

MOVE IN READY

UNIQUE WEST VALLEY R&D / OFFICE

SARATOGA



±2,427 SF UP TO ±71,476 SF AVAILABLE
◇ PLUG & PLAY AVAILABLE ◇ UP TO 1200 AMPS AVAILABLE

NEWMARK

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ROGER FIELDS
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Peninsula Land
and Capital

PREMIER SETTING

Positioned 1 minute from highway 85 and steps from numerous retail, restaurant, and entertainment options, Saratoga Office Center provides tenants with a convenient location combined with flexible space options. Surrounded by trees and greenery, multiple outdoor gathering areas promote collaboration or spaces for quiet reflection.



PROPERTY HIGHLIGHTS



New market ready work complete



Flexible Lease Term Available



AT&T Dedicated Internet, Business Fiber (broadband service), and Comcast Business Internet (Coax) Available. Comcast Dedicated Internet (Fiber) - Construction required 2-3 months



Open Floor Plans



New Upgraded Landscaping Underway



Park Like Setting



Up to 1,200 Amps each building



1 Min Drive to Highway 85



Monument signage available

12930 SARATOGA AVE

±2,427

12950 SARATOGA AVE

±15,183 SF | COMING SOON

12980 SARATOGA AVE

±22,642 SF | MOVE IN READY

12900 SARATOGA AVE

±22,995 SF | COMING SOON
8,000 Plug & Play Dry Lab

Featuring
AMPLE PARKING: 3.5/1000
22 EV Parking Stations

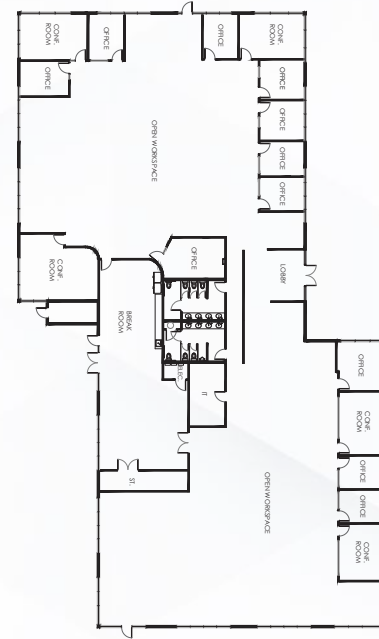


COX AVENUE

SARATOGA AVENUE

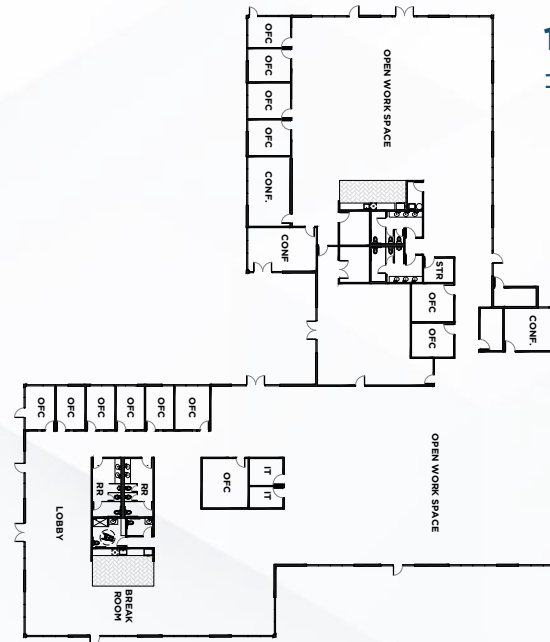
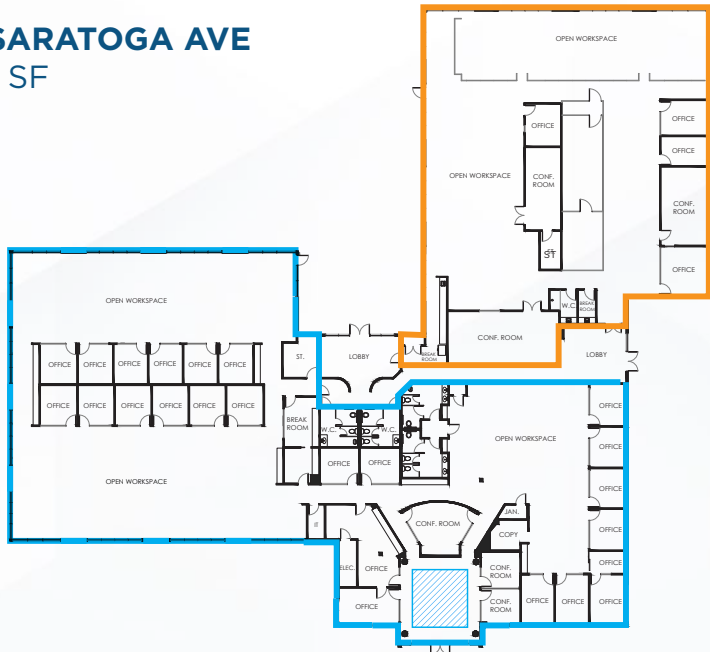


