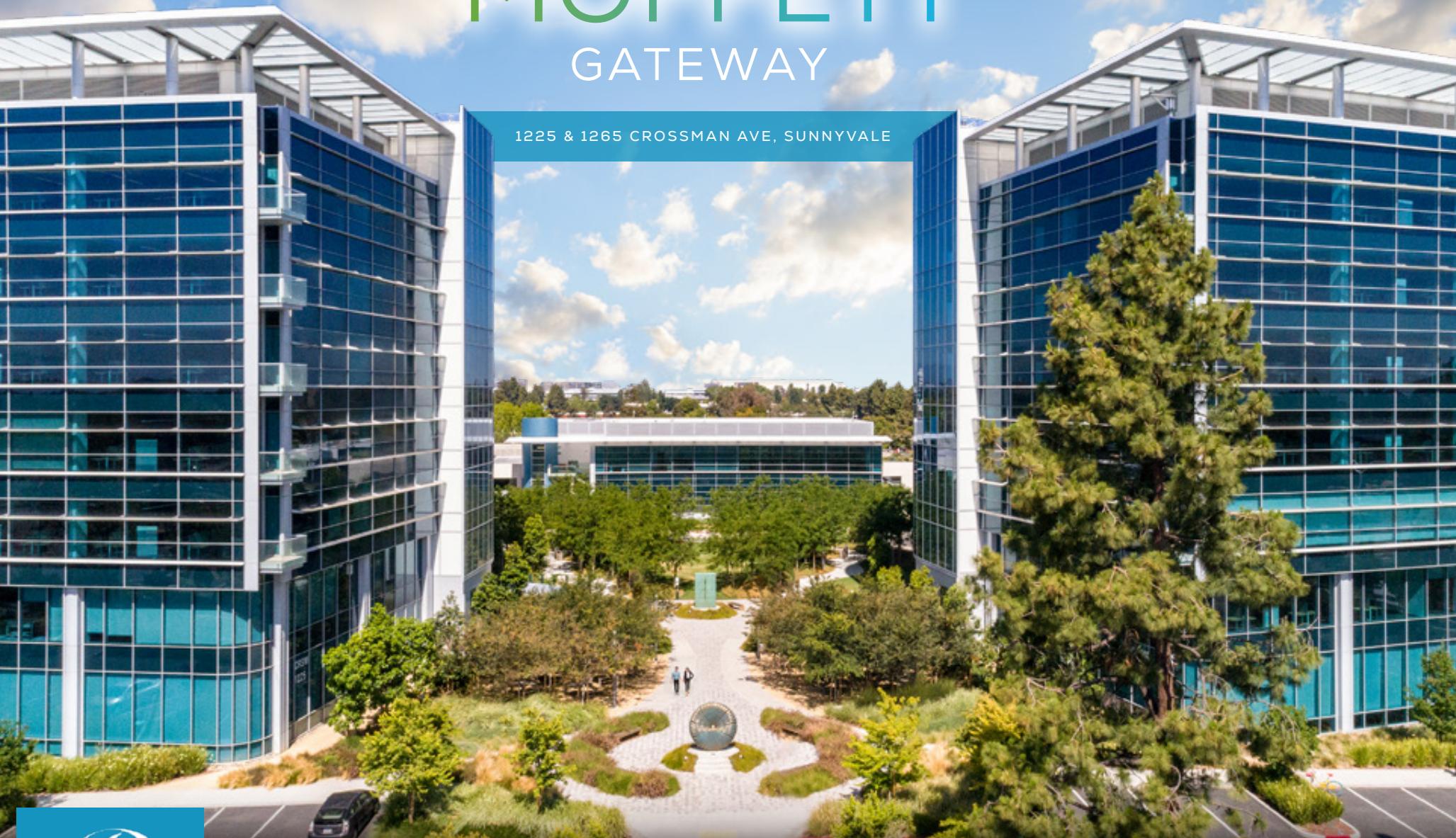


MOFFETT GATEWAY

1225 & 1265 CROSSMAN AVE, SUNNYVALE




JAY PAUL
COMPANY
NEWMARK

±612,691 SF CLASS 'A' CAMPUS
DIVISIBLE TO ±300,000 SF

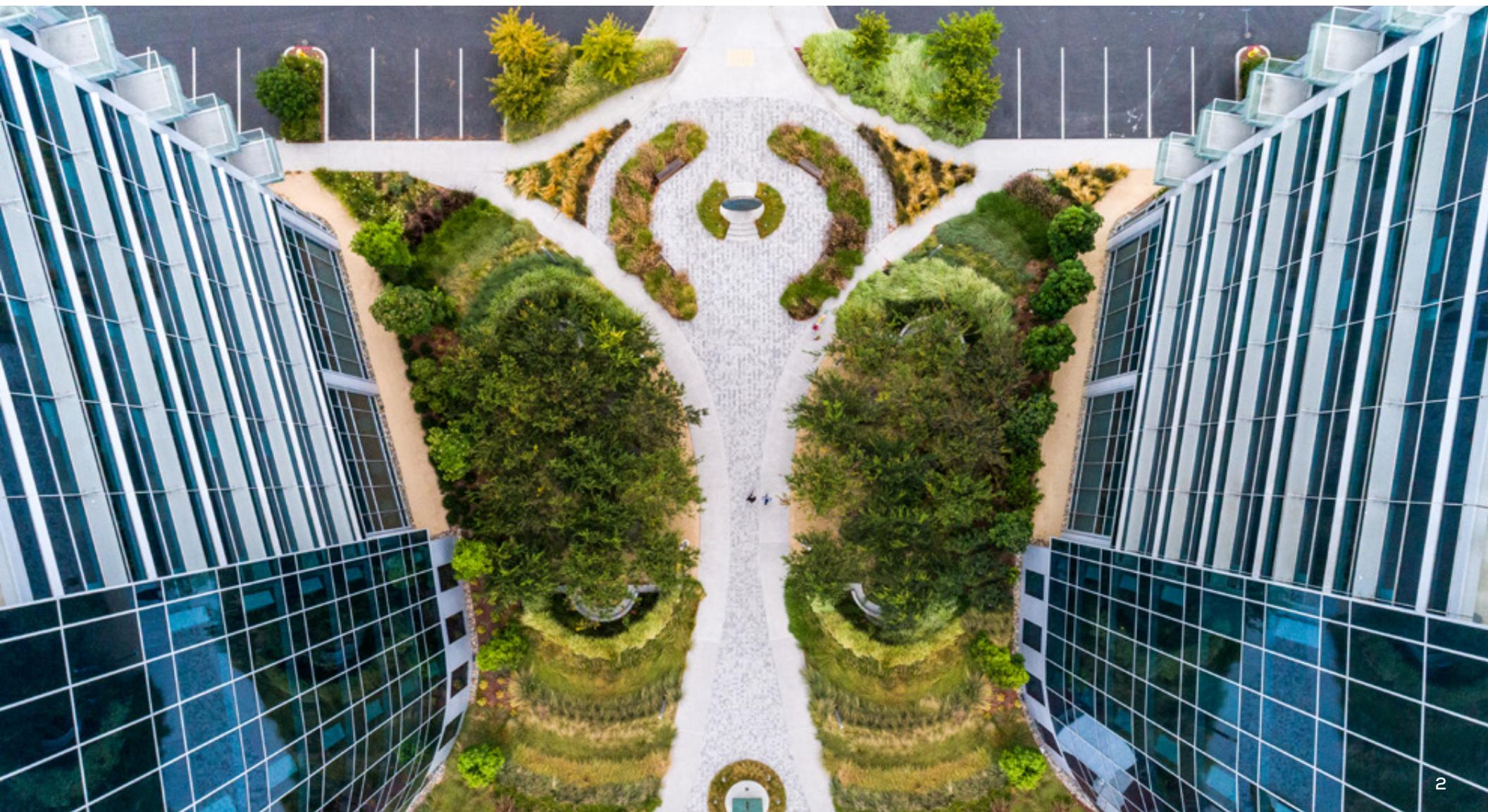
PHIL MAHONEY
408.982.8430

MIKE SAIGN
408.982.8403



DESIGNED TO DRIVE WHAT'S NEXT

At the center of Silicon Valley's innovation corridor, Moffett Gateway delivers a high-performance campus built for connection and growth. Two Class 'A' office towers and a dedicated amenities building offer light-filled, flexible workspaces, advanced infrastructure, and direct transit and freeway access—creating the ideal setting for teams that innovate at scale.



