

100-150

WINCHESTER CIRCLE

A DISTINCT SIDE OF
SILICON VALLEY

100-150 WINCHESTER CIRCLE, LOS GATOS, CA 95032



85,283 SF TO 172,466 SF CLASS A OFFICE/R&D

BUILDING A | 85,283 SF

BUILDING B | 87,183 SF

Positioned in the exclusive Los Gatos community, 100–150 Winchester Circle presents a unique office campus designed to empower the pioneers of tomorrow. Its Spanish-style architecture lends a distinct sense of style and inspiration, while dynamic floorplans foster creativity and collaboration. With direct access to top talent, scenic trails and local amenities, this Class A campus is built for companies ready to establish their presence in Silicon Valley.

PLANNED IMPROVEMENTS

- Indoor Market Ready
- Exterior/Interior Lobby Renovations
- Expanded Outdoor Amenities

Stunning, Spanish-style, two-building campus

172,466 total square feet (divisible by building)

Customizable floor plans

Modern amenities, including a spacious café, all-hands auditorium, conference rooms, and outdoor patio

Walking distance to Los Gatos Creek Trail, Oka Pond and nearby parks

Prime location near Downtown Los Gatos, Los Gatos Swim & Racquet Club and other local amenities

Easy access to SR-85, SR-17 and Winchester Blvd



PLANNED MARKET READY INTERIORS

WINCHESTER CIRCLE
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100-150 WINCHESTER CIRCLE



IMPROVEMENTS / 03

PLANNED EXPANDED OUTDOOR AMENITIES

New landscape palette throughout



Low profile fountain with dining furniture on both sides



Entry feature screen wall with walk through entry arch



Synthetic grass activity area with loose lounge seating, raised planters and trees



Aluminum shade structure with fabric canopy, seating bar and service counter (BBQ)



Service counter & TVs



PLANNED IMPROVEMENTS



WINCHESTER CIRCLE
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MAKE IT YOUR OWN

