

## Premier 523,366 sf Silicon Valley Office Campus

803-815 11th Ave. Sunnyvale, California







## Overview

# Ingenuity Thrives Here

Within Silicon Valley's most prolific hubs of ingenuity and innovation, Tech Corners is a strategically located 26-acre campus offering energetic workplaces across five buildings — complemented by highly-amenitized grounds and expansive outdoor spaces.



957,204 rentable sq. ft. across five Class-A Office and R&D buildings



12,000 sq. ft Retail/Food & Beverage Plaza



On-site VTA Light Rail Station Connecting to CalTrain



Adjacent to Hwy 237 and 101



LEED Certified: Buildings 1-4 CI Platinum Certification B5 & B6 CI Gold Certification



3.3/1,000 Parking with 178 Existing EV Charging Stations Expandable to 570



22,698 sq. ft. full Service Fitness Center & Conference Space



# Location



**BUILDING 06**

**CAFE**

**BUILDING 02—4 STORIES**

176,772 sf

4,000 Amps

**BUILDING 01—4 STORIES**

176,772 sf

4,000 Amps



**BUILDING 03—4 STORIES**

169,822 sf

8,000 Amps

**CLUB ANNEX & CONF CENTER**

**BUILDING 04**

**CAFE**

**BUILDING 05—THE CLUB**

**LIGHT RAIL STATION**



## Location

# Diverse transit options

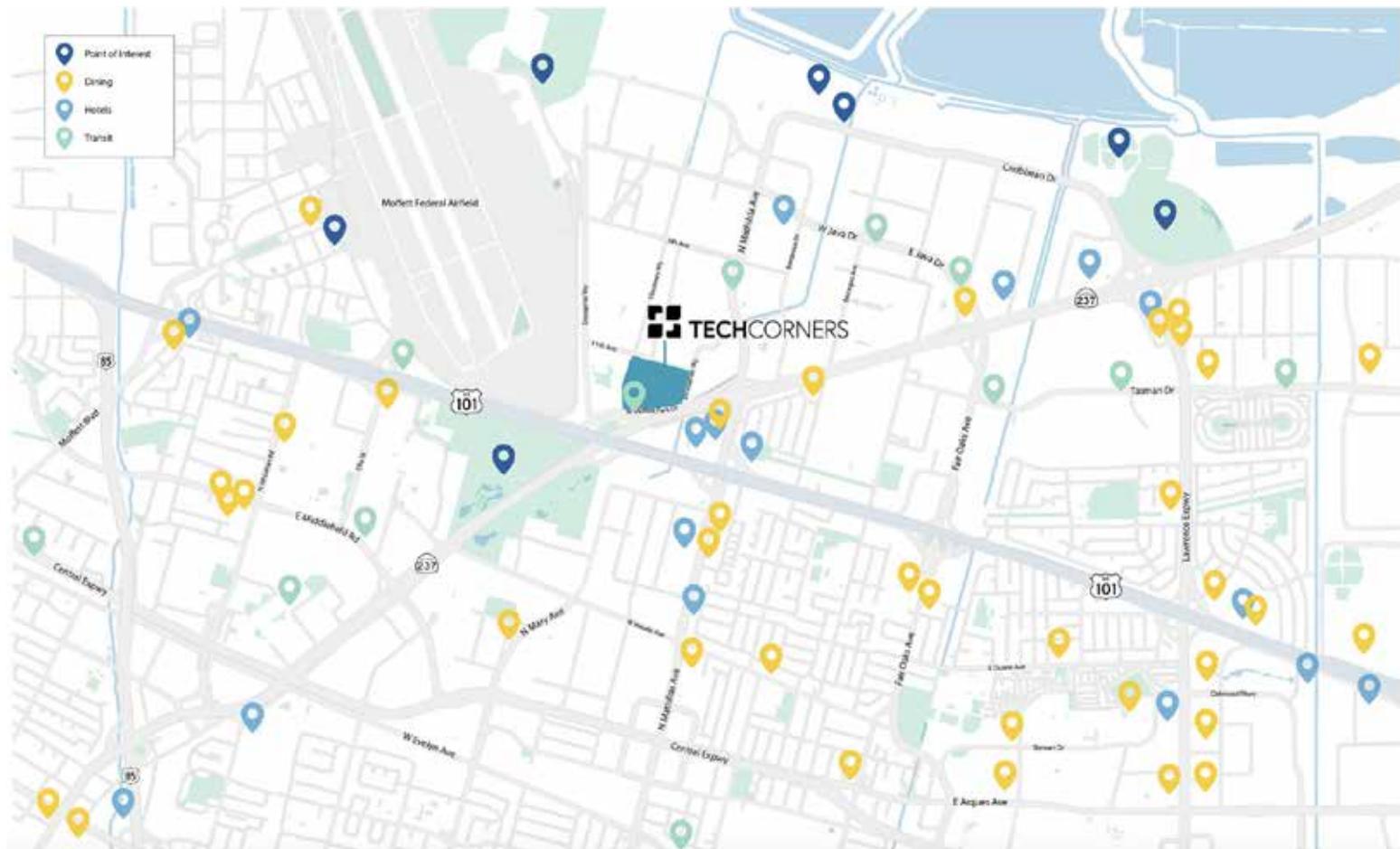


- ▶ Onsite VTA Light Rail Station (Moffett Park) with connection to CalTrain
- ▶ Adjacent to Highways 237 & 101

