

For Lease: Turnkey Office Units Available Near Downtown Sunnyvale

100± SF-1,368± SF (Can Be Demised In 3 Individual Suites)

438 S. Murphy Ave, Sunnyvale



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1st Floor

Available Space: 100± SF

Rental Rate: \$1,500 Full Service

2nd Floor

Available Space: 1,368± SF
(Can be demised in 3 units)

Suite 1: 485± SF

Suite 2: 475± SF

Suite 3: 410± SF

Rental Rate: \$4.75 PSF Full Service

Available Space: Suite 203-120± SF

Rental Rate: \$1,500 Full Service

Building Size: 9,612± SF

Lot Size: 22,000± SF

**Zoning: P(CG) – (DSP) Downtown
Specific Plan.**

Turnkey Office Units Available Near Downtown Sunnyvale For Lease

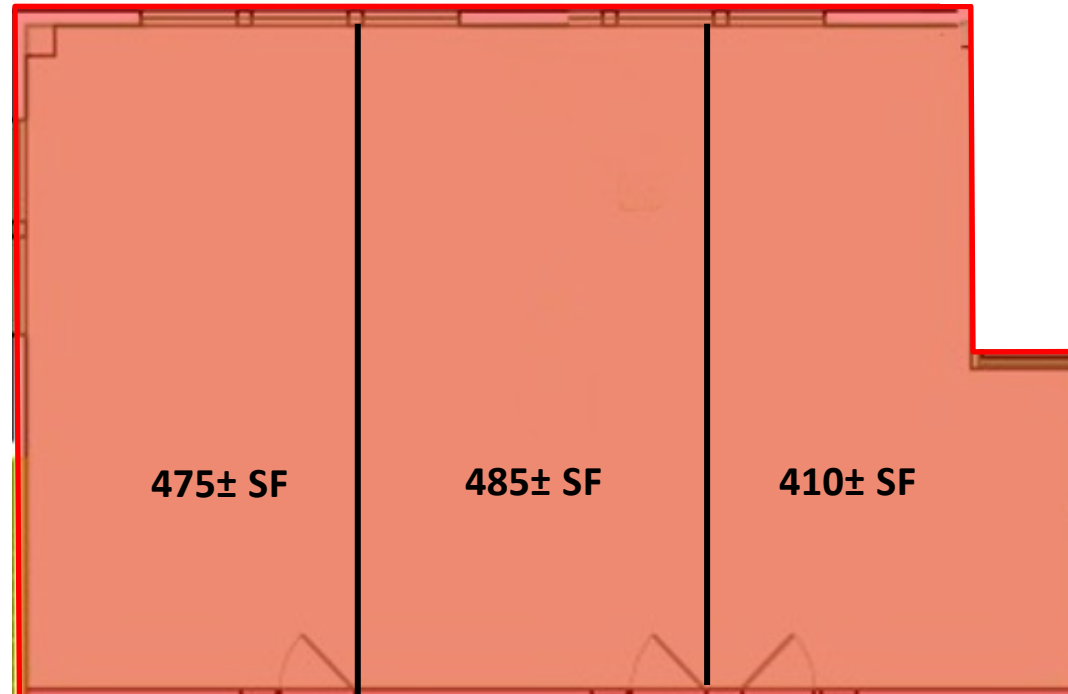
438 S Murphy Ave, Sunnyvale

- Private 1st Floor Office Available: 100 ± SF
- 2nd Floor Office Available: 1,368± SF, Can be demised into following suites
 - > Suite 1: 485± SF
 - > Suite 2: 475± SF
 - > Suite 3: 410± SF
- Alternatively, The Entire 1,368± SF of Open Space On The Second Floor May Be Leased

- Private 2nd Floor Office Available: 120 ± SF

- Prime Sunnyvale Office units Available
- Turnkey spaces ready for lease
- Shared Conference Room With Copier Available
- Shared Breakroom Available
- Elevator Access To 2nd Floor Available
- High End finishes
- Common Lobby
- Shared Bathrooms
- Phone/Fiber Optic Internet Included
- Ample Parking In Rear Of Building
- Less Than A Mile From Sunnyvale Caltrain Station
- Located Near To Downtown Sunnyvale City Line & Retail
- Easy access to HWY 280, 101, 237, & 85