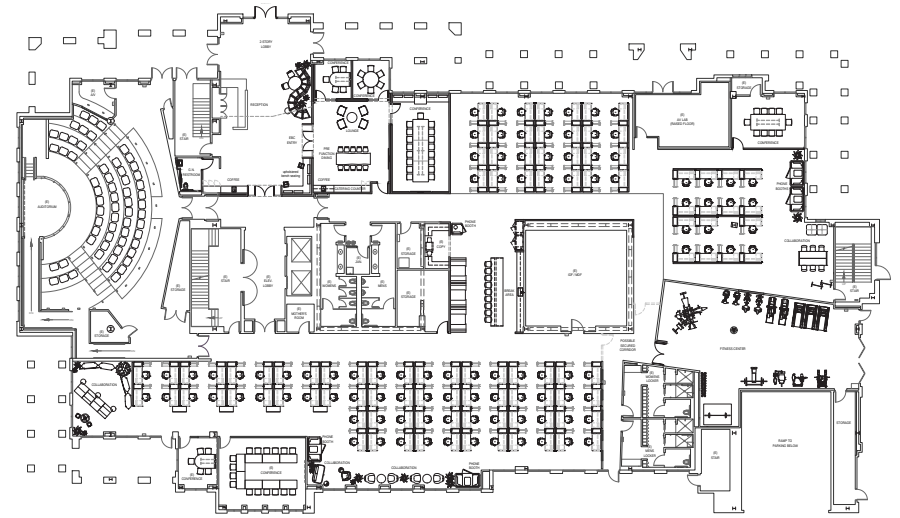
BUILDING A 100 WINCHESTER CIRCLE

1ST FLOOR - 29,348 SF

2ND FLOOR - 28,338 SF

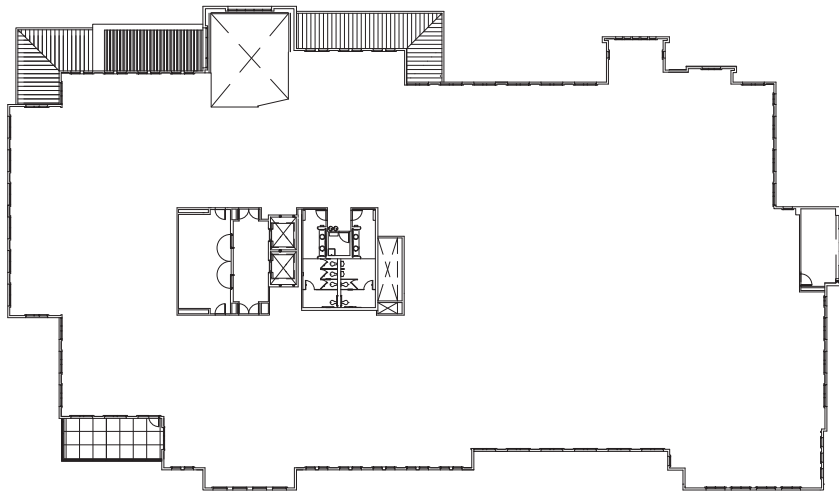
3RD FLOOR - 27,597 SF

100-150 Winchester Circle offers expansive floor plans that adapt to your needs, whether you prefer private offices, open collaboration areas or a hybrid layout built for growth.

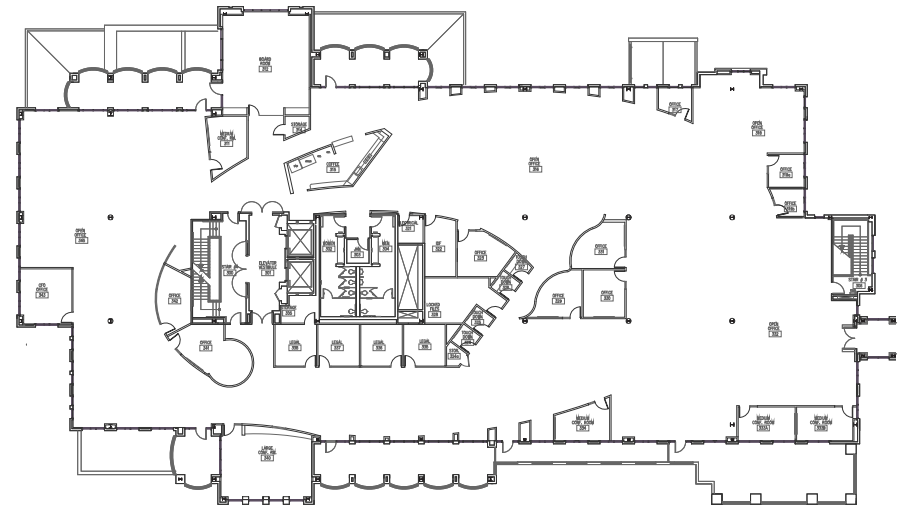


1ST FLOOR (CONCEPTUAL FLOOR PLAN)

