

520-522 MERCURY DR

±1,941 - ±17,268 SF Life Science Office Building For Sale/Lease in Sunnyvale on a 52,272 SF lot per county records.

60% lab and 40% office

Near Stanford and 1.8 miles from Caltrain

Offers phased growth (two buildings)

Power upgrade underway

Biology and chemistry labs available

Private incubator labs available

Tenant improvement dollars available

\$2.25 NNN lease rate, \$8,800,000 sale price

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520 MERCURY DR HIGHLIGHTS

±7,874 SF heavy chemistry and office

Four (4) labs with support offices

Four (4) private offices

Open office for 12-20

Private lobby

Two (2) inventory rooms

Seven (7) workbenches

Eleven (11) fume hoods

Drying & lyophilization station

Hazardous material storage

Robust mechanical system

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522 MERCURY DR HIGHLIGHTS

±1,941 - ±9,394 SF biology labs and office

Three (3) labs

Four (4) private offices

One (1) conference room

Open office for 12-20

One (1) fume hood

Private lobby

Cell room

Dark room

Inventory room

Robust mechanical system

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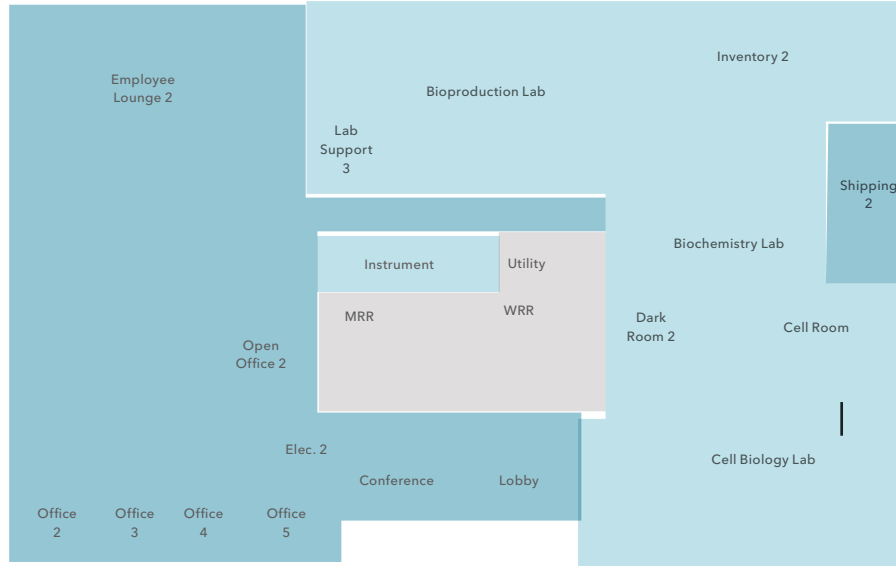
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FLOOR PLAN

