

FOR SUBLEASE

442 & 452 OAKMEAD PKWY

SUNNYVALE, CA 94085



±13,970 SF R&D Space, Divisible to ±6,470 and ±7,500 SF

R&D units that can be leased together or separately.

Mix of Office, Lab, & Warehouse with furniture available

Class 10,000 clean room existing

LED December 31, 2026 (direct deal possible)

Grade level loading

3.18/1,000 parking ratio

1,000 Amps at 120/208V (to be confirmed by tenant)

Available now, call to tour

DAVE VANONCINI
408.588.2328
dave.vanoncini@kidder.com
LIC N° 01073463

JIMMY CACHO
408.588.2315
jimmy.cacho@kidder.com
LIC N°01915391

KIDDER.COM






This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

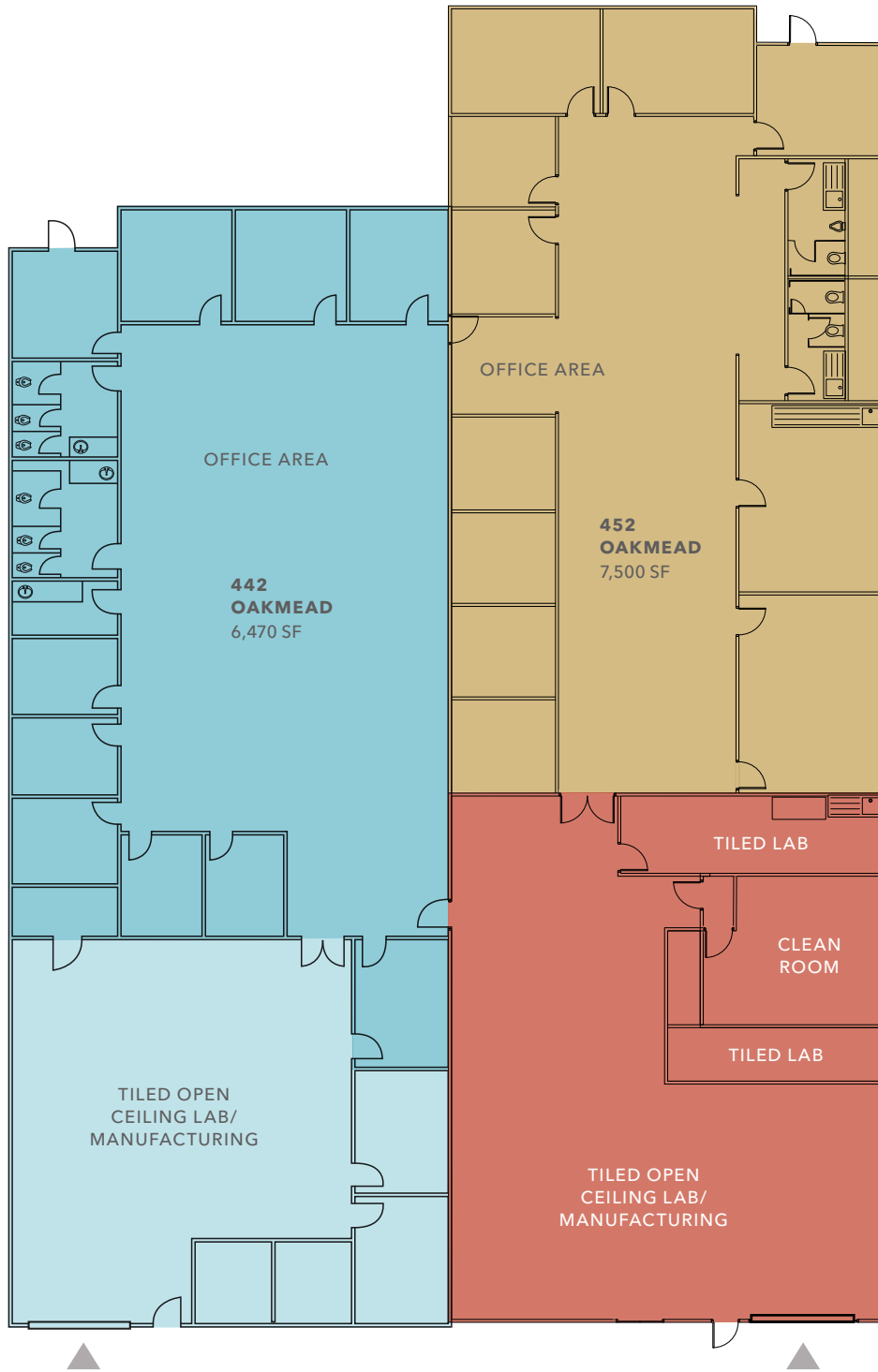


FLOOR PLAN | 442 & 452 OAKMEAD PKWY

+13,970 SF

TOTAL SF AVAILABLE

-  Tiled Open Ceiling Lab/Manufacturing
-  Office Area
-  Tiled Open Ceiling Lab/Manufacturing
-  Office Area
-  Roll-up Door



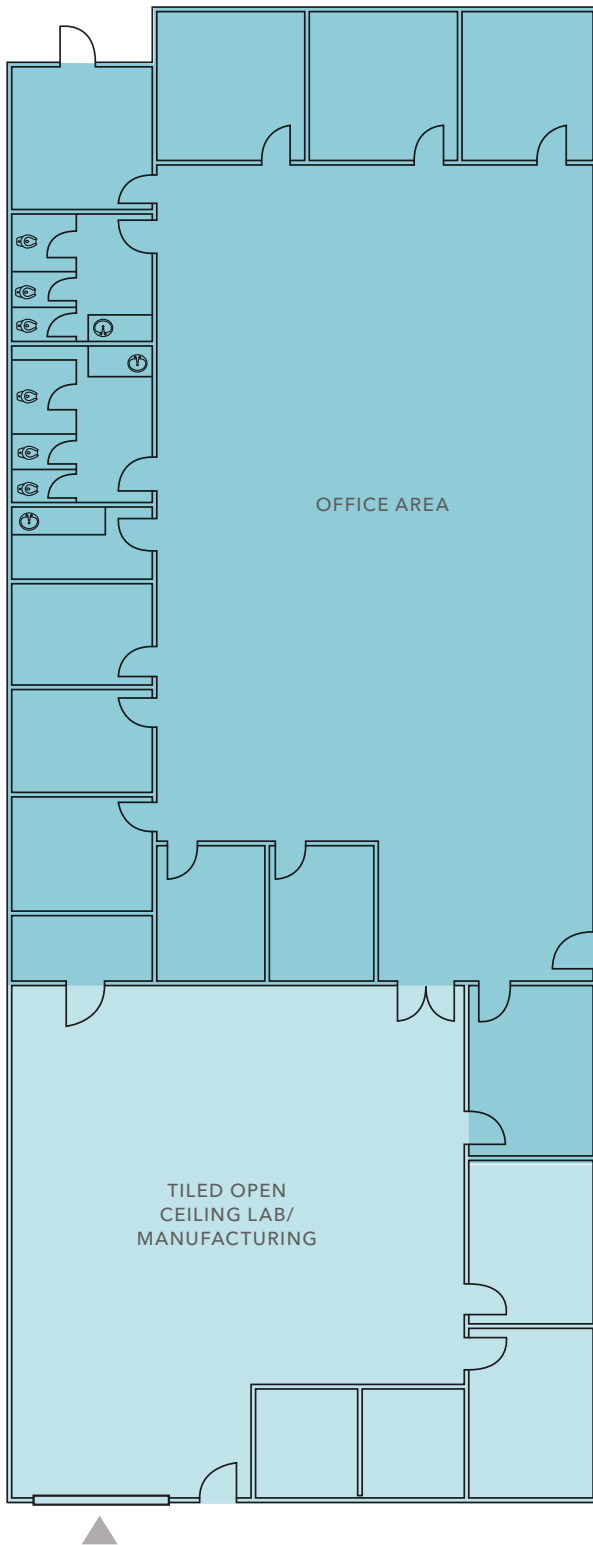
FLOOR PLAN NOT TO SCALE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FLOOR PLAN | 442 OAKMEAD PKWY



