



MATHILDA PARK

755 N MATHILDA
& 680 VAQUEROS
SUNNYVALE



RENOVATIONS UNDERWAY
±110,000 SF CLASS A CAMPUS
FOR LEASE



NATURE MEETS **NEXT**

Mathilda Park is transforming into a next-gen Class A R&D campus in Sunnyvale's Peery Park. With modernized facades, new lobbies, and a secure new courtyard, every upgrade supports collaboration, focus, and growth—delivering a private, light-filled environment for teams shaping what's next.

PROPERTY HIGHLIGHTS



Extensive renovations underway – modernized facade, new lobbies, secure landscaped courtyard, new roofs, updated elevator systems and cabs, all new landscaping



2 building single user campus totaling 110,000 SF, with each 55,000 SF building connected by a shared ½-acre private park



Open flexible layout throughout



Prominent visibility and signage opportunities



4,000 amps — 2,000 per building



16' clear heights on the ground level



Grade loading in each building



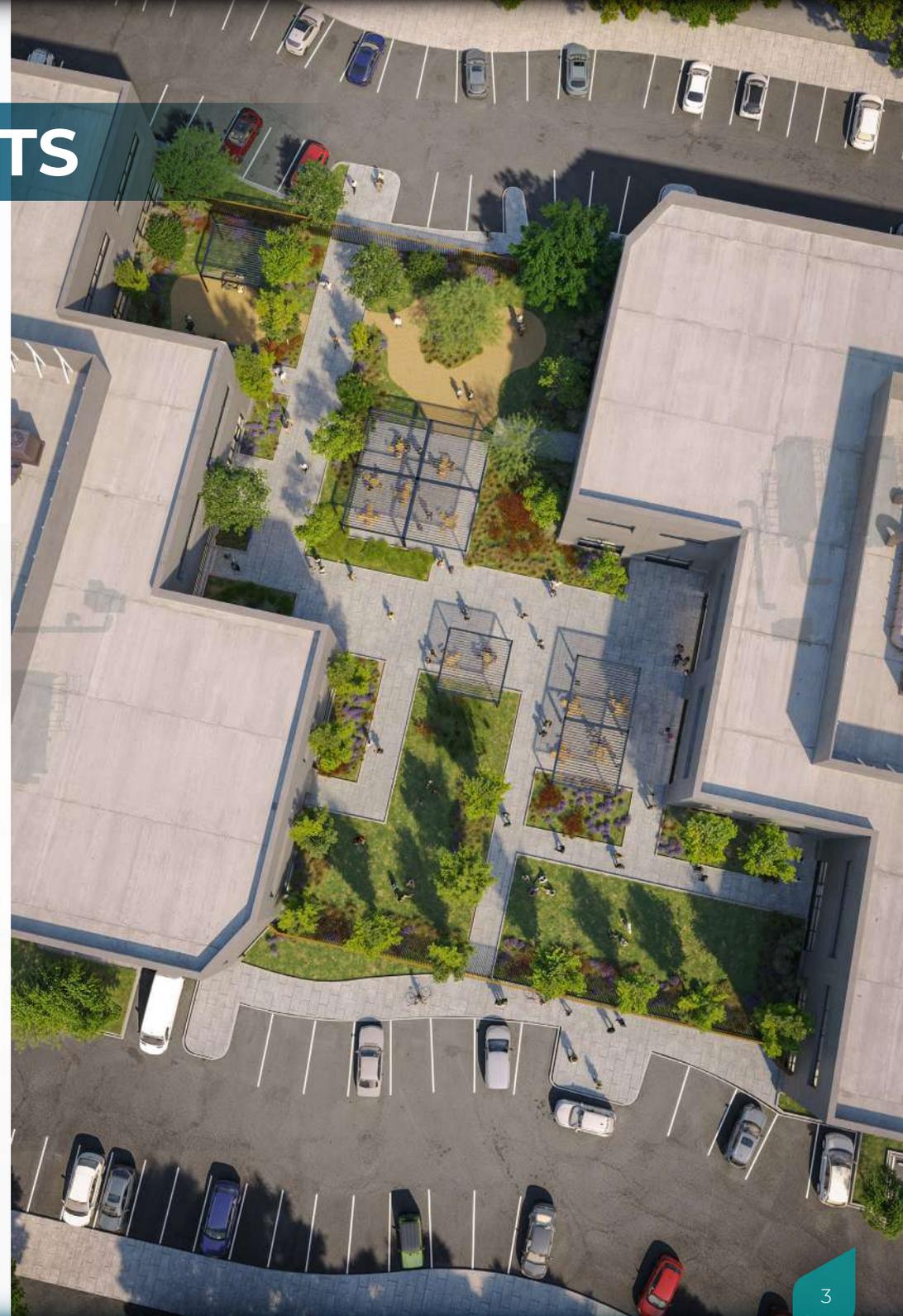
Premier Peery Park location



1 Mile to Caltrain and Downtown Sunnyvale amenities



Ample 3.1/1000 on-grade parking



680 VAQUEROS

±110,000 SF

755 N MATHILDA

1/2 Acre Courtyard
Renovation with Covered
Outdoor Collaboration Spaces

At Grade Loading
at each building

Activity
Lawns

Secure and
Private Access

Landscaped Open-Air
Seating Areas

3.1 / 1,000 Parking



MATHILDA PARK CLASS A CAMPUS

- 4,000 Amps @ 277/480v (2,000A per building)