## Location

# Adjacent to Coveted Services

Recruiting and retaining the best talent demands more than a place to work but convenient access to vibrant communities. Tech Corners boasts enviable proximity to many highly sought-after conveniences, including residential areas, dining and shopping options, cultural hotspots, public transit, and major roadways—enhancing the overall work experience.



## Amenities

# Exceptional Campus Amenities

In a world where the quality of the work environment is increasingly pivotal in decision-making, Tech Corners offers beyond the traditional office space. And exceptional amenities yield more interconnected, productive teams.

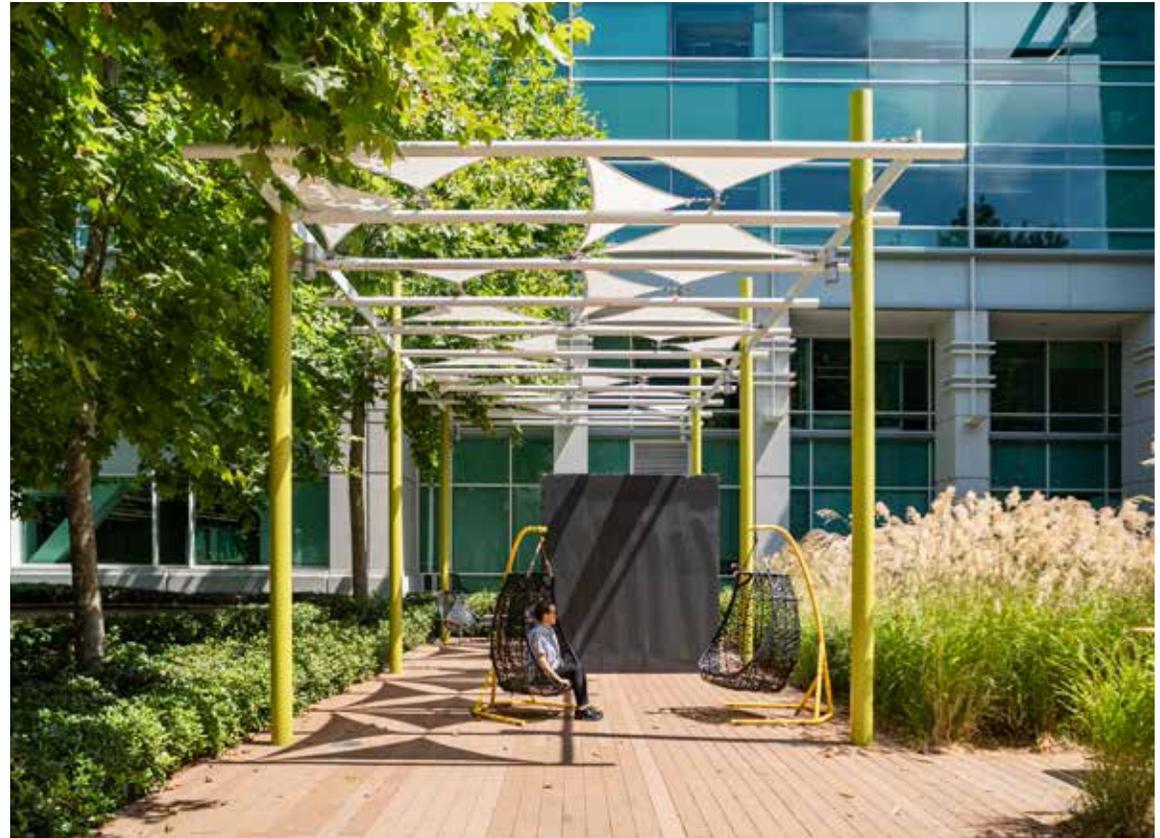
- ▶ More than 25% of the site is landscaped open space, offering outdoor work and social spaces, gardens, and areas for fitness and recreation.
- ▶ A state-of-the-art fitness center providing daily opportunities to improve wellness..
- ▶ All hands meeting room & supporting facilities
- ▶ Central plaza with flexible use for casual seating or large assembly gatherings
- ▶ Tenant vegetable garden
- ▶ Shaded outdoor fitness area
- ▶ Outdoor lounge area with moveable furniture
- ▶ Multisport court striped for basketball and pickleball
- ▶ Outdoor seating areas
- ▶ VTA Transit Station
- ▶ 178 Electrical vehicle charging stations
- ▶ Bicycle lockers and bicycle racks on-site





