

928

BENECIA AVENUE

SUNNYVALE | CALIFORNIA

FOR LEASE

±9,202 SF FLEX R&D SPACE

928

COMPANY NAME



NEWMARK

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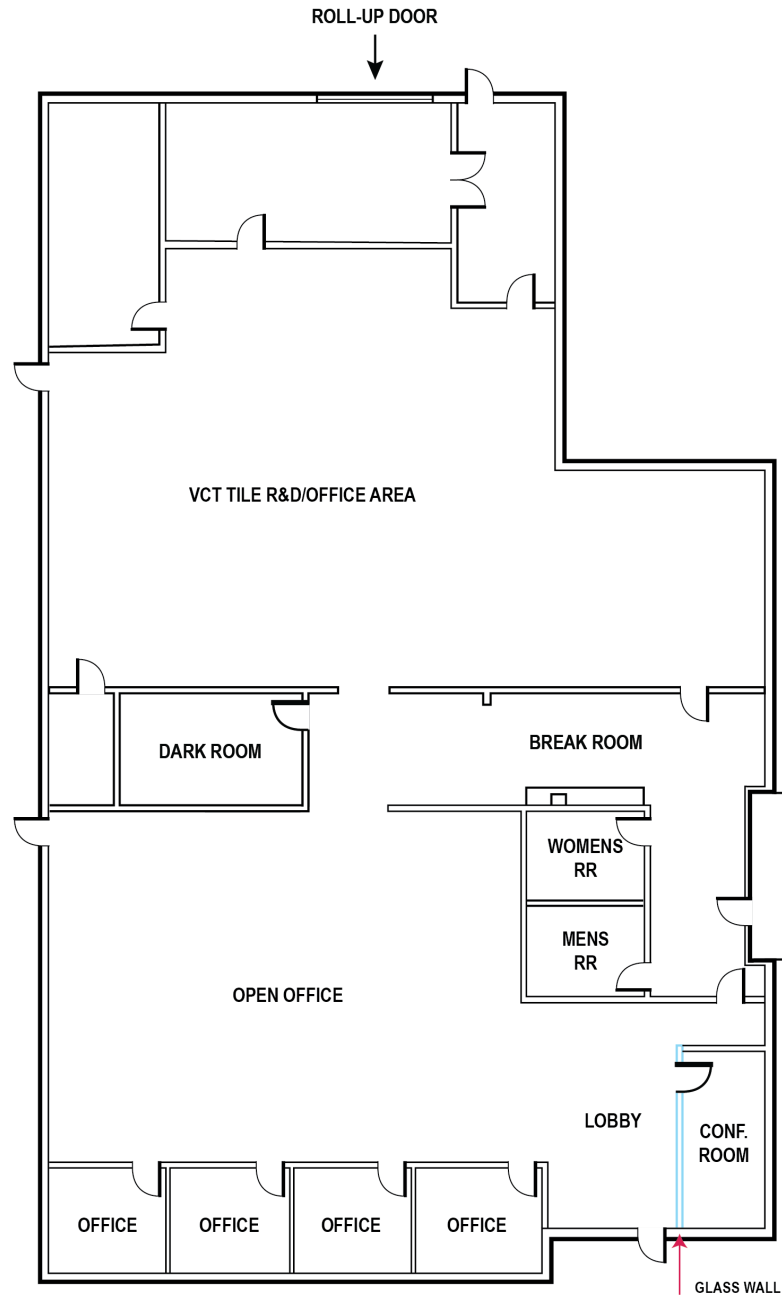
PROJECT HIGHLIGHTS

- Monument Signage
- Updated Interiors
- Rare Peery-Park R&D Opportunity
- Easy Access to Highways 101 & 237
- Close Proximity to Downtown Sunnyvale
- Parking: 3.38 / 1,000
- 1.6 miles to Caltrain
- 2 EV Car Charging Electrical Outlets
- Adjacent to 1.4 Million SF Pathline Park Office Development
- Available May 1, 2026



FLOORPLAN DETAILS

- Updated Interiors
- 9'-10' Drop Ceiling Throughout
- 100% HVAC
- Power: 400 Amps @120/208V; 3-Phase
(Tenant to Verify)
- Grade Level Roll-Up Door
- Large Open Office and Lab Areas
- 4 Private Offices
- Conference Room
- Break Room
- Dark Room
- Available May 1, 2026



INTERIOR GALLERY





1.6 miles to downtown Sunnyvale and Caltrain

Adjacent to Sunnyvale Golf Course

HISTORIC MURPHY AVENUE

YOUR COMPANY 930

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AMENITIES MAP

Restaurants

- 1 Round Table Pizza
- 2 Bimbi Bowl
- 3 Truya Sushi
- 4 Little India Cafe
- 5 Subway
- 6 Quickly
- 7 Jamba Juice
- 8 Arroz Rojo
- 9 KopePot
- 10 Hobee's Restaurant
- 11 Burger King
- 12 Denny's
- 13 Charulata Restaurant
- 14 Dish n Dash
- 15 McDonalds
- 16 Loco Labs
- 17 Pizza Hut
- 18 Seto Japanese Cuisine
- 19 Seto Deli
- 20 KFC
- 21 Chef Young's
- 22 Shaw's Sandwich Shop
- 23 Taqueria Latina
- 24 Wendy's
- 25 Faz Restaurant
- 26 Symantec Cafe
- 27 Specialty's Bakery & Cafe
- 28 Clocktower Coffee
- 29 Bento-Teriyaki
- 30 Subway
- 31 Southwestern Grill
- 32 Roger's Deli & Doughnuts
- 33 Thai Basil
- 34 Del Monte
- 35 Off The Rails Brewing Co.
- 36 Taverna Gyros
- 37 Fuego Grill and Sportsbar
- 38 Turmerik Restaurant

- 39 Fibbar McGee
- 40 Pho Bao Restaurant
- 41 Andoh Japanese Restaurant
- 42 Chef Yu
- 43 Amarin Thai Cuisine
- 44 Sakura Sushi
- 45 Gumba's Italian Restaurant
- 46 Tao-Tao Restaurant
- 47 French Quarter
- 48 Dish Dash
- 49 Starbucks

Services

- 50 Sunnyvale Municipal Golf Course
- 51 A&E Dental
- 52 Kiddie Academy Childcare
- 53 Cleaners & Co-Op
- 54 Club of Mountain View Fitness Ctr.
- 55 Post Office
- 56 Chase Bank
- 57 Union Bank of California
- 58 Bank of America
- 59 Bank of the West
- 60 Wells Fargo Bank
- 61 Wells Fargo Bank
- 62 Guaranty Bank

Hotels

- 64 Sheraton Sunnyvale
- 65 Sundowner Inn
- 66 Staybridge Suites
- 67 Quality Inn
- 68 Motel 6 Sunnyvale North
- 69 Larkspur Landing
- 70 Best Western Inn
- 71 Comfort Inn



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