

# 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

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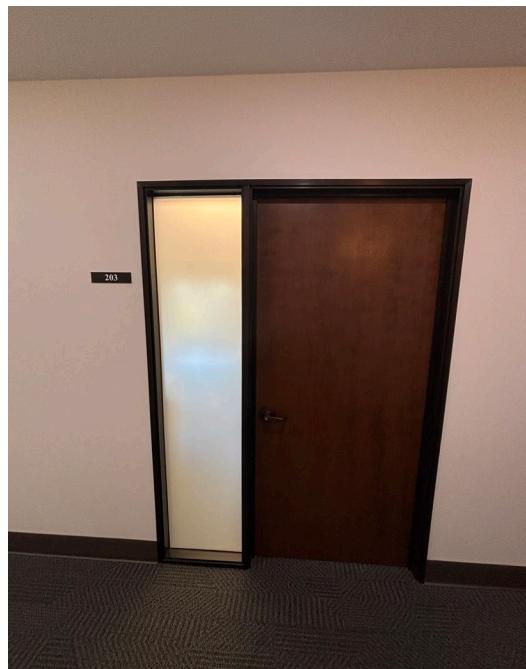
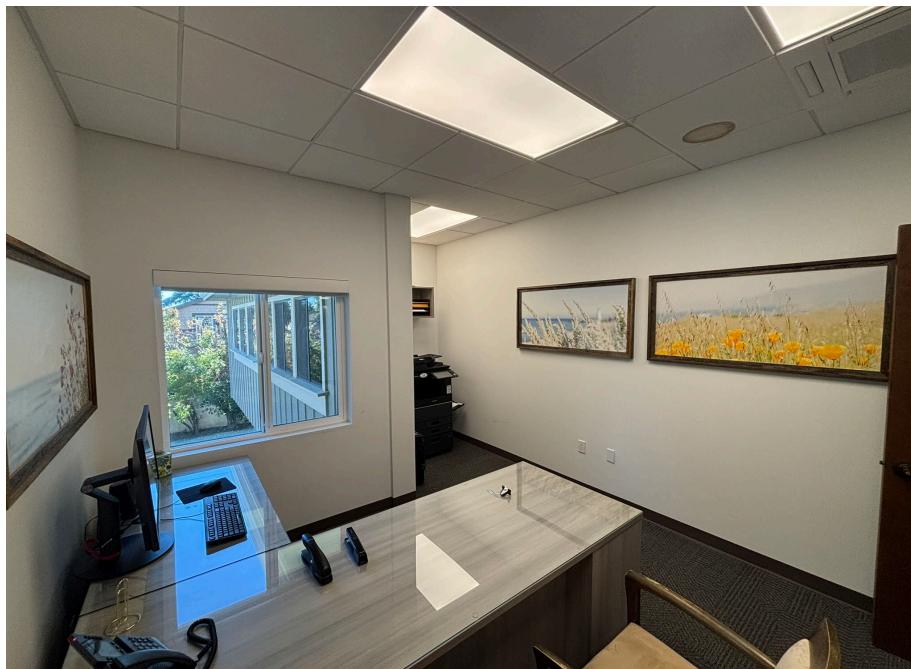
- Private 1st Floor Office Available:  $100 \pm$  SF
- 2<sup>nd</sup> Floor Office Available:  $1,368 \pm$  SF, Can be demised into following suites
  - > Suite 1:  $485 \pm$  SF
  - > Suite 2:  $475 \pm$  SF
  - -> Suite 3:  $410 \pm$  SF
- Alternatively, The Entire  $1,368 \pm$  SF of Open Space On The Second Floor May Be Leased
- Private 2nd Floor Office Available:  $120 \pm$  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



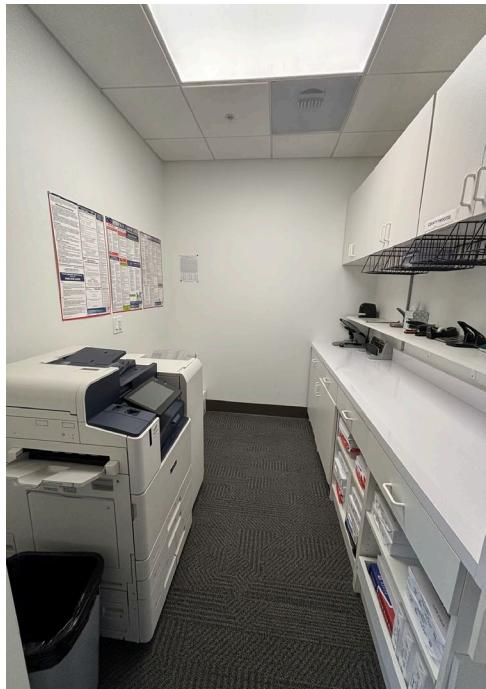
## Units Near The Available Space on 2<sup>nd</sup> Floor