HIGHLIGHTS

A DYNAMIC ENVIRONMENT FOR INNOVATION



Two 7-story Class 'A' office towers



±612,691 SF Campus



Dedicated amenities building with fitness, café & meeting spaces



Large, efficient floorplates with expansive window lines



Flexible layouts supporting R&D and tech-driven uses



High-performance infrastructure & robust power capacity



LEED® Platinum certified



Direct access to VTA Light Rail and highways 101 & 237



Abundant parking, 3.3/1,000



Surrounded by leading innovation companies and top-tier talent







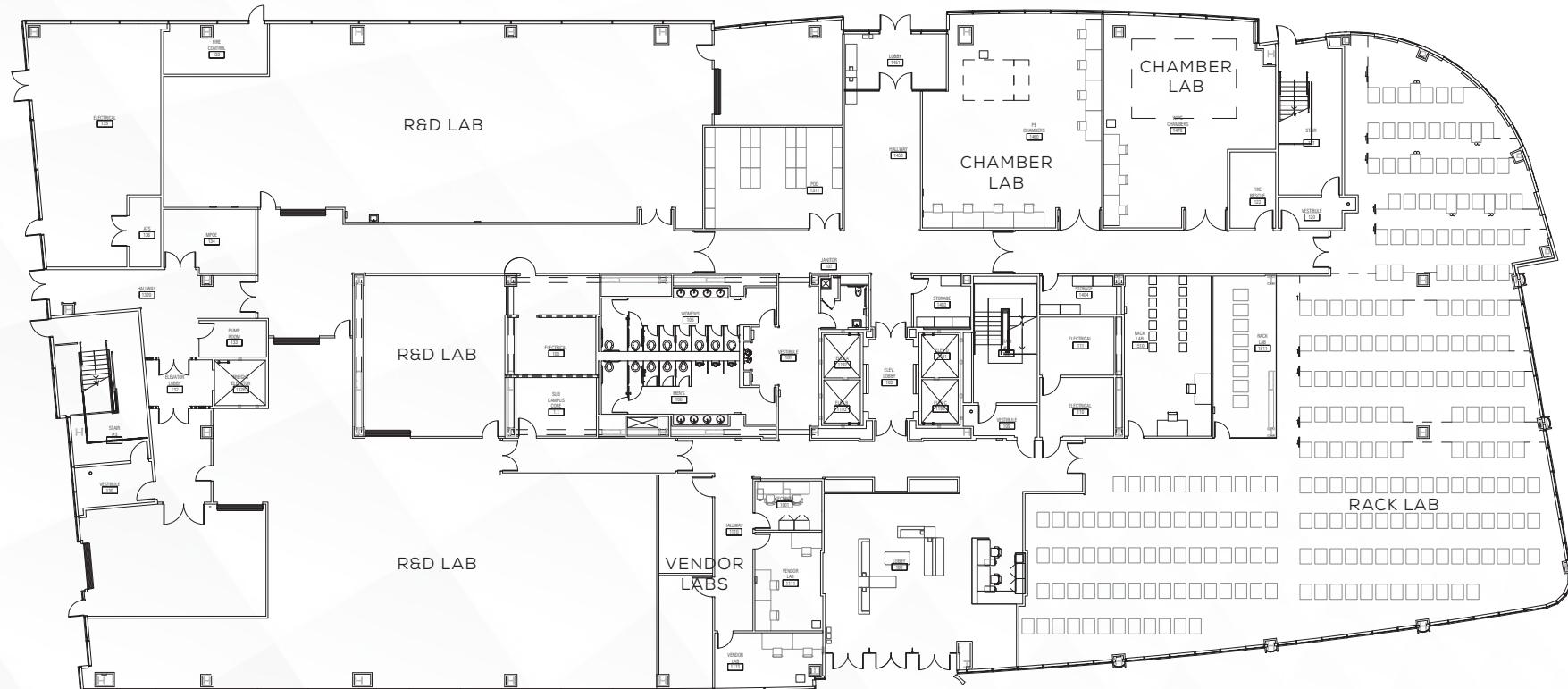






SITE PLAN OVERVIEW OF THE CAMPUS



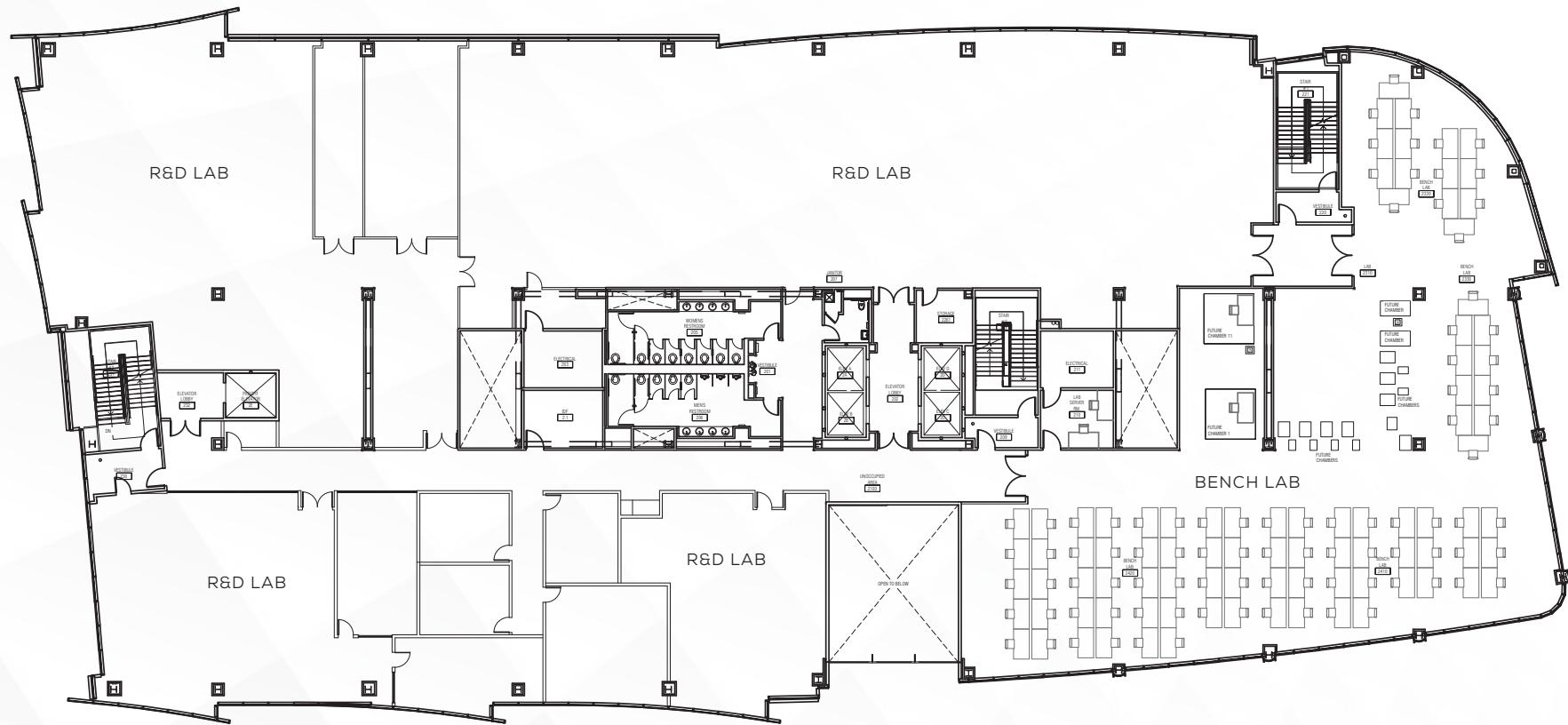


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FLOOR PLAN

