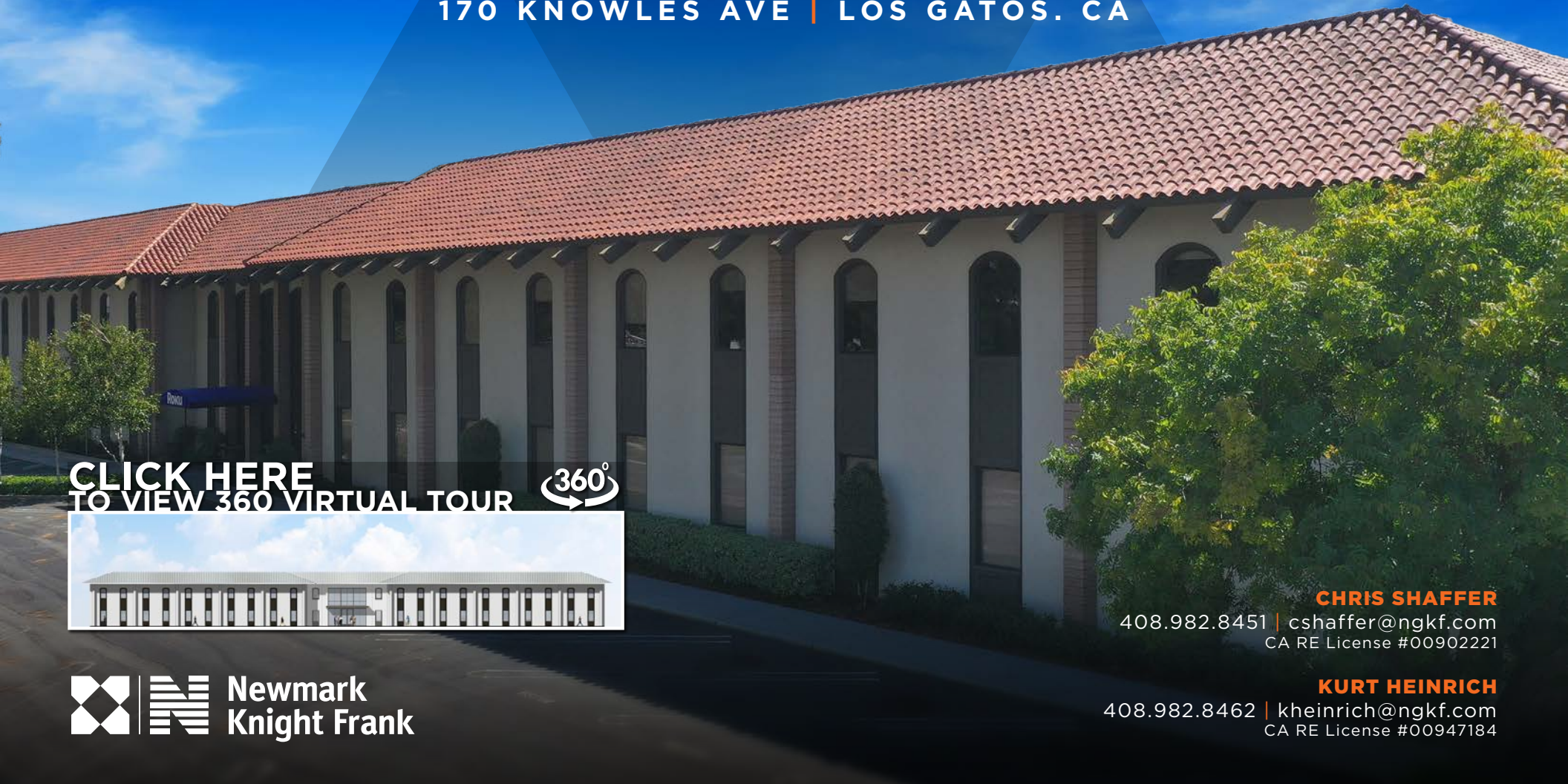




EL GATO  
BUSINESS CENTER

For Lease: ±45,000 SF

170 KNOWLES AVE | LOS GATOS. CA



CLICK HERE  
TO VIEW 360 VIRTUAL TOUR



**CHRIS SHAFFER**

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**KURT HEINRICH**

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- Located in Prestigious Los Gatos
- Corner Location in ±155,000 SF Business Park
- Two Story Office Building
- Extensive Exterior Renovations Planned
- Furnished
- Building Signage Available for Full Building User
- Walk to Los Gatos Creek Trail and County Park
- Easy Access to Bay Club, Numerous Restaurants and Retail
- Close Proximity to Highways 85 and 17, San Tomas Expressway and VTA Light Rail
- 24 Hour Car Count at Winchester/Knowles

