

1277 Borregas Ave

Sunnyvale, CA 94089
www.cbre.com



Property Overview

Available for immediate occupancy, the extensively remodeled 2nd floor office space offers maximum flexibility, visibility, and unparalleled convenience due to its adjacency to major corporations and amenities in the heart of Silicon Valley. The property is located in the prestigious Moffett Park submarket and is walking distance to the Borregas VTA light rail station as well as world famous San Francisco Bay Trails.

The owner-user spared no expense when completely renovating the suite in 2018, investing \$740,000 (\$80/SF) for the highest quality materials and finishes creating an elegant, best-in-class work environment. The 14ft ceilings, skylights, and 360 degree window line offer abundant natural light reaching every square inch of the space.

Property Details

- + ±9,284 SF full 2nd floor space
- + Market Ready Office Build Out
- + Large Open Office Area
- + 2 Private Offices
- + 1 Large Conference / Board Room (potential to divide into 2)
- + Kitchen & Break Area
- + Storage Room
- + Lobby
- + 2 Phone Rooms
- + 2 Restrooms
- + Server Room
- + Elevator Served
- + AT&T Fiber
- + 3.5/1000 Parking Ratio
- + 14ft ceiling height & skylights provide excellent natural light
- + Monument Signage
- + Renovated in 2018 (\$740,000 invested)
- + Coveted Moffett Park Submarket
- + Responsive On-site Ownership
- + Call for Pricing

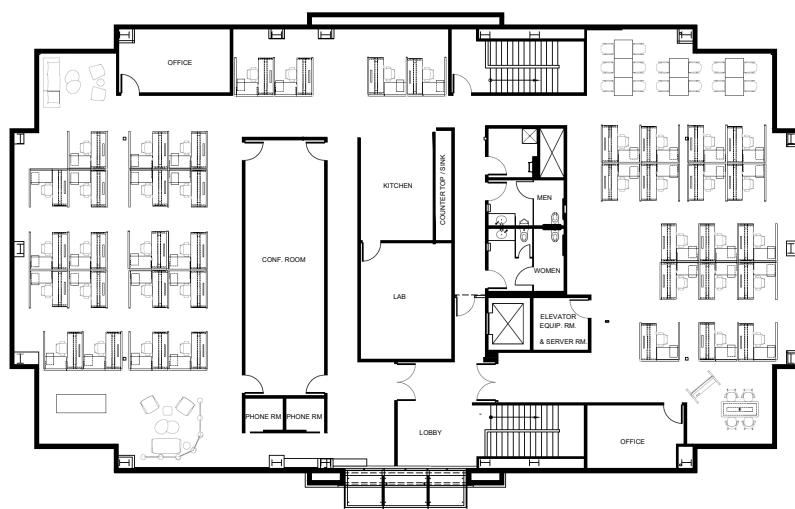
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For Lease

Floor Plan



Hypothetical Floor Plan



40 6'x6' workstations

Site Plan



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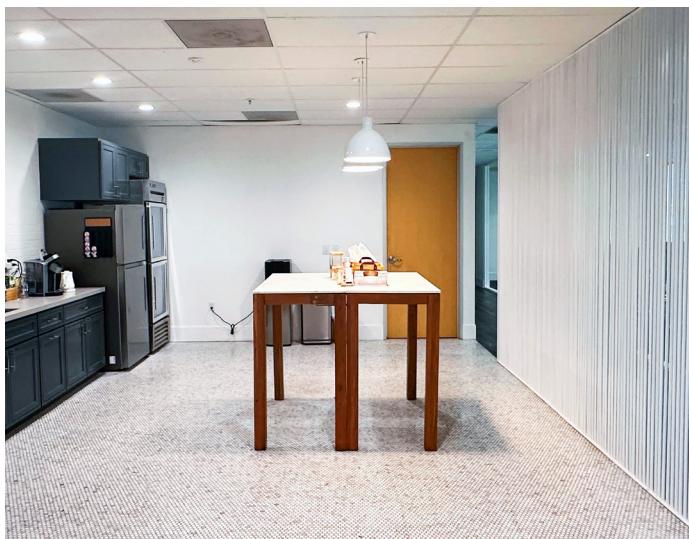
Interior Photos



Open Office



Open Office



Break Room



Conference Room

Amenities & Transit



Contact Us

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