CONNECT TO *the future* OF INDUSTRIAL

⚡ 16,300 amps currently onsite

Three Building Campus

For Lease / For Sale

514,700 Total SF

Silicon Valley CONNECT
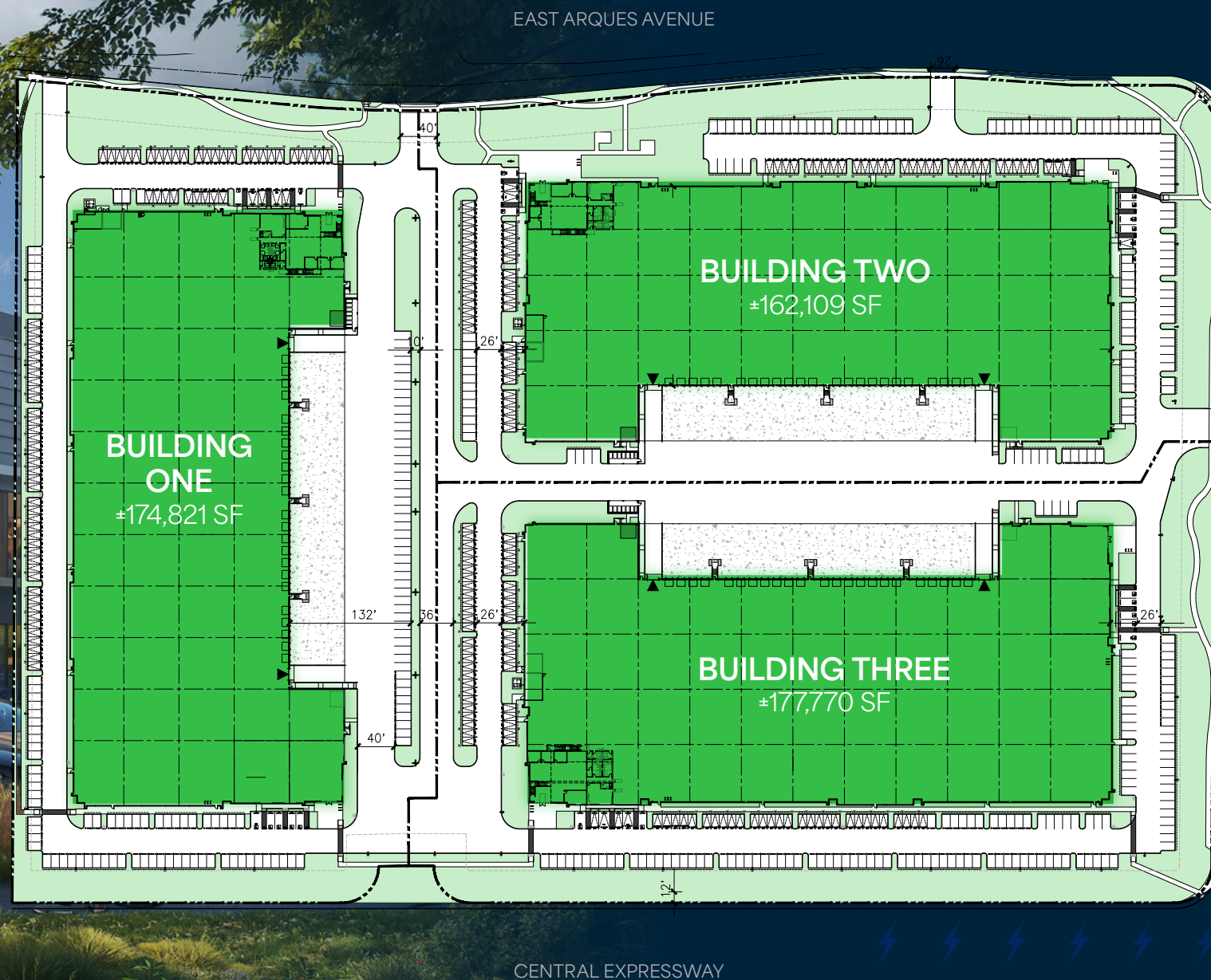
EAST ARQUES AVENUE | SUNNYVALE, CA

LANE PARTNERS

JLL

CONNECT TO
power

⚡ **Three Building Campus**

⚡ **Q1 2026 Expected delivery***

⚡ **±514,700 total sf**

⚡ **4,000 amps to be delivered to each building**

*Timing is hypothetical and subject to change.