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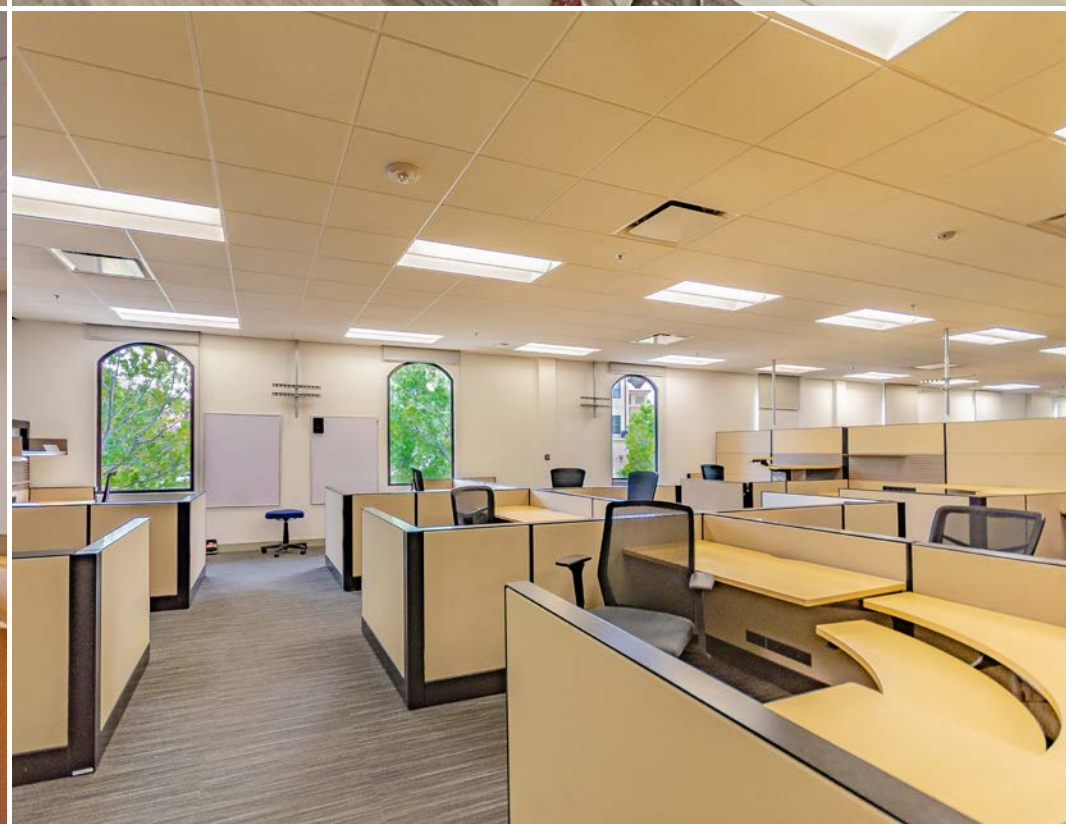
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EL GATO  
BUSINESS CENTER

