

# GROUND FLOOR MEDICAL / DENTAL SUBLEASE

265 CRESTVIEW DRIVE, SANTA CLARA CA 95050



## PROPERTY HIGHLIGHTS

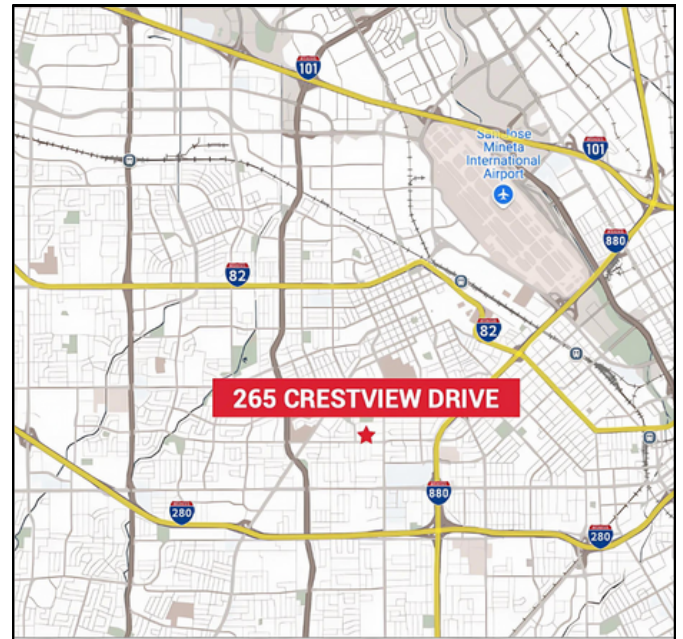
- **Ground floor office**, ideal for medical/dental use
- **Portion of the space available for sublease**, w/ shared access to select common areas (see floor plan)
- **Neighborhood setting** with convenient access for patients
- **Corner location on Pruneridge Ave** with high visibility
- **Easy access** to Highway 101 and Interstate 880
- **Ample parking**

## AVAILABLE

- ±1,000 RSF

## LEASE RATE

- \$4.00 MG
- Lease through December 31, 2031



260 Los Gatos-Saratoga Rd., Los Gatos, CA 95030  
Lic. 01902032 | 408.217.6000  
www.healthmedrealty.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice.

**For Further Information, Please Contact:**

**Jeff Petulla**

☎ 408-888-4859

✉ jeff@healthmedrealty.com

📄 Lic. 00852399



# FLOOR PLAN

265 CRESTVIEW DRIVE, SANTA CLARA CA 95050

## FLOOR PLAN LEGEND

**Green:** Available spaces for sublease

**Orange:** Shared lab and sterilization room (if sublessee is a dentist)

**Reception/Waiting Room:** Shared with all subtenants



260 Los Gatos-Saratoga Rd., Los Gatos, CA 95030  
Lic. 01902032 | 408.217.6000  
www.healthmedrealty.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice.

**For Further Information, Please Contact:**

**Jeff Petulla**

☎ 408-888-4859

✉ jeff@healthmedrealty.com

📄 Lic. 00852399