## Amenities

# Outdoor connections

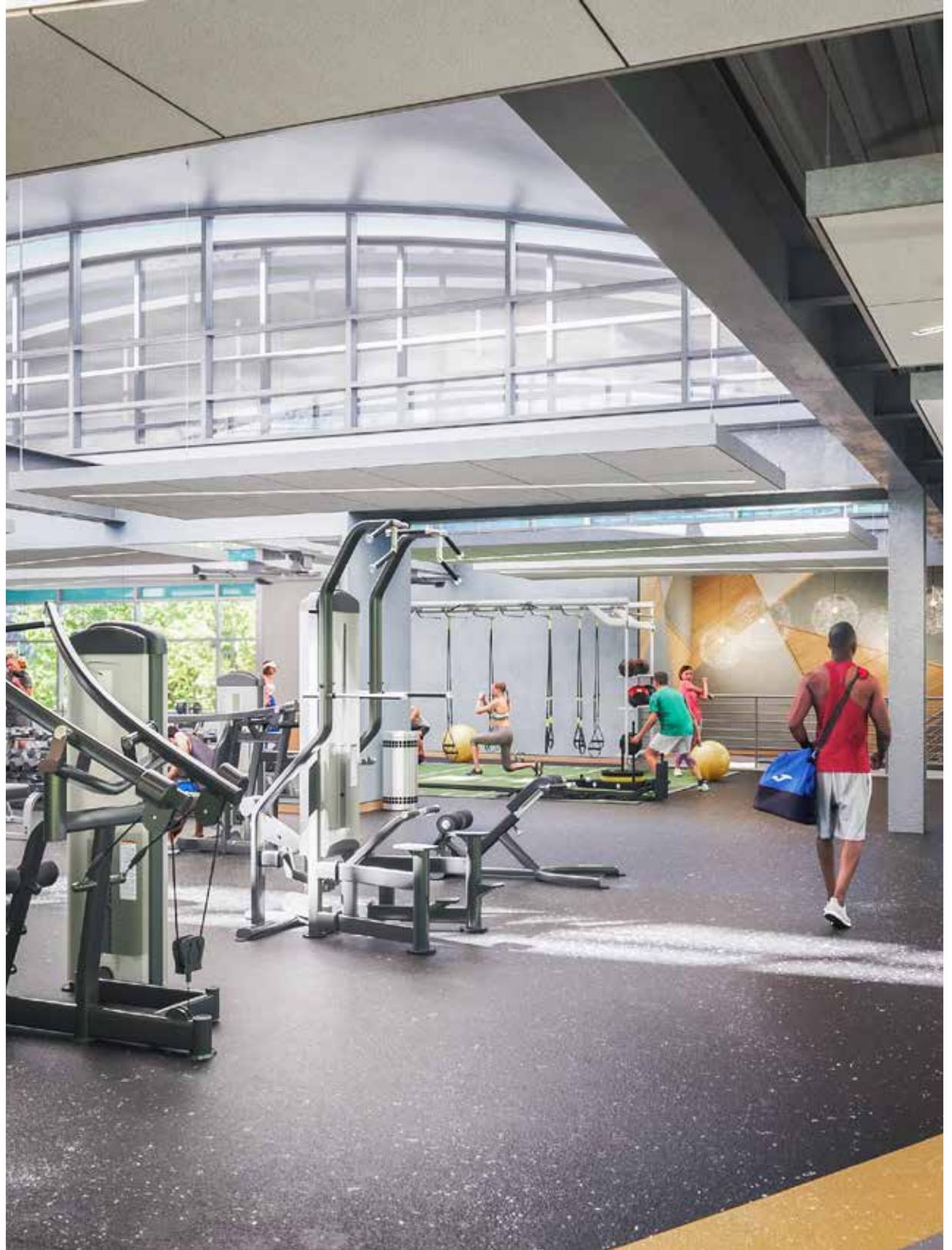


- ▶ Seamless indoor/outdoor transitions
- ▶ A variety of outdoor work and social spaces

## Amenities

# The Club at Tech Corners

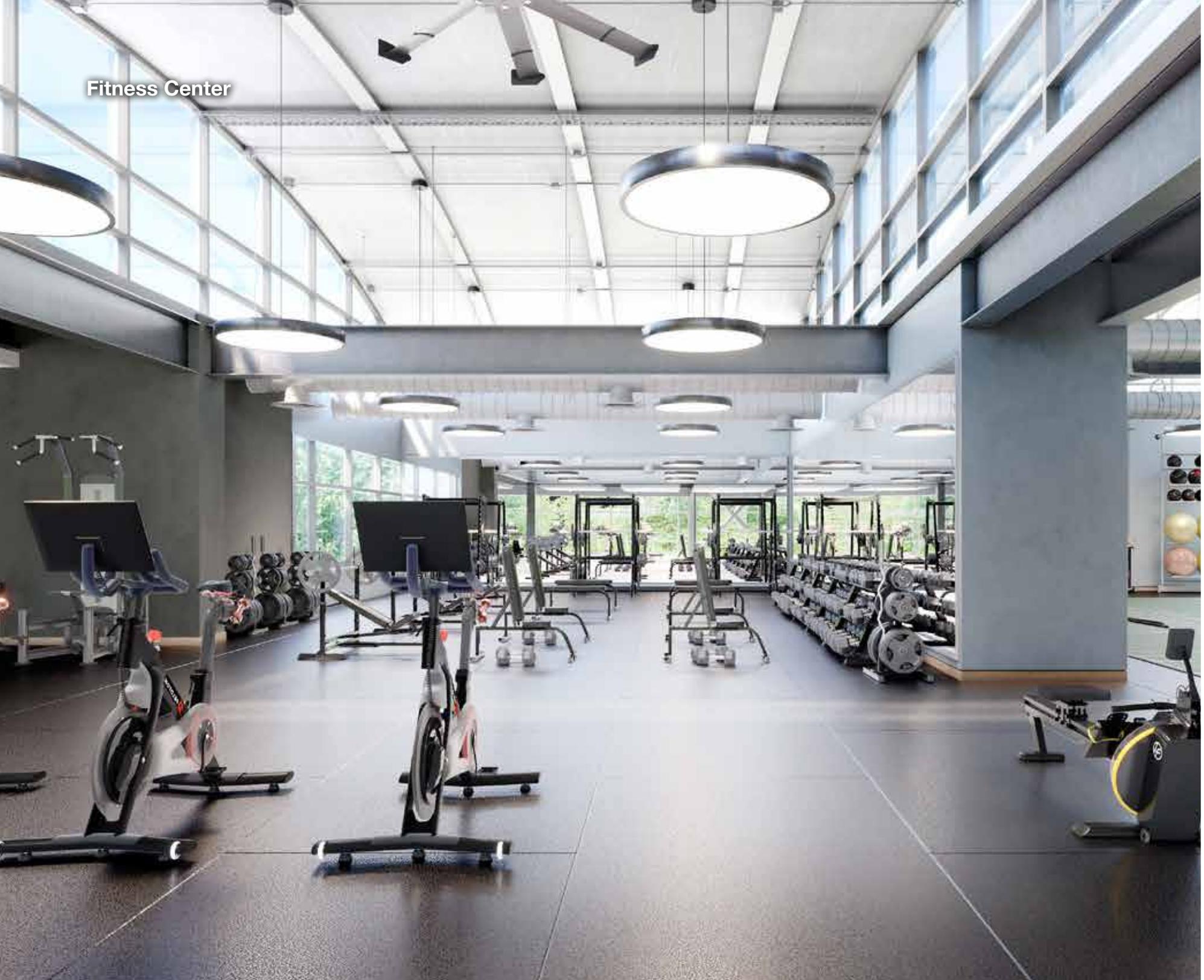
Welcome to The Club at Tech Corners, an expansive, integrated indoor and outdoor fitness + wellness center. Tenants of Tech Corners enjoy exclusive access to cutting edge cardio and weight equipment as well as newly created classroom, outdoor fitness, lounge, multisport court and locker room areas.