EAST ARQUES AVENUE

BUILDING ONE
±174,821 SF

BUILDING TWO
±162,109 SF

BUILDING THREE
±177,770 SF

OAKHEAD PARKWAY

N

CENTRAL EXPRESSWAY

VIEW SUPER PARKING PLAN   VIEW VIRTUAL DEVELOPMENT

3

BUILDING ONE

±174,821 SF
total SF

Built to suit
office

23
dock door positions

2
grade level doors

238 ft 6 in
depth

36 ft
clear height

56 x 52
column spacing

132 ft
truck court

212
total auto parking spaces

→ *Infrastructure for*
   75 EV capable ready spaces
   75 EVSC Level 2 charger spaces
   3 EVSC Level 3 charger spaces

4,000 amps 277/480v
power to be delivered

BUILDING TWO

±162,109 SF
total SF

Built to suit
office

23
dock door positions

2
grade level doors

217 ft
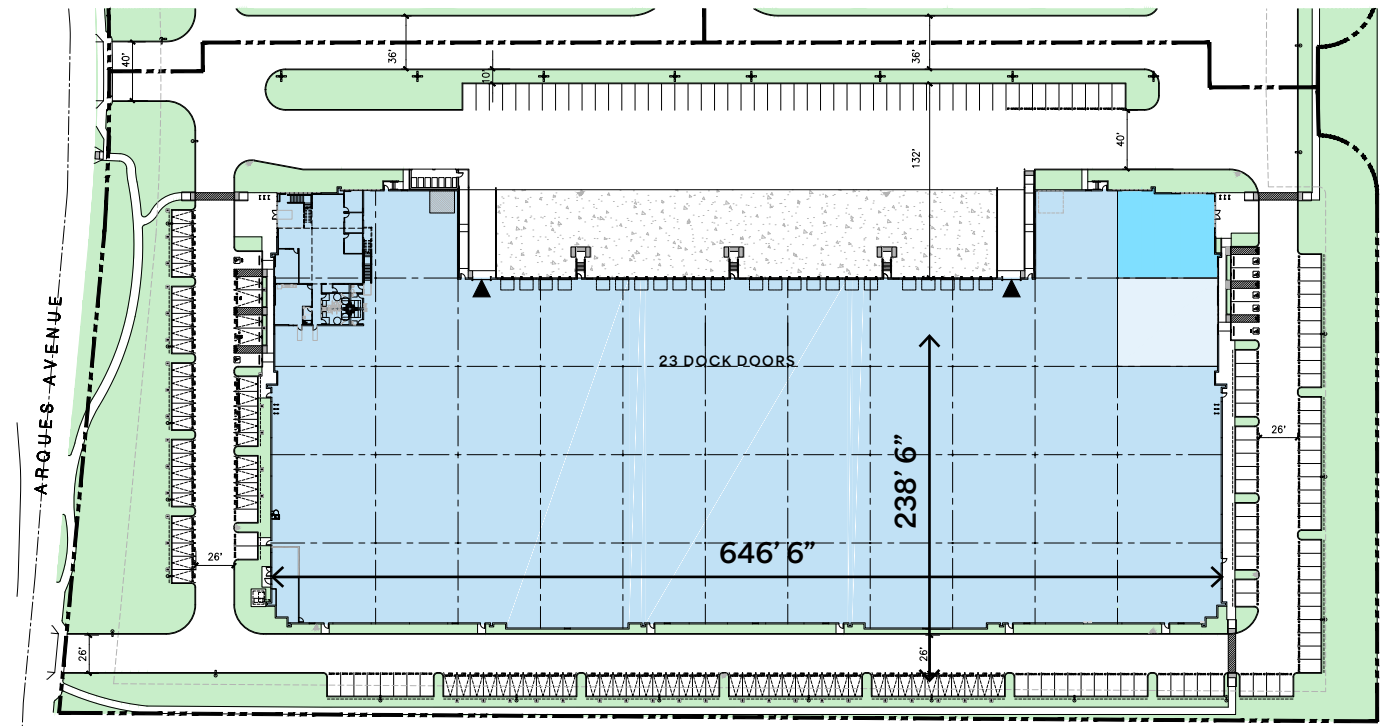depth

36 ft
clear height

56 x 52
column spacing

105 ft
truck court

199
total auto parking spaces

→ *Infrastructure for*
   70 EV capable ready spaces
   70 EVSC Level 2 charger spaces
   2 EVSC Level 3 charger spaces

