

# REAMWOOD BUILDING | INDUSTRIAL FLEX

## 4,500 SF AVAILABLE

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**1296-1306 REAMWOOD AVE, SUNNYVALE, CA 94089**





## PROPERTY OVERVIEW



Rental Rate: Inquire w/broker

Space SF: 1,500 - 3,000 SF

Zoning: M-S (Industrial & Service)



# FOR LEASE – FLEX / R&D SPACE

- 4,500 SF of flexible R&D / office / light industrial space
- M-S Zoning (Industrial & Service) – ideal for a wide range of business uses
- High ceilings with open production/lab area
- Private offices and conference area
- Drive-in roll-up door for easy loading and delivery access
- Attractive landscaping and professional setting
- Mezzanine storage and flexible floor plan options
- Ample on-site parking with easy street access
- Immediate availability

## **Lease Opportunity – 1296 -1306 Reamwood Ave, Sunnyvale, CA 94089**

Discover a high-quality 4,500 SF flex/R&D space located in the heart of Sunnyvale's established tech corridor. This end-cap suite offers excellent visibility, modern functionality, and easy access to major freeways and public transit. Perfect for tech, light manufacturing, or creative workspace users.

Zoning: M-S Zoning (Industrial & Service)



Zoning Use

1296-1298 Floor Plan



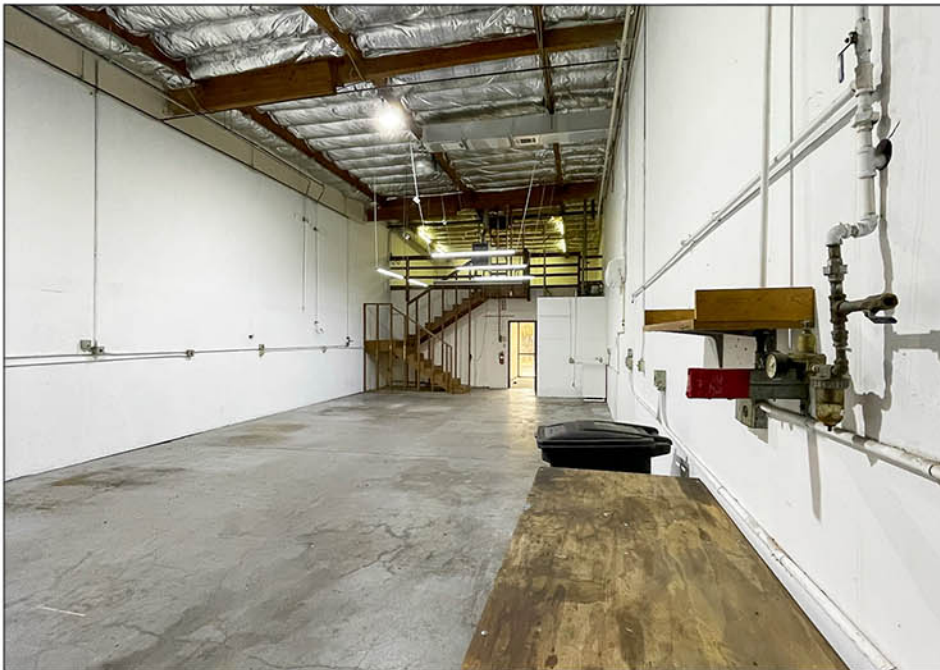


# Unit 1296-1298 - 3,000 SF



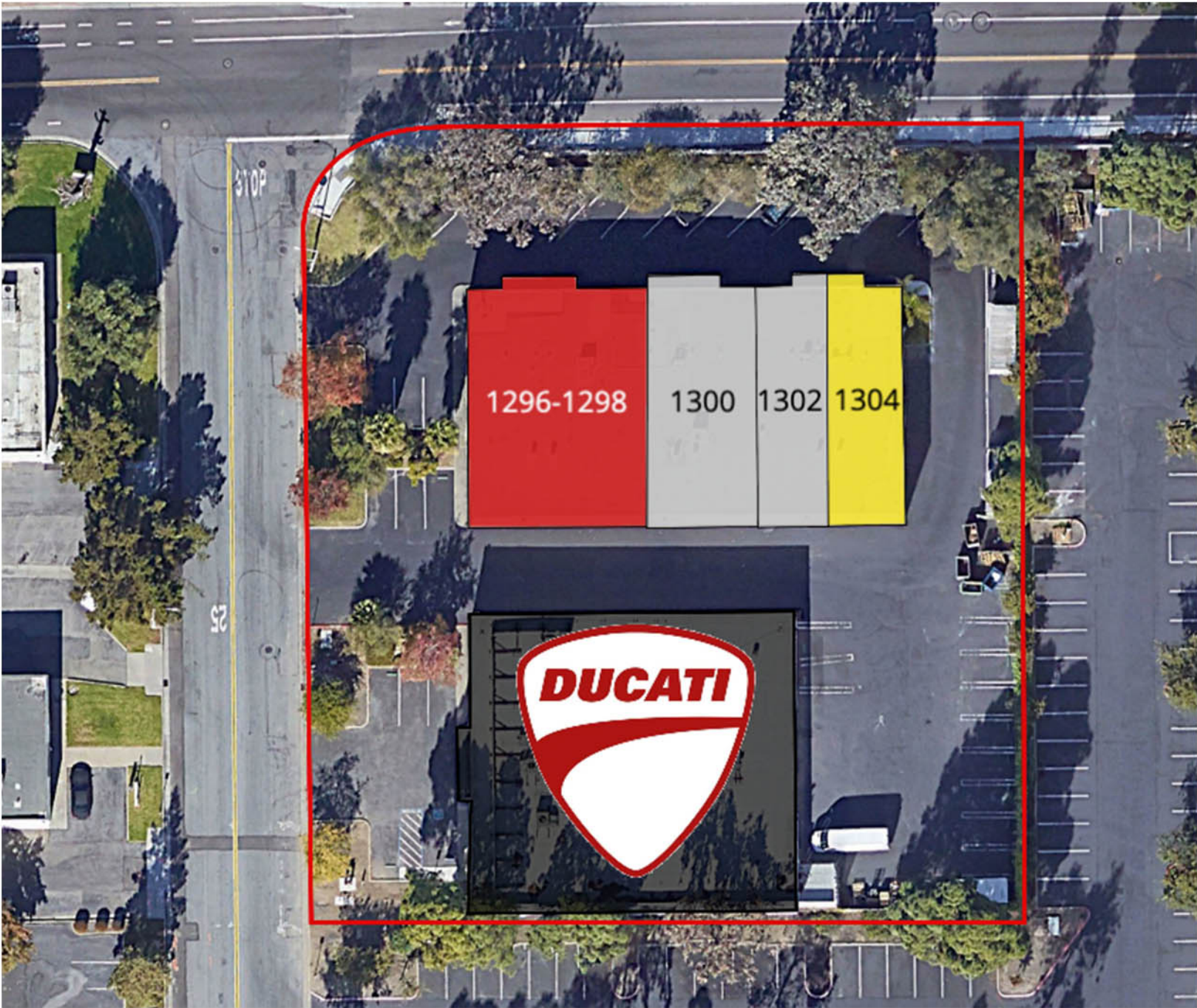


# Unit 1300 - 1,500 SF





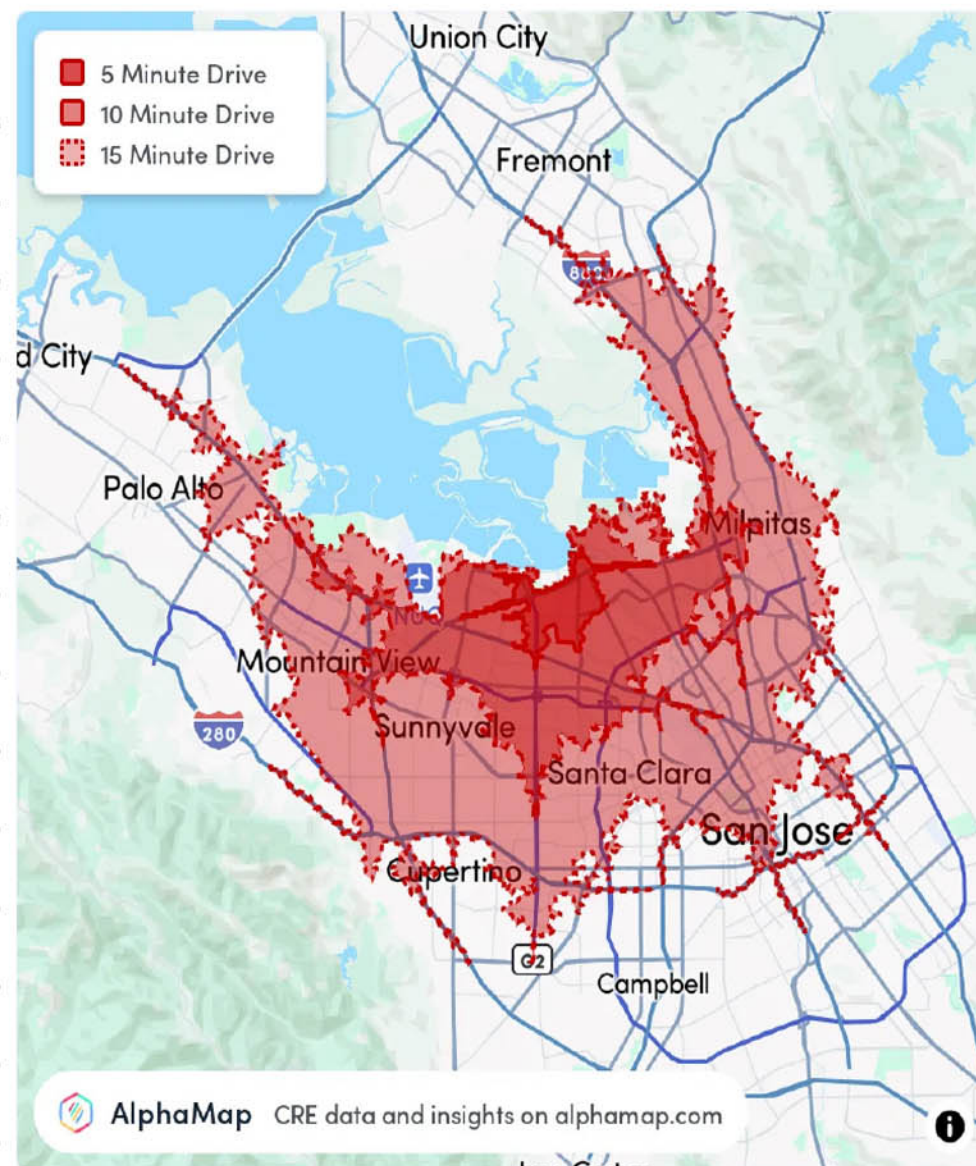
Site Map





## DEMOGRAPHICS

| Demographics                | 5 Mins    | 10 Mins     | 15 Mins     |
|-----------------------------|-----------|-------------|-------------|
| Total Population            | 349       | 43,554      | 281,749     |
| Average Age                 | 45        | 38          | 38          |
| Average Age (Male)          | 44        | 37          | 37          |
| Average Age (Female)        | 46        | 39          | 38          |
| Total Households            | 130       | 16,340      | 105,139     |
| Persons per HH              | 2.7       | 2.7         | 2.7         |
| Average HH Income           | \$154,477 | \$219,357   | \$236,065   |
| Average House Value         | \$458,059 | \$1,056,851 | \$1,390,446 |
| Per Capita Income           | \$57,213  | \$81,243    | \$87,431    |
| Population White            | 103       | 9,762       | 62,139      |
| Population Black            | 5         | 1,066       | 6,140       |
| Population American Indian  | 3         | 492         | 2,354       |
| Population Asian            | 161       | 23,086      | 158,702     |
| Population Pacific Islander | 1         | 271         | 1,086       |
| Population Other            | 36        | 4,845       | 27,115      |







# 1296-1306 REAMWOOD AVE

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