Fitness Center



# Fitness Center





## Amenities

# Community social spaces



- ▶ The Club Annex provides a mix of social spaces including touchdown workspaces, lounge areas, and gaming.

## Game Room



Lounge

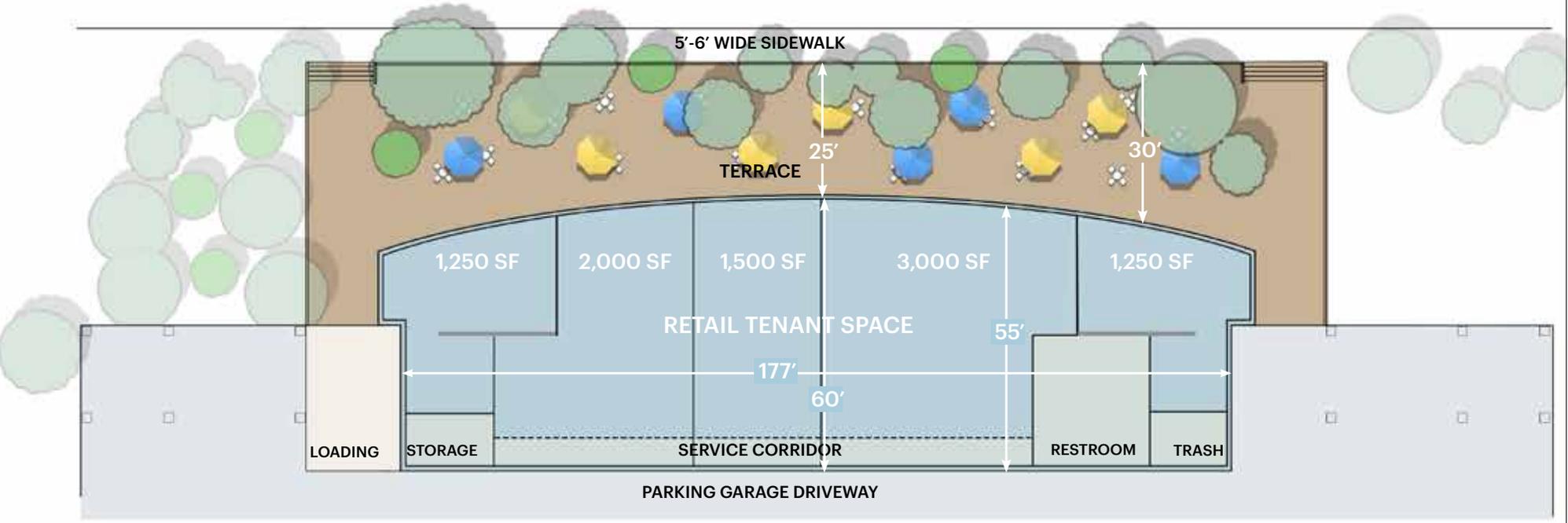


# New 10,000 SF Food & Beverage Court





# Proposed Retail Floor Plan

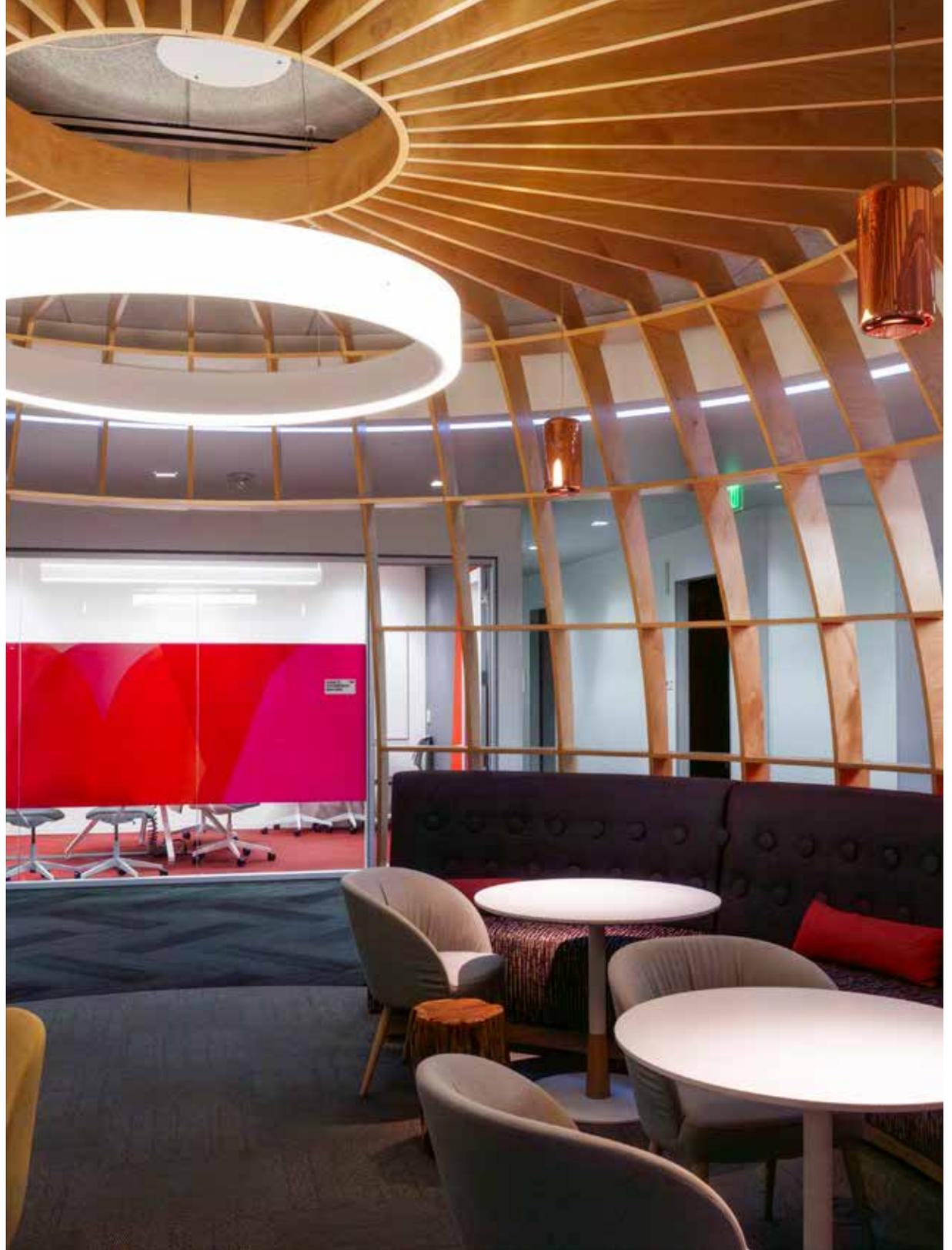


# New Retail Plaza



# Move-In Opportunity

Forward-thinking companies thrive in well-designed workspaces. Tech Corners supports the evolving needs of growing companies by providing fully equipped creative programming across spacious floorplates and includes a variety of open and private work options with dedicated areas for focus and collaboration.