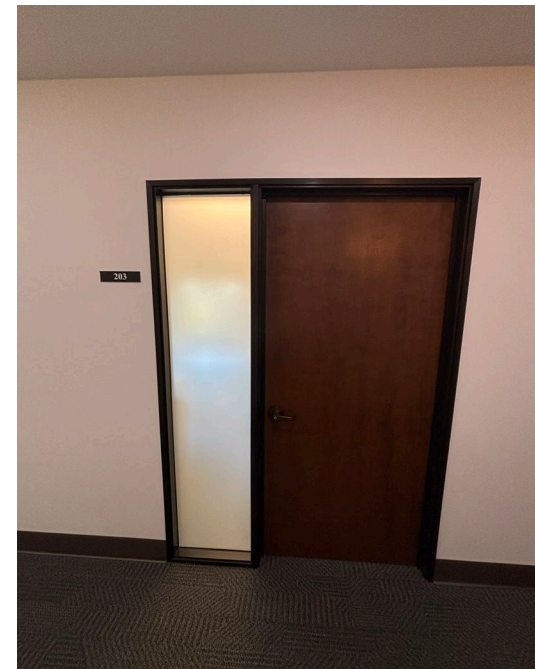
2ND FLOOR- FLOOR PLAN



Units Near The Available Space on 2nd Floor



Unit 203: 120± SF



PHOTOS



1st Floor Office Photos: 100± SF



PARKING IN REAR





Central Expy

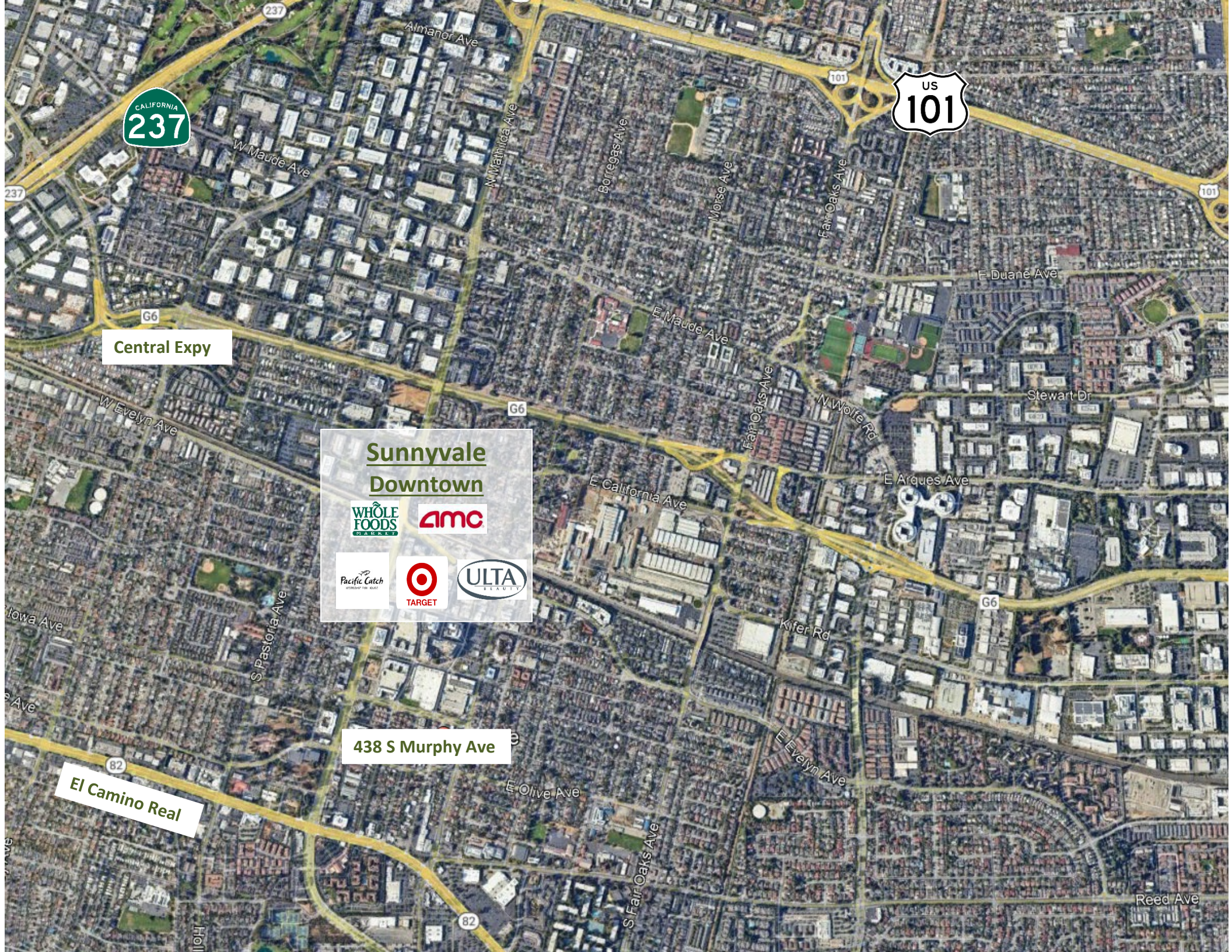
**Sunnyvale
Downtown**





438 S Murphy Ave

El Camino Real

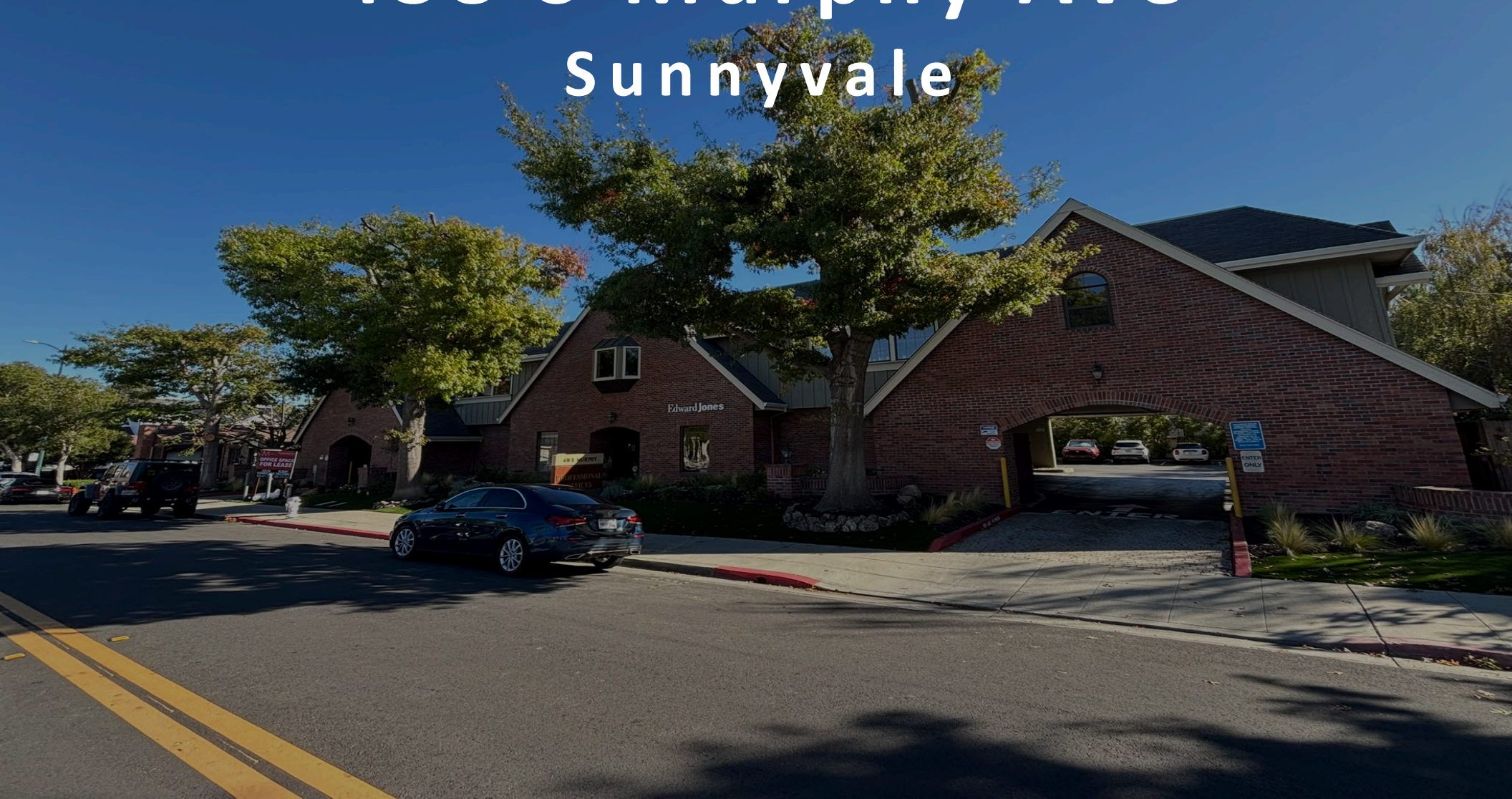


DEMOGRAPHICS



2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	33,754	238,960	485,558
Households	13,762	91,727	184,020
Average Household Size	2.43	2.58	2.62
Owner Occupied Housing Units	4,257	39,140	84,359
Renter Occupied Housing Units	9,505	52,587	99,661
Median Age	34.7	36.8	37.9
Median Household Income	\$178,188	\$197,275	\$197,518
Average Household Income	\$246,752	\$266,220	\$267,967

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