

OFFICE/R&D BUILDING *FOR SALE OR LEASE*

955 BENECIA AVE, SUNNYVALE, CA



Property Highlights

±19,920 SF available

Freestanding building

4/1,000 parking ratio with additional EV chargers

Excellent access to Hwy 101, 85 and 237

1,600 amps @120/208v power and grade level loading

\$3.95/SF NNN lease rate

\$2.00/SF broker bonus, and 25% off base rent the first year*

*For leases signed by 12/31/25 that are 5 years or longer

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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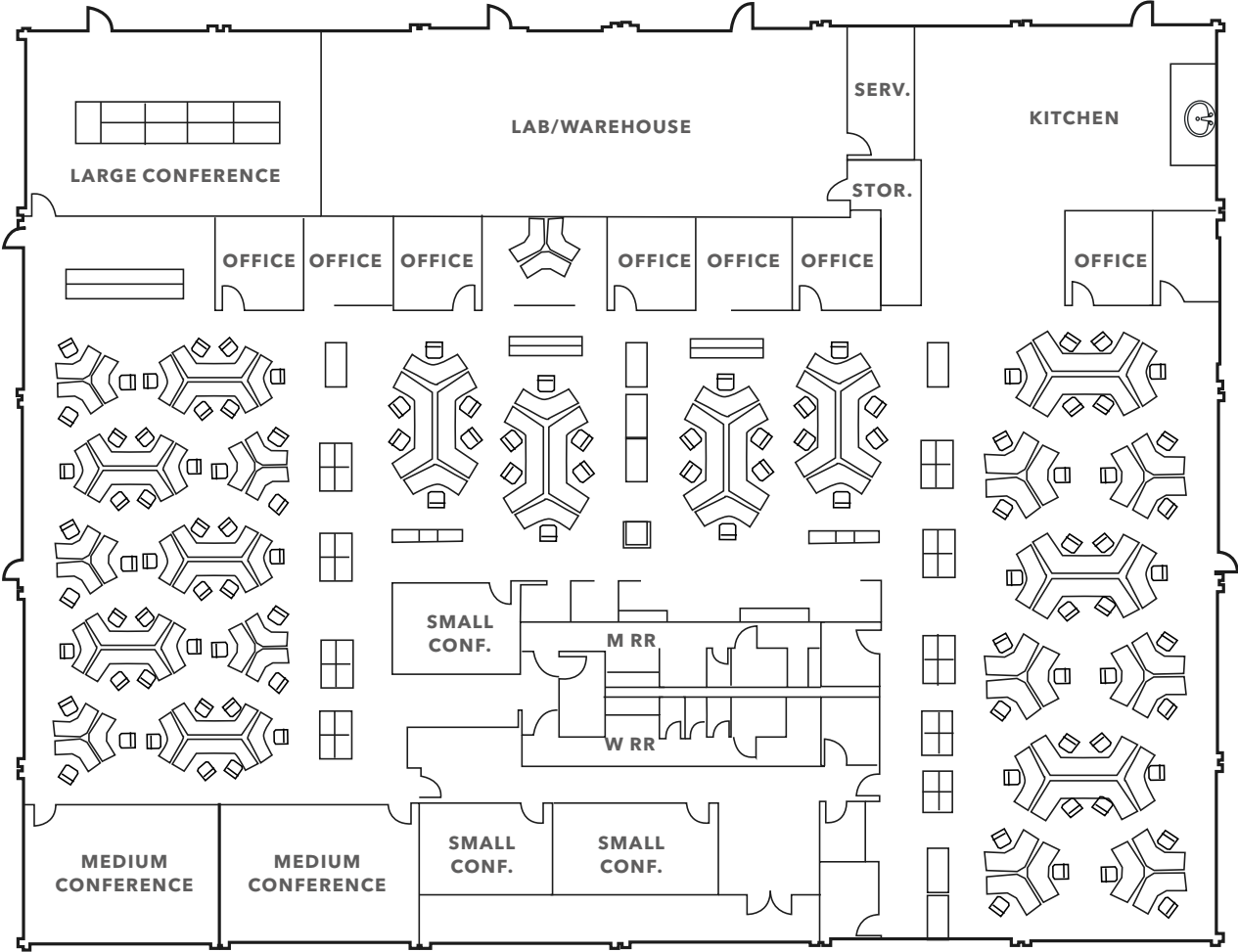
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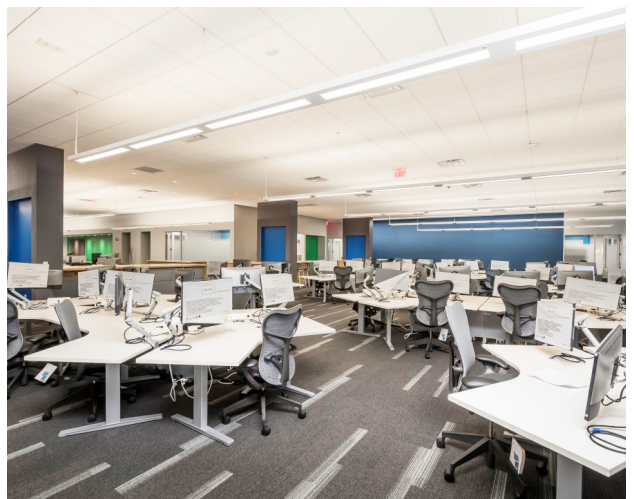
FLOOR PLAN

±19,920 SF
AVAILABLE

\$3.95
LEASE RATE PSF, NNN



FLOOR PLAN NOT TO SCALE



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