- 106 Workstations/Desks
- 3 Conference Rooms



2ND FLOOR



3RD FLOOR

- 14 Office/Huddle Rooms
- 5 Conference Rooms

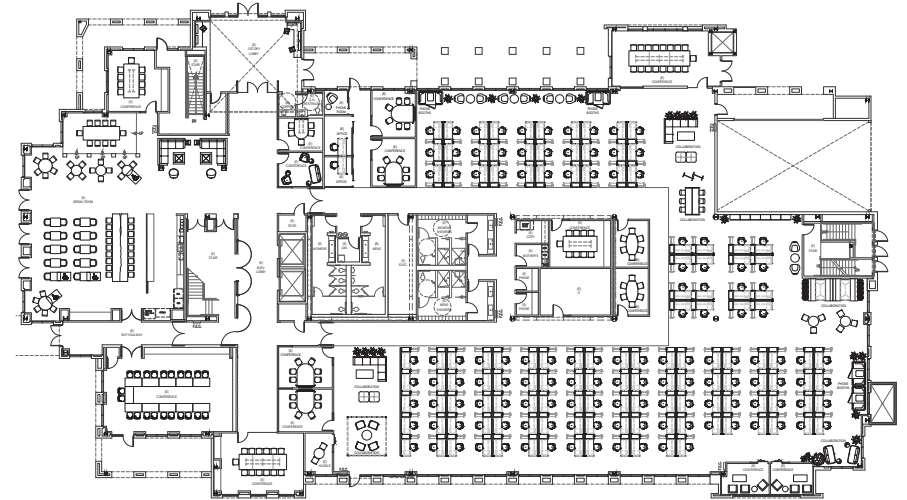
MAKE IT YOUR OWN

BUILDING B
150 WINCHESTER CIRCLE

1ST FLOOR - 30,569 SF

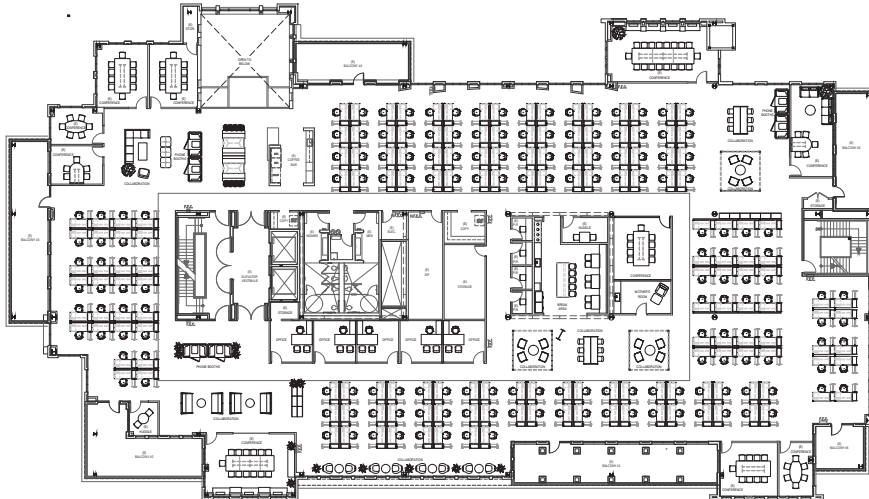
2ND FLOOR - 30,045 SF

3RD FLOOR - 26,569 SF



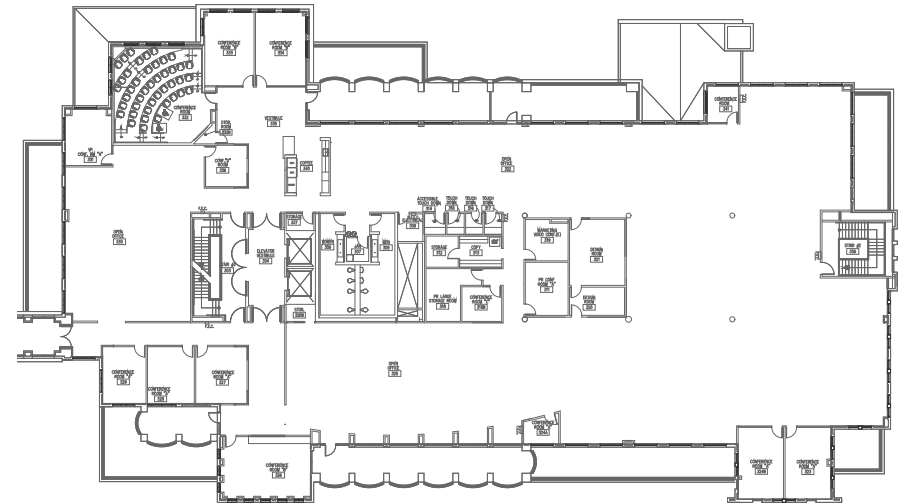
1ST FLOOR (CONCEPTUAL FLOOR PLAN)

- 135 Workstations/Desks
- 15 Conference Rooms
- 4 Office/Huddle Rooms
- 3 Phone Rooms