±6,470 SF




442 OAKMEAD PKWY

Flexible R&D space

Power drops, Fume hood and CDA lines in lab area

100% HVAC

600 Amps at 120/208V power (to be confirmed by tenant)

-  Tiled Open Ceiling Lab/Manufacturing
-  Office Area
-  Roll-up Door

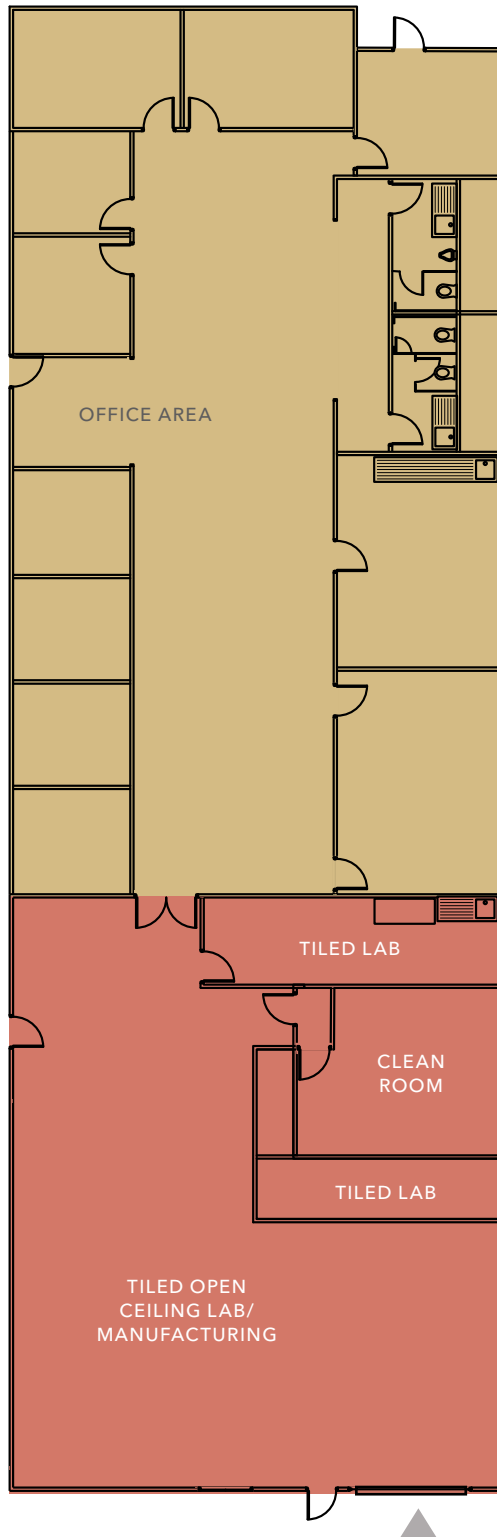
FLOOR PLAN NOT TO SCALE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FLOOR PLAN | 452 OAKMEAD PKWY



±7,500 SF

452 OAKMEAD PKWY




Class 10,000
clean room

Ideal medical
device / lab space

Fume Hood, CDA
lines and sink in
lab area

100% HVAC

Power 400 Amps
at 120/208V
(to be confirmed
by tenant)