BUILDING 1 | ±7,874 SF



BUILDING 2 | ±9,394



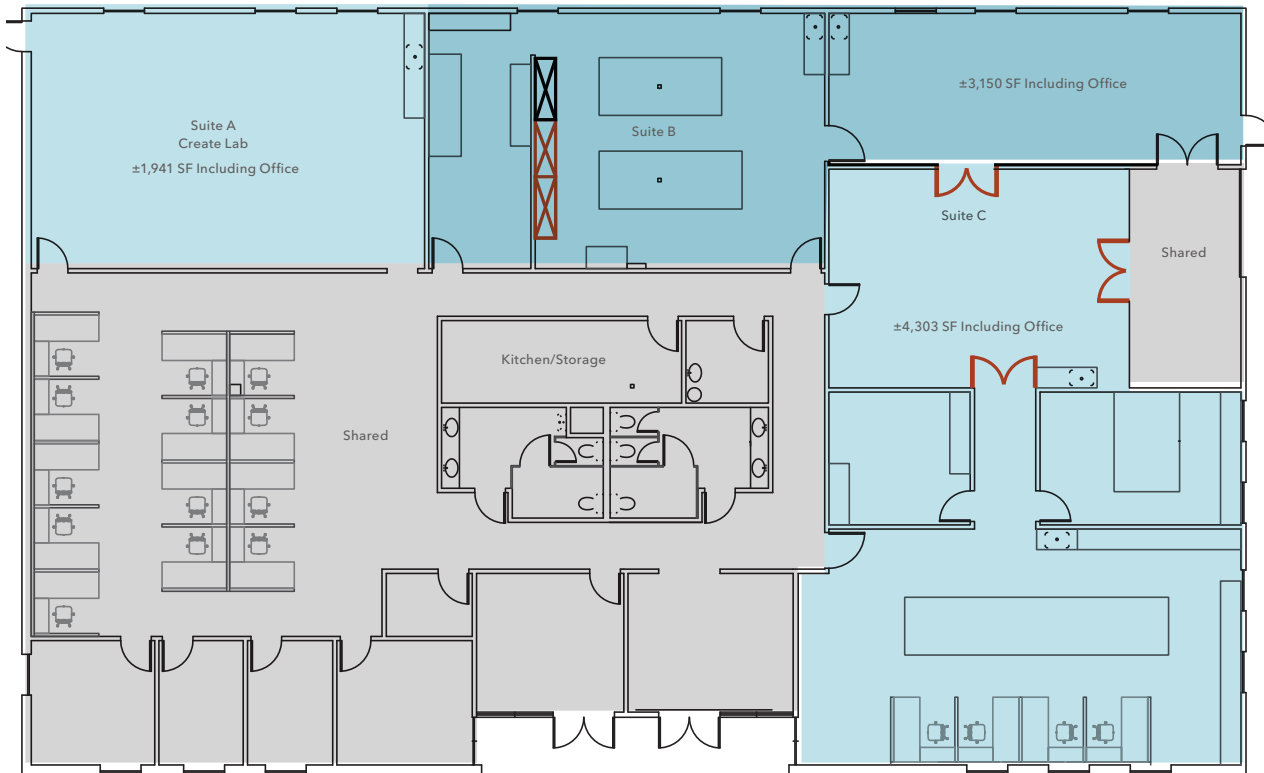
FLOORPLAN NOT TO SCALE

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INCUBATOR FLOOR PLAN

BUILDING 2



LEGEND

- Lab
- Common Area/Office

±1,941 SF

SUITE A

±3,150 SF

SUITE B

±4,303 SF

SUITE C

±9,394 SF

TOTAL

FLOORPLAN NOT TO SCALE

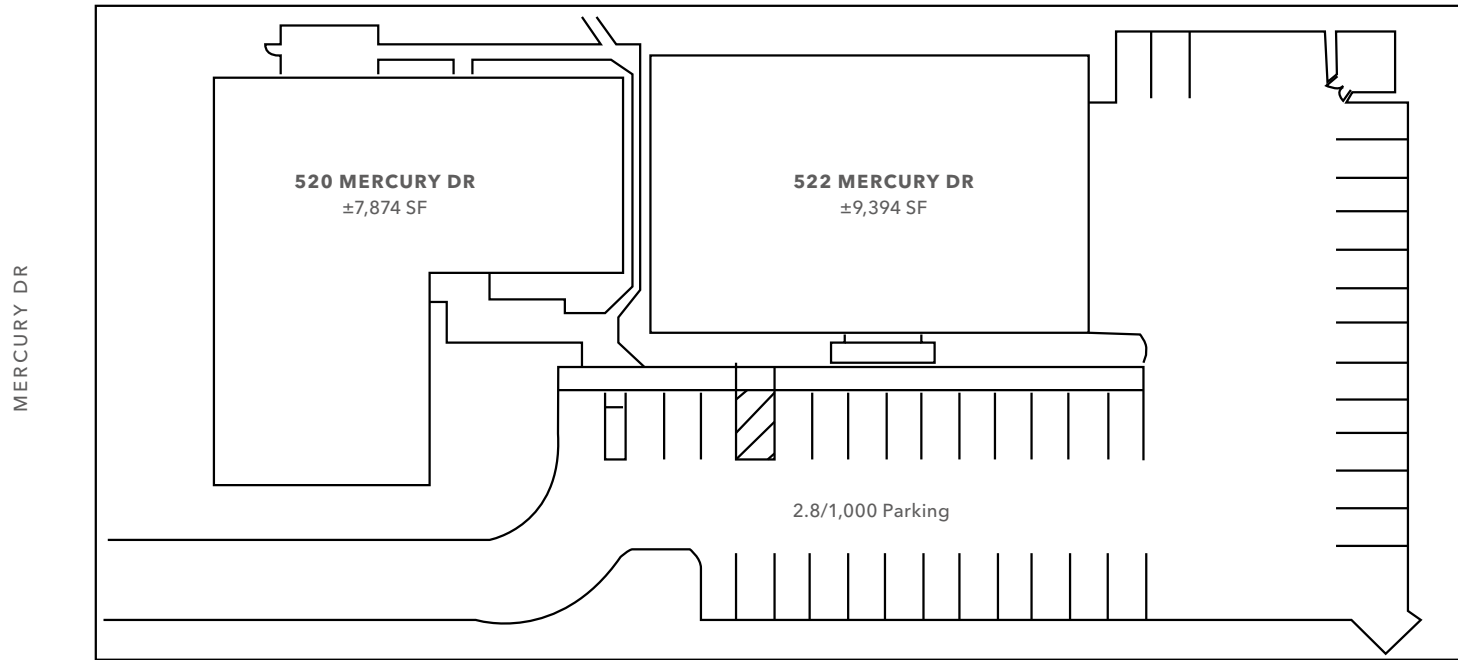
* Can be leased together or separate

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SITE PLAN



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EAT + DRINK

- 01 Tres Potrillos
- 02 Tia Juana Grill
- 03 Agape Grill
- 04 Togo's Sandwiches
- 05 Chaats and Currys
- 06 Tasty Subs & Pizza
- 07 Myzen Ramen
- 08 St. John's Bar & Grill
- 09 The Yellow Chilli
- 10 California Pizza Kitchen
- 11 SmokeEaters Hot Wings
- 12 Paris Baguette
- 13 Starbucks
- 14 In-N-Out Burger
- 15 Il Forno
- 16 Fleming's Prime Steakhouse
- 17 Puesto
- 18 Opa!
- 19 ShaKa Brewing
- 20 Quiroga Taqueria
- 21 Faultline Express

HOTELS

- 01 AC Hotel By Marriott
- 02 Residence Inn By Marriott
- 03 Ramada By Wyndham

HOTELS CONT.

- 04 Santa Clara Marriott
- 05 Embassy Suites
- 06 Towne Place Suites

SERVICES

- 01 UPS Store
- 02 Fedex
- 03 Express Cleaners
- 04 24 Hour Fitness
- 05 Kasier Permanente
- 06 Sports Basement
- 07 City Sports Club
- 08 Costco
- 09 Bay Club Santa Clara
- 10 Jiffy Lube
- 11 Sunnyvale Car Spa

INCUBATORS

- 01 MMRI
- 02 BioCube
- 03 Valley Research Park
- 04 Daybreak Labs
- 05 Valley Research Park
- 06 Fogarty Innovation