

750 UNIVERSITY AVENUE

LOS GATOS | CALIFORNIA



±3,011 SF - ±14,321 SF AVAILABLE FOR LEASE
CLASS A MARKET READY SUITES COMING SOON!



HIGHLIGHTS



PREMIER LOS GATOS BUILDING IN PARK SETTING



NEW CLASS A LOBBY - COMING SOON



ELEVATOR SERVED



3.7/1,000 PARKING WITH EXTRA STREET PARKING



14 NEW EV CHARGING STATIONS INSTALLED



MONUMENT SIGNAGE ON UNIVERSITY AVENUE



OUTDOOR SEATING & PICNIC AREAS



COMMON RESTROOMS WITH SHOWERS



GREAT WINDOW LINE & FOREST VIEWS



SHORT WALK TO VASONA & OAK MEADOW PARKS



PLEASE CALL TO TOUR



EV CHARGING STATIONS



MONUMENT SIGNAGE



OUTDOOR AMENITIES

AVAILABILITY

- SUITE 100: $\pm 3,337$ SF
- SUITE 200: $\pm 7,103$ SF*
- SUITE 220: $\pm 3,011$ SF
- SUITE 230: $\pm 4,207$ SF

*OTHER CONTIGUOUS OPTIONS: $\pm 9,841$ & $\pm 14,321$ SF



LOCATION MAP



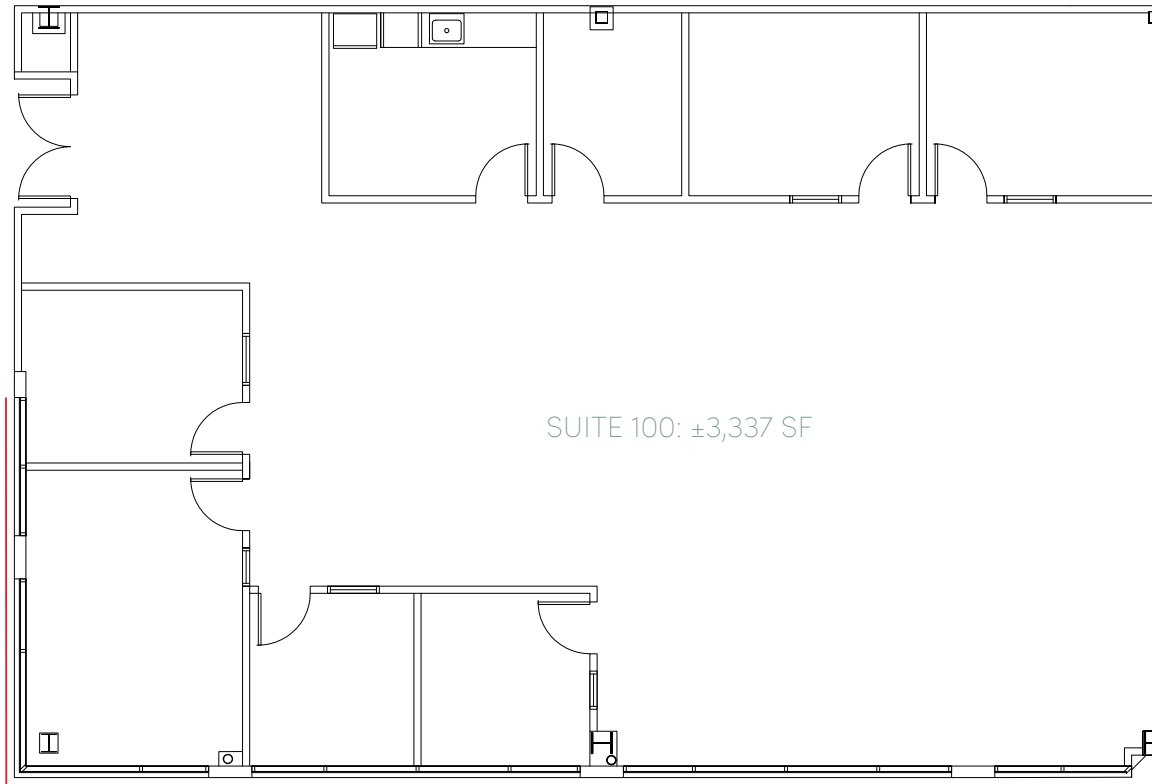


FLOOR PLAN

FIRST FLOOR

SUITE 100: ±3,337 SF

- Ground Floor Corner Suite
- Excellent Glass Line
- 5 Offices w/ Sidelights
- 1 Corner Conference Room
- High Ceilings
- Kitchen
- Storage/IT Room