60,820 SF CAMPUS



12950 SARATOGA AVE
±15,183 SF

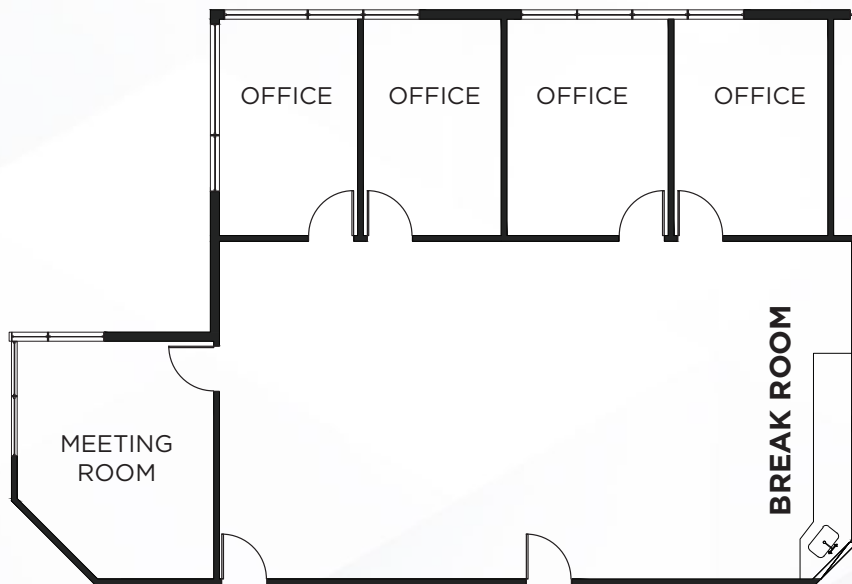
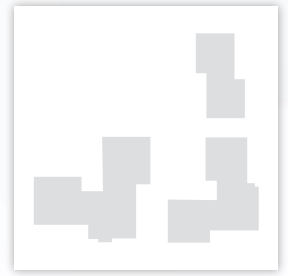
12900 SARATOGA AVE
±22,995 SF