BUILDING 1 / SECOND FLOOR

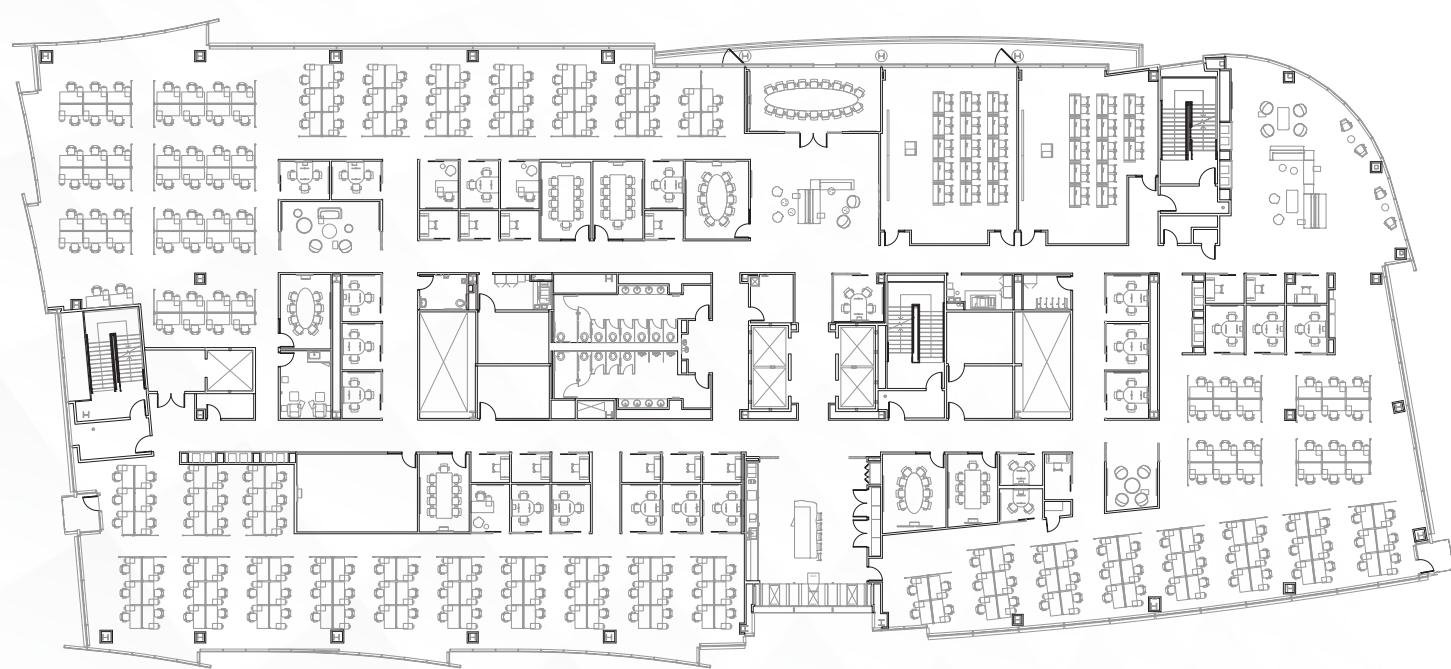


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FLOOR DETAILS

WORKSTATIONS	240
PRIVATE OFFICES	3
TRAINING	2
LARGE CONF. ROOM	1
MEDIUM CONF. ROOM	2
SMALL CONF. ROOM	5
HUDDLE ROOMS	23
PHONE ROOMS	17
BREAK ROOM	1
GAME ROOM	1
STORAGE	2
MOTHER'S ROOM	1
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	1
IDF	1

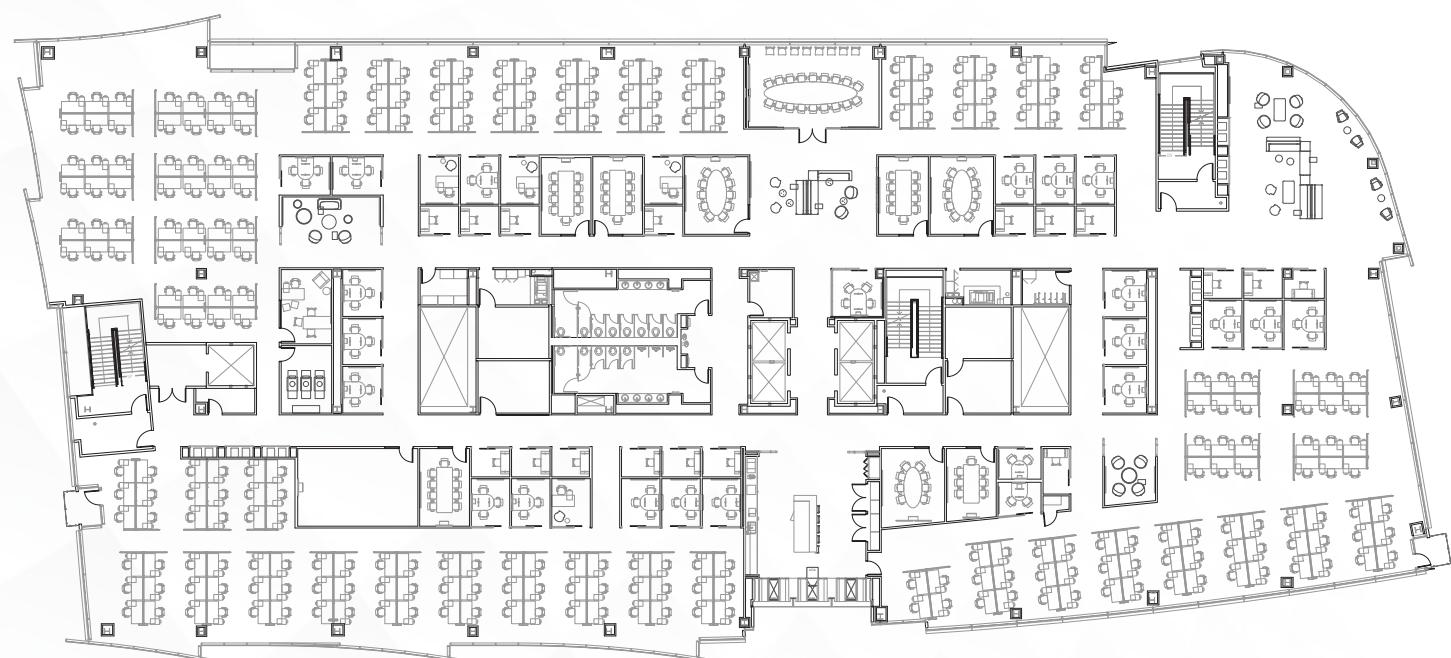


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FLOOR DETAILS

WORKSTATIONS	263
PRIVATE OFFICES	5
TRAINING	0
LARGE CONF. ROOM	1
MEDIUM CONF. ROOM	3
SMALL CONF. ROOM	5
HUDDLE ROOMS	21
PHONE ROOMS	14
BREAK ROOM	1
GAME ROOM	1
STORAGE	2
QUIET ROOM	1
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	0
IDF	1