Move-in Ready Opportunity

# Hypothetical workplace plans

BUILDING 4 - FLOOR 1





Move-in Ready Opportunity

# Hypothetical workplace plans

BUILDING 3 - FLOOR 3





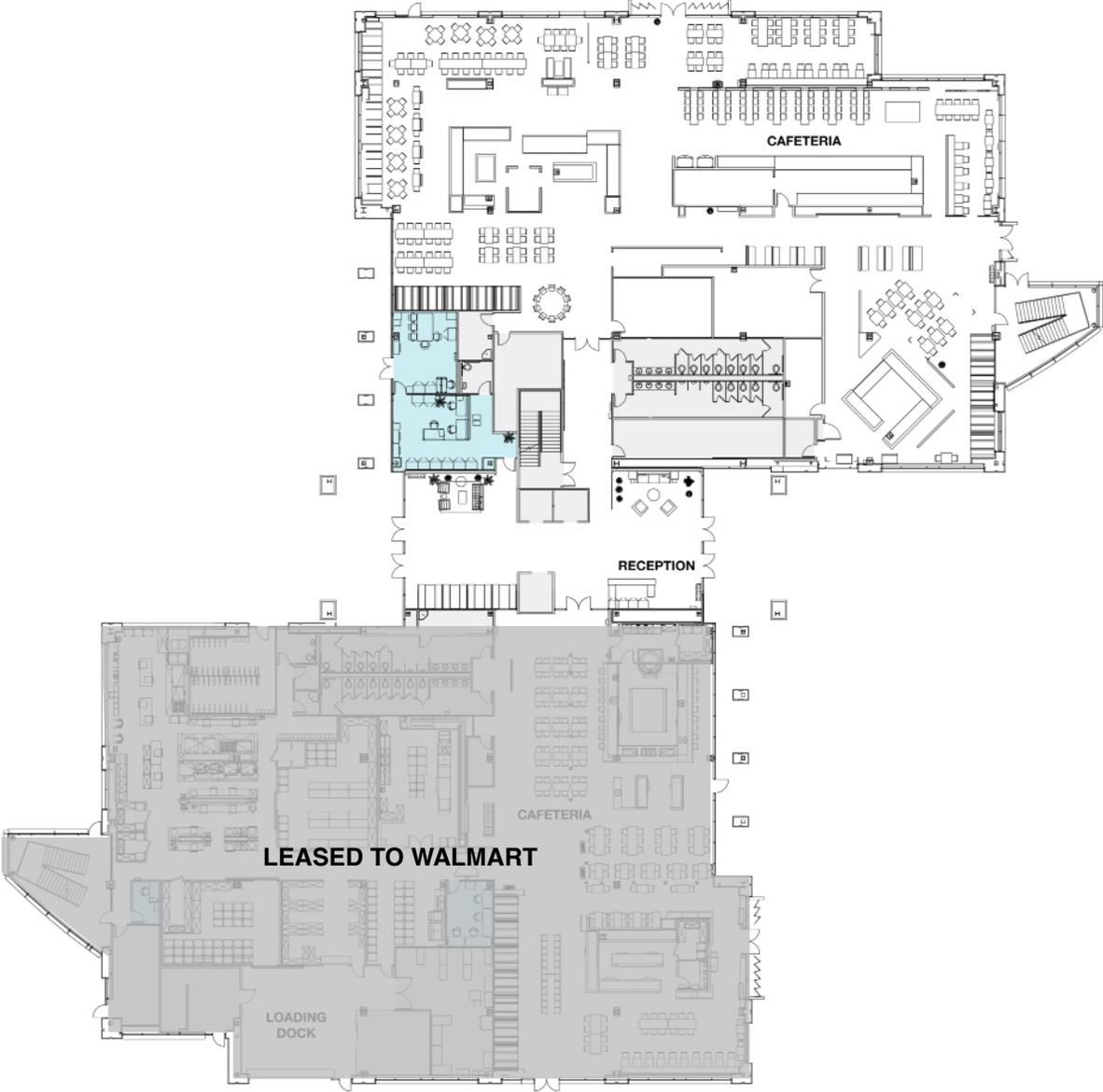
Move-in Ready Opportunity

# Ground-floor hospitality plans

BUILDING 04 - FLOOR 1

Cafeteria, servery, and seating

- MEETING SPACES
- ENCLOSED OFFICES
- CORE & FACILITIES



Move-in Ready Opportunity

# Ground-floor hospitality plans

BUILDING 06 - FLOOR 1

Commercial kitchen and fully-equipped cafe

	MEETING SPACES
	ENCLOSED OFFICES
	CORE & FACILITIES



## Amenities

# Desirable café and dining hall



- ▶ Fully-equipped commercial kitchen, cafe, and dining hall

Move-in Ready Opportunity



Move-in Ready Opportunity



## Property Details

# Property Specs

### Campus Size

---

26-acre Site  
 Five (5) Class-A office / R&D buildings  
 957,204 rentable sf

### Building Location & Sizes

---

**B1: 803 11th Ave, Sunnyvale**

4-story, 176,722 sf. ft.

**B2: 807 11th Ave, Sunnyvale**

4-story, 176,722 sf. ft.

**B3: 805 11th Ave, Sunnyvale**

4-story, 169,822 sf. ft.  
 Club Annex & Conference Center 7,038 sf. ft.

**B4: 809 11th Ave, Sunnyvale**

4-story, 176,722 sf. ft.

**B5: 811 11th Ave, Sunnyvale**

2-story Fitness Club,  
 15,660 sf. ft.