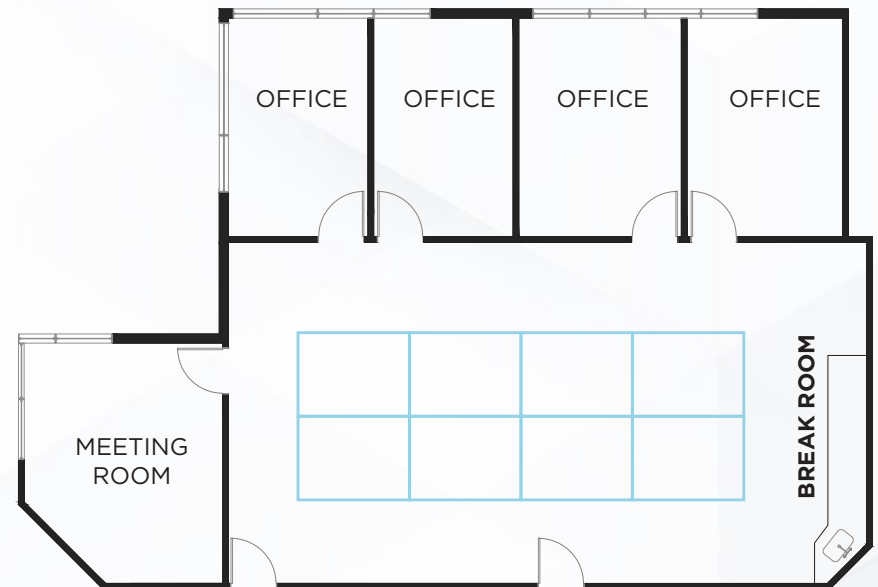
12980 SARATOGA AVE
±22,642 SF

FLOORPLAN

12930 SARATOGA AVE | SUITE C | ±2,427 SF



HYPOTHETICAL FURNITURE PLAN



- 8 6x8 WORK STATIONS
- 4 OFFICES
- 1 LAB / CONF ROOM
- 1 BREAK ROOM

NEW INTERIOR

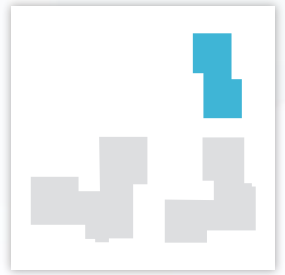
12930 SARATOGA AVE



FLOORPLAN

12950 SARATOGA AVE | ±15,183 SF

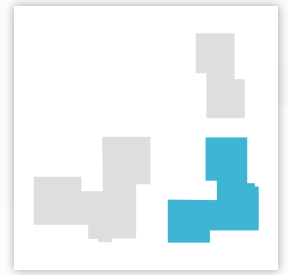
AVAILABLE 08/01



FLOORPLAN

12980 SARATOGA AVE | ±22,642 SF

AVAILABLE NOW



View Virtual
Tour



NEW INTERIOR

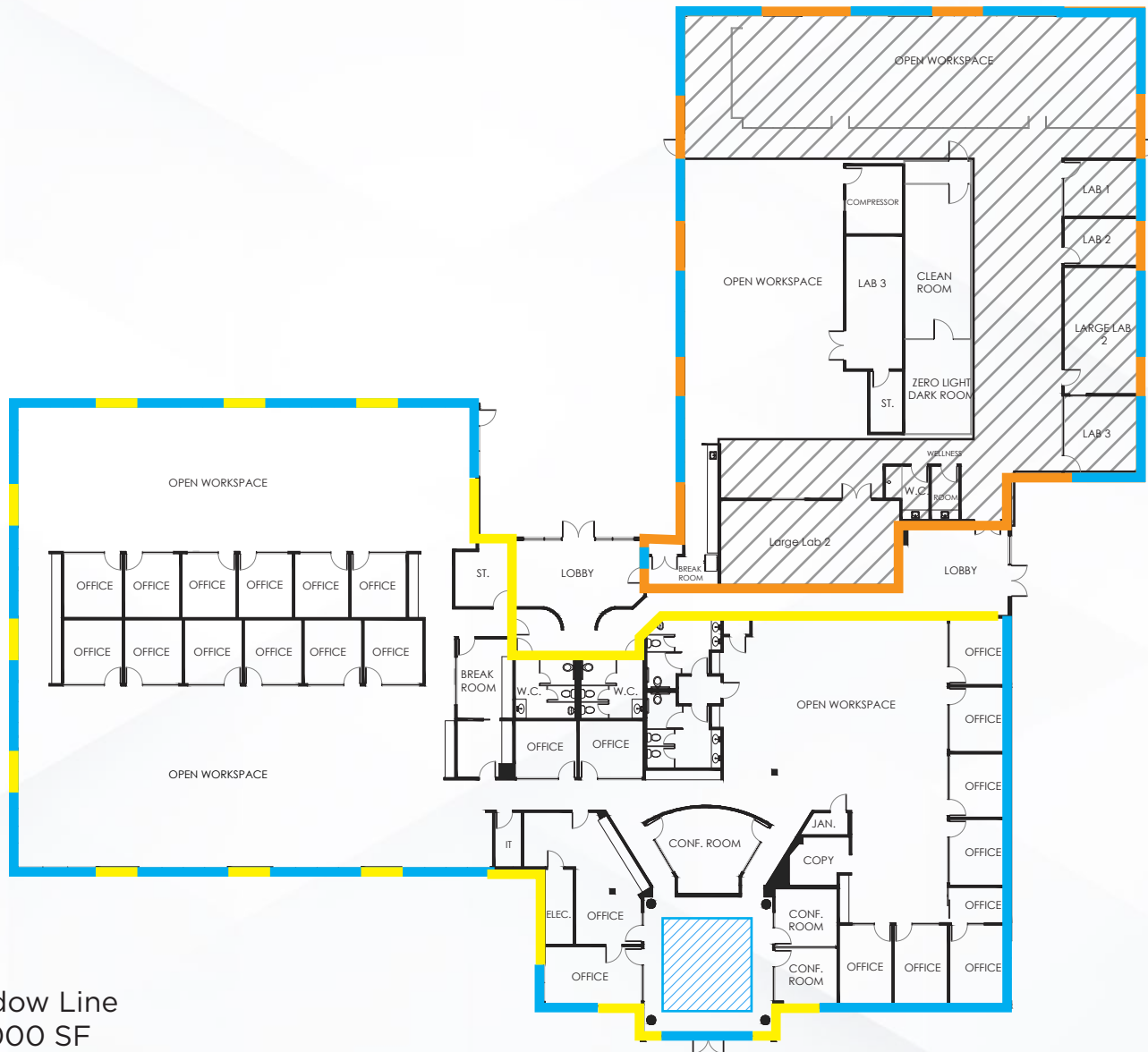
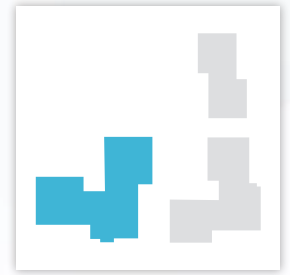
12980 SARATOGA AVE



