

221 & 225 LOS GATOS-SARATOGA ROAD

Los Gatos, California

±1,558 - ±8,450 SF OFFICE AVAILABLE NOW

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**CUSHMAN &
WAKEFIELD**

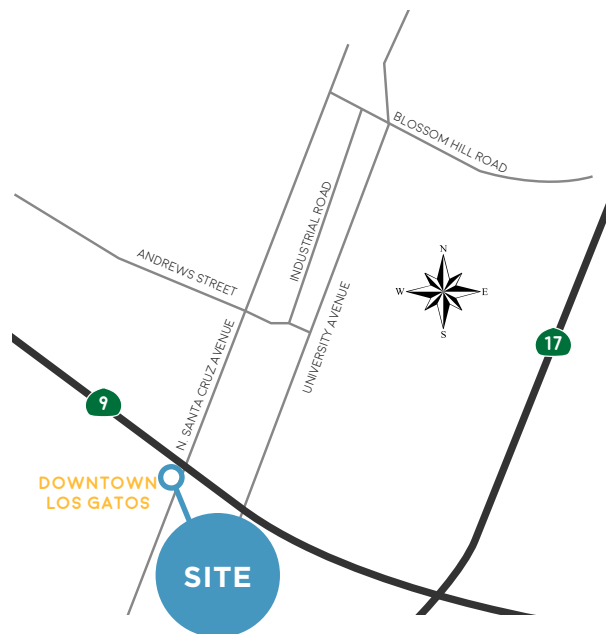


Highlights

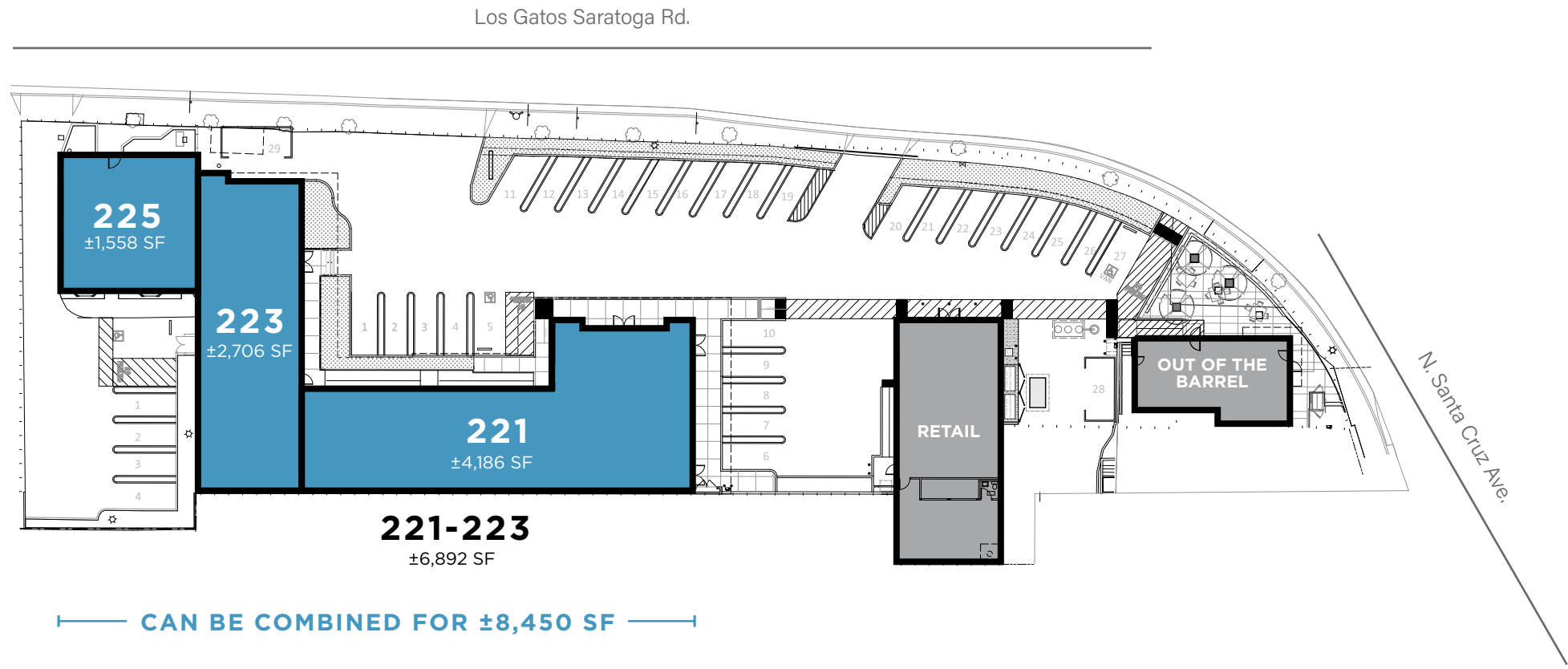
±1,558 & ±6,892 SF

(DIVISIBLE TO ±2,706 & ±4,186 SF)
CAN BE COMBINED FOR ±8,450 SF

- Prominent Gateway to Downtown Los Gatos
- Signage on Highway 9
- Walk to Downtown Los Gatos Amenities
- New Repositioned Buildings - Only Ground Floor Office Space in Downtown
- Parking: 3.0/1000
- Excellent Access to Highways 85, 17, & 9