17

85

WINCHESTER BLVD

170

KNOWLES AVE



**MOUNTAIN VIEW:**  
12.5 MILES /  
14 MINUTES

**DOWNTOWN SAN JOSE**  
9.5 MILES / 13 MINUTES

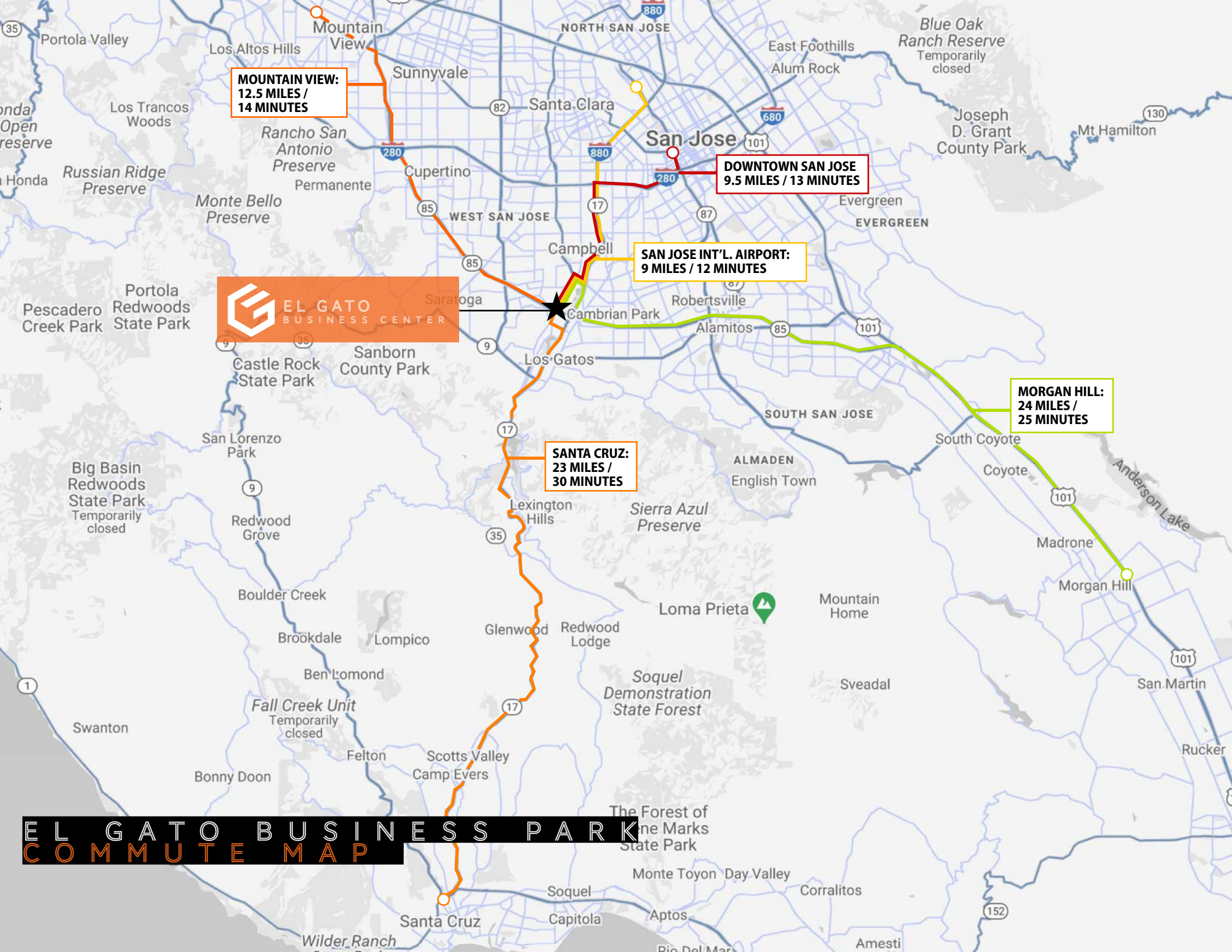
**SAN JOSE INT'L. AIRPORT:**  
9 MILES / 12 MINUTES