SARATOGA 10
OFFICE CENTER

FLOORPLAN

12900 SARATOGA AVE | ±22,995 SF



Plug & Play Dry Lab
Coming Soon

- Window Line
- ±8,000 SF
- VCT Flooring

- Window Line
- ±15,000 SF
Available Now

WEST VALLEY SHOPPING CENTER

- | | | |
|---------------|-----------------|---------------------|
| Smart & Final | Chipotle | Boudin Bakery |
| MOD Pizza | Pop Pot & Tea | Slapfish |
| Ogisan Ramen | Happy Lemon | Trader Joe's |
| BevMo! | House of Bagels | Omaha Steaks |
| Sprouts | Ike's Love & | Hot Yoga |
| Amarin Thai | Sandwiches | COMING SOON: |
| Five Guys | Tomatinas | Costco |



SARATOGA

OFFICE CENTER

EL PASEO DE SARATOGA

- | | |
|----------------|---------------------|
| Citibank | Petco |
| Jamba Juice | REI |
| Red Robin | Noah's Bagels |
| AMC Theatres | Peet's Coffee |
| Pizza My Heart | Panda Express |
| Ulta | Wells Fargo |
| Tabu Shabu | COMING SOON: |
| Fire Wings | Whole Foods |
| 575 Miishein | |

WESTGATE CENTER

- Starbucks
- Sushi Boat
- Gen Korean BBQ House
- Target
- Veggie Grill
- Gong Cha
- Buffalo Wild Wings

DOWNTOWN SARATOGA

- | | |
|----------------------|----------------------|
| Cafe Pink House | The Barn Owl |
| The Basin | Floral Fantasia |
| East Coast Alice | Rockin' Kids |
| Masu Japanese Bistro | The Bank |
| Hongs Gourmet | The UPS Store |
| Florentine Trattoria | Indo Cafe |
| Gluten Free Gourmet | Mint Leaf Cuisine |
| Uncorked | Wells Fargo |
| Relish Gastro Pub | Juice Plus |
| Stilettos Wine Bar | Starbucks |
| Bai Tong | Minicakes by Tasha |
| Bella Saratoga | Big Basin Burger Bar |
| Hachi Ju Hachi | Santorini Wine & |
| Hero Ranch Kitchen | Beer Garden |
| Big Basin Cafe | Bell Tower Bistro |
| La Mere Michelle | & Patisserie |
| Bank of America | |

SARATOGA



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