Site Plan



Photos



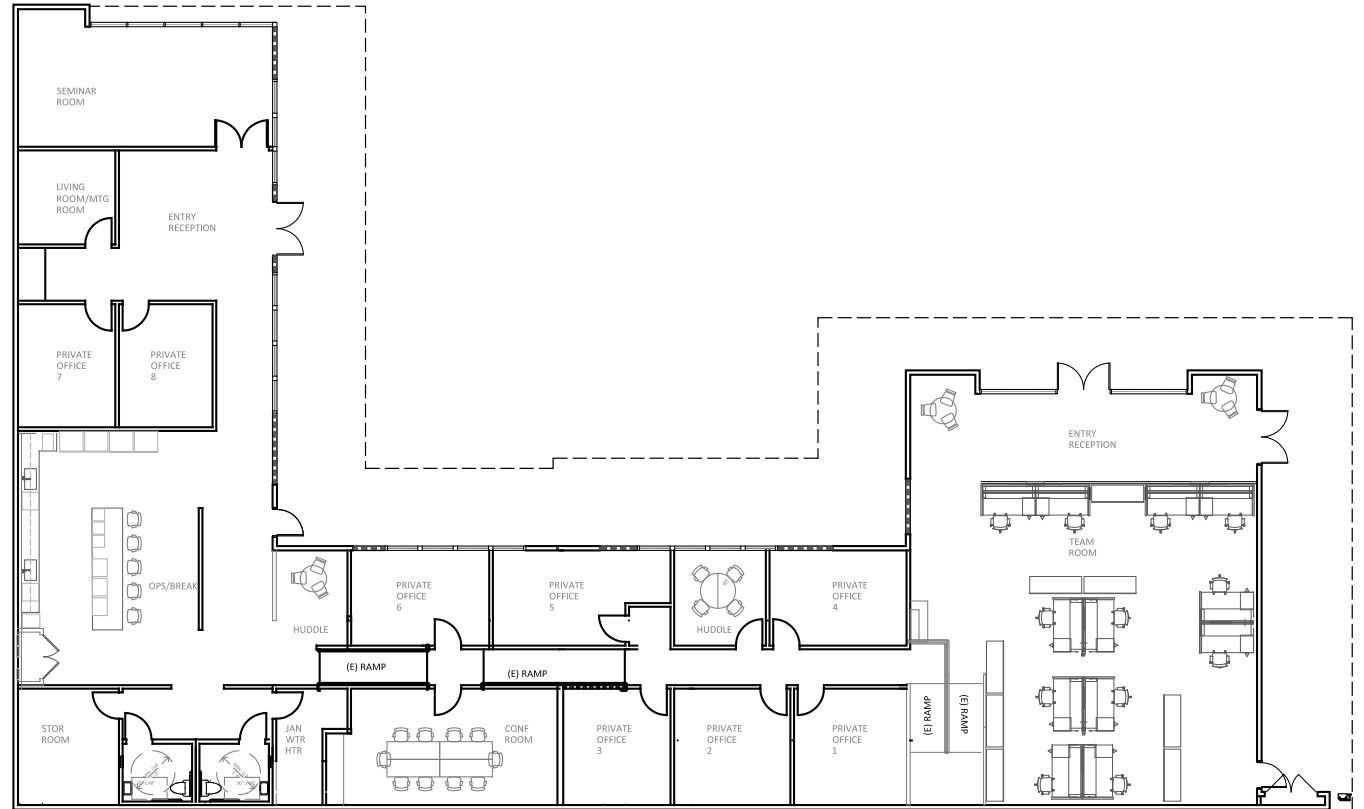
Floor Plan

221-223 Los Gatos-Saratoga Rd

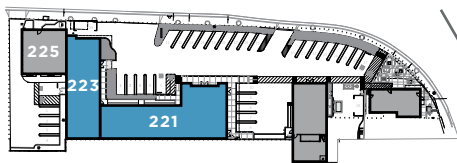
±6,892 SF

HYPOTHETICAL FLOOR PLAN #1

- 8 Offices
- 1 Seminar Room
- 1 Conference Room
- 1 Team Room
- 1 Huddle Room
- 1 Break Room



Los Gatos Saratoga Rd.