- Planned Renovations Complete in Q2 2026
- Finished Lobby / Façade, Exterior Treatment, Upgraded Breakroom and Courtyard, Roof, Elevator Modernization



A MODERN **WELCOME**

Step into a new lobby experience designed to create an inviting, elevated and secure arrival.



INNOVATIVE **BY NATURE**

The heart of the campus is a reimagined landscape oasis – serene, and built for collaboration.



SPACES THAT **SPARK CONNECTION**



FLOOR 1 R&D HYPOTHETICAL



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- BREAK AREA
- HUDDLE AREAS
- LAB SPACE

8'X8' WORKSTATIONS	82
BENCHING	8
LAB BENCHING	36
BOARD ROOMS	1
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
SMALL CONFERENCE	4
HUDDLE ROOMS	2
BREAK AREA	1
MOTHER'S ROOM	1
PHONE ROOMS	8
IDF	1
COPY / PRINT	1
R&D LAB	1
LAB SUPPORT	1
STORAGE	1
JANITOR'S	1

FLOOR 1 OPEN OFFICE *HYPOTHETICAL*



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- BREAK AREA
- HUDDLE AREAS

8'X8' WORKSTATIONS	100
BENCHING	8
BOARD ROOM	1
LARGE CONFERENCE	1
SMALL CONFERENCE	1
HUDDLE ROOMS	5
BREAK AREA	1
MOTHER'S ROOM	1
PHONE ROOMS	10
IDF	1
COPY / PRINT	1
LAB SUPPORT	1
STORAGE	2
JANITOR'S	1

FLOOR 2 HYPOTHETICAL



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- KITCHENETTE
- HUDDLE AREAS
- PRIVATE OFFICE

8'X8' WORKSTATIONS	99
BENCHING	8
OFFICES	5
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
SMALL CONFERENCE	4
HUDDLE ROOMS	3
PHONE ROOMS	4
KITCHENETTE	1
MOTHER'S ROOM	1
JANITOR'S	1
IDF	1

