



**CUSHMAN &
WAKEFIELD**



19,337 SF
OFFICE SPACE AVAILABLE

FOR SUBLEASE

VASONA TECHNOLOGY PARK

240 E Hacienda Ave - Building E

PROPERTY HIGHLIGHTS

240 E. Hacienda Avenue – Building E offers companies the opportunity to establish a presence within Campbell's thriving innovation ecosystem. The ±19,337 SF facility features a highly efficient flex/R&D layout, significant power capacity, dock-high and grade-level loading, and prominent corporate identity within Vasona Technology Park. Surrounded by a strong labor pool and minutes from Highways 85 and 880, the property is ideally positioned for companies seeking growth, visibility, and operational efficiency.



Available Now



**August 31, 2029
LED**



**\$3.50NNN
Asking Rate**



**3/1,000
Parking Ratio**



EV Charging Stations

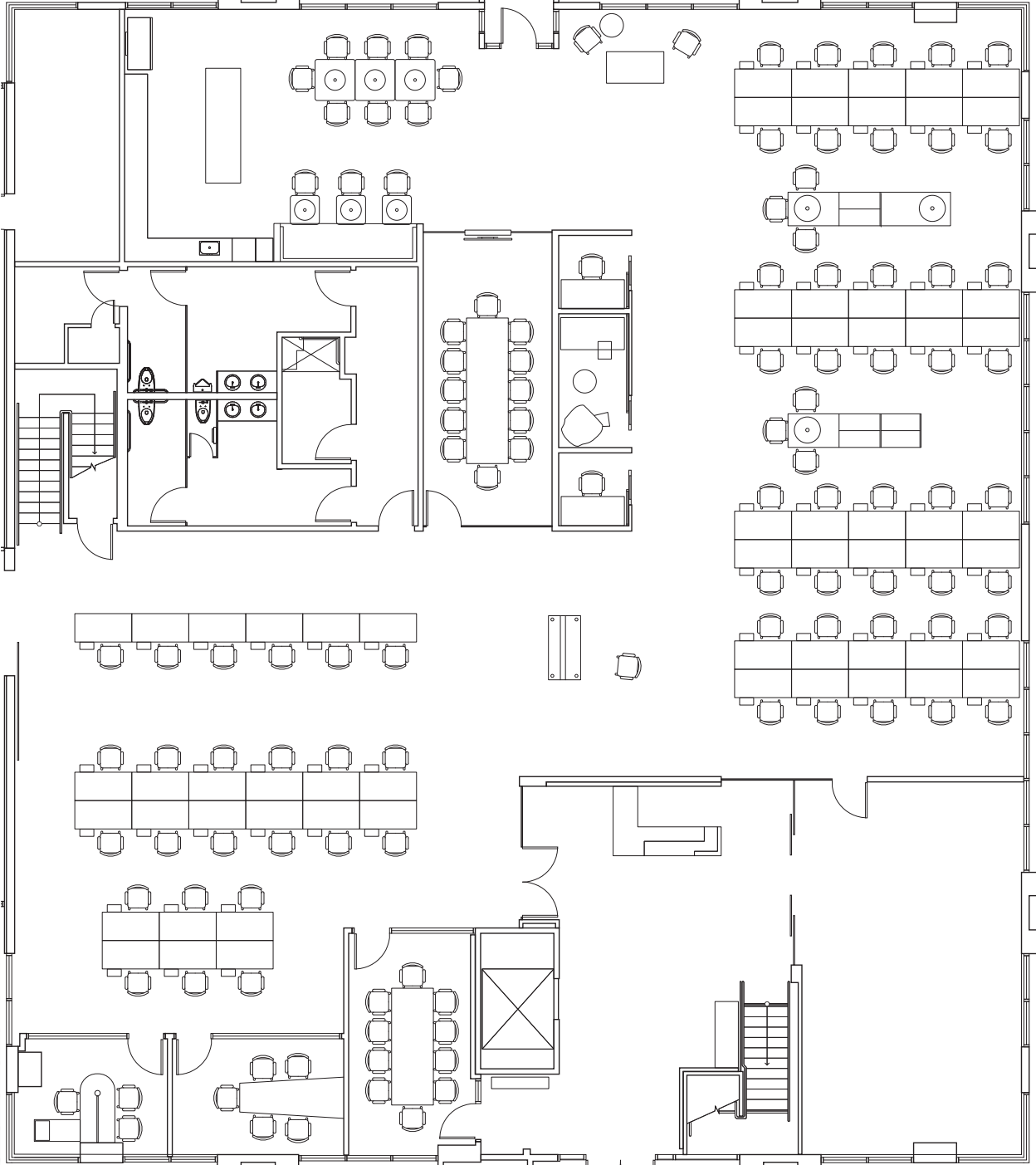


Plug and Play



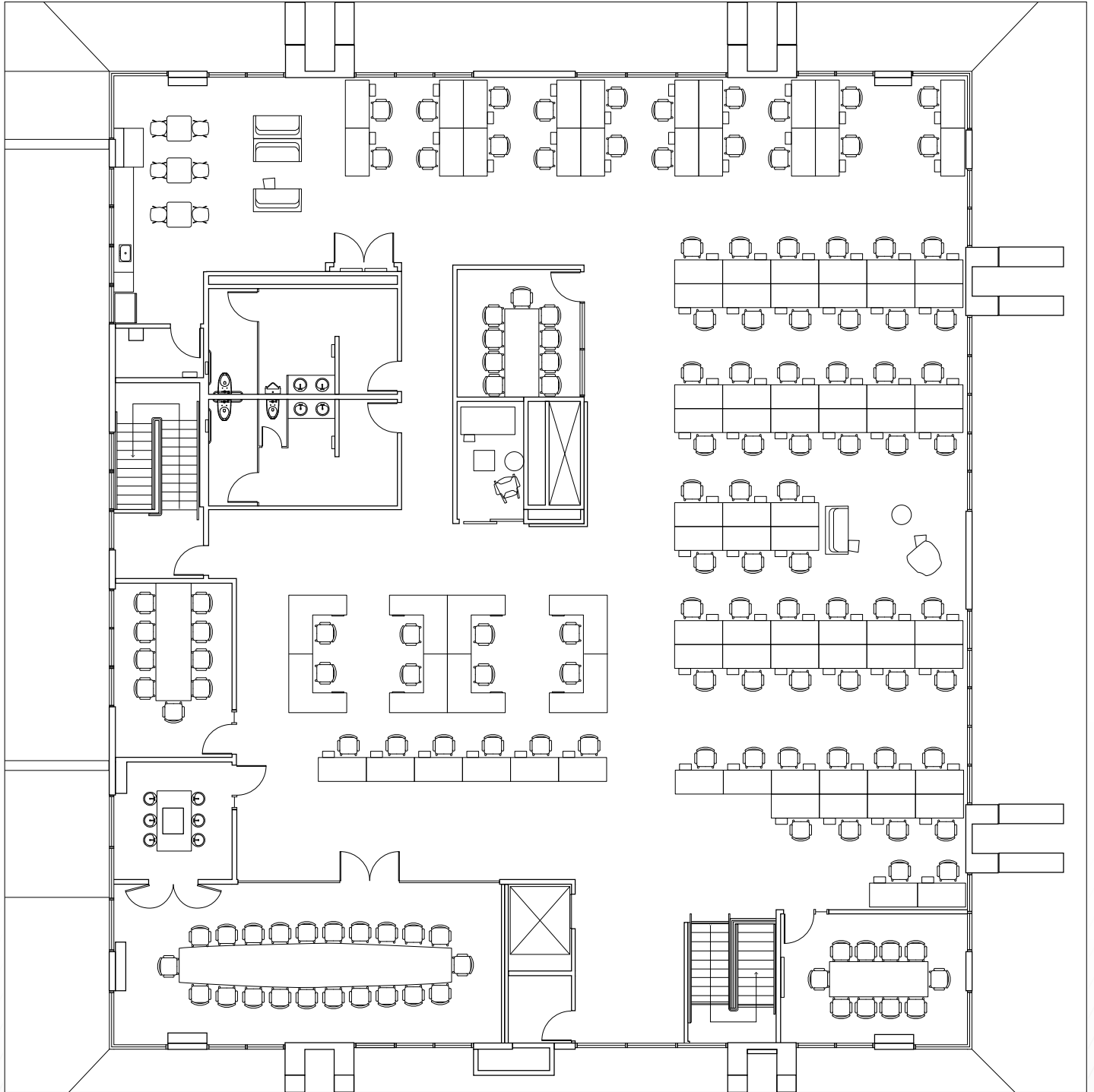
FLOOR PLAN

1st Floor



FLOOR PLAN

2nd Floor





**VASONA
TECHNOLOGY PARK**

NEARBY AMENITIES

● RETAIL

- 1. Barnes and Noble
- 2. Big 5 Sporting Goods
- 3. Grocery Outlet
- 4. Lucky Supermarkets
- 5. Marshalls
- 6. Office Depot
- 7. Smart & Final
- 8. Sports Basement
- 9. T.J. Maxx
- 10. Target
