

100-150



LOS GATOS, CA

WINCHESTER CIRCLE

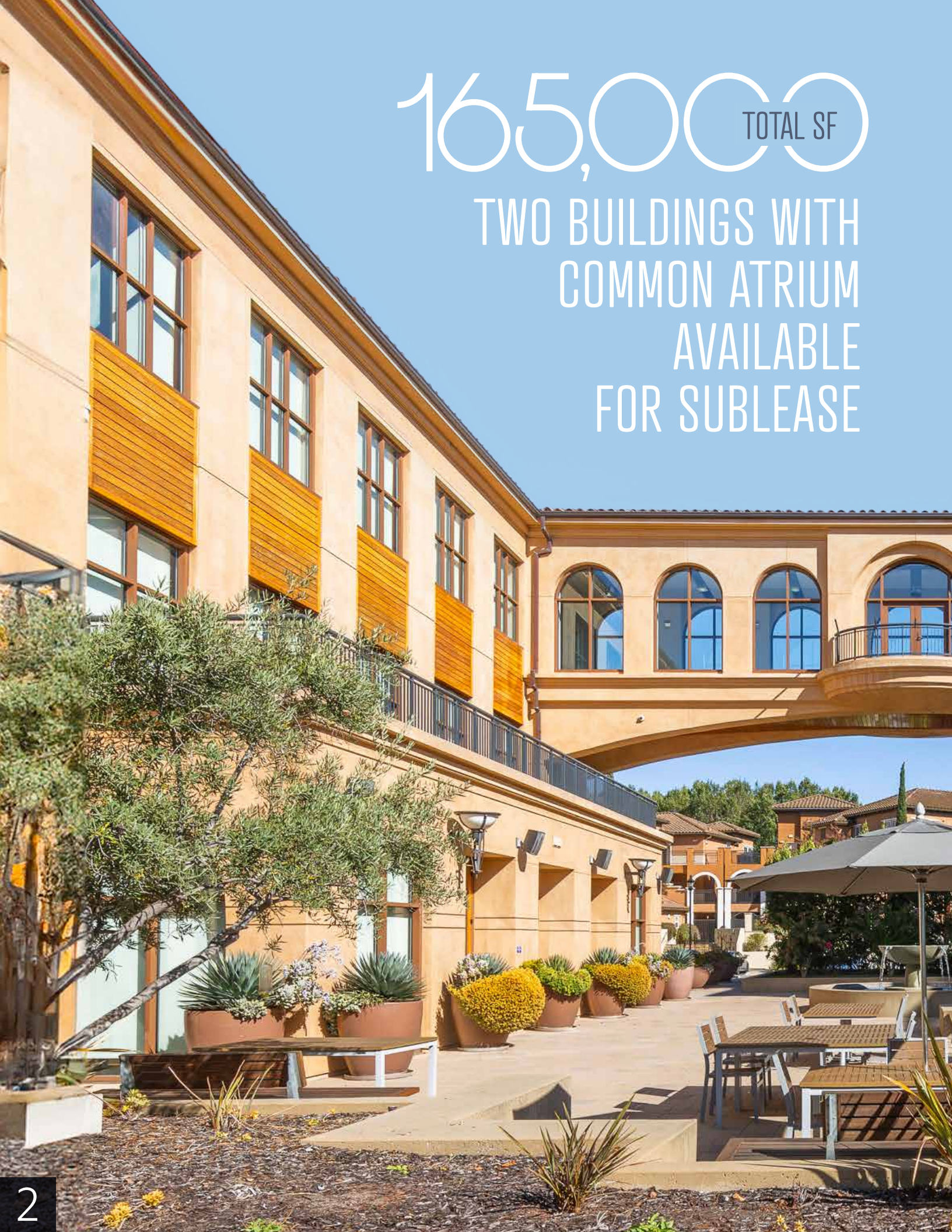


CLICK FOR
VIDEO TOUR



The
SOBRATO
Organization

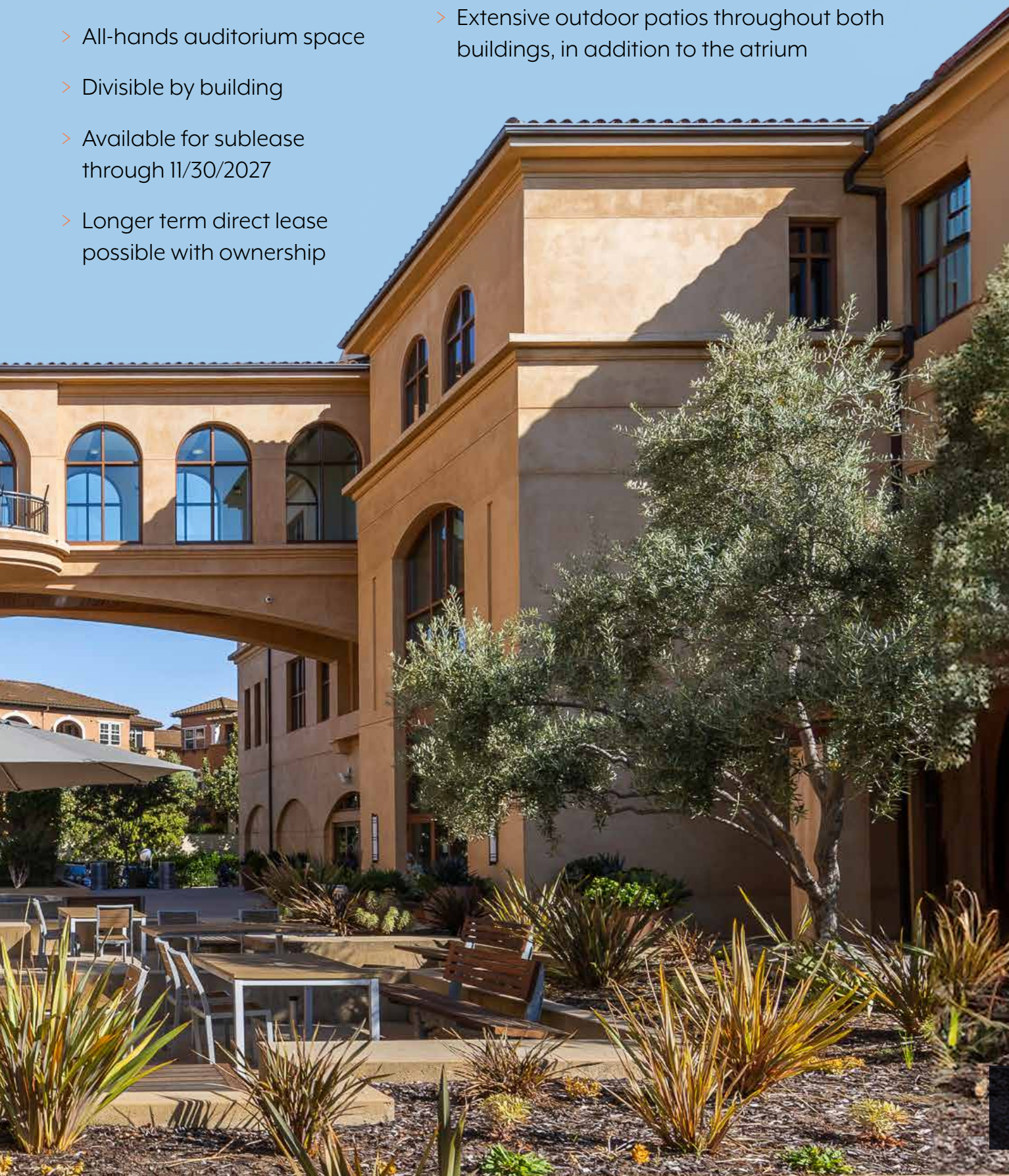
±165,000 SF FOR SUBLEASE



165,000 TOTAL SF

TWO BUILDINGS WITH
COMMON ATRIUM
AVAILABLE
FOR SUBLEASE

- > On site surface and subterranean parking
- > Large cafes in both buildings
- > All-hands auditorium space
- > Divisible by building
- > Available for sublease through 11/30/2027
- > Longer term direct lease possible with ownership
- > Future building amenities including solar building electrification, common area enhancements, and more
- > Extensive outdoor patios throughout both buildings, in addition to the atrium