TRANSPORTATION & AMENITIES



DRIVE TIMES



6 mins



7 mins



33 mins

SFO



HOTELS



DINING

1.6 miles to
DOWNTOWN
SUNNYVALE

40+
restaurants

10+
cafés

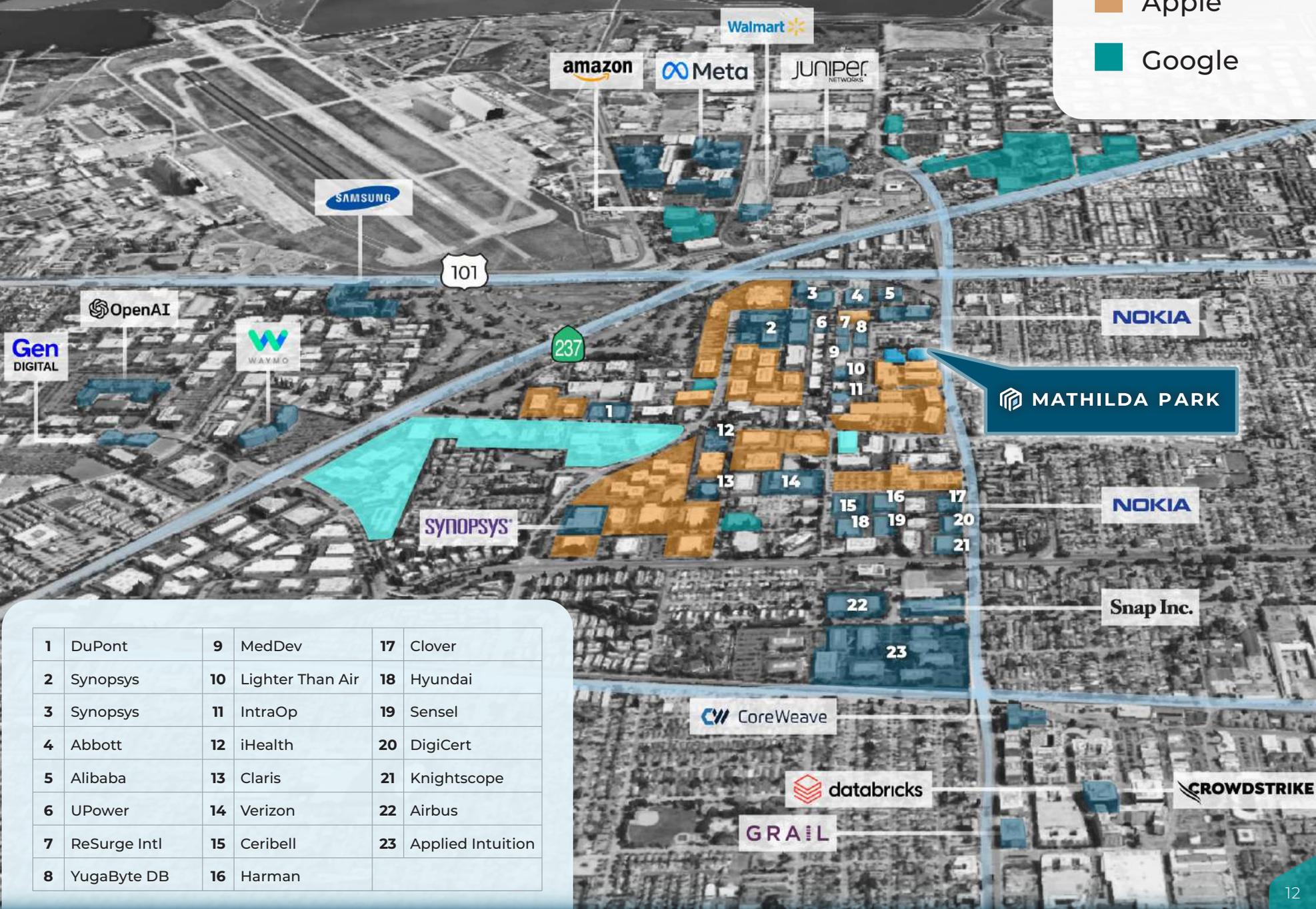
4+
fitness studios

100+
shops & services



NEARBY TENANTS

- LinkedIn HQ
- Apple
- Google



MATHILDA PARK

1	DuPont	9	MedDev	17	Clower
2	Synopsys	10	Lighter Than Air	18	Hyundai
3	Synopsys	11	IntraOp	19	Sensel
4	Abbott	12	iHealth	20	DigiCert
5	Alibaba	13	Claris	21	Knightscope
6	UPower	14	Verizon	22	Airbus
7	ReSurge Intl	15	Ceribell	23	Applied Intuition
8	YugaByte DB	16	Harman		



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NEWMARK

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