

FOR SUBLEASE | OFFICE SPACE

536 N. Santa Cruz Ave.

LOS GATOS, CALIFORNIA 95032

- ◆ Available for Sublease. Direct lease with landlord after sublease is possible.
- ◆ 9,030 Rentable Sq.Ft.
- ◆ Prime Location in Downtown Los Gatos
- ◆ Rental Rate \$1.85/ Sq.Ft + NNN.



SARAH MADANI

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5330 Camden Avenue, San Jose, CA 95124

Property Description



- ◆ Prime Location in Downtown Los Gatos, available for sublease. Vacant, ready to move in. Direct lease with landlord after sublease is possible.
- ◆ Open Office Space with High Ceilings and Recessed Lights
- ◆ High End Modern Finishes
- ◆ Close to HWY-17, HWY-9
- ◆ Rentable \pm 9,030 Sq.Ft.
- ◆ Rental Rate \$1.85 / Sq.Ft.
- ◆ Plus Approximately 0.40 / Sq.Ft. NNN
- ◆ Remainder of Term 8/4/2019
- ◆ Parking: 4 / 1,000
- ◆ Natural Light Window Line
- ◆ Restroom & Full Kitchen
- ◆ 4-6 Private Offices
- ◆ 2-3 Conference Rooms
- ◆ Open Space Office Space
- ◆ Reception & Lobby Area
- ◆ Server Room with Dedicated HVAC and UPS System
- ◆ Office Furniture Available Upon Request.
- ◆ Landlord's Approval is Required for new Sub-Lessee

SARAH MADANI

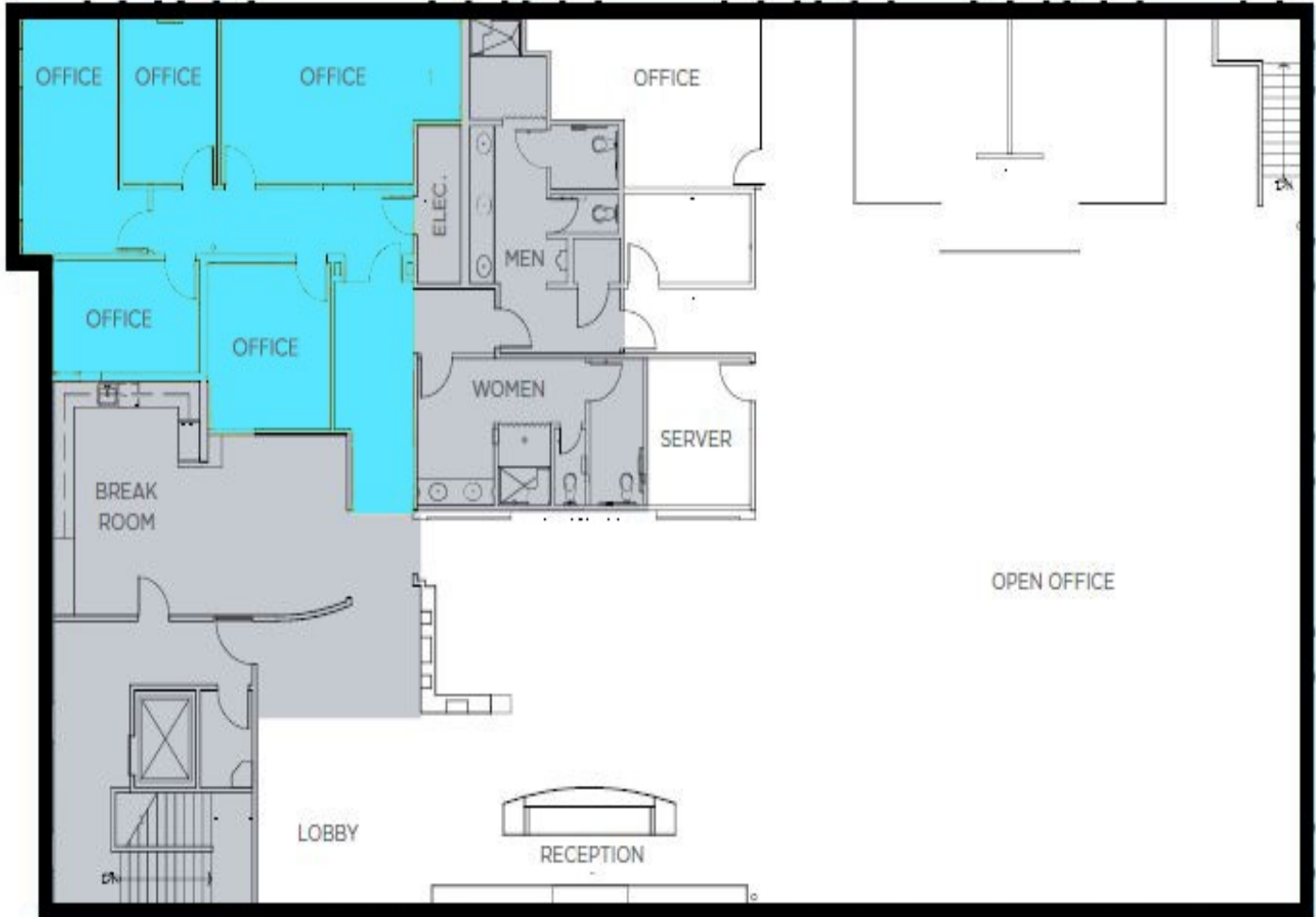
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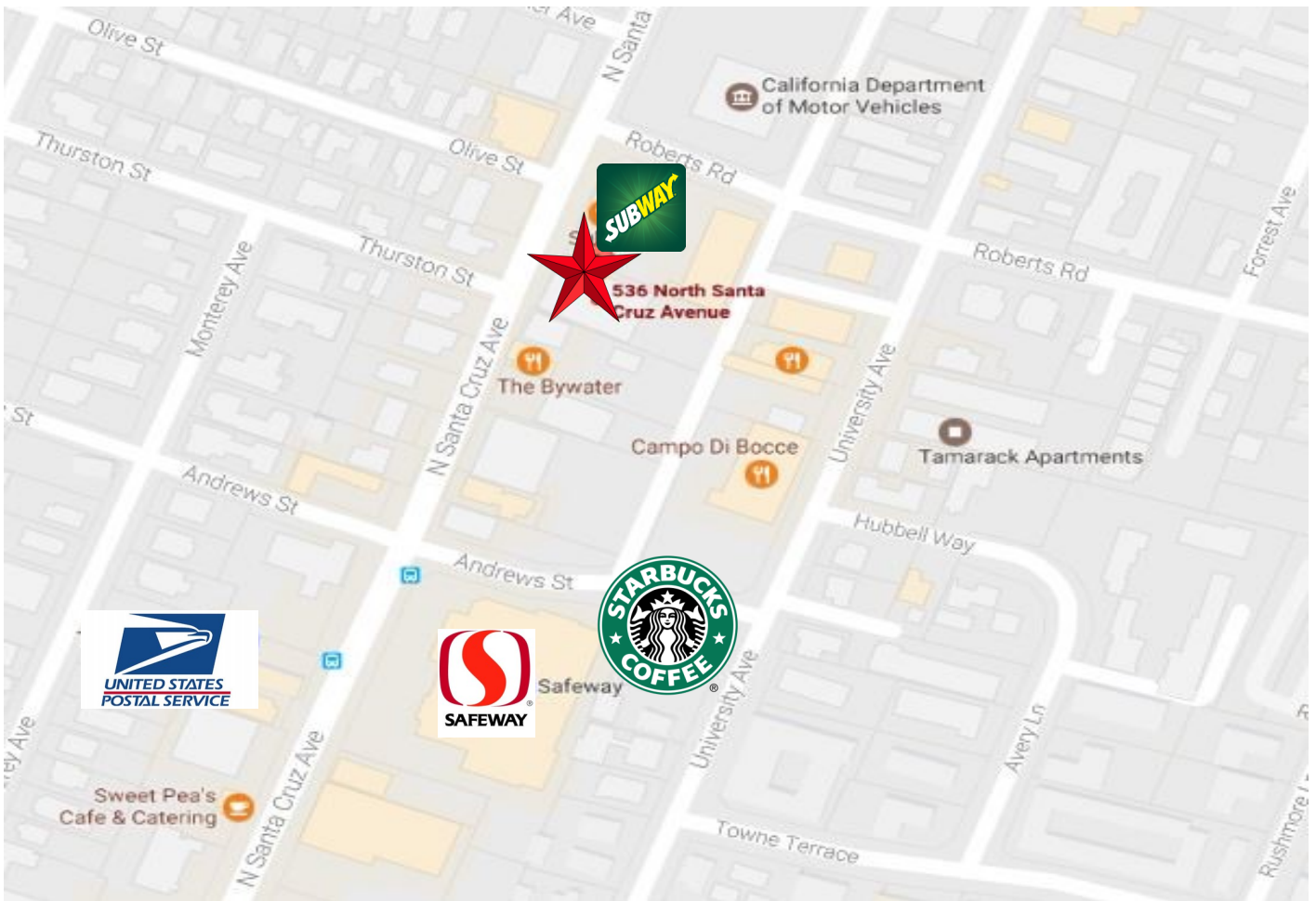