LOBBY



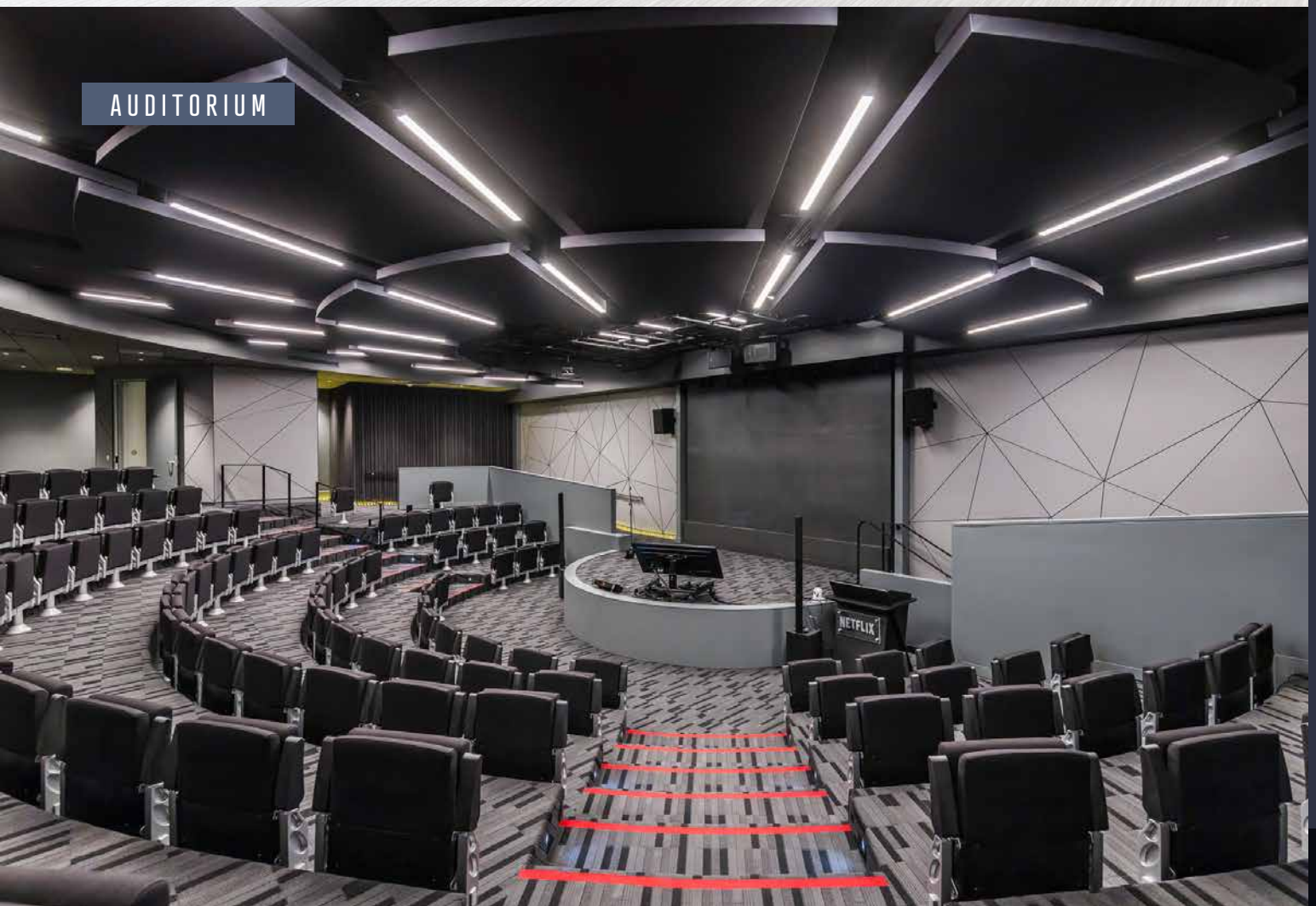
CAFE



OPEN SPACE



AUDITORIUM



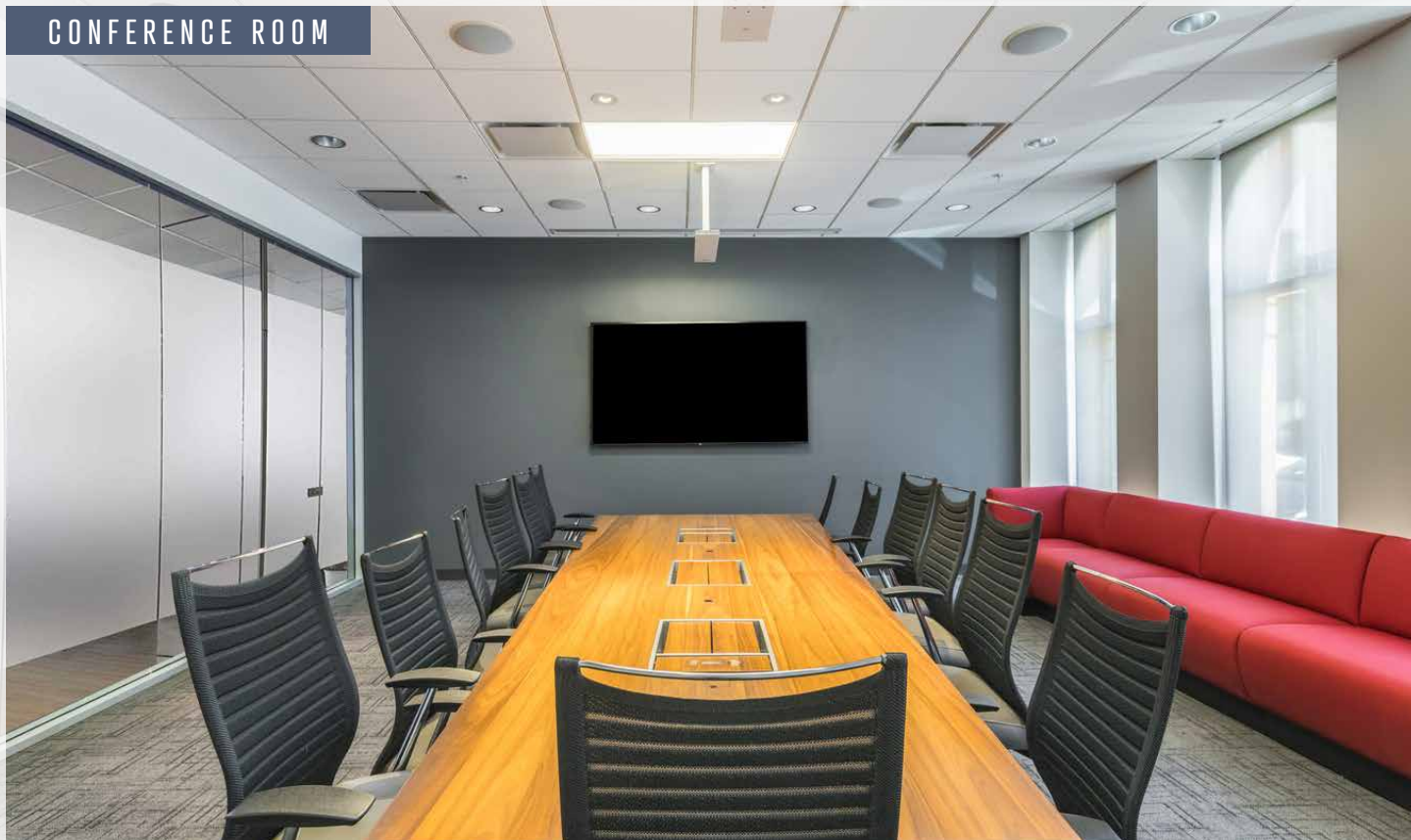
CONFERENCE ROOM



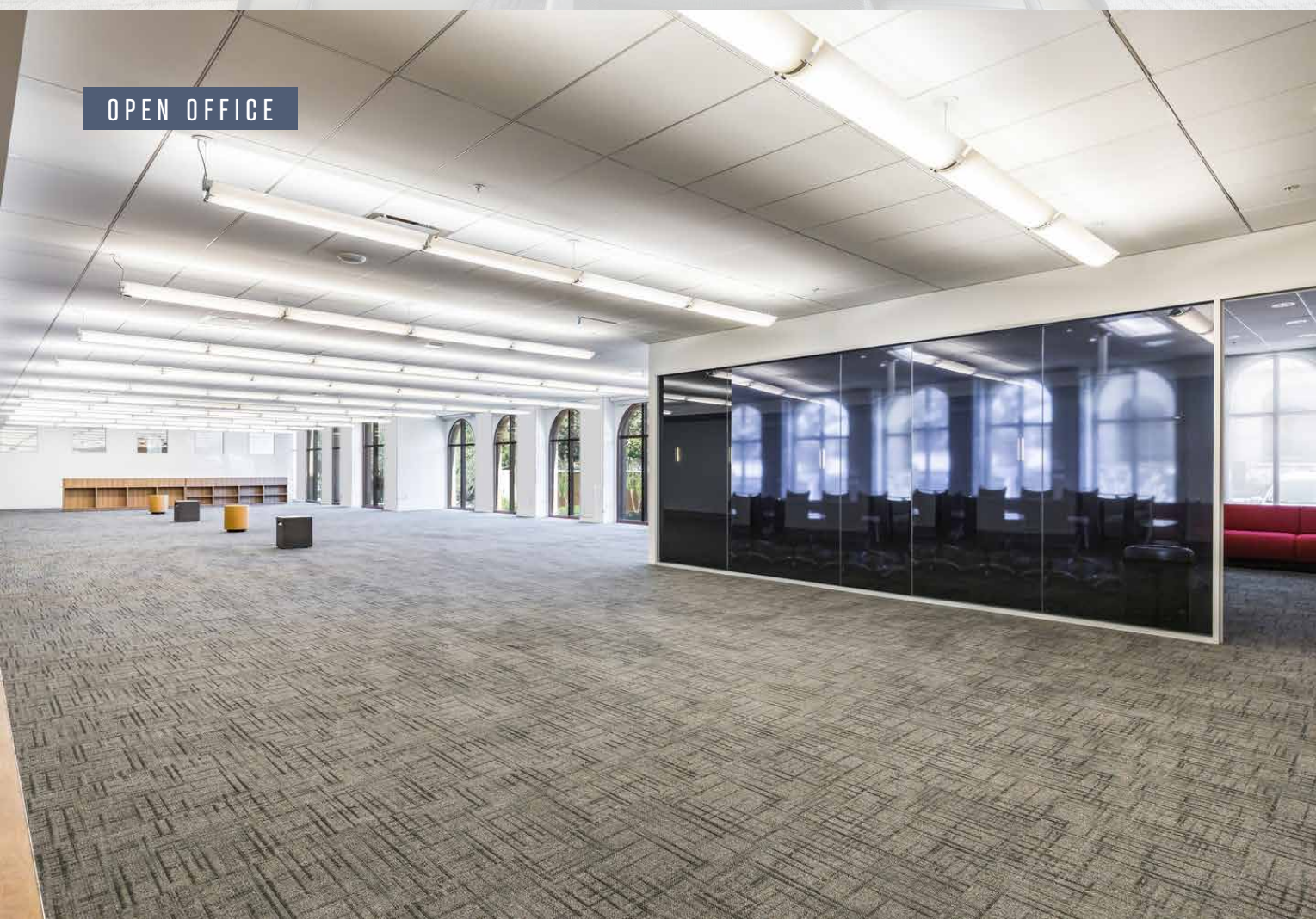
PATIO



CONFERENCE ROOM



OPEN OFFICE



BUILDING

A



CLICK FOR
