

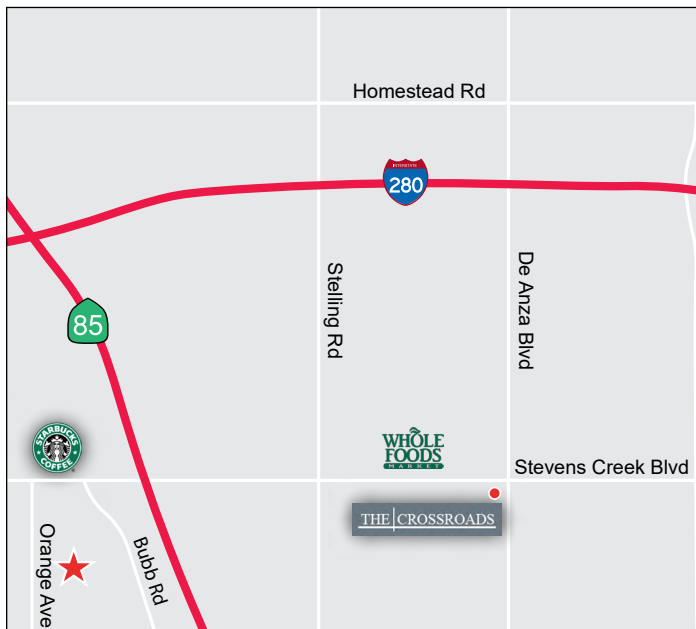
Creative Cupertino Office Space

10056 Orange Avenue (off Stevens Creek Boulevard)
Cupertino, CA



Office Size: ±800 SF

As exclusive agent(s), we are pleased to offer the following space:



- ◆ Perfect for Start-Ups/Professional Services!
- ◆ Walking Distance to Starbucks - Nearby Retail Amenities (See Amenities Map)
- ◆ Easy Access to Highway 85/280 Freeway!

Office Suite Highlights:

- ◆ Large Open Area for Flexible Furniture Layout
- ◆ Interior Restrooms
- ◆ Potential Wetbar/Kitchenette
- ◆ Quiet Office Location
- ◆ 4/1000 Parking Ratio
- ◆ Comcast Available

◆ Lease Rate: \$4.50/SF Full Service

◆ Tour by Appointment Only



Patty Steele 408.982.8463 psteele@ngkf.com CA RE License #00839635

3055 Olin Avenue, Suite 2200, San Jose, CA 95128

www.ngkf.com

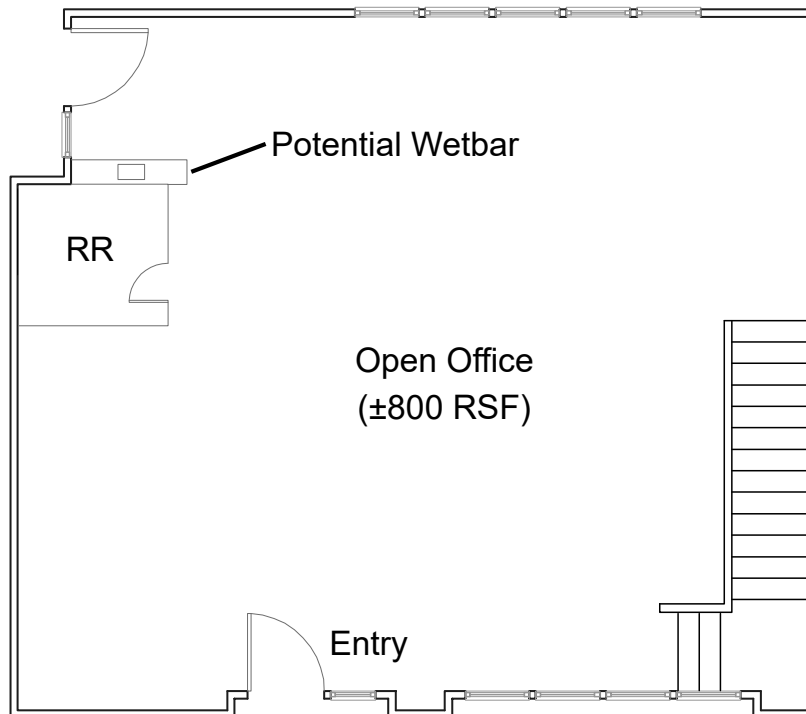
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Main Floor



