

573 UNIVERSITY AVE

LOS GATOS, CA

Office Building For Lease Near Downtown Los Gatos



 **PRIMECOMMERCIAL**
INCORPORATED

FOR LEASE
408.879.4000

DIXIE DIVINE DOUG FERRARI
DDIVINE@PRIMECOMMERCIALINC.COM DFERRARI@PRIMECOMMERCIALINC.COM

WWW.PRIMECOMMERCIALINC.COM

3,650 SF Office Space

 **PRIME COMMERCIAL**
INCORPORATED

Dixie Divine
408-879-4001
ddivine@primecommercialinc.com
LIC# 00926251

Doug Ferrari
408-879-4002
dferrari@primecommercialinc.com
LIC# 01032363

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from STDB.

PROPERTY HIGHLIGHTS

- 3,650 SF freestanding office building
- Private parking lot
- Two blocks north of downtown Los Gatos
- New exterior paint and re-stripped parking lot
- \$2.50 / SF NNN
- Available October 31st, 2022

TRAFFIC COUNTS

- University Ave: 7,029 ADT
- N. Santa Cruz Ave: 14,721 ADT

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,625	67,339	230,150
Average HH Income	\$208,880	\$190,800	\$167,995



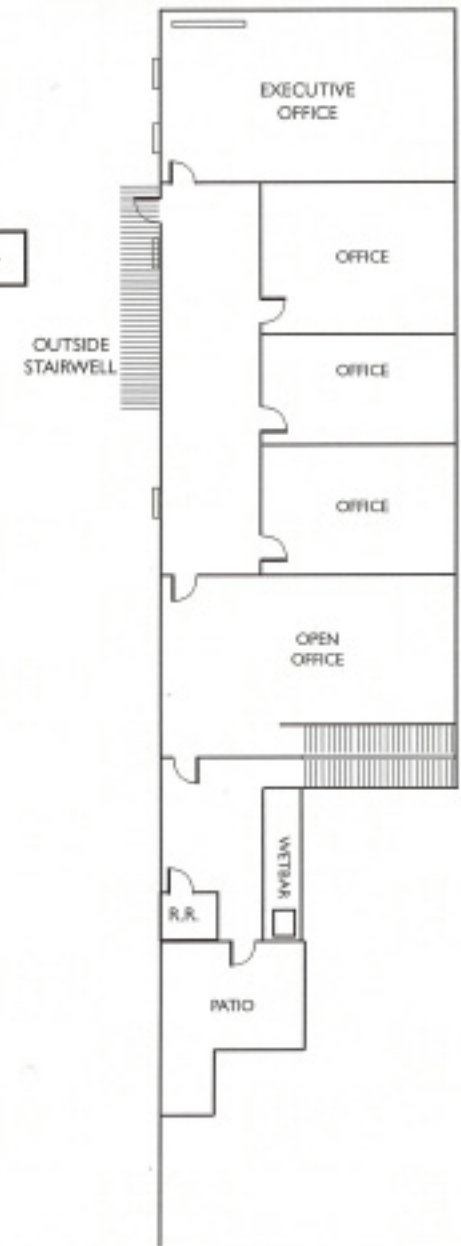
FLOOR PLAN

**3,650 SF TOTAL
AVAILABLE NOW**

- 3 ground floor offices
- 4 second floor offices along with open office area



2nd Floor



AERIAL MAP



For More Information, Please Contact

Dixie Divine

ddivine@primecommercialinc.com
408-313-8900
LIC# 00926251

Doug Ferrari

dferrari@primecommercialinc.com
408-879-4002
LIC# 01032363

 PRIME COMMERCIAL
INCORPORATED