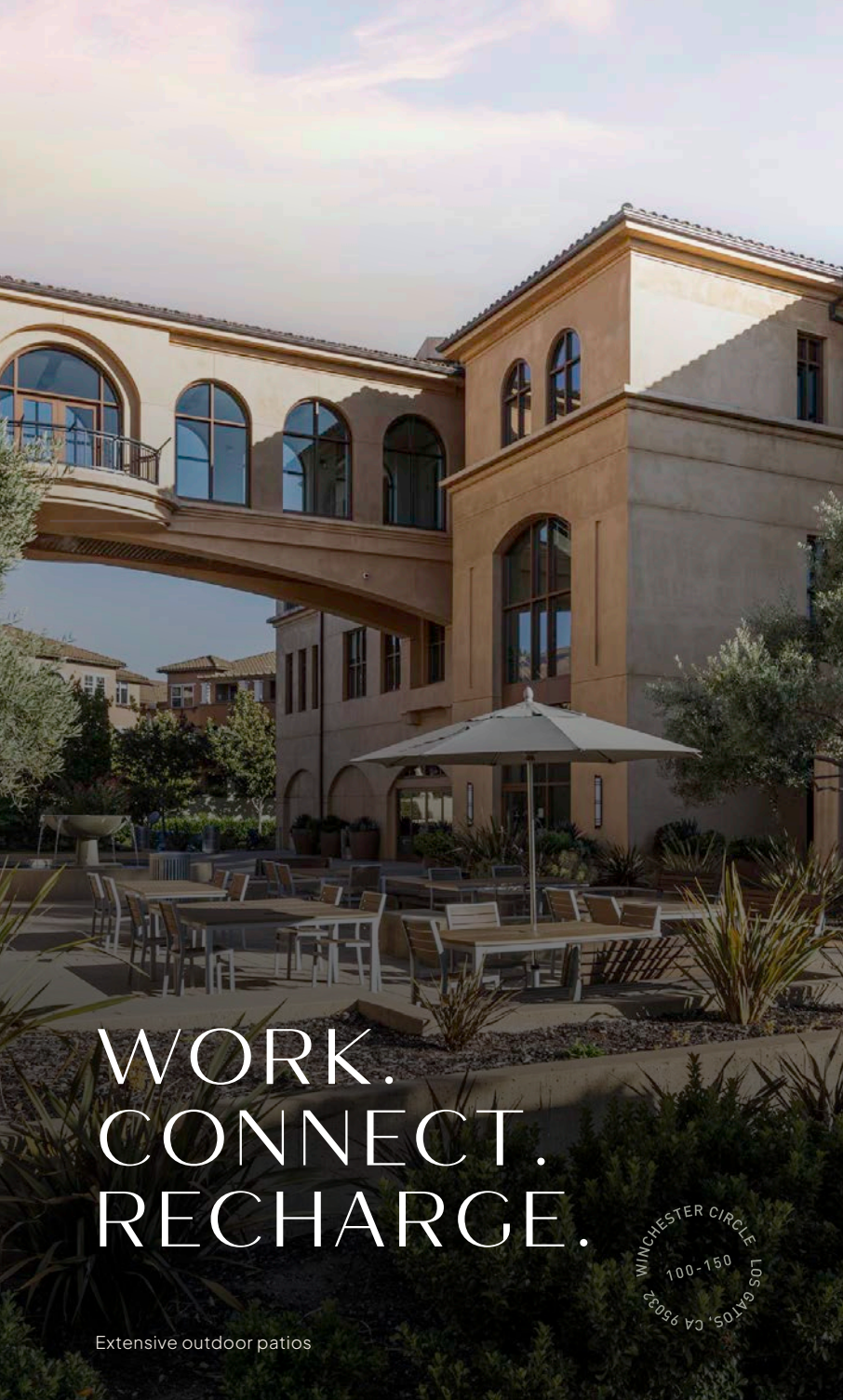
2ND FLOOR (CONCEPTUAL FLOOR PLAN)

- 174 Workstations/Desks
- 10 Conference Rooms
- 6 Office/Huddle Rooms
- 4 Phone Rooms



3RD FLOOR

- 13 Conference Rooms



Modern lobby



Convenient cafes



All-hands auditorium

100-150 Winchester Circle delivers a workspace that goes beyond desks and meeting rooms. Whether it's a quick coffee break, a team meeting or a moment to recharge outdoors, this dynamic campus offers amenities that seamlessly support the rhythm of the workday.