Floorplan



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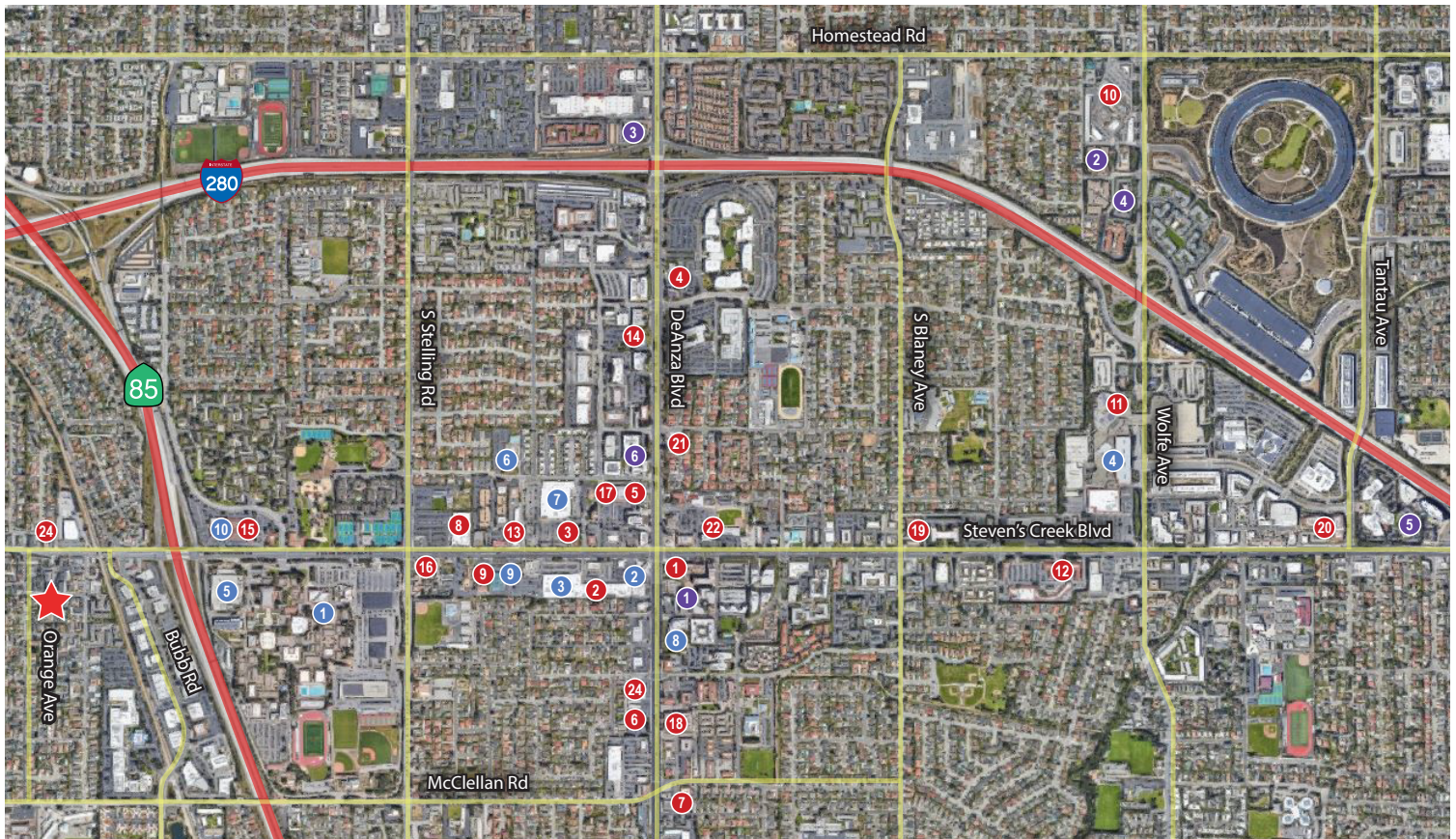
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Amenities Map

10056 Orange Avenue (off Stevens Creek Boulevard)

Cupertino, CA



● **RESTAURANTS/
GROCERY STORES**

- 1 Le Boulanger
Armadillo Willy's
Park Place Seafood Steaks
Starbucks
- 2 Noah's Bagels
Pizza My Heart
Starbucks Coffee
Hong Fu Gourmet Chinese
- 3 SK Noodle Inc.
Baja Fresh Mexican Grill
- 4 BJ's Restaurant &
Brew House
- 5 Mandarin Gourmet
- 6 Chipotle
Florentine Restaurant
Sushi Kuni
- 7 Subway Sandwiches
KFC
Taco Bell

- 8 Whole Foods
- 9 Fontana's
- 10 Joy Luck Place
Korea Tofu House
Hi Chiang Dumpling House
Fantasia Coffee
Porridge Place
- 11 Benihana
Fresh Choice
TGI Fridays
Alexander's Steakhouse
- 12 House of Falafel
Erik's Deli Cafe
Olarn Thai Cuisine
Harumi Sushi
It's a Grind Coffee
La Patisserie
Wing Stop
Yogurtland
- 13 Panera Bread
Peet's Coffee
Bombay Oven
- 14 Outback Steakhouse
Bagel Street Cafe

- 15 Togo's Sandwiches
Jamba Juice
Coffee Society
Hobee's Restaurant
- 16 J&J Hawaiian BBQ Inc.
Panda Express
Ike's Lair
- 17 Marina Deli
- 18 Aquí
SmokeEaters
Starbucks
Trader Joe's
Burger King
Carl's Jr.
Holder's Country Inn
- 19 Quizno's Subs
- 20 Main Street Cupertino
- 21 Donut Wheel
- 22 Lee's Sandwiches
Café Torre
Bonjour Crepes
Flight Wine Bar
- 23 Amici's Pizza

- 24 Starbucks

● **HOTELS**

- 1 Cypress Hotel
- 2 Hilton Garden Inn
- 3 Cupertino Inn
- 4 Courtyard San Jose
- 5 Woodcrest Hotel
- 6 Aloft Hotel

AMENITIES

- 1 DeAnza College
- 2 FedEx Kinko's
- 3 TJ Maxx Home Goods
- 4 Vallco Mall
Bay Club
Bowlmor Lanes
Ice Rink
Benihana's
- 5 Flint Center
- 6 YMCA
- 7 Target
- 8 CVS
- 9 Staples
- 10 24 Fitness Express



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