-  TOTAL SQUARE FOOTAGE (±9,030 SF)
-  IMMEDIATELY AVAILABLE (±2,400 SF)
-  SHARED SPACE

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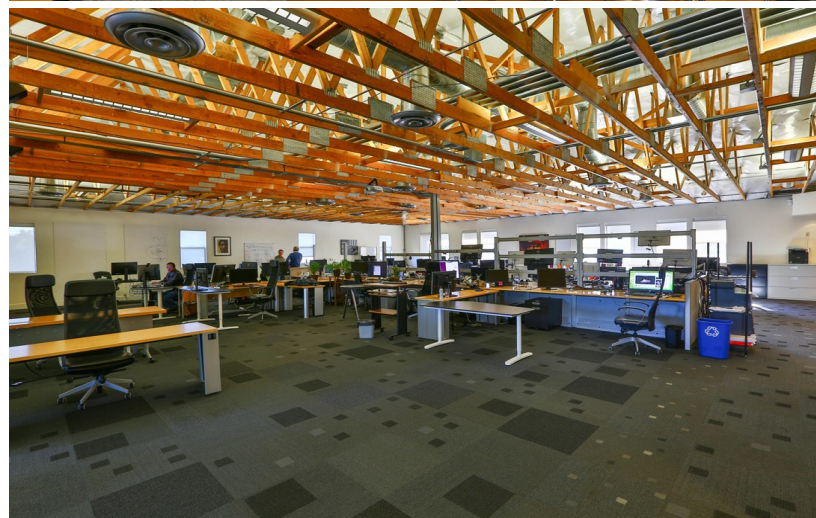
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P PROPERTY OVERVIEW



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