-  Tiled Open Ceiling Lab/Manufacturing
-  Office Area
-  Roll-up Door

FLOOR PLAN NOT TO SCALE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



442 & 452 OAKMEAD PKWY



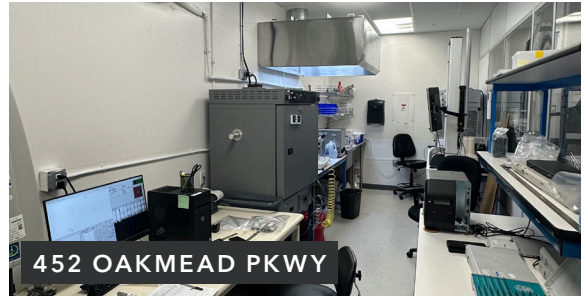
442 OAKMEAD PKWY



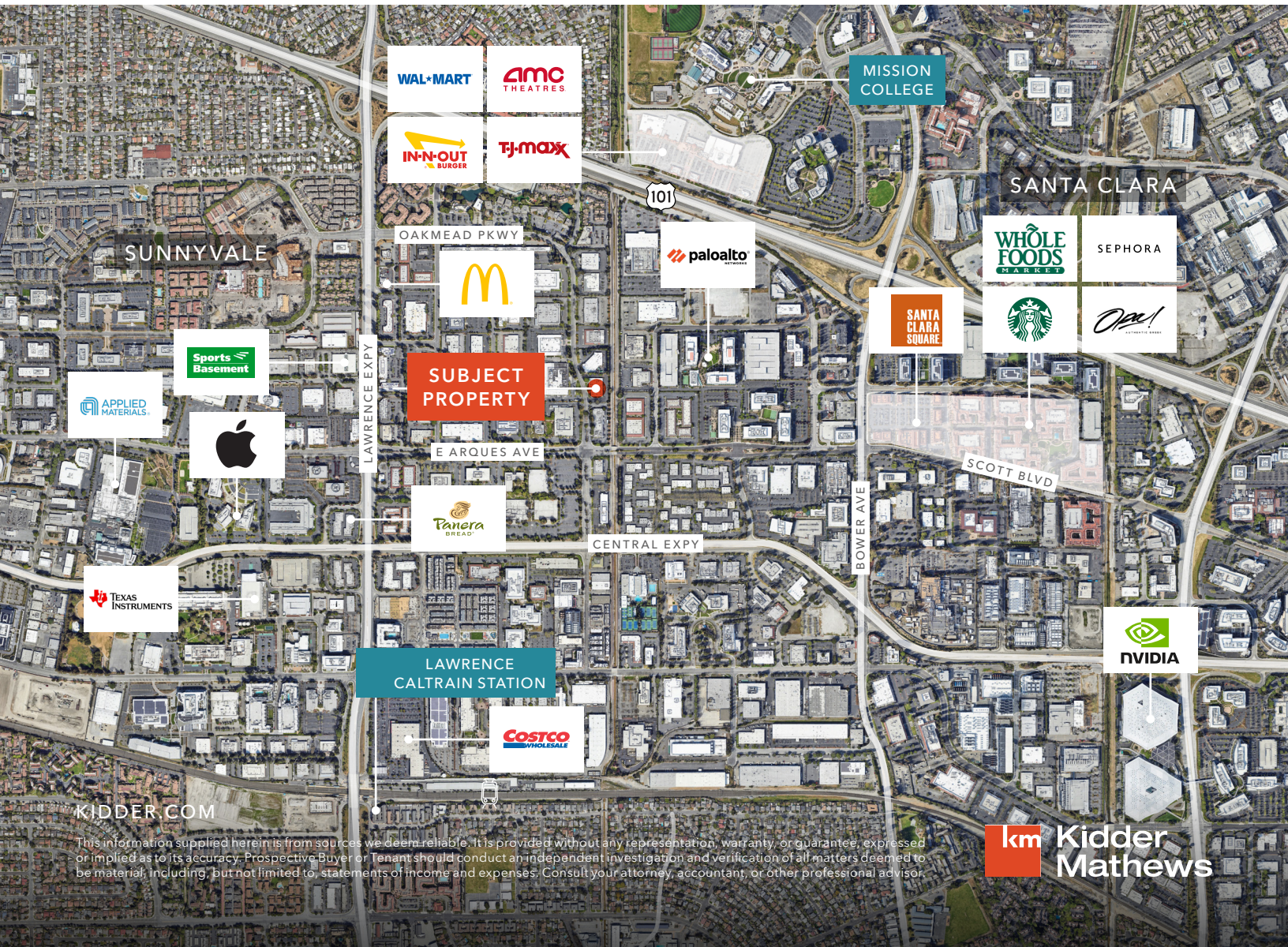
452 OAKMEAD PKWY



442 OAKMEAD PKWY



452 OAKMEAD PKWY



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.