**SANTA CRUZ:**  
23 MILES /  
30 MINUTES

**MORGAN HILL:**  
24 MILES /  
25 MINUTES

**EL GATO BUSINESS PARK**  
**COMMUTE MAP**



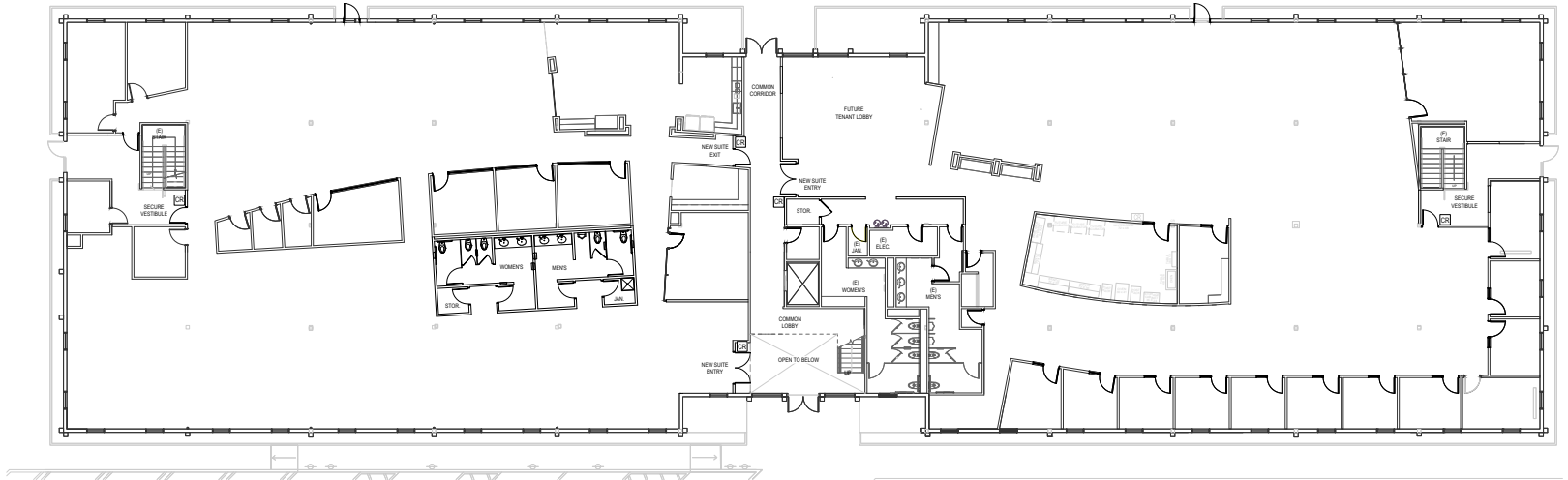


**EL GATO BUSINESS PARK**  
**AMENITIES MAP**

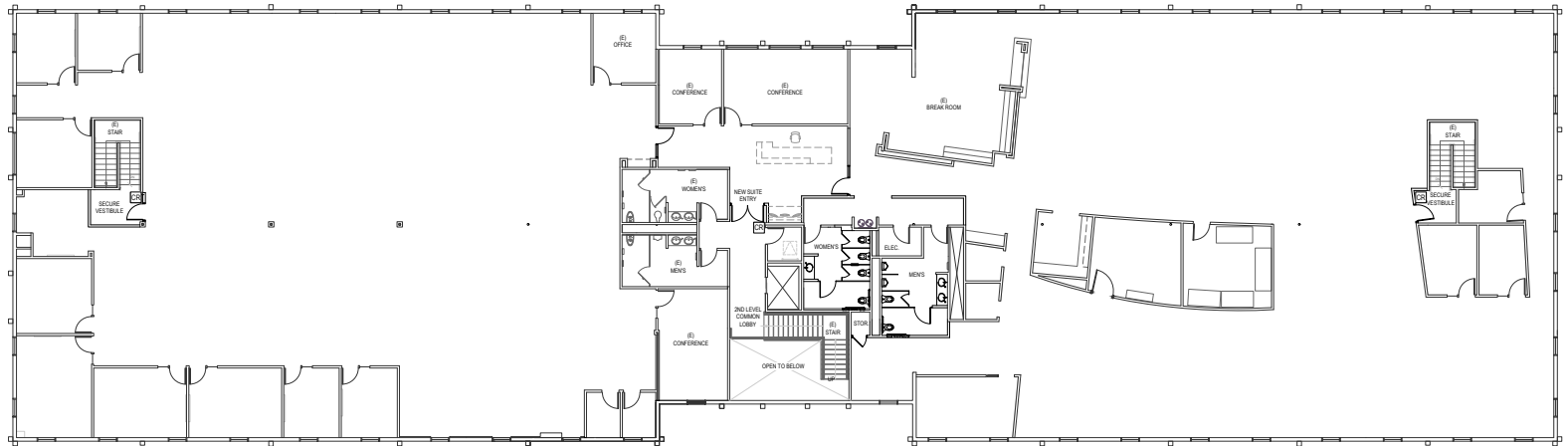
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▲ FIRST FLOOR



▲ SECOND FLOOR

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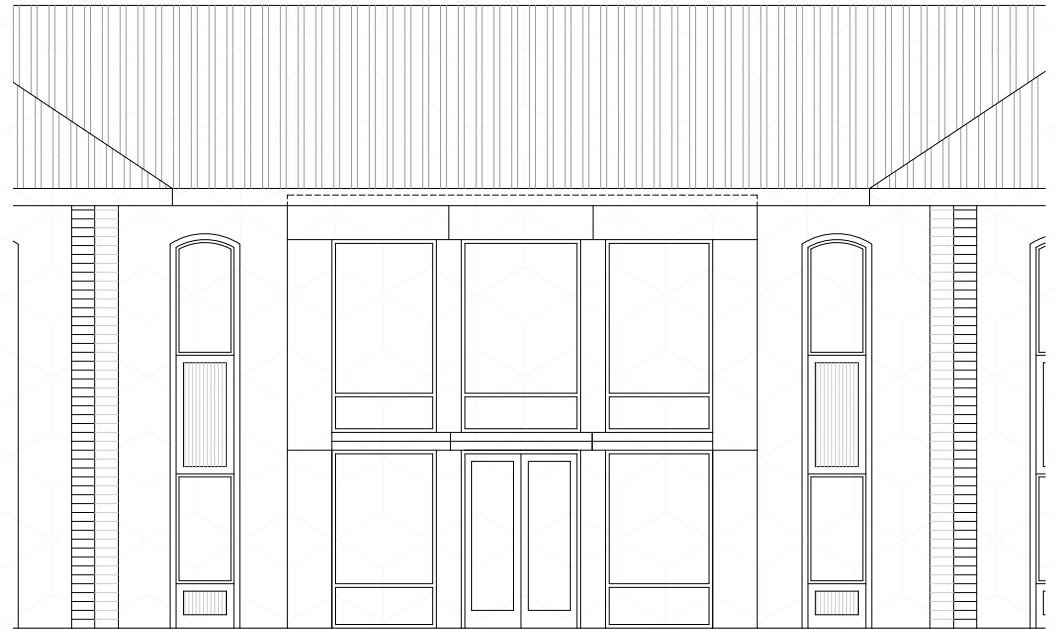
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L O B B Y R E N D E R I N G



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