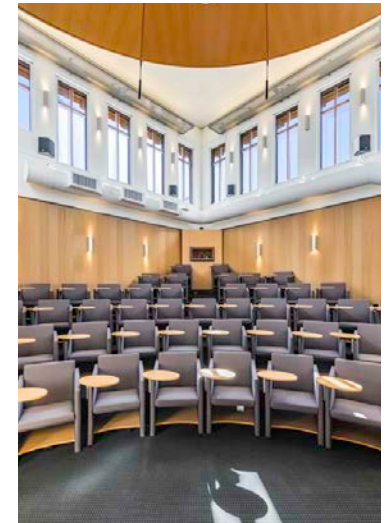
PROPERTY PHOTOS



Spacious common areas



Sophisticated conference rooms



SOAK UP LOS GATOS LIVING

Blending Silicon Valley's cutting-edge innovation with the warmth of a small-town community, Los Gatos delivers a lifestyle that is both dynamic and inviting. A vibrant downtown, top-rated schools and scenic outdoor spaces make it a place where business thrives and people love to call home.

2 MINS to The Bay Club Courtside

3 MINS to Los Gatos Creek County Park

5 MINS to La Rinconada Country Club

11 MINS to Downtown Los Gatos



Los Gatos Creek Trail



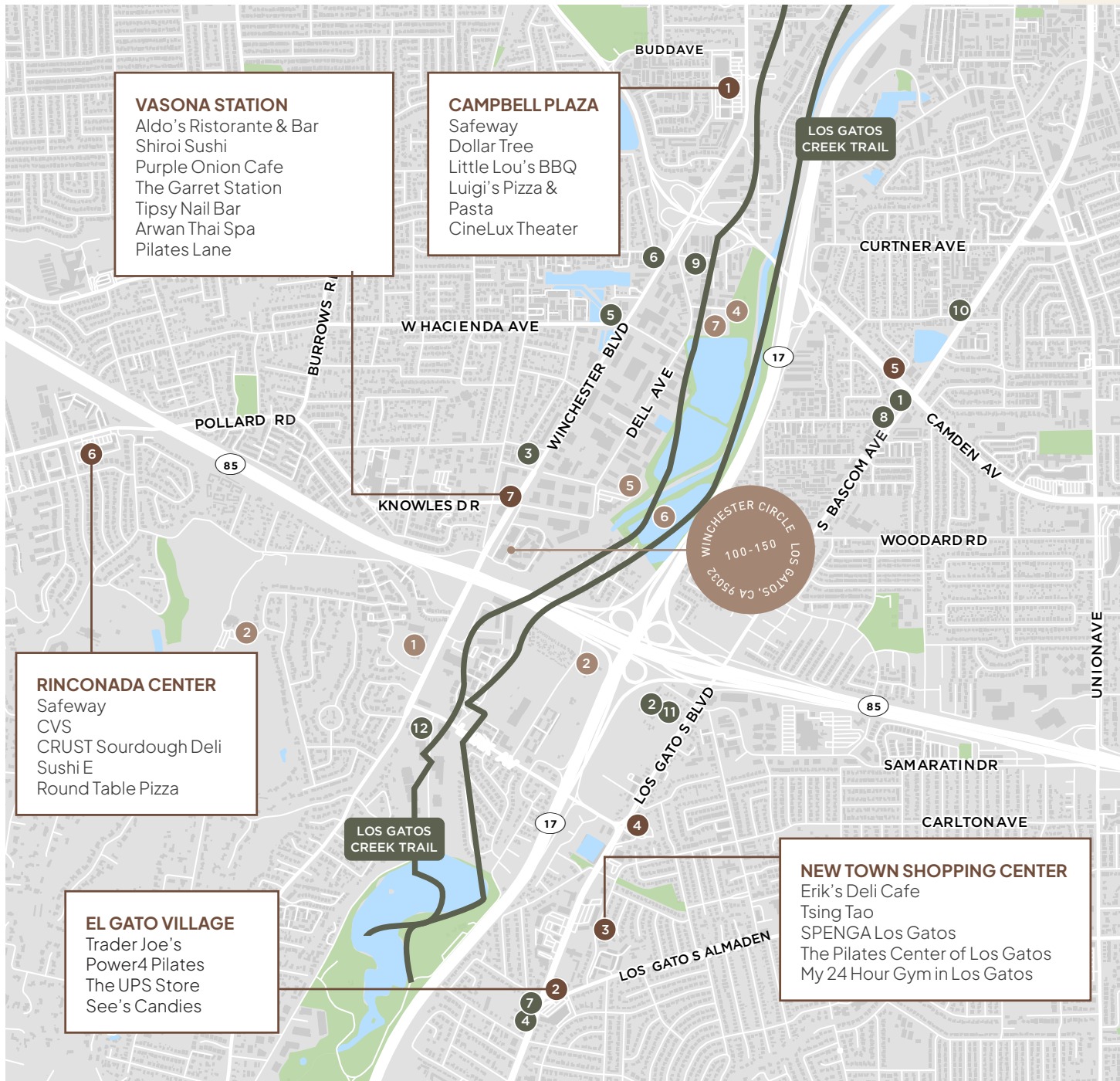
La Rinconada Country Club



The Bay Club Courtside



Downtown Los Gatos



DINING

- 1 Al Castello Ristorante & Pizzeria
- 2 Starbucks
- 3 Campbell Pizza
- 4 Classic Burger of Los Gatos
- 5 Effie's Restaurant & Bar
- 6 Krispy Krunchy Chicken
- 7 Lou's Coffee Shop
- 8 Mountain Mike's Pizza
- 9 Orange Bowl
- 10 Oriental Garden
- 11 Subway
- 12 The Sandwich Maker