VIDEO TOUR



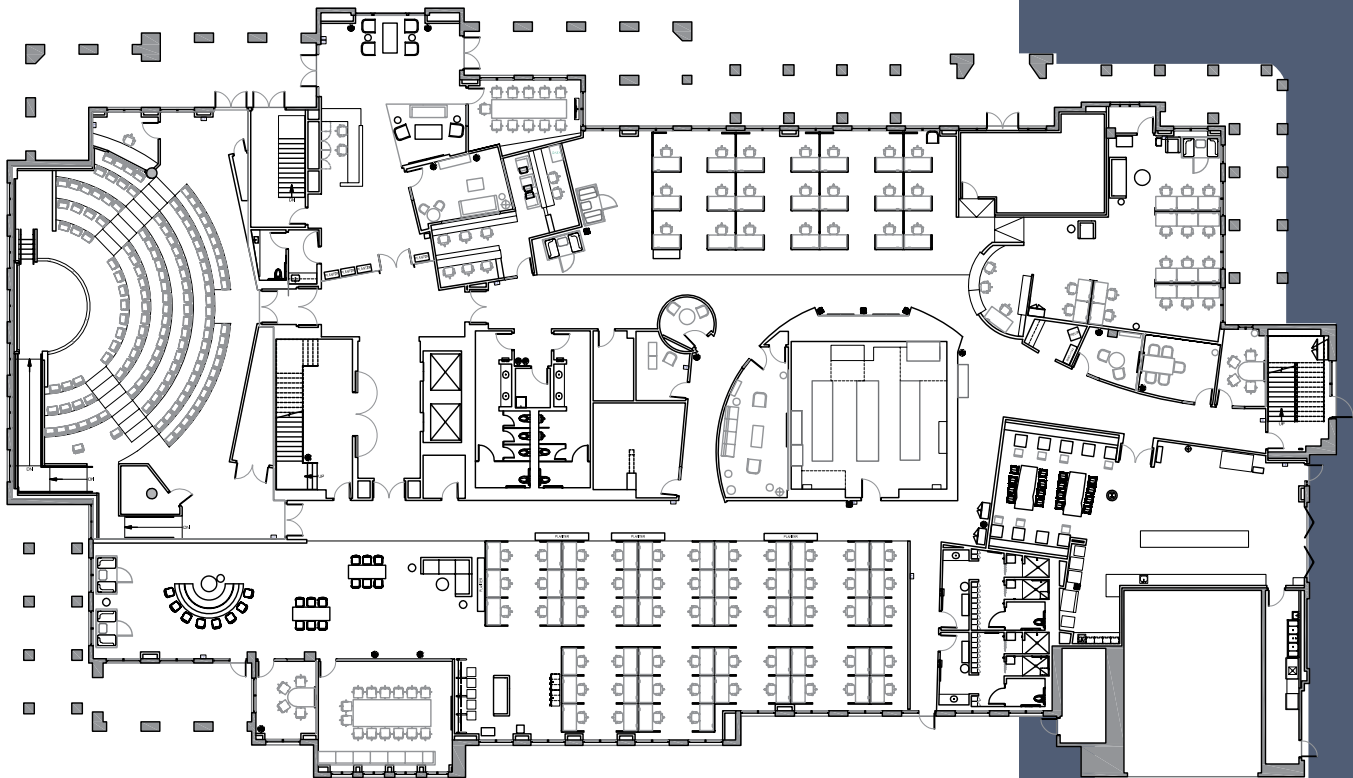
FLOORPLANS

±27,113 SF

◀ 1ST
FLOOR

WINCHESTER BLVD

HWY 85



LOS GATOS CREEK

2ND FLOOR

±27,113 SF



3RD FLOOR

±27,113 SF



BUILDING

B



CLICK FOR
VIDEO TOUR

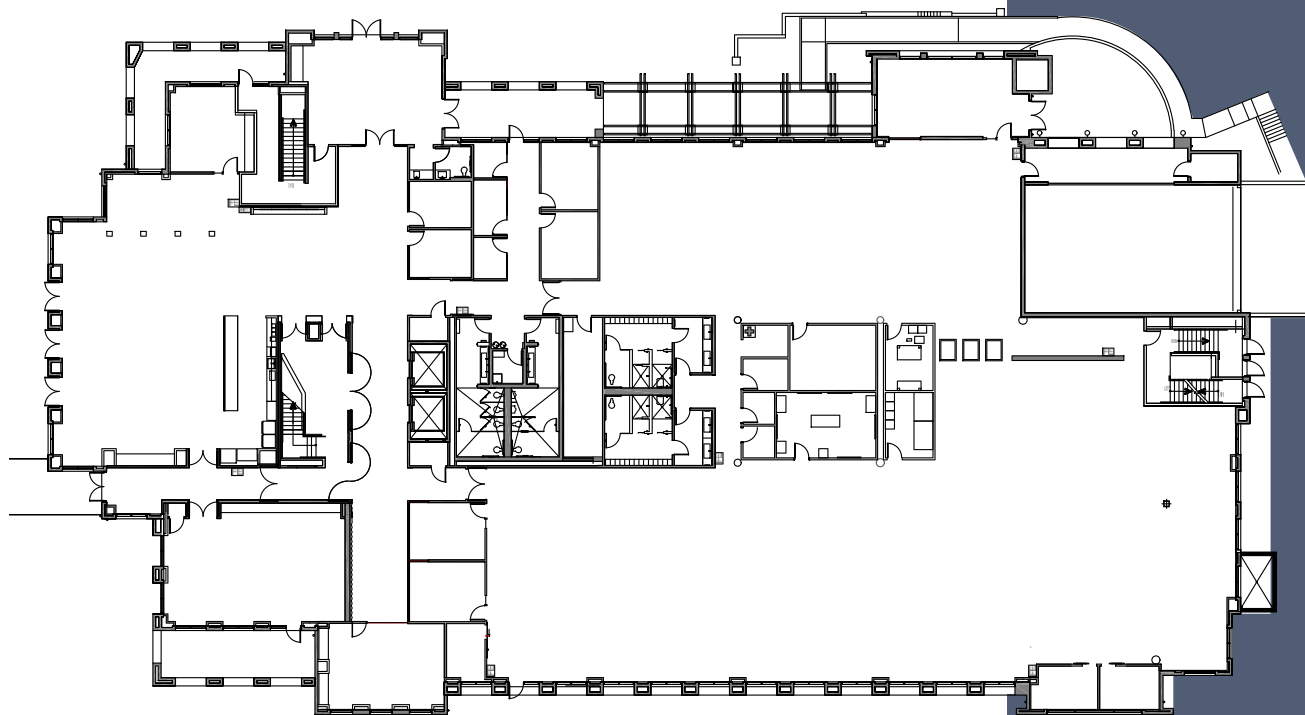