N. Santa Cruz Ave.

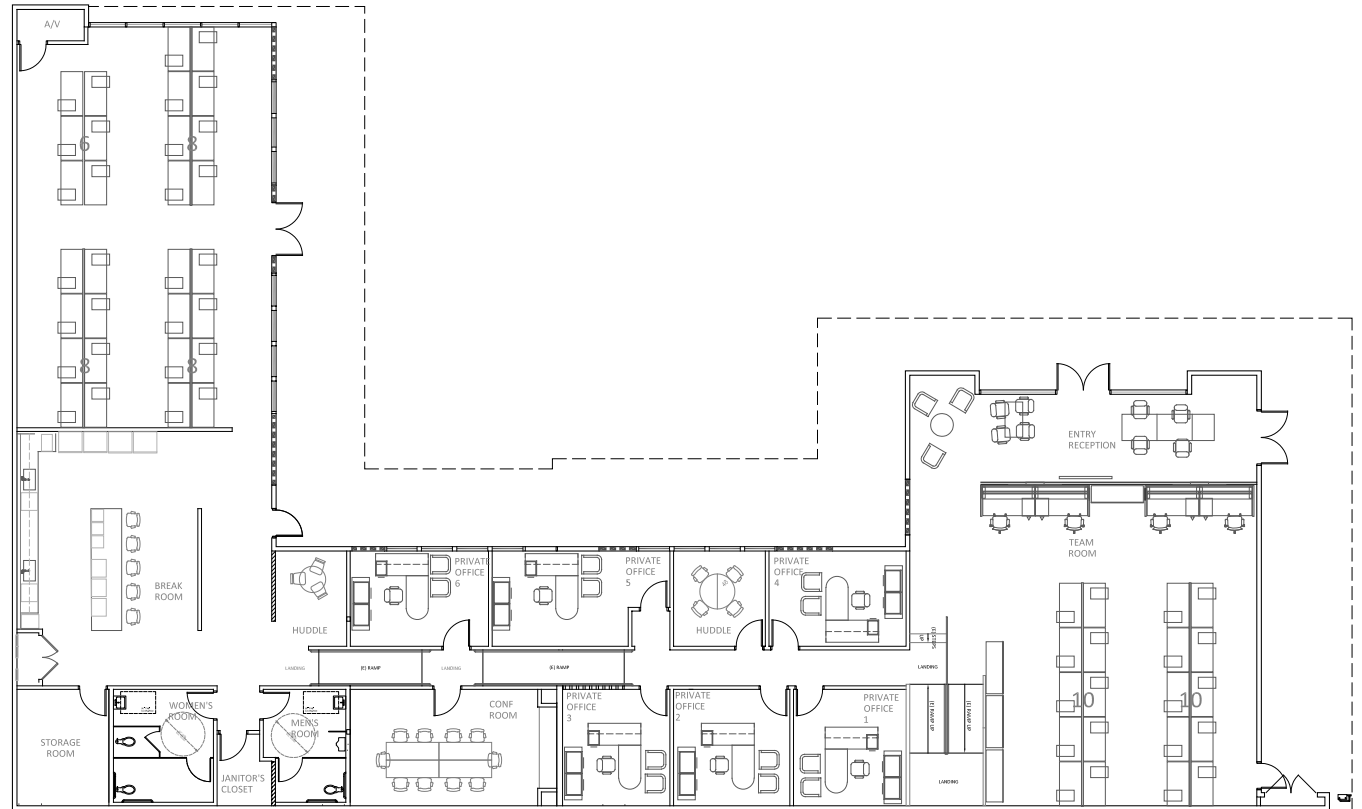
Floor Plan

221-223 Los Gatos-Saratoga Rd

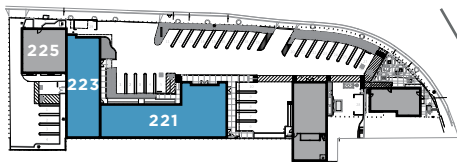
±6,892 SF

HYPOTHETICAL FLOOR PLAN #2