**B6: 815 11th Ave, Sunnyvale**

5-story+ basement garage, 234,456 sf. ft.

### Sustainability

---

**B1:** LEED Platinum certification  
**B2:** LEED Platinum certification  
**B3:** LEED Platinum certification  
**B4:** LEED Platinum certification  
**B5:** LEED Gold certification  
**B6:** LEED Gold certification

### Outdoor Plaza & Amenities

---

- Fully equipped cafe at B4 & B6
- Full service gym, meeting and amenities space
- Pickleball / basketball court
- Tenant vegetable garden
- Outdoor fitness
- Central plaza with flexible use for casual seating or large assembly gatherings

### Floor Heights

---

**B1-B4 and B6**

- First floor: 15'-9"
- Second and third floor: 13'-6"
- Fourth floor: height varies

**B5**

- First and second floor: 15'-9"

### Parking

---

**B1-B4 and B6**

- Provided Parking : 3.3/1000
- 178 electrical vehicle charging stations with further expansion available

### Bicycles

---

Bicycle lockers and bicycle racks on-site

### Elevators

---

**B1-B4 and B6**

- Number of passenger cabs within building: 2
- Number of freight cabs within building: 1
- Building Type: Passenger Otis 3500# cab 350 FPM), Freight elevator (Otis 4000# cab 350 FPM)

**B5**

- Number of passenger cabs within building: 1
- Number of freight cabs within building: 1
- Building Type: Hydraulic

## Electrical System

---

### GENERAL

- Electrical service via underground utility lines brought to the site by PG&E
- Building utilization voltage 277/480 volt
- Electrical service for garage PSA 100 amps
- Electrical service for garage PSB 1,600 amps

**B1:** 4000A Main Service

**B2:** 4000A Main Service

**B3:** 4000A Main Service  
4000A Supplemental Service

**B4:** 4000A Main Service  
2500A Supplemental Kitchen Service

**B6:** 4000A Main Service

## Building Envelope

---

### B1-B5

- Aluminum single glazed curtain wall, Vistawall system by Walters and Wolf.
- Typical Tinted/Spandrel Glass (Glass Type I): Single pane nominal 1/4 inch thick glass conforming to ASTM C-1036, Versalux Green 2000 – Float Glass tempered where required.

### B6

- Aluminum insulated glazed curtain wall, All-Wall Stick and Tec-Wall system by Walters and Wolf.
- 1" inch thick glass:
- Vision glass (Glass Type I): 1/4" Twilight Green S#2, 1/2" Mill spacer, 14" Clear.
- Spandrel glass (Glass Type I): 1/4" Twilight Green S#2, 1/2" Mill spacer, 14" White on clear temp S.4.

## Infrastrure

---

### B1-B2

- 500kw Generator serving both buildings
- 2,000 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4" connection stub out to building

### B3-B4

- 1000kw Generator serving both buildings
- 2,000 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4" connection stub out to building

### B6

- 33KVA inverter UPS located in the main electrical room.
- 2,500 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4" connection stub out to building

## Heating, Ventilation, and Air Conditioning

---

### B1

- Roof top air conditioning units with 625 - ton cooling capacity providing 195,000 CFM to the building (isolated for vibration control)
- Boiler plant with three 85% efficient near - condensing boilers and three variable speed controller primary hot water pumps on the roof

### B2-B4

- Roof Top Air Conditioning Units with 600-ton cooling capacity providing 185,000 CFM to the building (isolated for vibration control)
- Boiler plant with three 85% efficient near-condensing boilers and three variable speed controlled primary hot water pumps on the roof

### B6

- Built-up penthouse AHU with 450-ton chilled water system providing 180,000 CFM to the building (isolated for vibration control)
- Boiler plant with two condensing boilers and two variable speed controlled primary hot water pumps on the roof





## EXCLUSIVE LISTING AGENTS

### NEWMARK

**Phil Mahoney**

[phil.mahoney@nrmk.com](mailto:phil.mahoney@nrmk.com)

408-982-8430

CA RE License #00834704

**Mike Saign**

[mike.saign@nrmk.com](mailto:mike.saign@nrmk.com)

408-314-4126

CA RE License #01706668

**Julia Szabo**

[julia.szabo@nrmk.com](mailto:julia.szabo@nrmk.com)

408-982-8496

CA RE License #01365162

3055 Olin Avenue, Suite 2200 | San Jose, CA 95128

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. **8311674854 | 06/25**