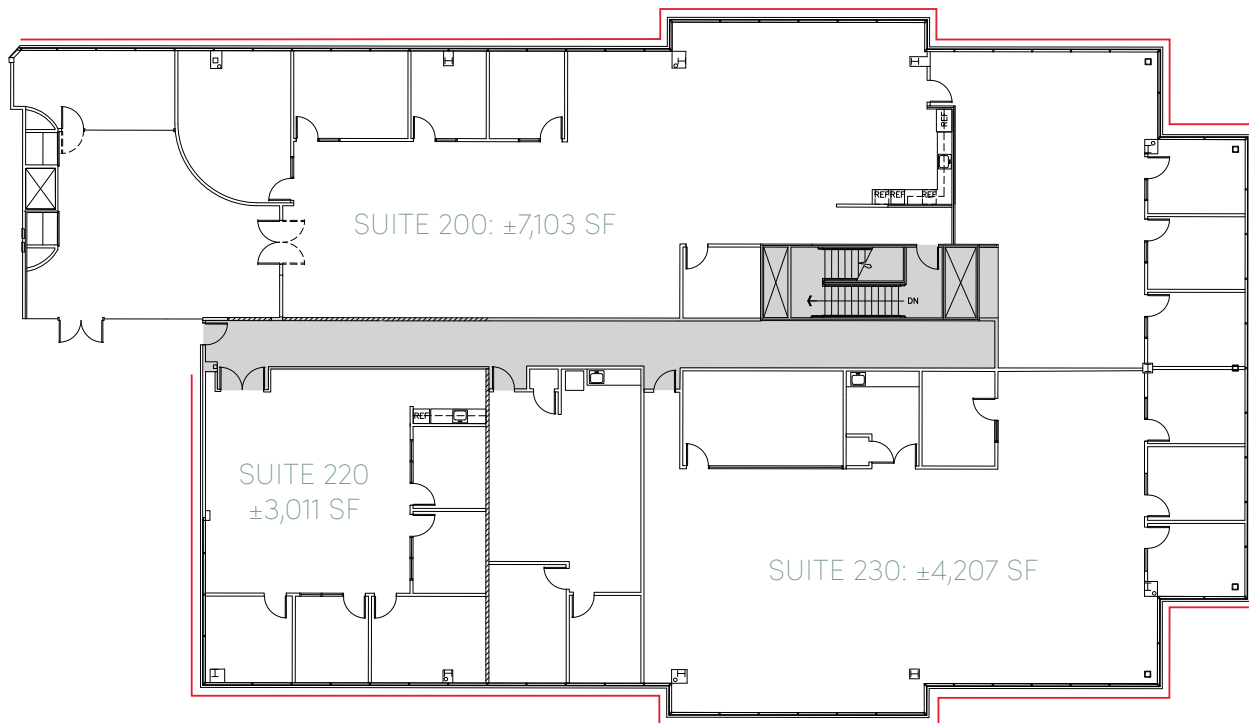
— GLASSLINE



FLOOR PLAN

SECOND FLOOR

±3,011 SF - ±14,321 SF*



*OTHER CONTIGUOUS OPTIONS: ±9,841 & ±14,321 SF

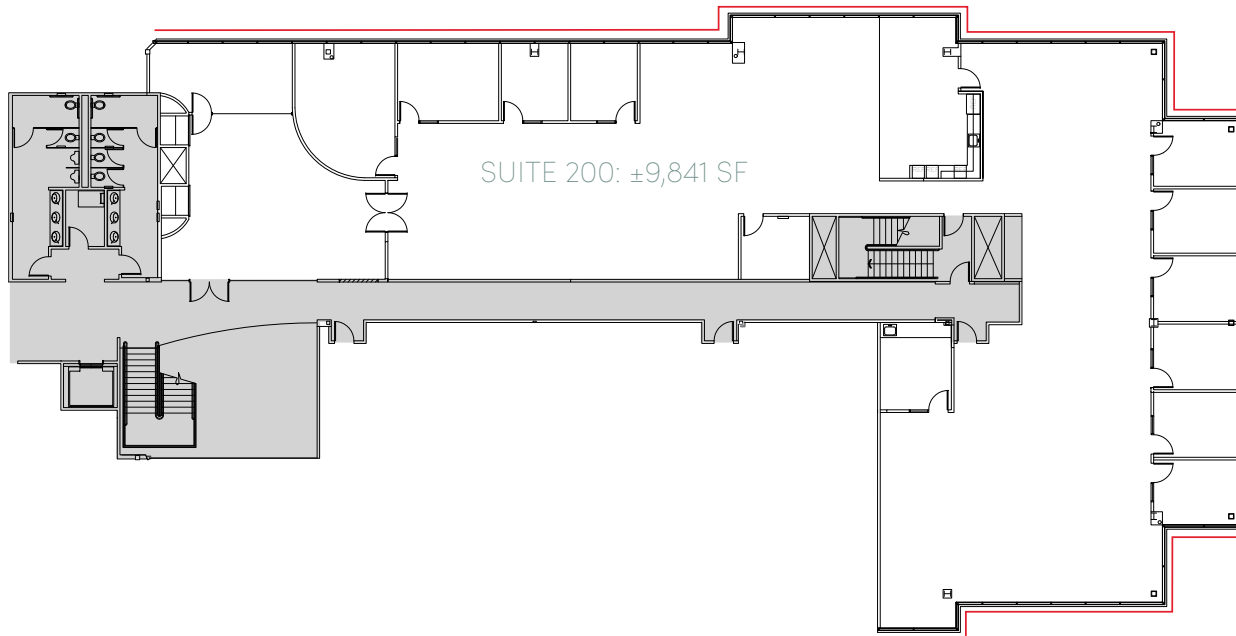


FLOOR PLAN

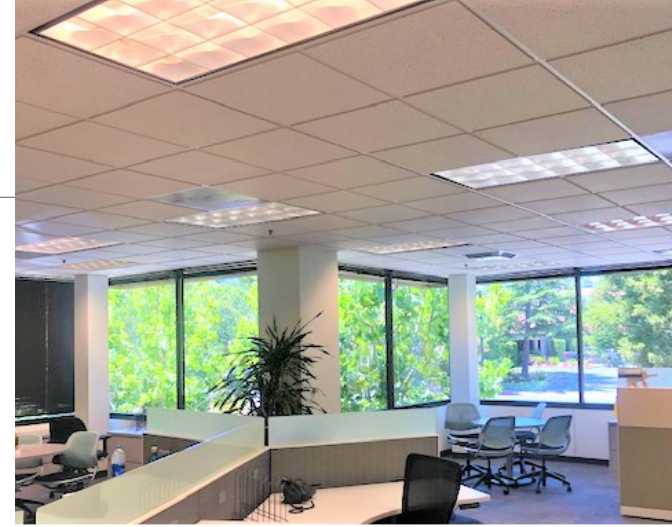
HYPOTHETICAL PLAN

SUITE 200: ±9,841 SF

- Large Glass Lobby
- On-Lobby Conference Room
- Executive Conference Room
- 9 Private Offices
- Renovated Kitchen
- Extra Break Area
- IT/Server Room
- Ample Open Space
- Great End Cap Glass Line