- 6 Private Offices
- 1 Large Conference Room
- 2 Huddle Rooms
- 50 Open Office Work Stations



Los Gatos Saratoga Rd.



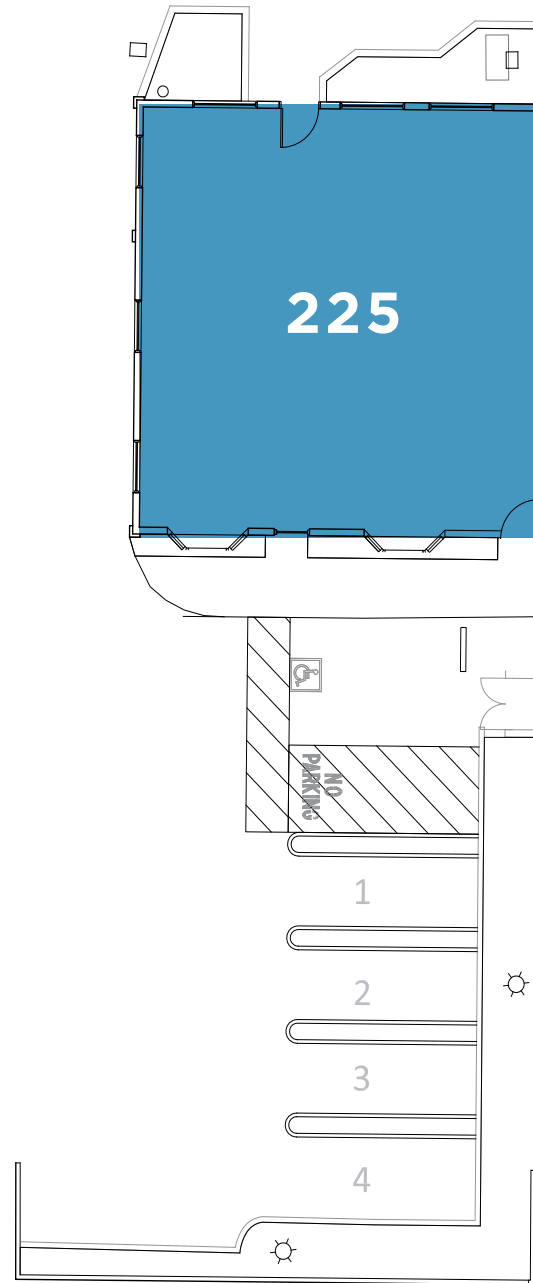
N. Santa Cruz Ave.