4,000 amps 277/480v
power to be delivered

23 DOCK DOORS

238' 6"

646' 6"

ARQUES AVENUE

CENTRAL EXPRESSWAY

VIEW BUILDING 1 INTERIOR

ARQUES AVENUE

OAKMEAD PARKWAY

636' 11³⁹⁄₆₄"

217'

23 DOCK DOORS

VIEW BUILDING 2 INTERIOR

BUILDING THREE

±177,770 SF
total SF

Built to suit
office

23
dock door positions

2
grade level doors

243 ft
depth

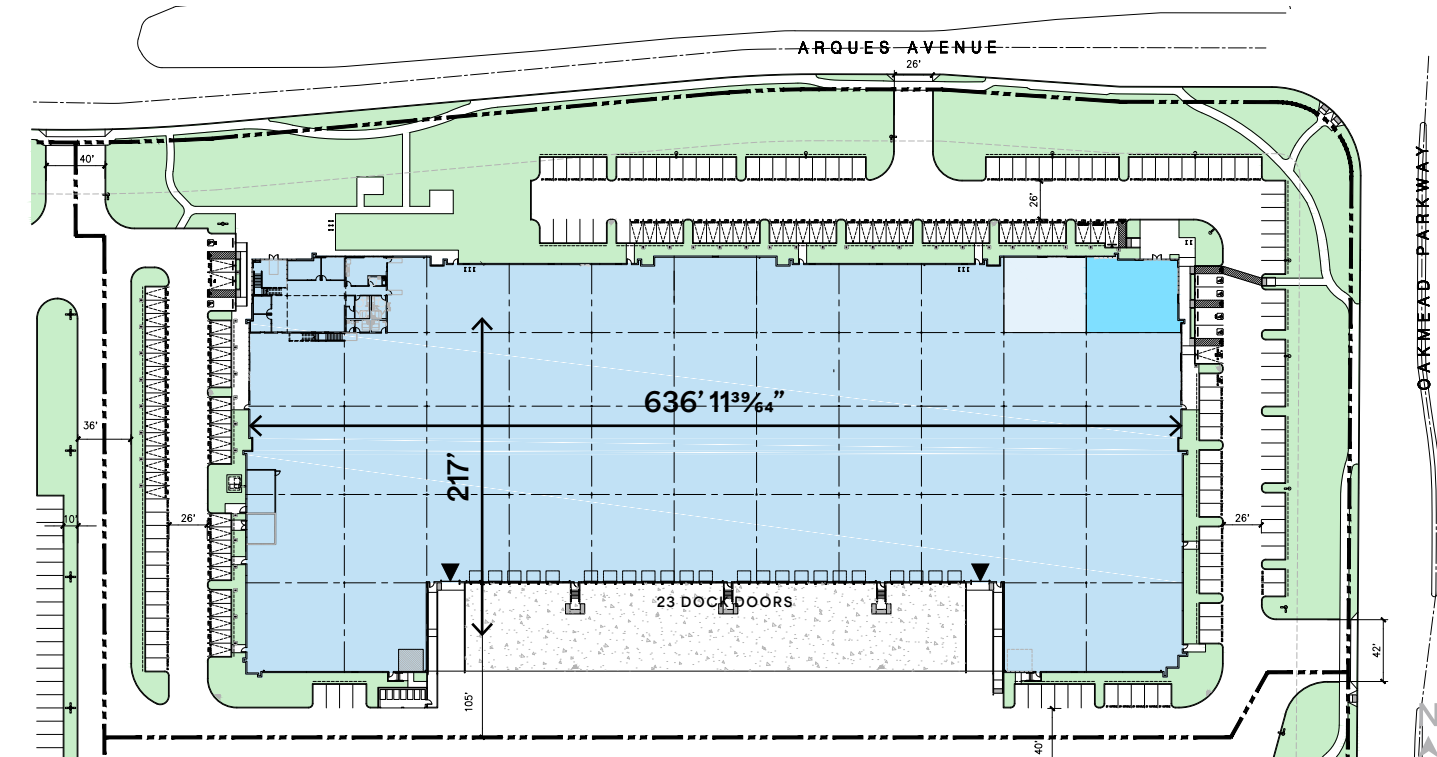**36 ft**
clear height

56 x 52
column spacing

105 ft
truck court

217
total auto parking spaces

→ *Infrastructure for*
  76 EV capable ready spaces
  76 EVSC Level 2 charger spaces
  3 EVSC Level 3 charger spaces