## Unit 203: 120± SF



## PHOTOS

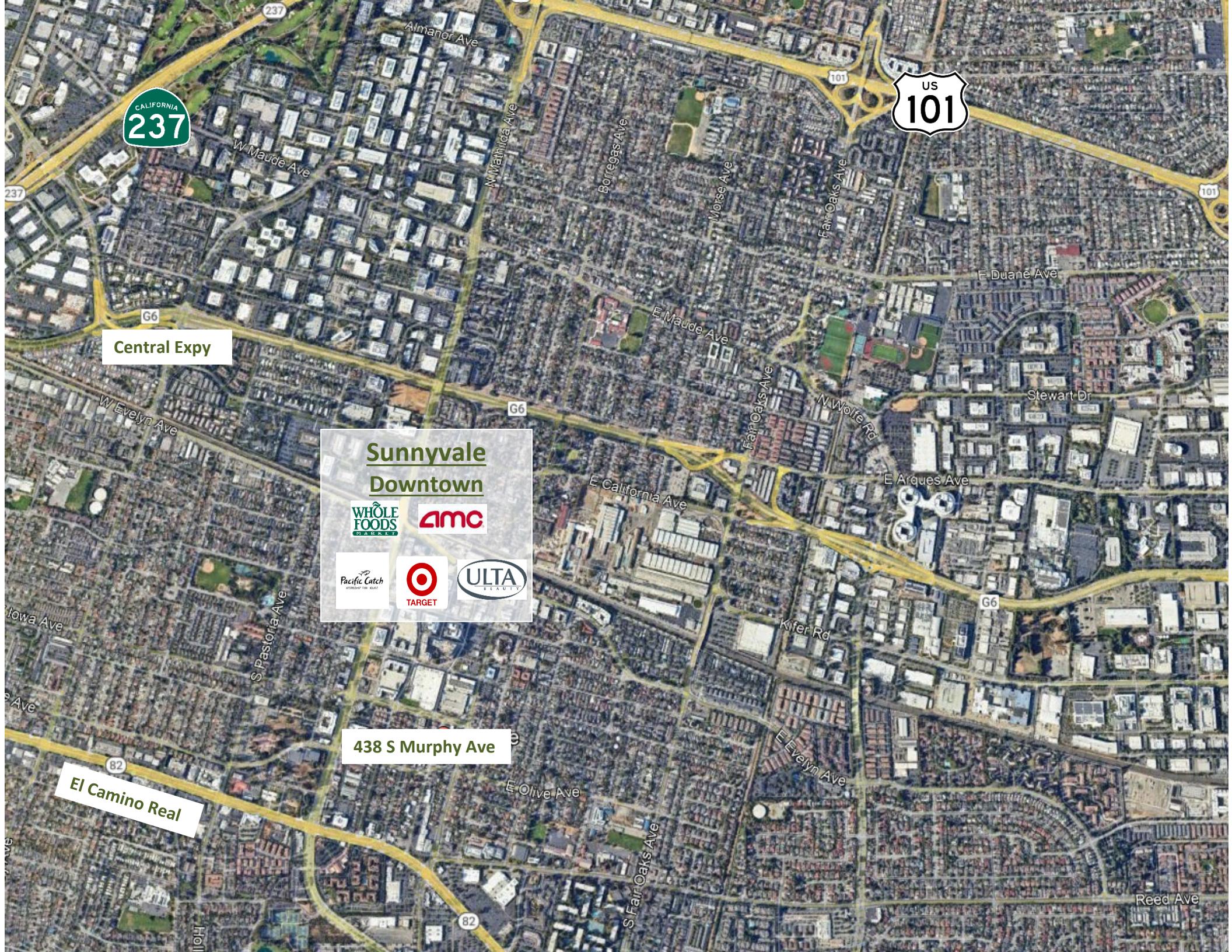


## 1<sup>st</sup> Floor Office Photos: 100± SF



## PARKING IN REAR





CALIFORNIA  
**237**

Central Expy

US  
**101**

**Sunnyvale**  
**Downtown**

WHOLE  
FOODS  
MARKET

AMC

Pacific Catch  
SEAFOOD FISH MARKET

TARGET

ULTA  
BEAUTY

**438 S Murphy Ave**

El Camino Real

## DEMOGRAPHICS



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

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## Sunnyvale



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