Floor Plan

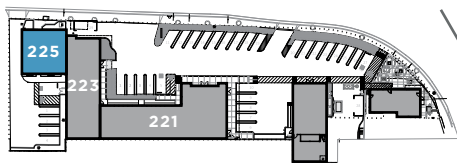
225 Los Gatos-Saratoga Rd

±1,558 SF

- Stand-Alone Office Building
- Large Monument Sign on Los Gatos - Saratoga Road (Highway 9)
- Private, Dedicated Parking: 5 Stalls for 3.2/1000

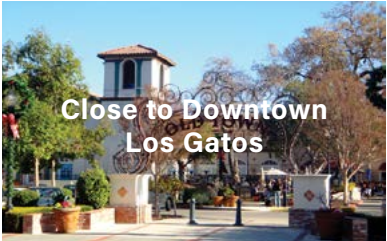
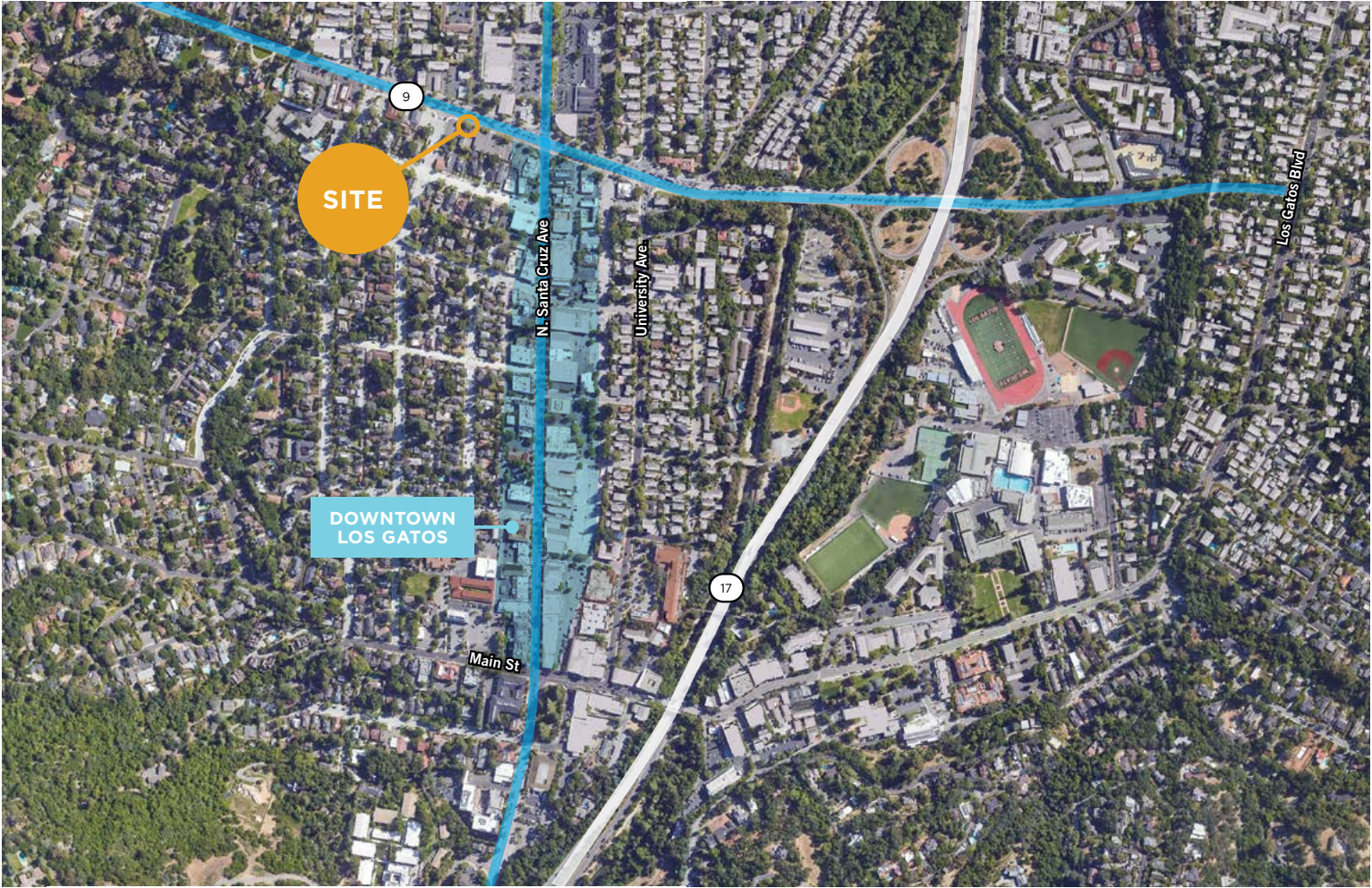