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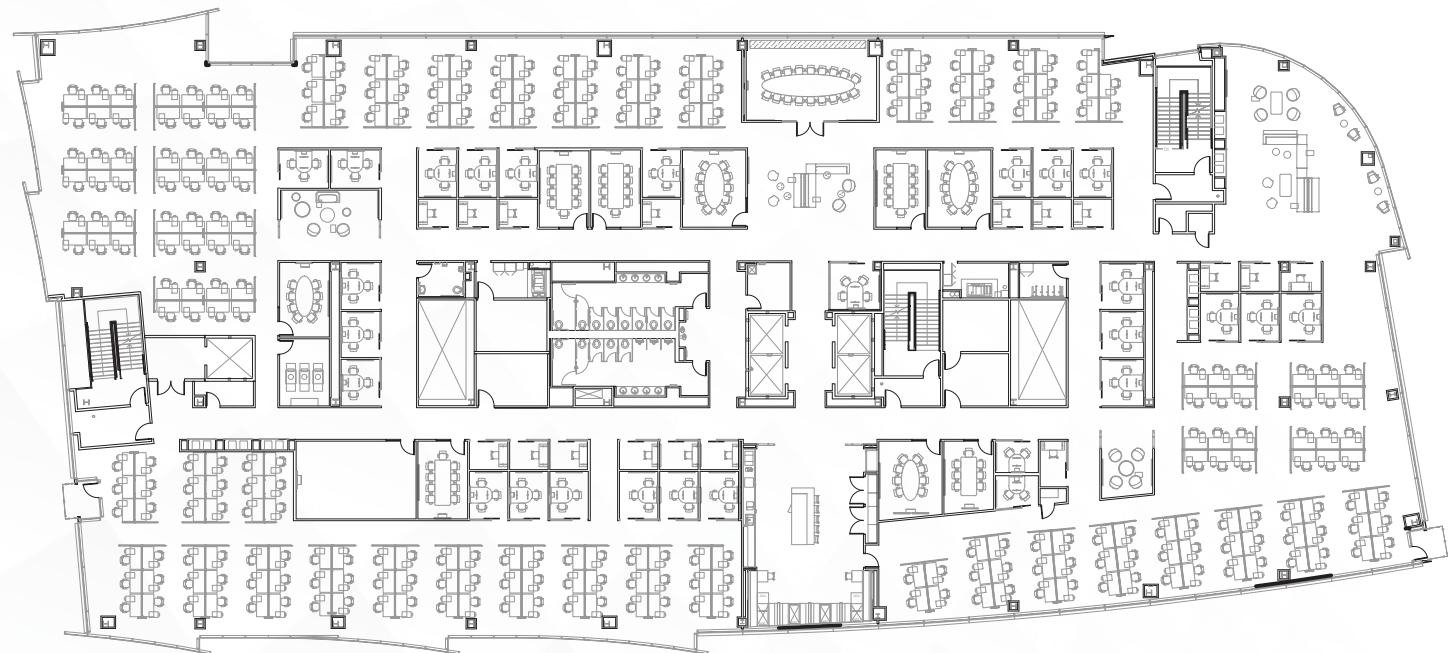
FLOOR DETAILS

WORKSTATIONS	263
PRIVATE OFFICES	0
LARGE CONF. ROOM	1
MEDIUM CONF. ROOM	2
SMALL CONF. ROOM	6
HUDDLE ROOMS	27
PHONE ROOMS	17
BREAK ROOM	1
PANTRY	1
GAME ROOM	1
STORAGE	3
MOTHER'S ROOM	1
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	0
IDF	1



FLOOR DETAILS

WORKSTATIONS	263
PRIVATE OFFICES	0
LARGE CONF. ROOM	1
MEDIUM CONF. ROOM	3
SMALL CONF. ROOM	6
HUDDLE ROOMS	27
PHONE ROOMS	17
BREAK ROOM	1
GAME ROOM	1
STORAGE	2
QUIET ROOM	1
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	1
IDF	1

