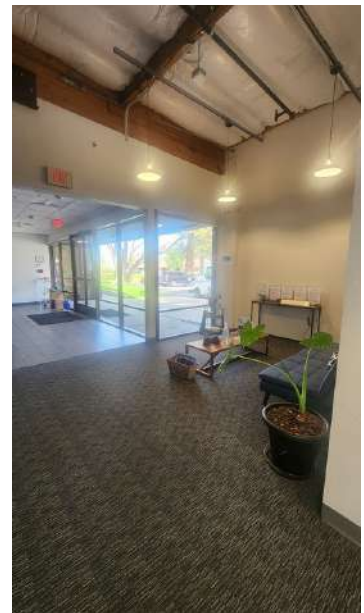


FOR SUBLEASE
495 Mercury Dr. Sunnyvale, CA
Flexible Sizes Available up to 20,480 SF
LED 7/31/2027 | Asking \$1.00 NNN



Property Highlights

- Recent renovations to interior and exterior
- Office and R&D use
- 1800 Amps @ 208 Volts
- OpEx approximately \$0.42/SF to Gross
- Open ceilings
- Walking distance to retail, dining and more!
- 3.5 / 1,000 parking ratio
- Up to 20,480 SF as needed (demisable)
- Easy access to Hwy 101 and Lawrence Expy



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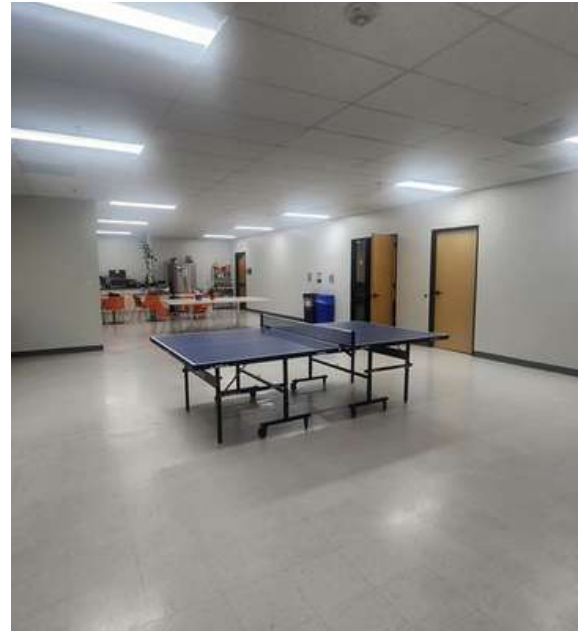
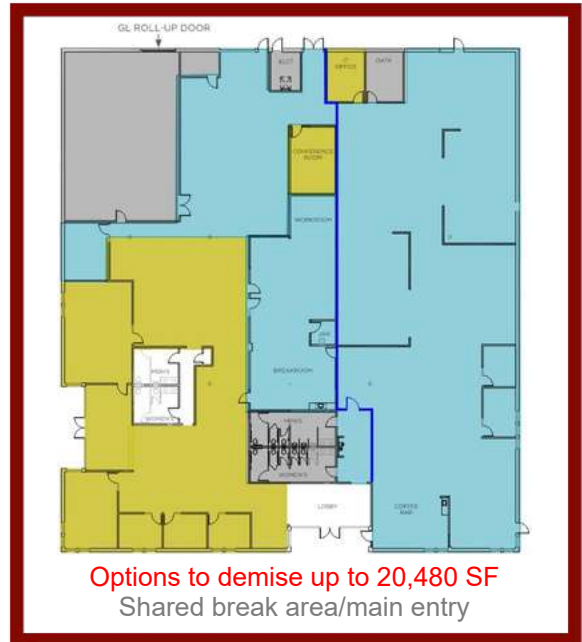
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