

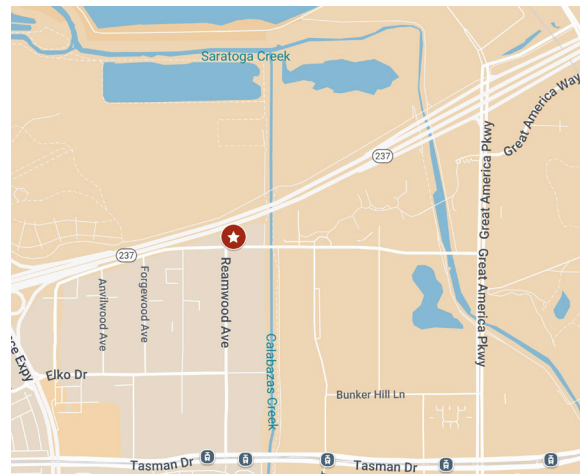


# ±6,090 SF R&D/Manufacturing Space For Lease

**1283 OLD MOUNTAIN VIEW ALVISO RD, SUITE C  
SUNNYVALE, CA**

## Space Highlights

- ±40% Office Area
- ±60% Warehouse/Manufacturing
- Easy Access to Highways 237, 101 and Lawrence Expwy
- Parking: ±3.3/1,000 SF
- Local Ownership
- 2 Grade Level Doors
- Call to Tour



*For information, please contact:*

### Frank Cox

Senior Managing Director

t 408-982-8422

frank.cox@nmrk.com

CA RE License #00889881

### Patty McGuigan

Senior Managing Director

t 650-688-8519

patty.mcguigan@nmrk.com

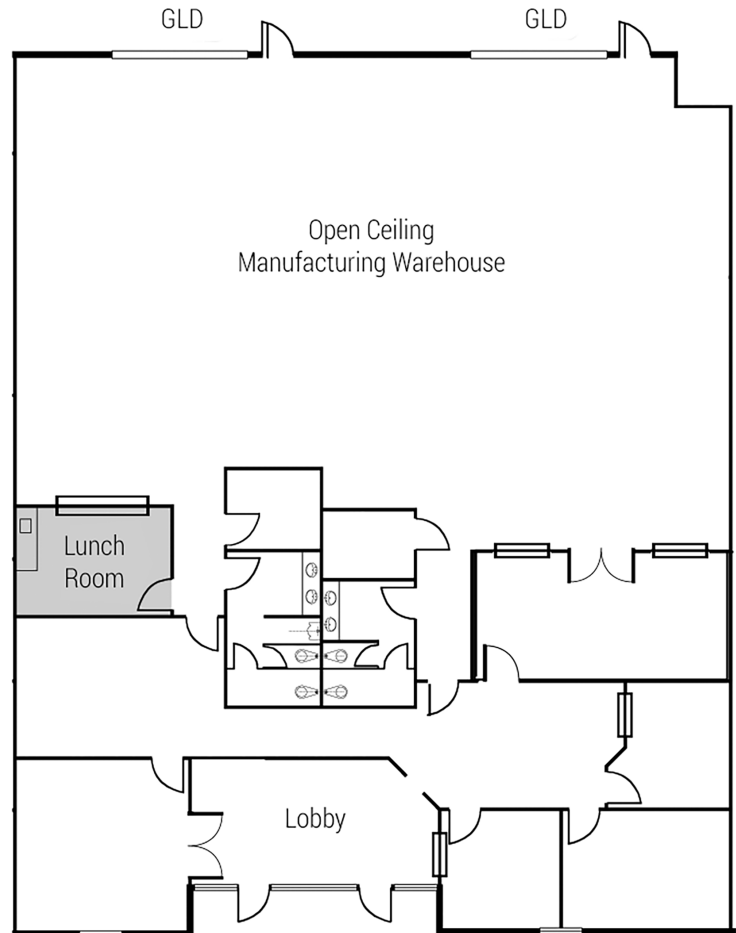
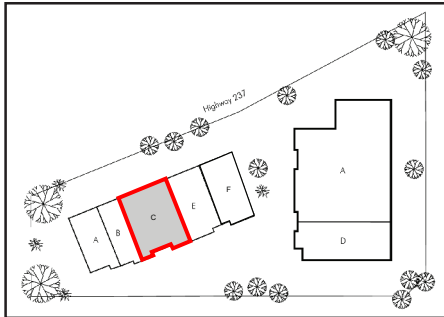
CA RE License #00800652

[nmrk.com](http://nmrk.com)

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-1361 • 09/24

## Floor Plan



\*This floor plan is not drawn to scale.

*For information, please contact:*

### Frank Cox

Senior Managing Director

t 408-982-8422

frank.cox@nmrk.com

CA RE License #00889881

### Patty McGuigan

Senior Managing Director

t 650-688-8519

patty.mcguigan@nmrk.com

CA RE License #00800652

[nmrk.com](http://nmrk.com)

# NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-1361 • 09/24

## Amenities Map



### 1. Mercado Shopping Center

Starbucks  
Walmart Neighborhood Market  
Panda Express  
Subway  
Pho Hoa Noodle Soup  
Krispy Kreme  
In-N-Out Burger  
Jamba Juice

### 2. Fair Oaks Ave & Tasman Dr

zPizza  
Specialty's Café & Bakery  
Grocery Outlet Barget Market  
Amazing Cuts

### 3. Lakewood Shopping Center

Ming Tasty  
Homi Japanese Ramen  
Saigon Seafood Harbor  
Hotpot First

### 4. Tasman Dr & Lawrence Expwy

Taco Bell  
Xiang Xiang Noodle  
Big T's Seafood Market Bar  
Gobi Mongolian BBQ  
Subway

### 5. Fair Oaks Ave at Caliente Dr

7-11  
Daily Doughnuts & Sandwiches  
Domino's Pizza  
LoAn's Hair and Nails

### 6. Santa Clara Square

Il Fornaio  
Puesto  
Whole Foods  
Bluemercury  
Sur La Table  
Opa!  
Specialty's Café & Bakery  
Fleming's Prime Steakhouse

### HOTELS

1. Country Inn & Suites
2. Quality Inn Santa Clara
3. Hyatt Regency Santa Clara
4. Hilton Santa Clara
5. Ramada by Wyndham
6. Santa Clara Marriott

### ENTERTAINMENT/SPORTING

1. California's Great America
2. Levi's Stadium
3. Twin Creeks
4. AMC Mercado 20
5. Santa Clara Golf & Tennis Club
6. Santa Clara PAL BMX Track
7. Columbia Neighbor Center

### BUSINESS CENTERS

1. Santa Clara Convention Center
2. USPS
3. FedEx Shipping Center
4. UPS Customer Center

### 5. SVB Financial Group

### FINANCIAL CENTERS

1. Bank of the West
2. Union Bank
3. Simplicity Bank
4. World Finance Group

### VTA LIGHT RAIL

- A. Bank of the West
- B. Crossman Station
- C. Fair Oaks Station
- D. Vienna Station
- E. Reamwood Station
- F. Vienna Station
- G. Great America Station

For information, please contact:

#### Frank Cox

Senior Managing Director  
t 408-982-8422  
frank.cox@nmrk.com  
CA RE License #00889881

#### Patty McGuigan

Senior Managing Director  
t 650-688-8519  
patty.mcguigan@nmrk.com  
CA RE License #00800652

[nmrk.com](http://nmrk.com)

# NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-1361 • 09/24