4,000 amps 277/480v
power to be delivered

23 DOCK DOORS

637'

243'

N
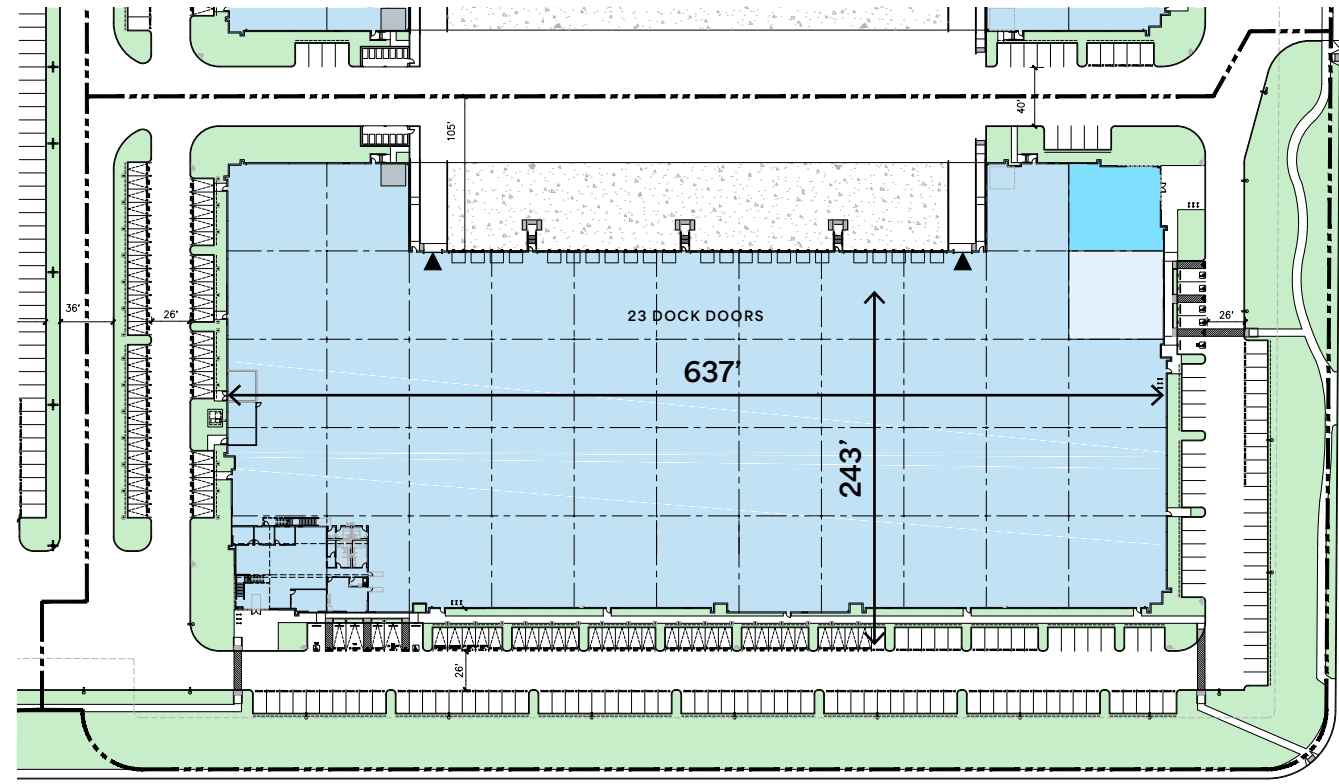
CENTRAL EXPRESS WAY

VIEW BUILDING 3 INTERIOR

CONNECT TO
people

Silicon Valley is home to the consumers you want to reach

→ Ranks at the top of Bay Area cities for
  e-commerce spending potential per capita

AREA DEMOGRAPHICS
within a 30-minute drive time

2,316,519 Total population

583,793 Millennials

$134,489 Median household income

792,343 Rooftops

499,210 Gen X'ers

354,522 Households earning $100K+

Silicon Valley
CONNECT

Median Disposable Income

> $136,000 and greater
> $111,000 To $136,000
> $91,000 To $111,000
> $74,000 To $91,000
> $59,000 To $74,000
> $46,000 To $59,000
> $32,000 To $46,000
$32,000 and less

CONNECT TO
talent

Sunnyvale is home to the talent you want to reach

→ Highest Concentration of Computer Hardware Engineers Nationally

→ Third most innovative city in NorCal with over 40,000 patents since 2008

→ Home to over 224 startups since 2015

LABOR DEMOGRAPHICS
within a 30-minute drive time

424,093 Advanced industries jobs

123,572 Engineers

47,788 Warehouse workers

198,586 Stem workers

$71.02 Avg. hourly engineering earnings

Silicon Valley CONNECT

Resident Workers
- > 3,200 To 4,600
- > 2,100 To 3,200
- > 1,600 To 2,100
- > 1,200 To 1,600
- > 800 To 1,200
- > 500 To 800
- > 200 To 500
- 0 To 200

Beyond the concentrations, the Silicon Valley and surrounding San Francisco market represent the largest labor pool for this type of specialized talent.