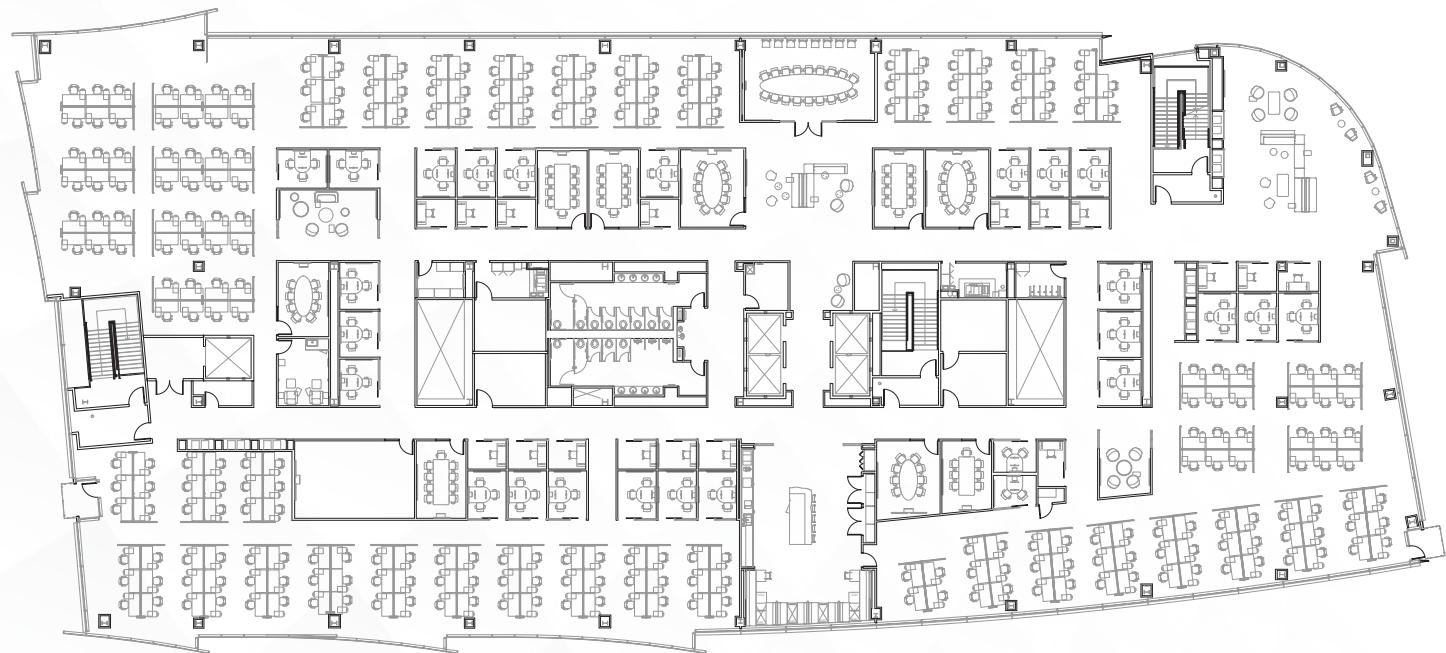


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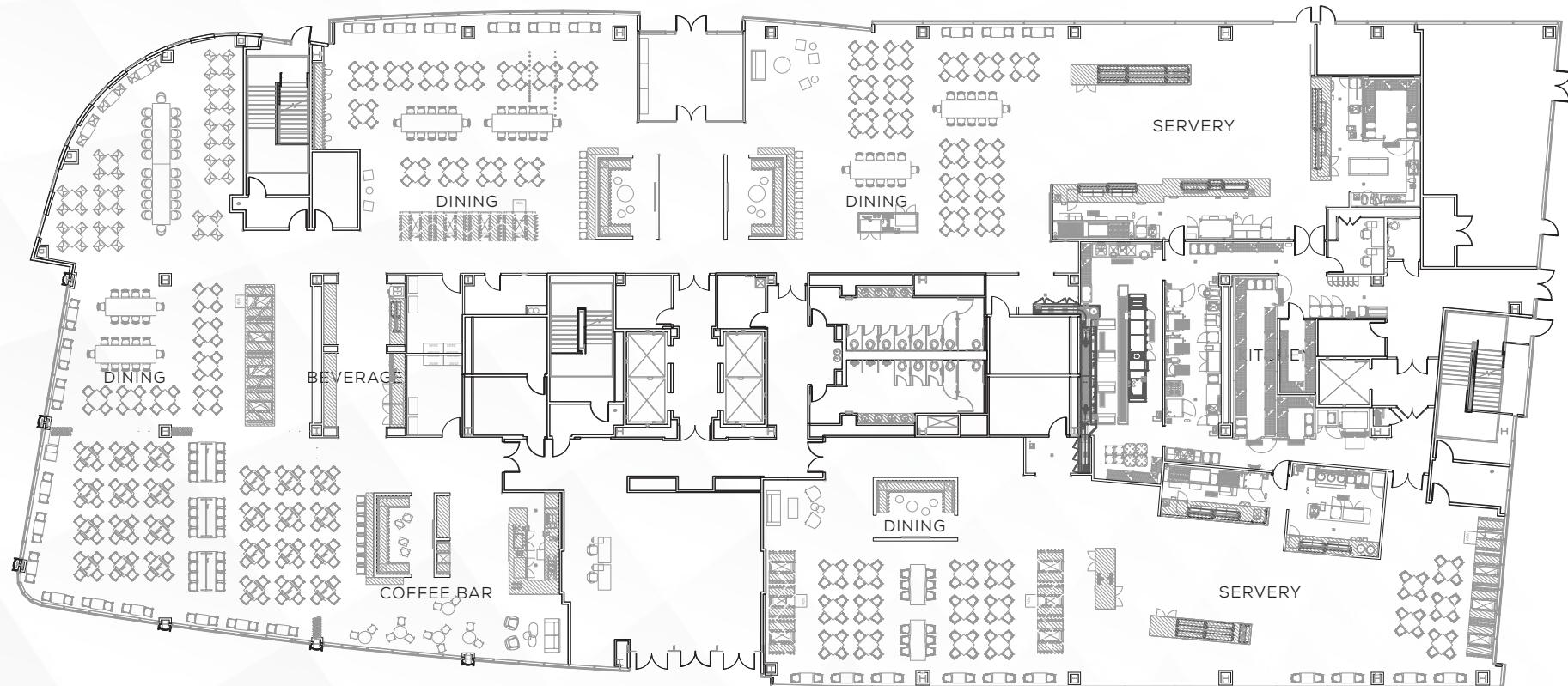
FLOOR DETAILS

WORKSTATIONS	263
PRIVATE OFFICES	0
LARGE CONF. ROOM	1
MEDIUM CONF. ROOM	3
SMALL CONF. ROOM	6
HUDDLE ROOMS	27
PHONE ROOMS	17
BREAK ROOM	1
GAME ROOM	1
STORAGE	3
QUIET ROOM	1
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	0
IDF	1



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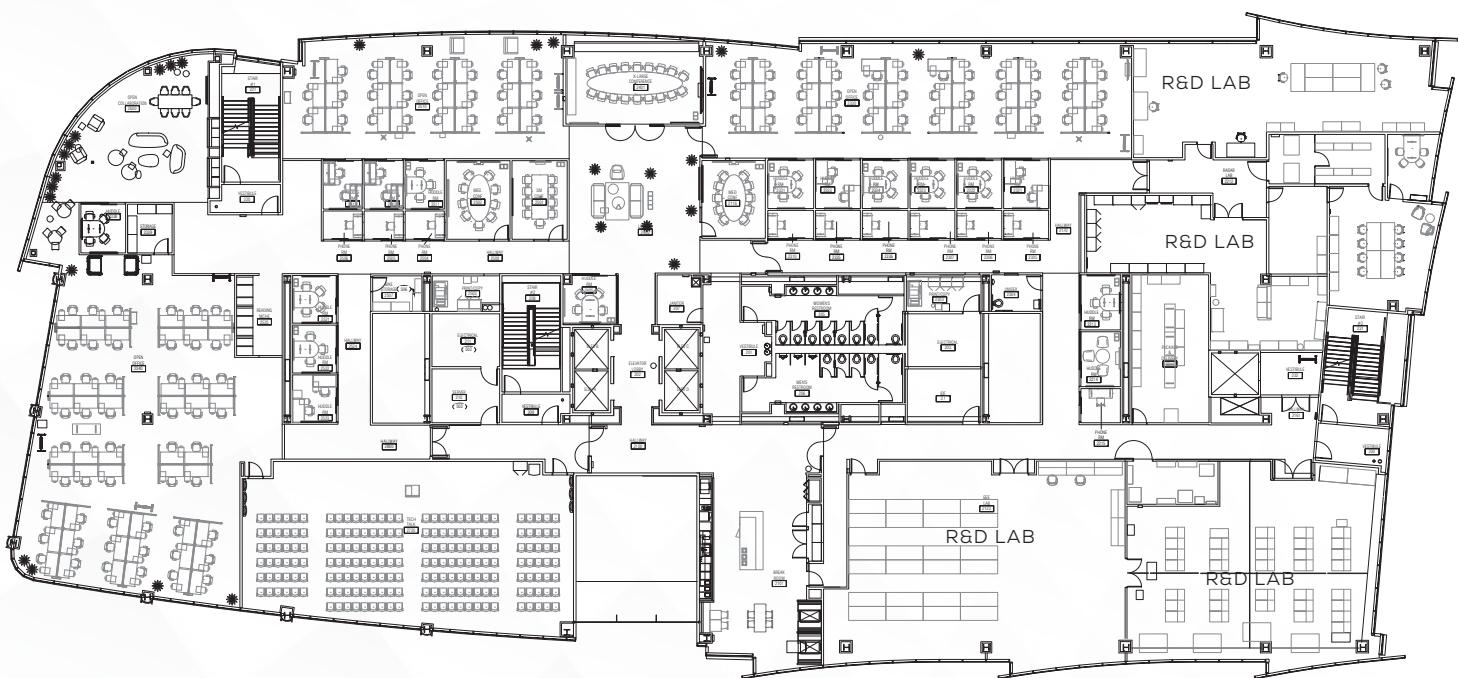


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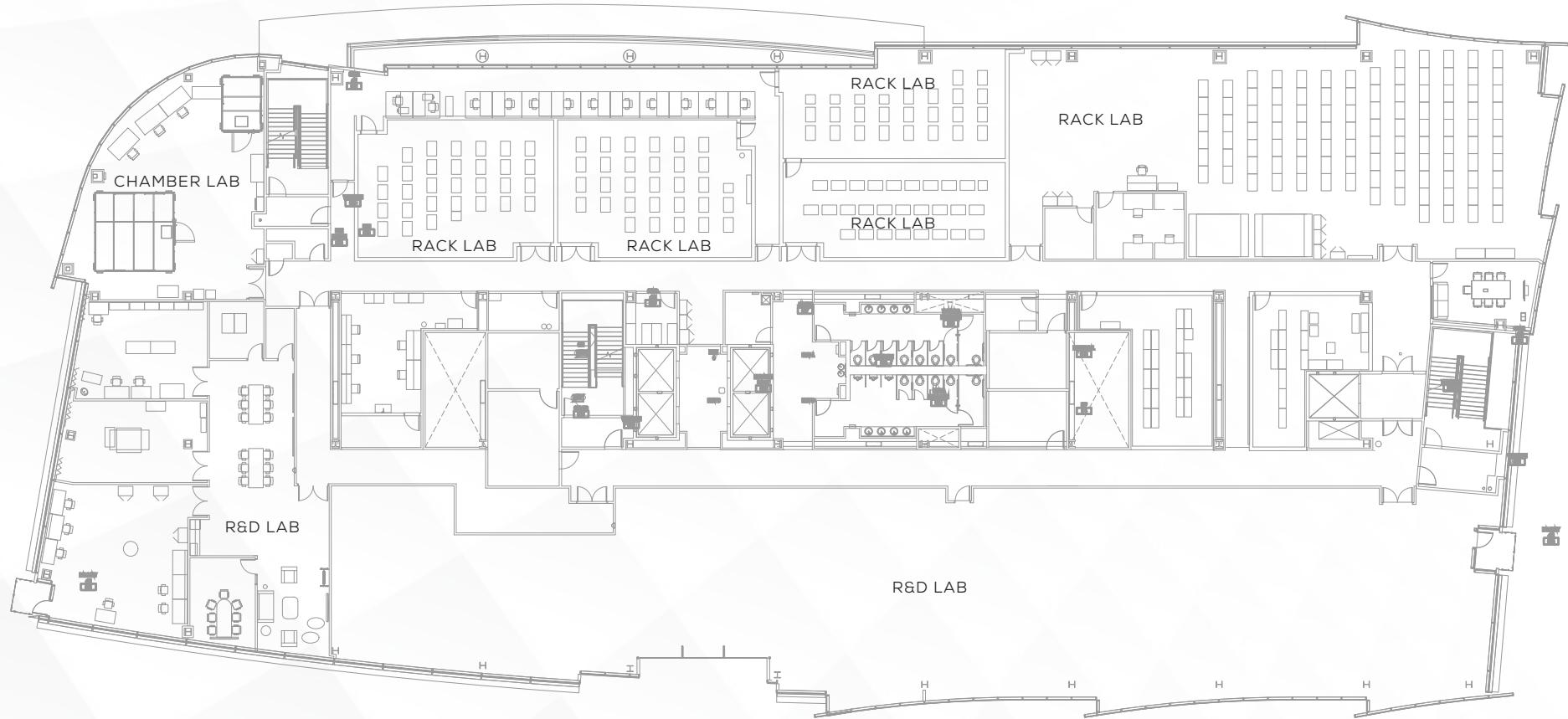
FLOOR DETAILS