Los Gatos Saratoga Rd.

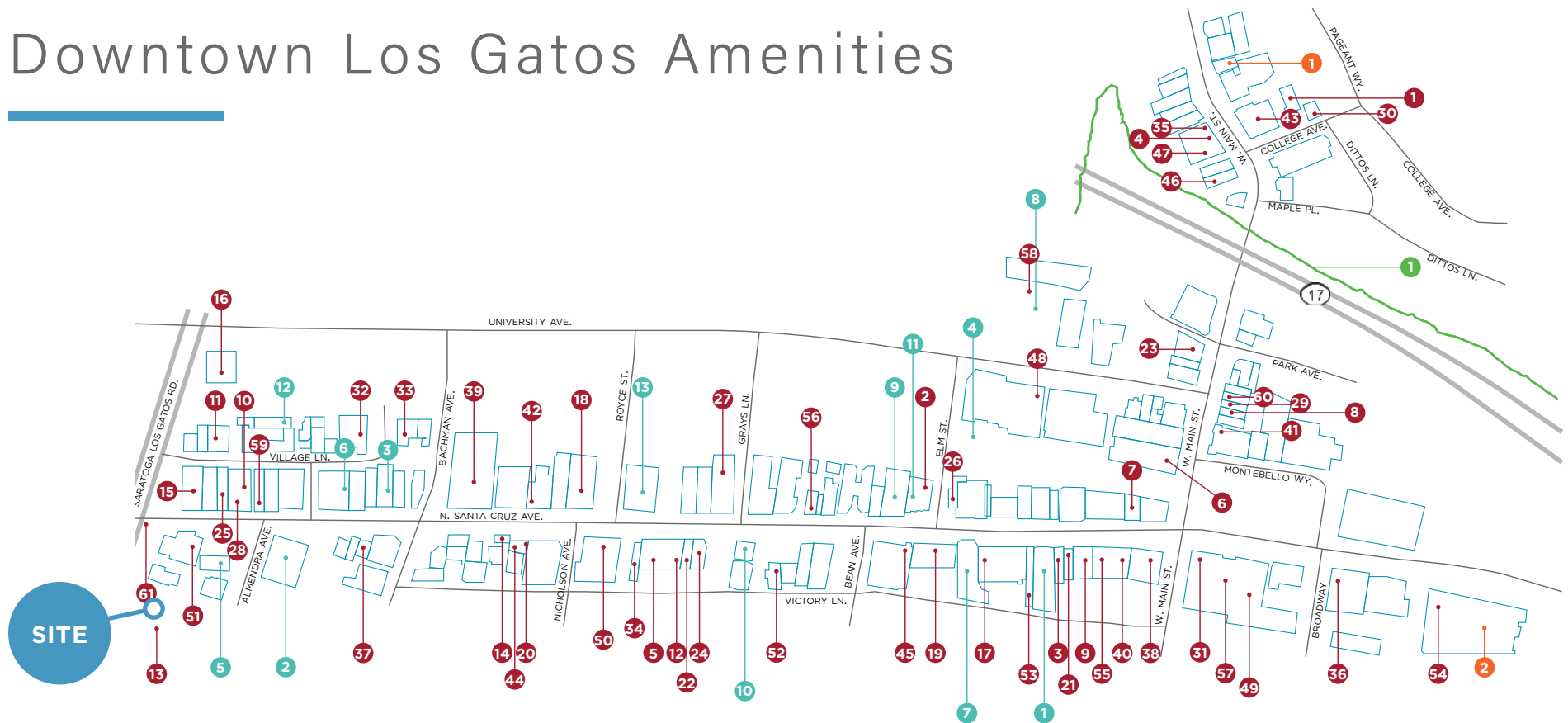


N. Santa Cruz Ave.

Location Map



Downtown Los Gatos Amenities



RESTAURANTS/BARS/CAFÉS/WINERIES

- | | | | |
|----------------------------------|----------------------------------|---------------------------------|---------------------------|
| 1 11 College Avenue-Cali Bistro | 17 Fleur De Cocoa | 32 Manresa Restaurant | 47 Southern Kitchen |
| 2 American Italian Deli | 18 Forbes Mill Steakhouse | 33 Manresa Bread | 48 Steamer's Grillhouse |
| 3 Andale Patio | 19 Gardino's Ristorante Italiano | 34 Mr. Pickles Sandwich Shop | 49 Taba Taba China Bistro |
| 4 Billy's Boston Chowder House | 20 Golden Triangle Cuisine | 35 Namaste Indian Restaurant | 50 Tea on the Avenue |
| 5 Black Watch | 21 Great Bear Coffee | 36 Number One Broadway | 51 Thai Spice |
| 6 Blue Line Pizza | 22 Hanna Bistro | 37 Oak & Rye | 52 The Palms |
| 7 Carry Nation's Bar | 23 Icing on the Cake | 38 Oren's Hummus | 53 The Pastaria & Market |
| 8 Centonove Upbeat Bistro | 24 Kamakura Japanese Restaurant | 39 Pedro's Restaurant & Cantina | 54 Verge |
| 9 Charley's LG | 25 Left Bend Winery | 40 Pizza My Heart | 55 Vitality Bowls |