→ Over 76,000 engineering jobs in the Inner Bay Area

→ 15.7 percent more engineering jobs than the second largest market, Los Angeles

→ Almost twice as many Computer Hardware Engineers than the next largest market, Portland

Aerospace **6**	Agricultural **18**	Bioengineers & Biomedical **2**	Chemical **14**
Civil **3**	Computer Hardware **1**	Electrical & Electronics **1**	Environmental **5**
Industrial *including Health and Safety* **8**	Marine Engineers and Naval Architects **22**	Materials **2**	Mechanical **3**
		Mechanical **3**	Mechanical **3**
Mining and Geological *including Mining Safety* **4**	Nuclear **15**	Petroleum **12**	Robotics, Clean Energy **1**

*Specialties ranked nationally

SF BAY AREA IS
number one
IN ENGINEERING NATIONALLY

CONNECT TO A
community
OF INNOVATION

Sunnyvale, CA is strategically located in the epicenter of the tech, allowing for close proximity to major tech players, talent pools, venture capitalists, and potential collaborators.

BUILDING 3
177,770 SF

BUILDING 2
162,109 SF

BUILDING 1
174,821 SF

156 CAR PARKING STALLS

Silicon Valley CONNECT

CONSUMER ELECTRONICS COMPANY
SITIME CORPORATION
SOUNDHOUND, INC.
STANFORD RESEARCH SYSTEMS
CORDIS
MARVELL TECHNOLOGY
DUCATI NORTH AMERICA
SHOCKWAVE MEDICAL
QUALITAU
NAPROTEK
PACCAR INNOVATION CENTER
JOHNSON & JOHNSON
CISCO
INFINEON
OMNICELL
FEDEX
ARISTA NETWORKS
TELEDYNE TECHNOLOGIES
DELL
ARCHER
ANALOG DEVICES
AKRAYA, INC.
SAMSUNG
MKS
IDEC CORPORATION
INTEL
GSI TECHNOLOGY
CISCO JASPER
TATA CONSULTANCY
NXP
GM
UPS
DPR CONSTRUCTION
SK HYNIX
FARADAY FUTURE
FEDEX
BREMBO INSPIRATION LAB
MEDTRONIC
COMPLETE GENOMICS
NOKIA
COHERENT
WHITE CAP
CLOUDIO
FIGURE AI
FETCH ROBOTICS
LINKEDIN
TESLA
NVIDIA
AMD
VANDER-BEND
SANMINA
ERICSSON
FORTUNE 100 COMPANY
VOLVO
PURESTORAGE
TAKARA
ALSCO UNIFORMS
FORTUNE 100 COMPANY
23ANDME
PALO ALTO NETWORKS
NETSKOPE
NEXLOGIC
MERCEDES BENZ
APPLIED MATERIALS
SERVICENOW
FORTINET
QUALCOMM
NVIDIA
LATTICE
FOXCONN
TEXAS INSTRUMENT
INTUITIVE SURGICAL
SERVICENOW
E-COMMERCE RETAILER
GORE

CONNECT TO *the future* OF INDUSTRIAL

Silicon Valley CONNECT

EAST ARQUES AVENUE | SUNNYVALE, CA

Greg Matter	**Jason Ovadia**	**Joel Yungen**	**David Ross**	**Patrick Murdock**	**Will Connors**
+1 650 480 2220	+1 510 285 5360	+1 650 480 2115	+1 650 480 2115	+1 415 228 3071	+1 650 480 2222
greg.matter@jll.com	jason.ovadia@jll.com	joel.yungen@jll.com	dave.ross@jll.com	patrick.murdock@jll.com	will.connors@jll.com
CA LIC #01380731	CA LIC #01742912	CA LIC #01850588	CA LIC #01850588	CA LIC #02082820	CA LIC #01901361

LANE PARTNERS   JLL