WORKSTATIONS	111
TECH TALK	1
LARGE CONF. ROOM	1
MEDIUM CONF. ROOM	2
SMALL CONF. ROOM	0
HUDDLE ROOMS	16
PHONE ROOMS	10
BREAK ROOM	1
GAME ROOM	0
STORAGE	2
MOTHER'S ROOM	0
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	1
IDF	1



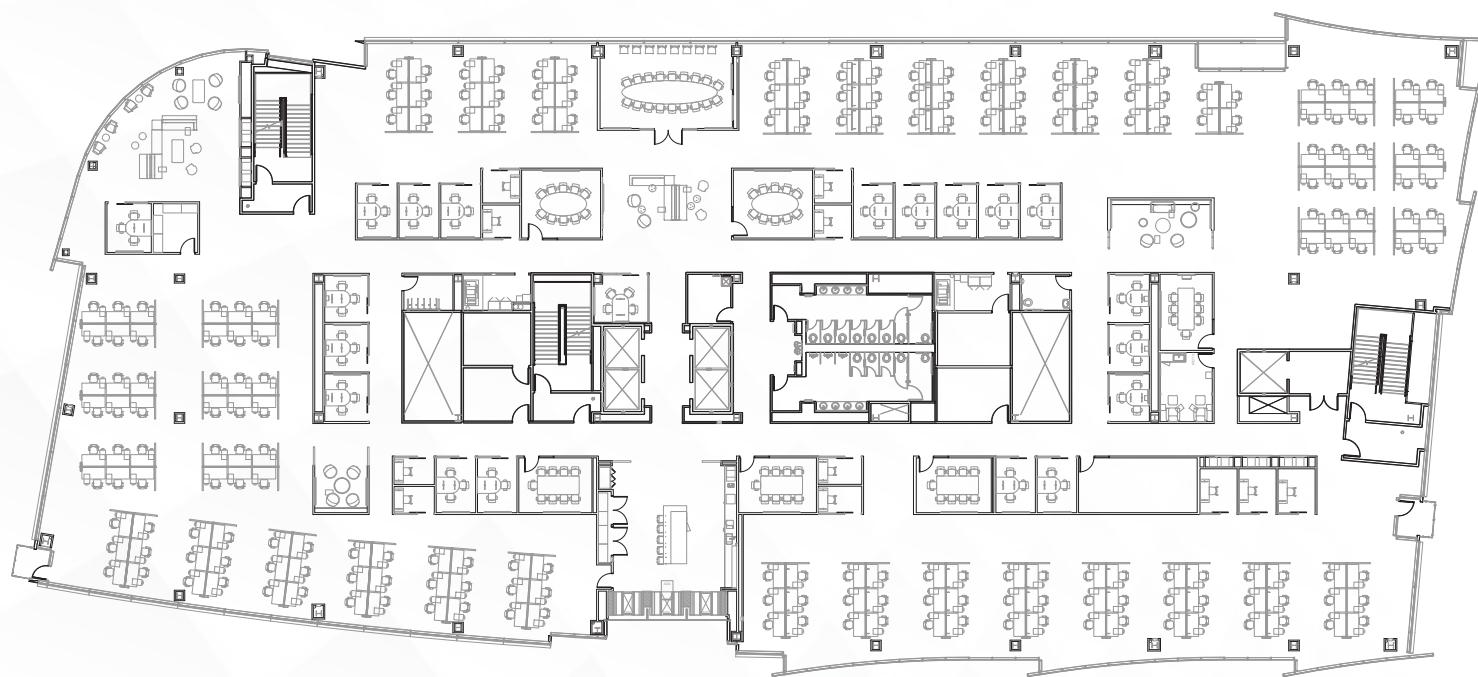
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FLOOR DETAILS

WORKSTATIONS	207
LARGE CONF. ROOM	2
MEDIUM CONF. ROOM	2
SMALL CONF. ROOM	4
HUDDLE ROOMS	18
PHONE ROOMS	9
BREAK ROOM	1
GAME ROOM	1
STORAGE	2
MOTHER'S ROOM	1
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	1
IDF	1

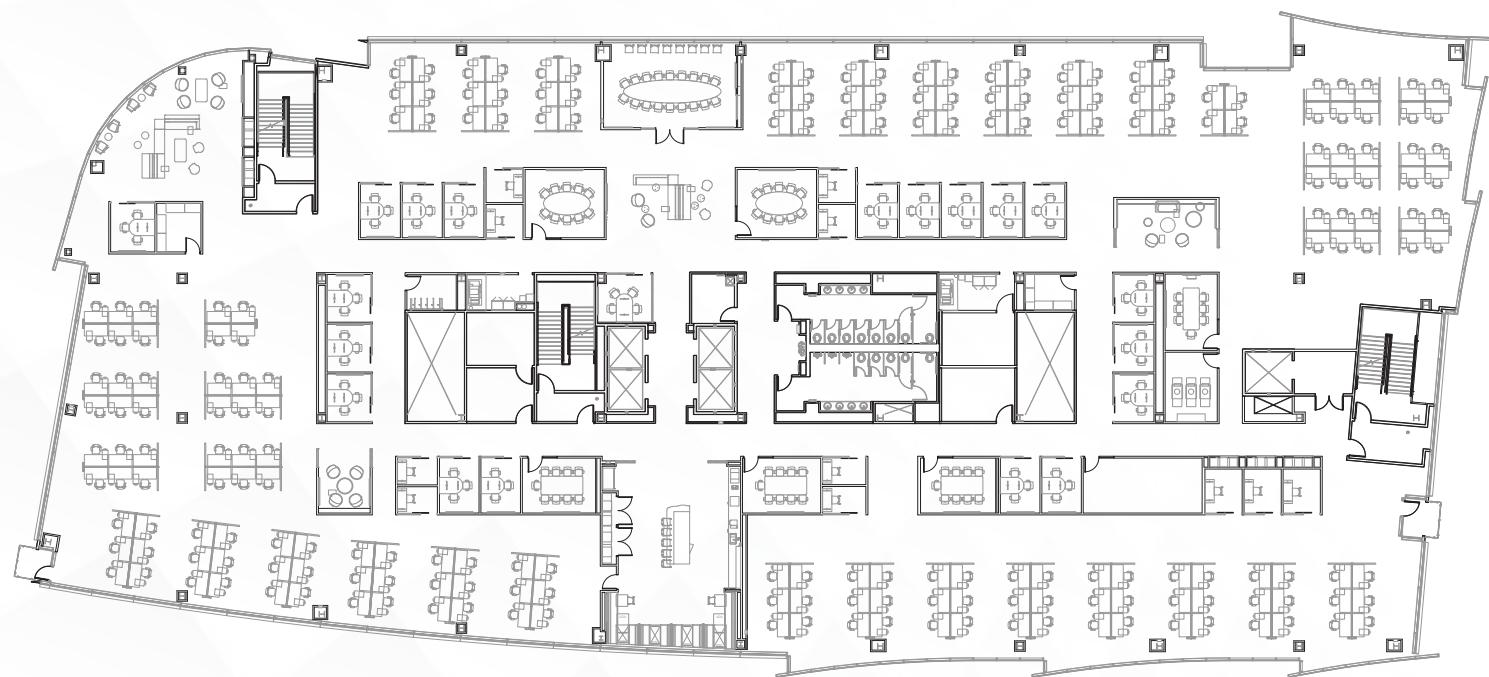


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FLOOR DETAILS

WORKSTATIONS	205
LARGE CONF. ROOM	2
MEDIUM CONF. ROOM	2
SMALL CONF. ROOM	4
HUDDLE ROOMS	18
PHONE ROOMS	9
BREAK ROOM	1
LIBRARY	1
STORAGE	2
MESSAGE ROOM	1
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	0
IDF	1