RETAIL

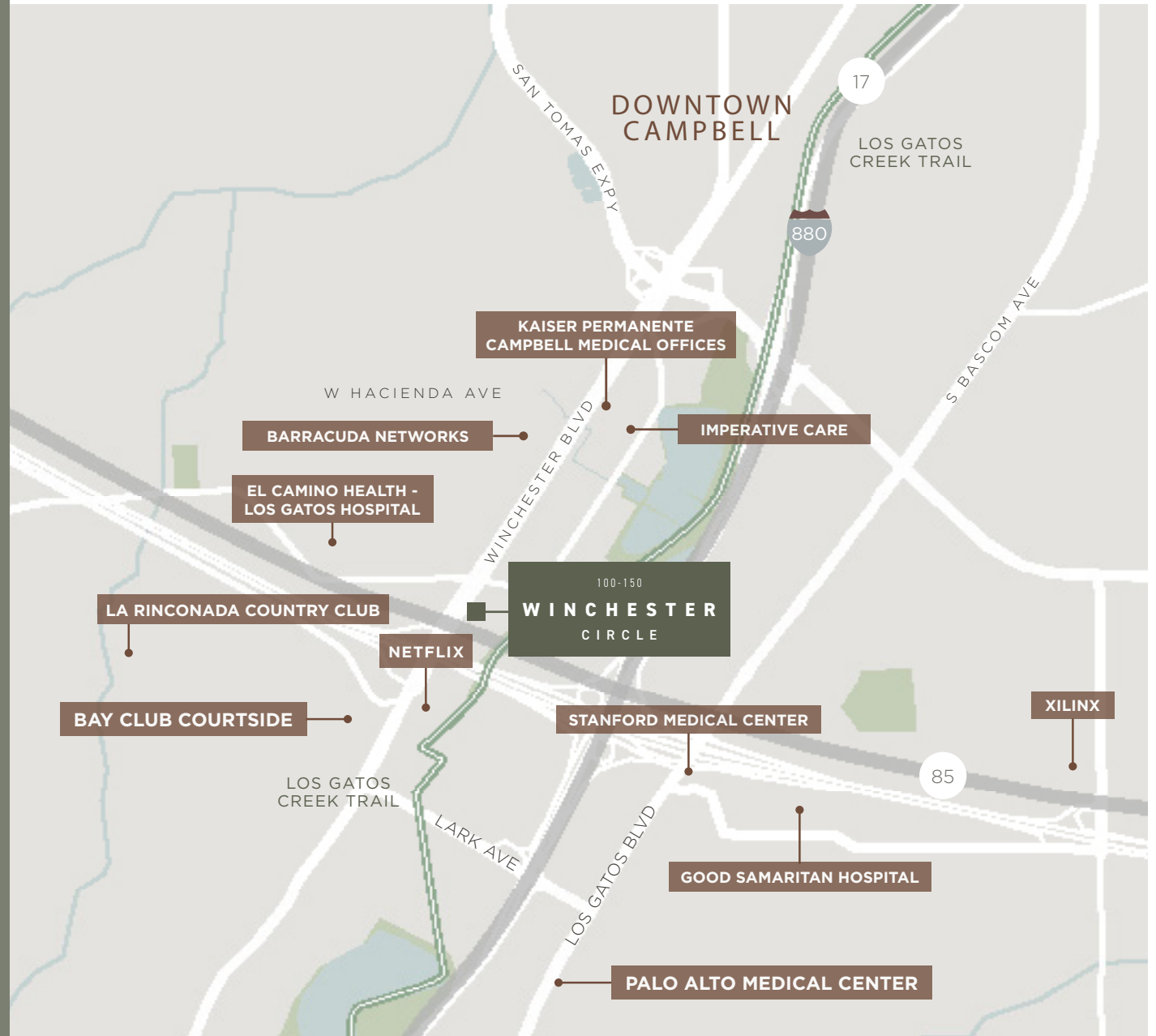
- 1 Campbell Plaza
- 2 El Gato Village
- 3 Los Gatos Village Square
- 4 Office Depot
- 5 Sportsmen's Supply
- 6 Rinconada Center
- 7 Vasona Station

FITNESS AND RECREATION

- 1 The Bay Club Courtside
- 2 La Rinconada Country Club
- 3 Los Gatos Swim & Racquet Club
- 4 Camden Pond No 3
- 5 Savvy Bike Fit
- 6 Oka Ponds
- 7 Move It Silicon Valley

A HUB FOR INDUSTRY LEADERS

Los Gatos is home to a diverse mix of established corporations and fast growing startups, positioning companies at the center of Silicon Valley's most dynamic industries. With leading names in tech, healthcare and financial services nearby, businesses gain a strategic advantage in a location known for its talent, connectivity and opportunity.





PROXIMITY

A PIPELINE^{TO} TOP TALENT

Los Gatos benefits from great proximity to Silicon Valley's deep talent pool, attracting the world's top professionals in technology, engineering, healthcare and beyond. With leading universities nearby and a world-renowned tech workforce, tenants of 100-150 Winchester Circle gain an instant competitive edge in recruiting and retaining the best.

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5-MILE RADIUS

Average Household Income:

\$266,620

Bachelor's Degrees:

34%

Graduate Degree:

32.2%

Total Population:

399,602

DRIVE TIME

THE COMMUTE NO ONE TALKS ABOUT

Located at the crossroads of Silicon Valley, 100-150 Winchester Circle offers a seamless commute with direct access to SR-85 and I-280. Employees benefit from smoother routes with less congestion than other areas of the region, ensuring a more efficient workday, from start to finish.

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100-150 WINCHESTER CIRCLE





EXPERIENCE YOU CAN TRUST

Owned by The Sobrato Organization, 100–150 Winchester Circle is backed by one of Silicon Valley’s most established and trusted real estate firms. With a hands-on approach, in-house leasing, and a focus on long-term partnerships, Sobrato delivers a seamless and efficient tenant experience.

FOR MORE INFORMATION, CONTACT:

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