

FOR LEASE
761 UNIVERSITY AVENUE
LOS GATOS, CA



**LIMITED-TIME LEASING INCENTIVES AVAILABLE,
INCLUDING RENT ABATEMENT**



GROUND FLOOR SUITE! ±2,850 SF AVAILABLE NOW

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INTERIOR



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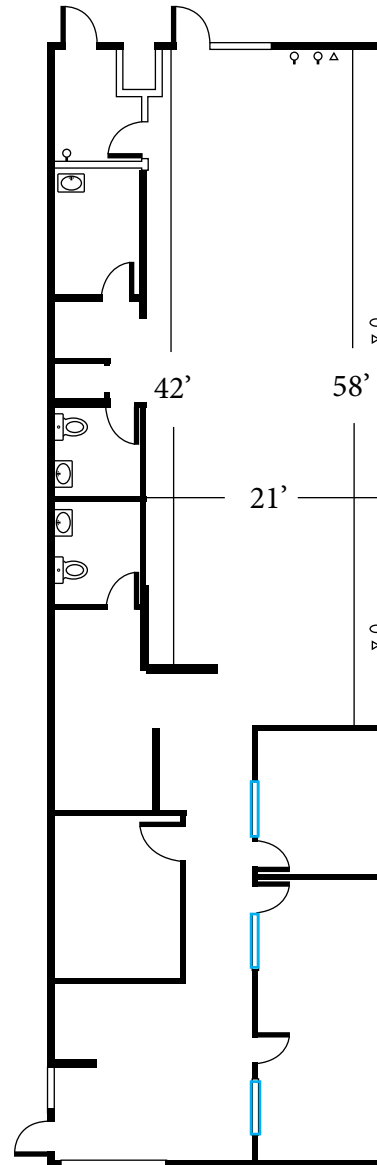
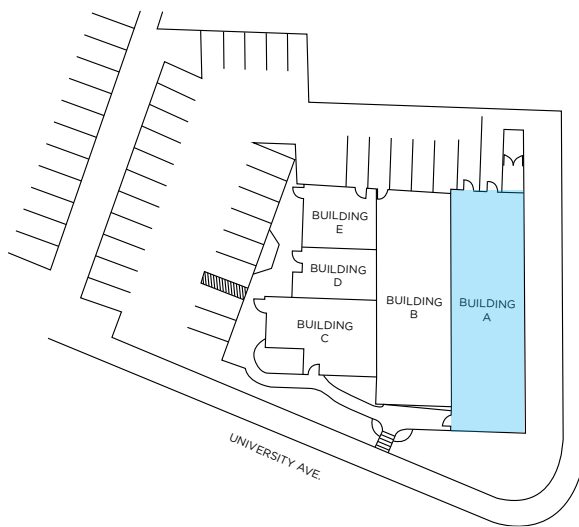
LOS GATOS, CA



FLOOR PLAN

±2,850 SF | UNIT A

- Lobby
- 1 Conference Room
- 3 Offices
- 2 Restrooms
- Kitchen & Break Area
- Excellent Glass Line
- Corner Unit
- 46" Rear Loading Door
- 3.1/1000 Parking

