

# FOR LEASE

OFFICE OR SERVICE  
RETAIL

±1,190 S.F.

PRIVATE SECOND  
FLOOR SUITE

---

479 N. SANTA CRUZ AVENUE

Los Gatos, CA 95030

**PRESENTED BY:**

**PAUL MELNYK**

O: 408.316.9300

paul.melnyk@svn.com

CalDRE #01270795

**RICK HELMONDS**

O: 408.866.4321

rick.helmonds@svn.com

CalDRE #00635045





## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2.75 SF/month [MG]
<b>BUILDING SIZE:</b>	±6,194 SF
<b>AVAILABLE SF:</b>	±1,190 SF
<b>LOT SIZE:</b>	0.23 Acres
<b>YEAR BUILT:</b>	1952
<b>RENOVATED:</b>	2020
<b>ZONING:</b>	Neighborhood Commercial
<b>MARKET:</b>	West Valley
<b>SUBMARKET:</b>	Los Gatos-Saratoga

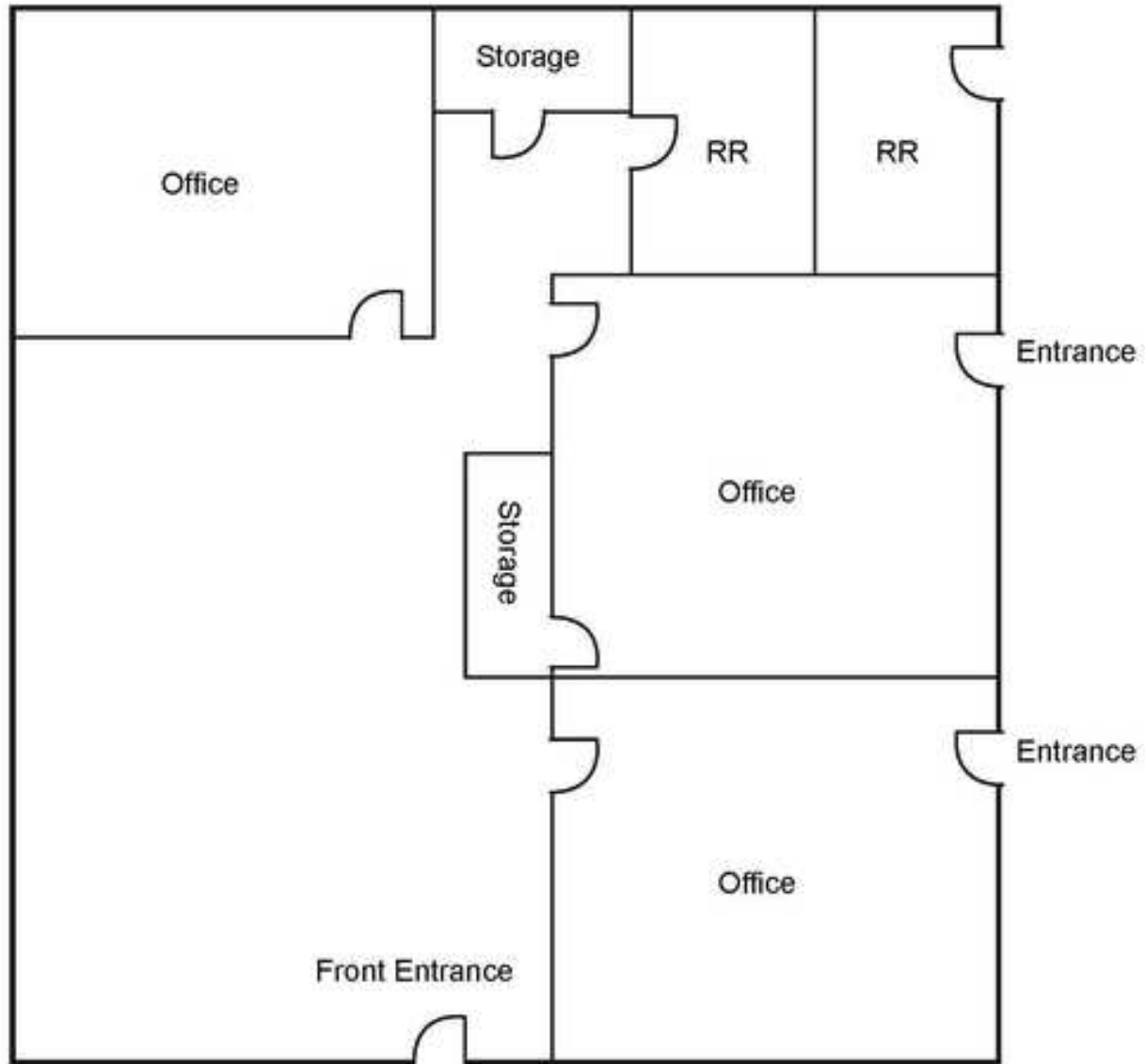
**PAUL MELNYK**  
 O: 408.316.9300  
 paul.melnyk@svn.com  
 CalDRE #01270795

**RICK HELMONDS BRE#00635045**  
 O: 408.866.4321  
 rick.helmonds@svn.com  
 CalDRE #00635045

## PROPERTY HIGHLIGHTS

- Directly Across from Safeway Los Gatos Store
- Very Private, Only Office Suite on the 2nd floor
- Your Own Private Gated Entrance
- 3 Private Offices Plus Large Entry/Reception/Work Area
- Private Restrooms
- Bright and Airy with Lots of Windows
- Plenty of Nearby Parking
- Contact Agent for More Details
- <http://properties.svn.com/1002332-lease>

±1,190 S.F.  
Office or Service Retail



Floor Plan Not To Scale

PAUL MELNYK  
O: 408.316.9300  
paul.melnyk@svn.com  
CalDRE #01270795

RICK HELMONDS BRE#00635045  
O: 408.866.4321  
rick.helmonds@svn.com  
CalDRE #00635045





**PAUL MELNYK**  
O: 408.316.9300  
paul.melnyk@svn.com  
CalDRE #01270795

**RICK HELMONDS BRE#00635045**  
O: 408.866.4321  
rick.helmonds@svn.com  
CalDRE #00635045





**PAUL MELNYK**  
O: 408.316.9300  
paul.melnyk@svn.com  
CalDRE #01270795

**RICK HELMONDS BRE#00635045**  
O: 408.866.4321  
rick.helmonds@svn.com  
CalDRE #00635045