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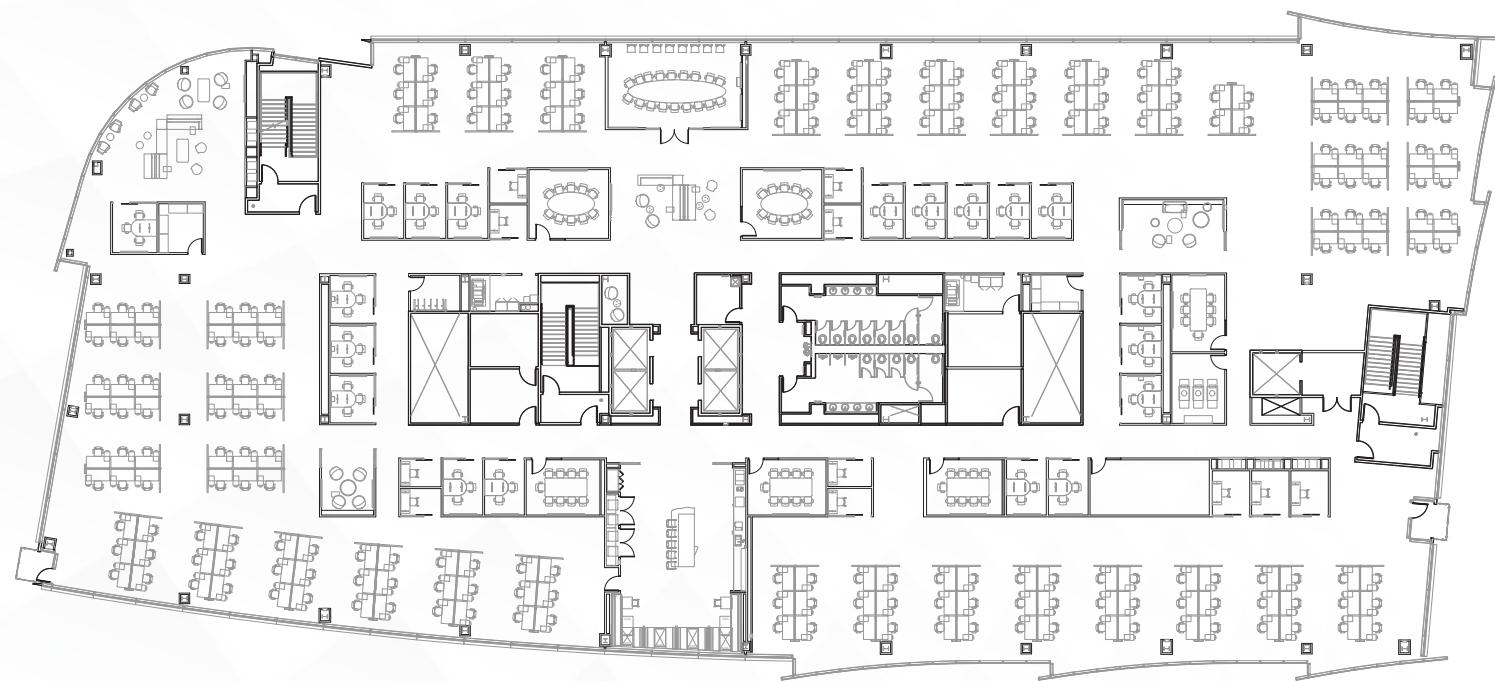
FLOOR DETAILS

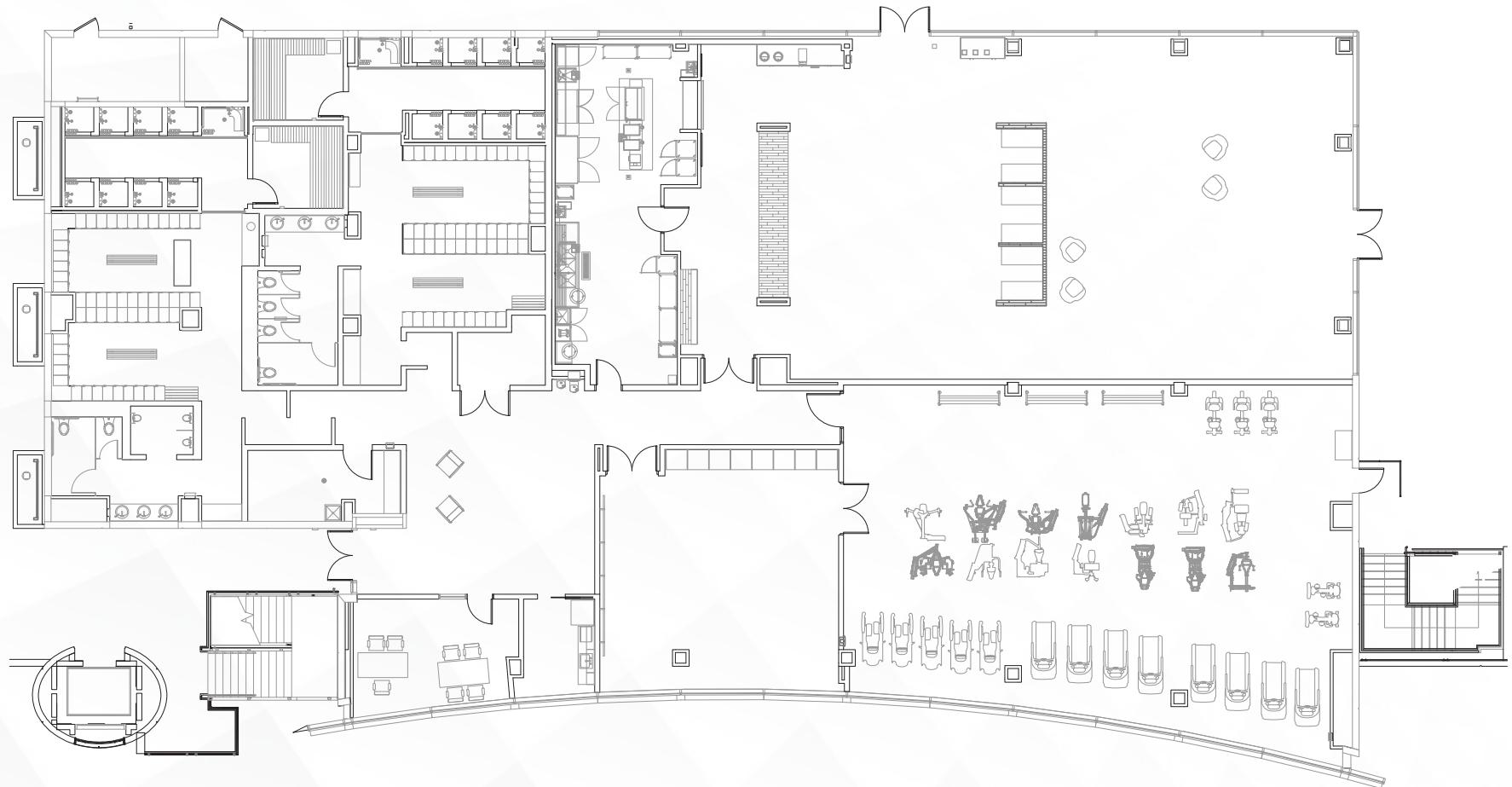
WORKSTATIONS	207
LARGE CONF. ROOM	2
MEDIUM CONF. ROOM	2
SMALL CONF. ROOM	4
HUDDLE ROOMS	18
PHONE ROOMS	9
BREAK ROOM	1
GAME ROOM	1
STORAGE	1
MOHTER'S ROOM	1
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	1
IDF	1