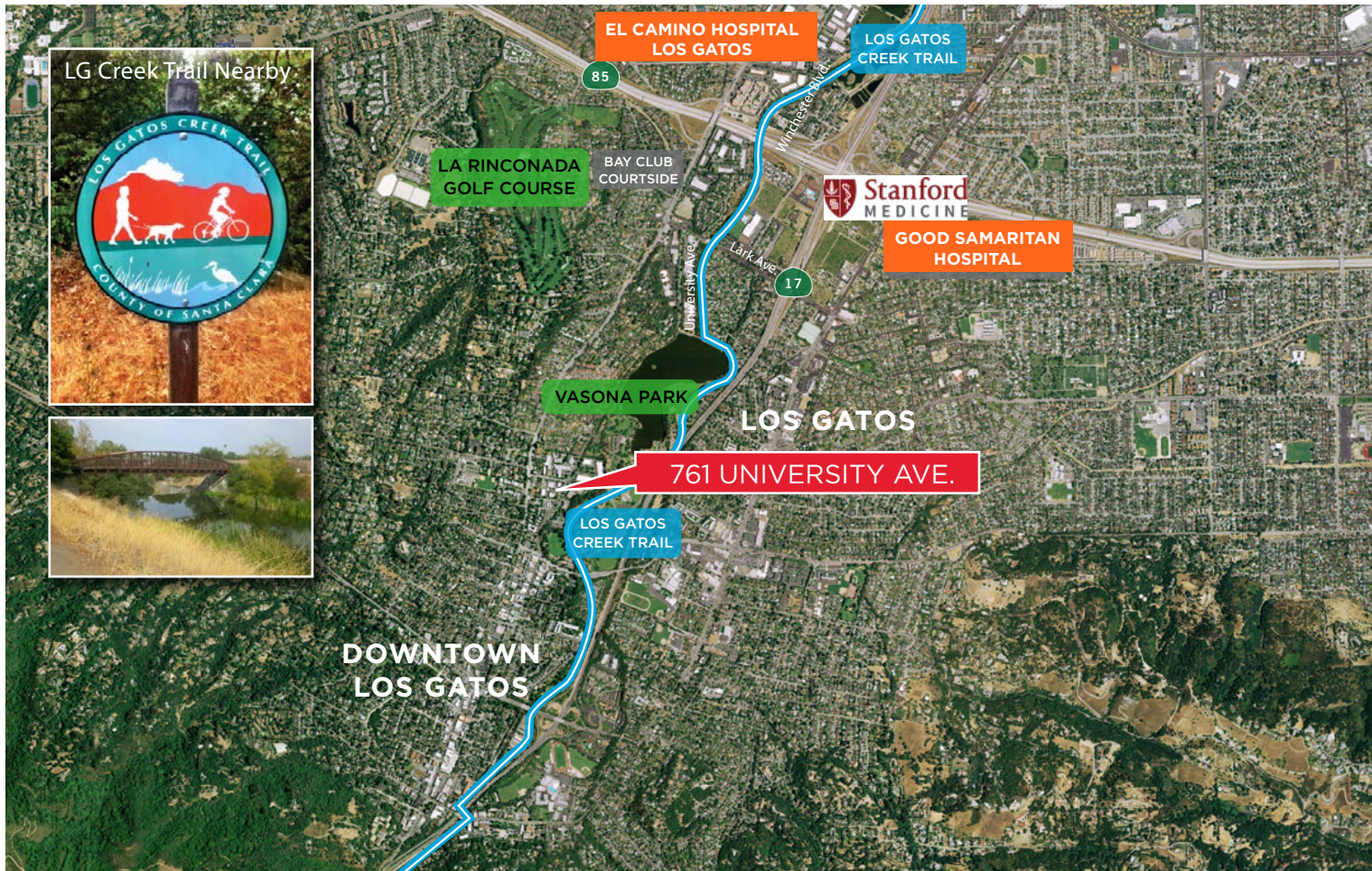


 Glass Sidelights

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AERIAL MAP



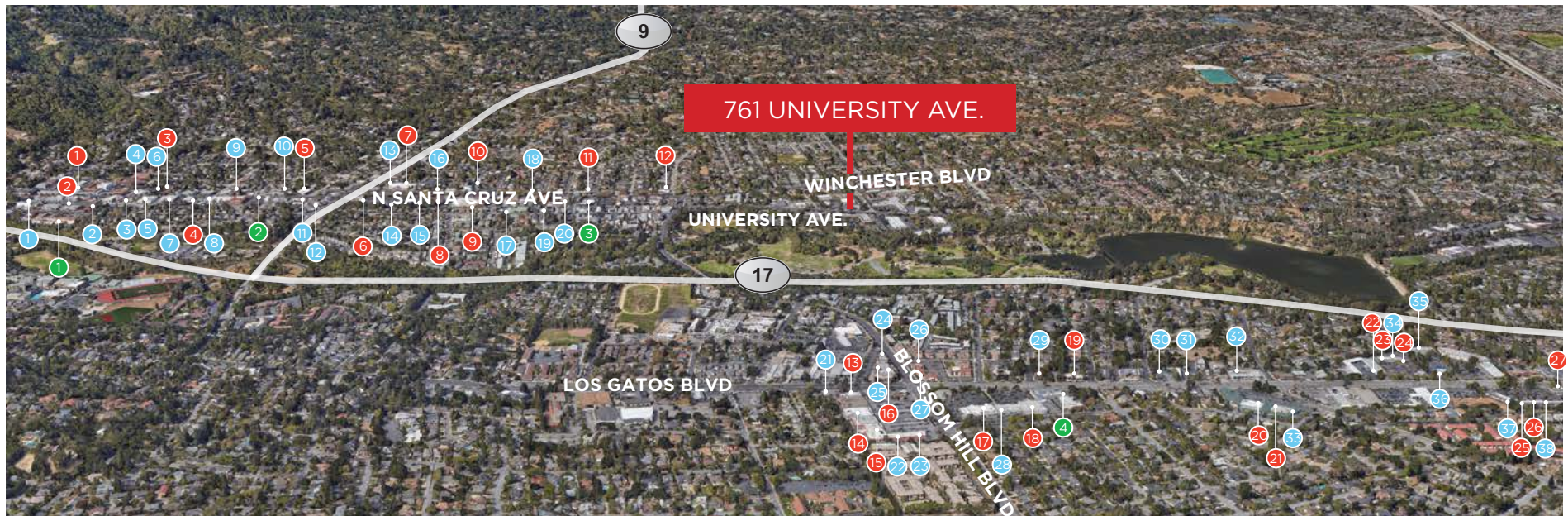
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DOWNTOWN LOS GATOS AMENITIES



RESTAURANTS

1. Blue Line Pizza
2. Steamer's Grillhouse
3. The Lexington House
4. Gardino's Ristorante Italiano
5. We Olive & Wine Bar
6. The Palms
7. Loma Brewing Company
8. Forbes Mill Steakhouse
9. Dolce Spazio Gelato
10. Oak & Rye
11. Pedro's
12. Chin-Chin Win Bar & Restaurant
13. Nothing Bundt Cakes
14. Enoteca La Storia
15. Starbucks
16. Sweet Pea's Café & Catering
17. Campo di Bocce
18. The Bywater
19. Los Gatos Meats & Smoke House

20. Subway Restaurants
21. Taco Bell
22. Togo's Sandwiches
23. Peet's Coffee
24. Starbucks
25. Chipotle Mexican Grill
26. Firenza Pizza
27. Philz Coffee
28. Viva Primavera
29. Happy Hound
30. Jack In the Box
31. Classic Burgers of Los Gatos
32. Lou's Restaurant
33. Los Gatos Café Uptown
34. Blvd Coffee
35. Erik's DeliCafe
36. McDonald's
37. Baja Fresh Mexican Grill
38. See's Candies

RETAIL

1. Apple Los Gatos
2. GAP
3. U.S. Bank
4. Wells Fargo Bank
5. Bank of America
6. Chase Bank
7. Walgreens
8. Petco
9. Safeway
10. The UPS Store
11. Wells Fargo Bank
12. 7-Eleven
13. Wells Fargo Bank
14. CVS
15. Bank of America
16. Pier 1
17. Whole Foods Market
18. Rite Aid
19. Citibank

20. Nob Hill Foods
21. Chase Bank
22. FedEx Office Print & Ship Center
23. Hertz
24. O'Reilly Auto Parts
25. The UPS Store
26. Trader Joe's
27. AAA Los Gatos

COMMUNITY

1. Old Town Center
2. Los Gatos Community Foundation
3. Los Gatos DMV
4. Los Gatos Police Department

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