



FOR SALE

70 SARATOGA AVE
SANTA CLARA, CA

*±12,670 SF office building on 1 Acre situated on a
signalized corner in a prime location*

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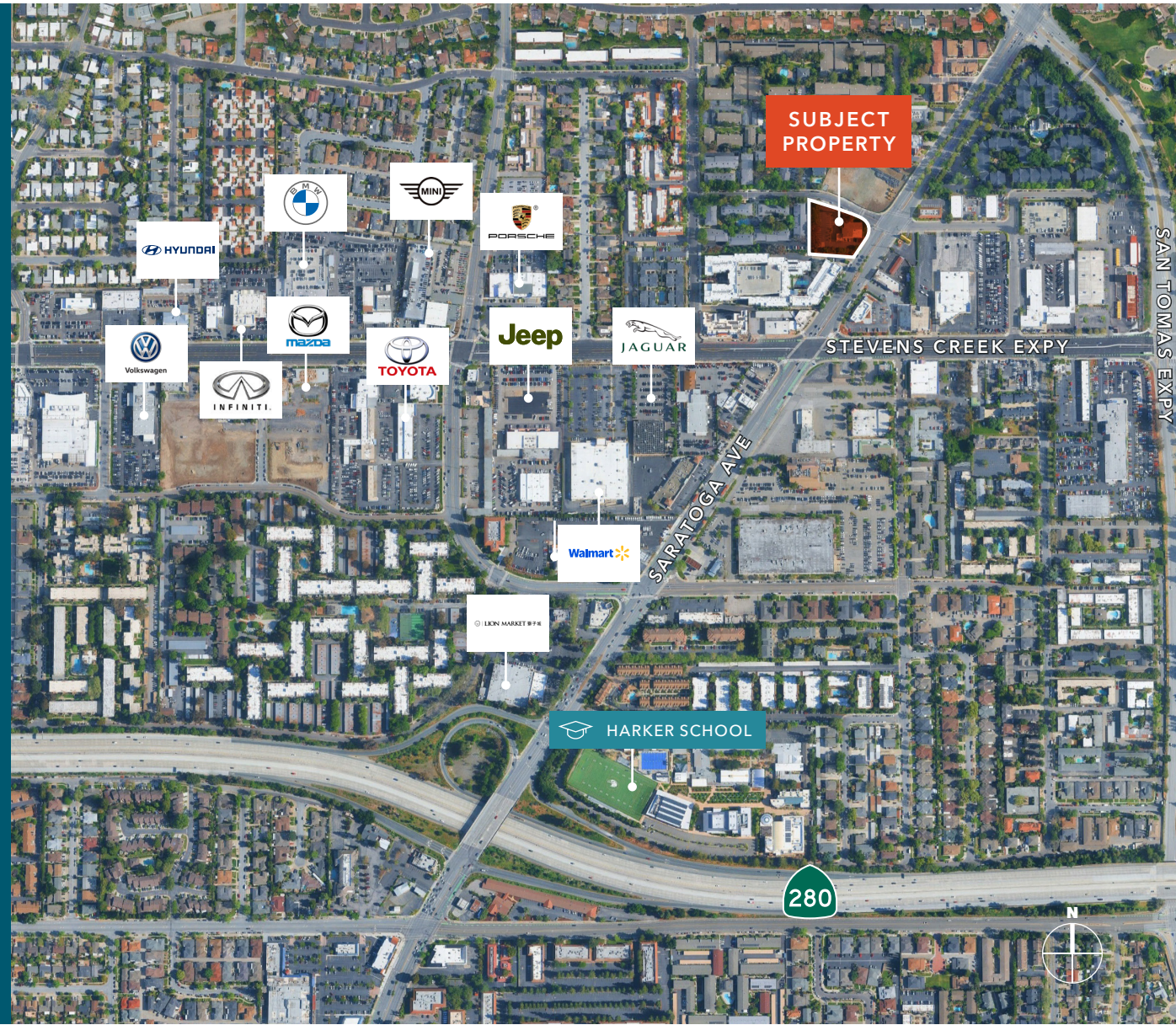
HIGHLY- ACCESSIBLE LOCATION

Located adjacent to the Stevens Creek Focus Area

Conveniently located near, Hwy 280, Stevens Creek Blvd, and San Tomas Expy

Additional building attributes:

- Great owner user building
- Redevelopment possible
- Building expansion possible
- Low building to land coverage - 5.7/1,000 parking



TENANT MIX

Suite #	Total SF	Tenant	Monthly Base Rent	Date Available
SUITE 100	± 6,000 SF	Family Health Center	\$17,845 NNN	MO/MO
SUITE 200	± 5,965 SF	SSEO, INC	\$19,147.45 NNN	02/28/27
DUAL SERVICE BAY	± 705 SF	—	—	—





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*For more information on
this property, please contact*

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