| 10 Italian Brothers Restaurant | 26 Lexington House | 41 Posh Bagel | 56 We Olive Wine Bar |
| 11 Cin-Cin Wine Bar & Restaurant | 27 Loma Brewing Company | 42 Pressed Juicery | 57 Willow Street Pizza |
| 12 Coup De Thai | 28 Los Gatos Café | 43 Purple Onion Café | 58 Wine Cellar Restaurant |
| 13 Diner of Los Gatos | 29 Los Gatos Coffee Roasting Co. | 44 Rootstock Wine Bar | 59 Yokohama |
| 14 Dolce Spazio Gelato | 30 Los Gatos Soda Works | 45 Round Table Pizza | 60 Zona Rosa Los Gatos |
| 15 Double D's Sports Grille | 31 Main Street Burgers | 46 Side Car Modern Tavern | 61 Out of the Barrel |
| 16 Flights | | | |

BANKING/RETAIL/SERVICES

- 1 Apple Store
- 2 Bank of America
- 3 Bank of the West
- 4 Charge Point (Car Charing)
- 5 Charles Schwab
- 6 Gatito Cleaners
- 7 Los Gatos Theatre
- 8 Old Town Shopping Center
- 9 Pharmaca Integrative Pharmacy
- 10 US Bank
- 11 Verizon Wireless
- 12 Village Watchmaker
- 13 Wells Fargo Bank

HOTELS

- 1 Los Gatos Garden Inn
- 2 Toll House Hotel

OUTDOOR AMENITIES

- 1 Los Gatos Creek Trail

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Los Gatos, CA

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**MCCARTHY
RANCH**

[View Site Specific COVID-19 Prevention Plan](#)