FLOORPLANS

±28,000 SF

WINCHESTER BLVD

1ST
FLOOR



LOS GATOS CREEK

2ND FLOOR

±28,000 SF

WINCHESTER BLVD



LOS GATOS CREEK

3RD FLOOR

±28,000 SF

WINCHESTER BLVD



LOS GATOS CREEK

LOCATION MAP



AMENITIES MAP

RESTAURANTS & CAFE

- 1 Aldo's Ristorante & Bar
- 2 The Garret Station
- 3 Shiroy Sushi
- 4 Purple Onion Cafe
- 5 Mariscos Los Osuna
- 6 Starbucks
- 7 Panera Bread
- 8 Baja Fresh
- 9 McDonald's
- 10 Blvd Coffee
- 11 Erik's Deli Cafe
- 12 Lou's Coffee Shop
- 13 Baskin Robbins
- 14 Los Gatos Cafe Uptown
- 15 Classic Burgers of Los Gatos
- 16 Jack in the Box
- 17 The Happy Hound of Los Gatos
- 18 Starbucks
- 19 Noah's NY Bagels
- 20 Super Duper Burgers
- 21 Philz Coffee
- 22 Chipotle
- 23 Shangri-La
- 24 Dona Maria
- 25 TOGO's Sandwiches
- 26 Pete's Coffee