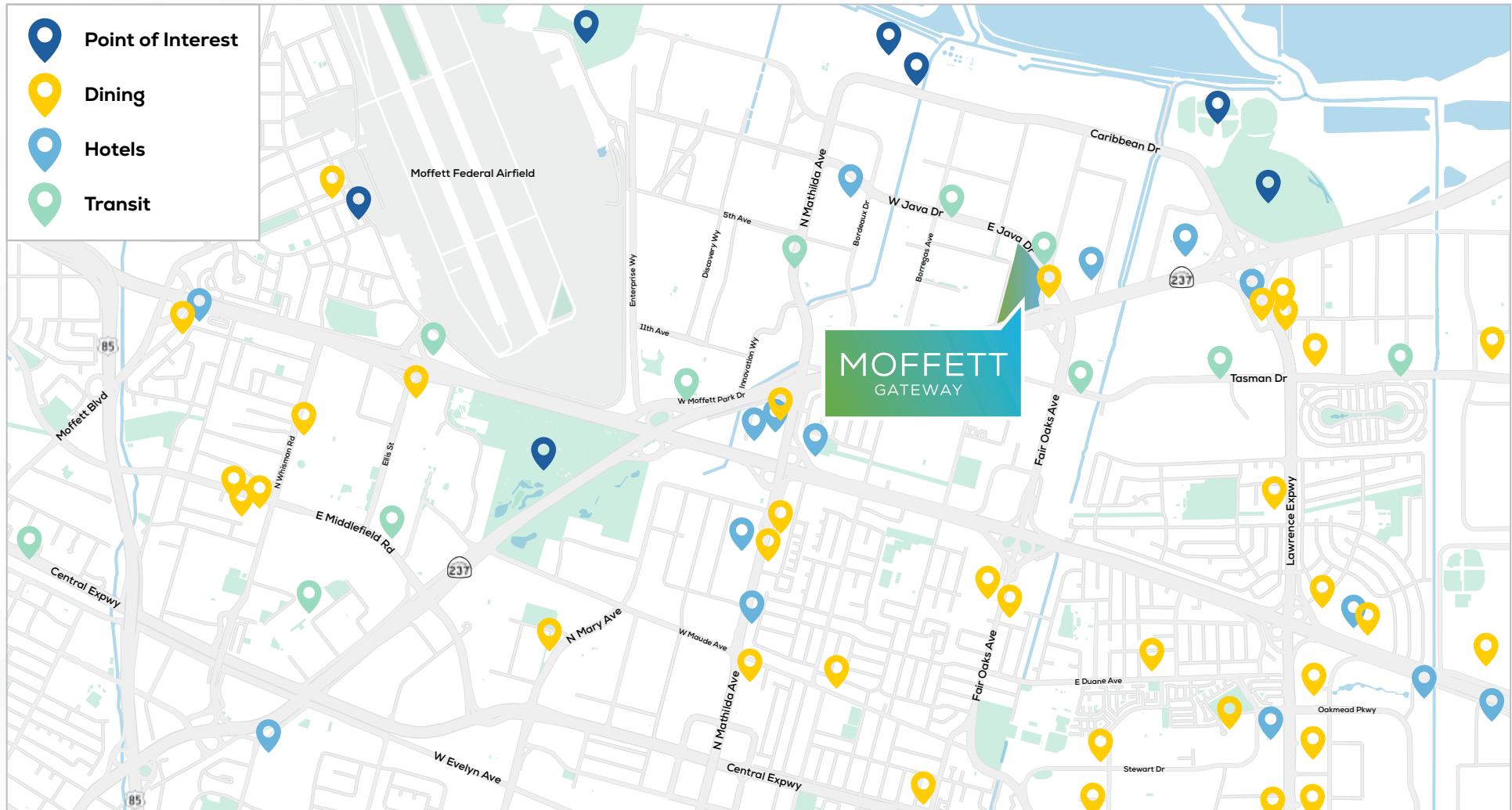
FLOOR DETAILS

WORKSTATIONS	207
LARGE CONF. ROOM	2
MEDIUM CONF. ROOM	3
SMALL CONF. ROOM	4
HUDDLE ROOMS	15
PHONE ROOMS	9
BREAK ROOM	1
GAME ROOM	1
STORAGE	2
QUIET ROOM	1
COPY/PRINT	2
BIKE STORAGE	1
UNISEX	0
IDF	1





LOCAL CONVENIENCES
SHOP, DINE & DISCOVER NEARBY



BUILDING ADDRESS

1225 & 1265 Crossman Avenue, Sunnyvale,
CA

BUILDING OWNER

Jay Paul Company

BUILDING & INTERIOR ARCHITECT

DES Architects + Engineers

CONTRACTOR

Level 10 Construction

EXTERIOR MATERIAL

BUILDINGS 1 & 2 Glass & Aluminum Curtain Wall with High Performance Glazing

AMENITIES BUILDING Glass & Aluminum Curtain Wall with Aluminum Panels

PARKING GARAGE Cast-in-Place Concrete, Curtain Wall Panels

NUMBER OF FLOORS

7

TOTAL NET RENTABLE AREA

±612,691 SF
2 Office Buildings and Amenities Building

EACH OFFICE BUILDING ±298,924 SF

AMENITIES BUILDING ±18,848 SF

HIGH GARDEN AT PARKING STRUCTURE
±28,000 SF

TYPICAL FLOOR SIZE

±42,000 SF

SLAB-TO-SLAB

FIRST TO SECOND 18'6"
SECOND TO SEVENTH 14'0" / floor
FIRST TO PENTHOUSE 118'- 6"

FINISHED CEILING HEIGHT

FIRST FLOOR 14'6"
UPPER FLOORS 10'0"

WINDOW DIMENSIONS

FIRST FLOOR Floor-to-Ceiling Curtain Wall 14'6"
UPPER FLOORS Floor-to-Ceiling Curtain Wall 10'0"

COLUMN SPACING

30'x49', 30'x30' Bays

RESTROOM FINISHES

Cast Stone Countertops, Ceramic Tile Floors and Walls

ELEVATORS

OFFICE BUILDINGS Four (4) Passenger 3,500 lb capacity, 500 fpm and 1 Service 4,000 lb capacity, 350 fpm

GARAGE AMENITIES One (1) Passenger 4,000 lb, 150 fpm

PARKING

3.33 per 1,000 SF

GENERATORS

450kW Cummins Diesel generator at each building. Provisions for 2,000 kW Future Generator at each building.

TOTAL COOLING CAPACITY

92 Tons per floor for house cooling, two (2) piping risers per building, each designed to support an auxiliary load of 4 W/SF.

ELECTRICAL

6,000 AMPS/BUILDING 4,000 Amps Tenant and 2,000 Amps Base Building

SECURITY

Wire for Key Card

HVAC

Perimeter reheat VAV system, 650 tons chilled water capacity, Web-based ALC DDC control system

EV READY

100 Prewired Stalls

SHOWERS

Provided at Amenities Building

TECHNOLOGY AND COMMUNICATIONS

CAMPUS Diverse Public Carrier entry conduit to campus. Four (4) conduits to each building
MPOE Private conduit connectivity between each building with separate vault structure

BUILDINGS Two (2) stacked IDF per floor, individual 4" conduits from MPOE to each IDF









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MOFFETT GATEWAY