— GLASSLINE
■ COMMON AREA

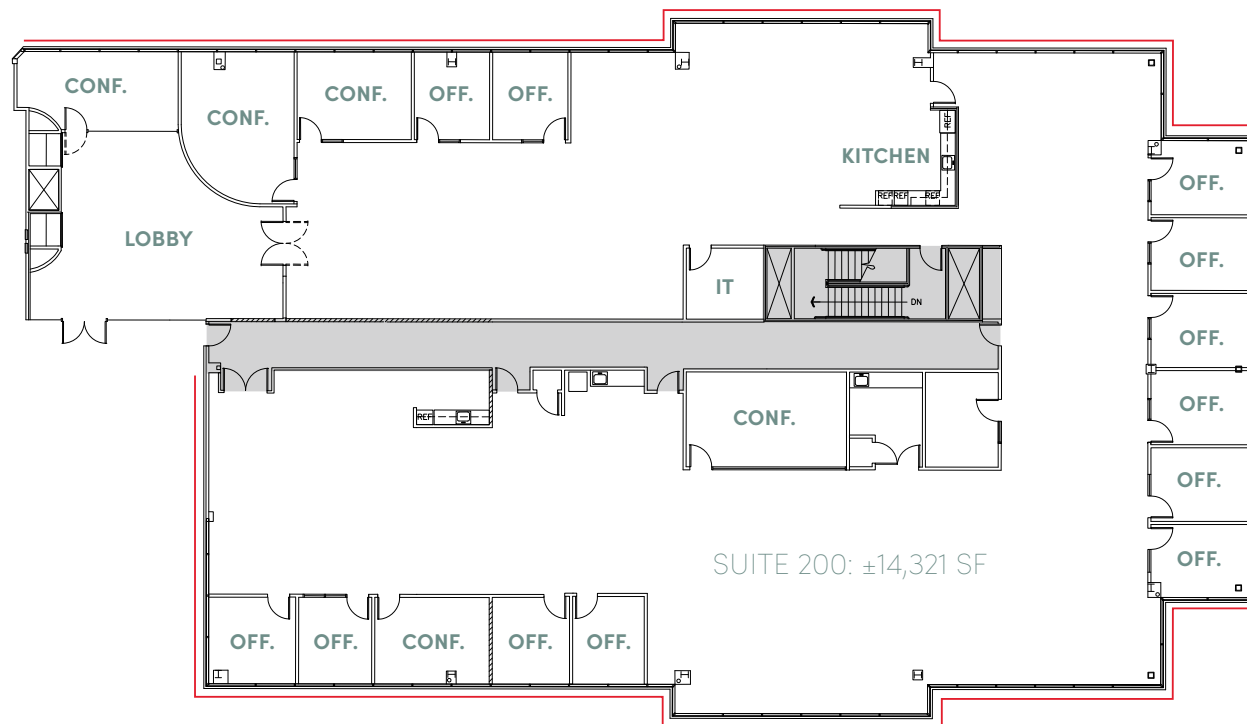


FLOOR PLAN

HYPOTHETICAL PLAN

SUITE 200: ±14,321 SF

- Wraparound Glass Line
- Incredible Natural Light
- Glass Lobby w/ Signage
- 5 Conference Rooms
- 12 Private Offices w/ Sidelights
- Large Modern Open Kitchen
- 2-3 Other Break Areas Possible
- Expansive Open Work Areas
- IT/Server Room
- Storage Room
- Class A TI's Available



NEARBY AMENITIES



RESTAURANTS

- 1 Blue Line Pizza
- 2 Steamer's Grillhouse
- 3 The Lexington House
- 4 Gardino's Ristorante Italiano
- 5 We Olive & Wine Bar
- 6 The Palms
- 7 Loma Brewing Company
- 8 Forbes Mill Steakhouse
- 9 Dolce Spazio Gelato
- 10 Oak & Rye
- 11 Pedro's
- 12 Chin-Chin Wine Bar & Restaurant
- 13 Nothing Bundt Cakes
- 14 Enoteca La Storia
- 15 Starbucks
- 16 Sweet Pea's Café & Catering
- 17 Campo di Bocce
- 18 The Bywater
- 19 Los Gatos Meats & Smoke House
- 20 Subway
- 21 Taco Bell
- 22 Togo's Sandwiches
- 23 Peet's Coffee
- 24 Starbucks
- 25 Chipotle Mexican Grill
- 26 Firenza Pizza
- 27 Philz Coffee
- 28 Viva Primavera
- 29 Happy Hound
- 30 Jack in the Box
- 31 Classic Burgers of Los Gatos
- 32 Lou's Restaurant

RETAIL

- 1 Apple Los Gatos
- 2 GAP
- 3 U.S. Bank
- 4 Wells Fargo Bank
- 5 Bank of America
- 6 Chase Bank
- 7 Walgreens
- 8 Petco

- 9 Safeway
- 10 The UPS Store
- 11 Wells Fargo Bank
- 12 7-Eleven
- 13 Wells Fargo Bank
- 14 CVS
- 15 Bank of America
- 16 Pier 1
- 17 Whole Foods Market
- 18 Rite Aid
- 19 Citibank
- 20 Nob Hill Foods
- 21 Chase Bank
- 22 FedEx
- 23 Hertz
- 24 O'Reilly Auto Parts

- 25 The UPS Store
- 26 Trader Joe's
- 27 AAA Los Gatos

COMMUNITY

- 1 Old Town Center
- 2 Los Gatos Community Foundation
- 3 Los Gatos DMV
- 4 Los Gatos Police Department

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

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