ACTIVITIES

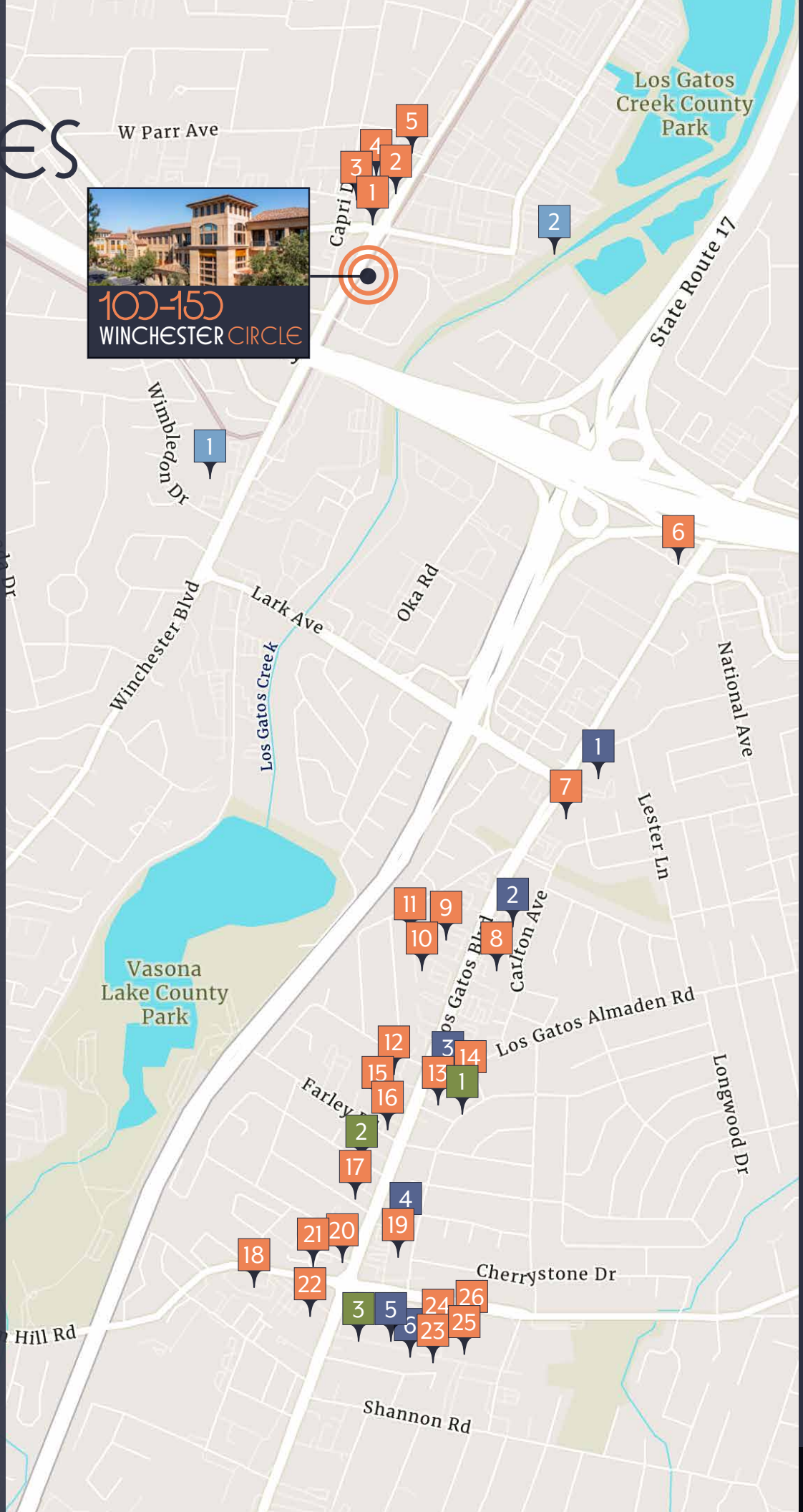
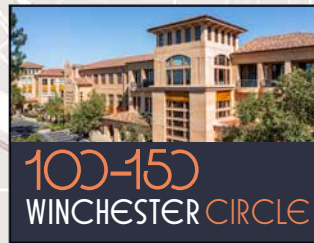
- 1 Bay Club Courtside
- 2 Los Gatos Creek Trail

SHOPPING

- 1 Office Depot
- 2 Trader Joe's
- 3 Nobhill Food
- 4 Whole Foods Market
- 5 Lunardi's
- 6 CVS

BANKS

- 1 Chase
- 2 Citi
- 3 Wells Fargo Bank





100-150 WINCHESTER CIRCLE LOS GATOS, CA

C
O
N
T
A
C
T
U
S

ROMY ZEID MBA, MCR
romy.zeid@colliers.com
+1 408 314 8510
License # CA-01433654

GRANT ZAMUDIO
grant.zamudio@colliers.com
+1 408 486 2231
License # CA-01858005



CHASE LYMAN
clyman@sobrato.com
+1 650 400 5700

The
SOBRATO
Organization

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.