- 11. Trader Joe's
- 12. Trader Joe's

● GYMS

- 13. 24 Hour Fitness
- 14. Los Gatos Swim & Racquet Club
- 15. LegendzFitness
- 16. My 24 Hour Gym in Los Gatos
- 17. StretchLab
- 18. Vitae Fitness
- 19. F45 Training
- 20. Sedusa Studio
- 21. LINC Fitness
- 22. Stronger Bodies Fitness

● CAFE

- 23. Cafe El Gato
- 24. Purple Onion Cafe
- 25. The Motor Cafe
- 26. Starbucks
- 27. Creative Drinks
- 28. Drinx
- 29. Tico Coffee Roasters
- 30. Bascom Donuts
- 31. Starbucks
- 32. Mandala Tea House

● RESTAURANT

- 33. Zarzour Kabob & Deli
- 34. Aldo's Ristorante & Bar
- 35. Lucky House
- 36. Campbell Pizza
- 37. Wienerschnitzel
- 38. Huckleberry's Breakfast & Lunch
- 39. Maya's Cafe
- 40. Lucys Mexican Grill
- 41. Effie's Restaurant & Bar
- 42. Little Lou's BBQ
- 43. Luigi's Pizza & Pasta
- 44. Sorelle Italian Bistro
- 45. Al Castello Ristorante & Pizzeria
- 46. Lanna Thai
- 47. Kirk's SteakBurgers - Campbell
- 48. ZENSHI Handcrafted Sushi
- 49. Burrito Factory
- 50. Oriental Garden
- 51. Paris Baguette
- 52. Khaosan Thai





LOBBY

OFFICE SPACE





BREAK ROOM



CONFERENCE



COLLABORATION



CONFERENCE



**FOR MORE INFORMATION,
PLEASE CONTACT**

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