

680 W MAUDE AVE

±39,311 SF High-End Office/R&D Building For Sale or Lease on 2.58 Acres, Move-In Ready & Conveniently Located Near Downtown

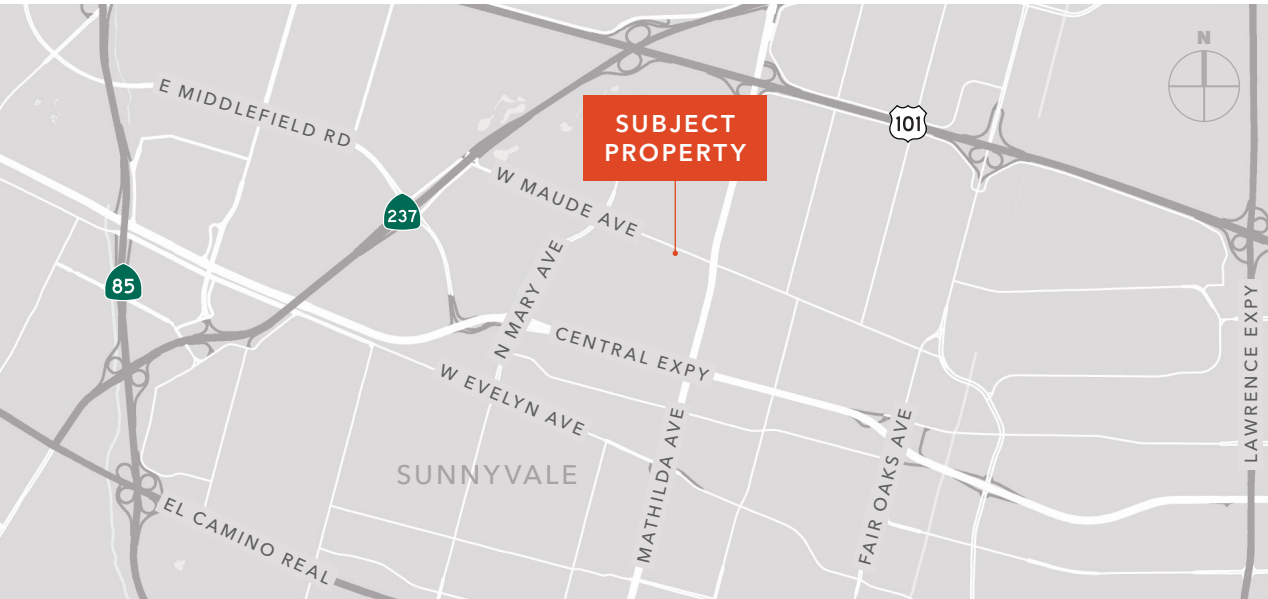
SUNNYVALE, CA

±39,311 SF
AVAILABLE

±2.58 AC
PARCEL SIZE

±\$3M
RECENT RENOVATIONS

\$3.50
LEASE RATE, NNN



Free-Standing ±39,311 SF Office R&D Building is Move-In Ready

High-end interiors, plug & play potential

Situated on 2.58 Acre parcel

Good mix of conference rooms, private offices,
and phone rooms

2,000 Amps of power at 277/480 (Tenant to verify)

Existing labs with CDA, nitrogen, vacuum pump,
and a gas monitoring system

Multiple restroom cores, 1 set with showers

Expansive break room and all hands area

Grade Level loading, with ability to add more

±4/1,000 parking, with 1 dual EV charging station

Bike lockers and private outdoor amenity space

Walking distance to downtown Sunnyvale Caltrain
and amenities

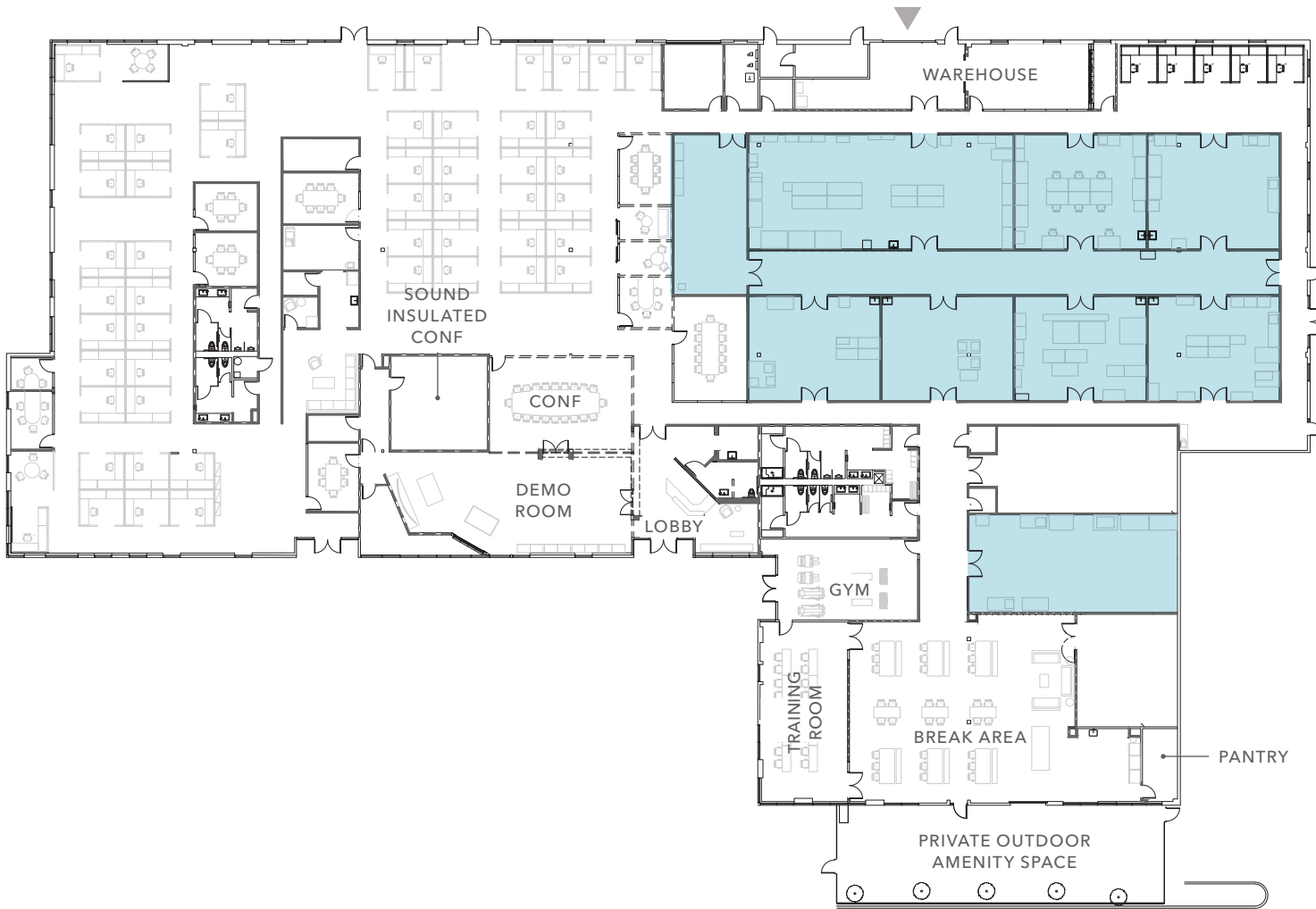
Parcel number: 165-28-017

\$3.50 lease rate, NNN

Sale price: call for pricing

Assumable Financing Available:
3.75% interest rate (call for details).

CURRENT FLOOR PLAN

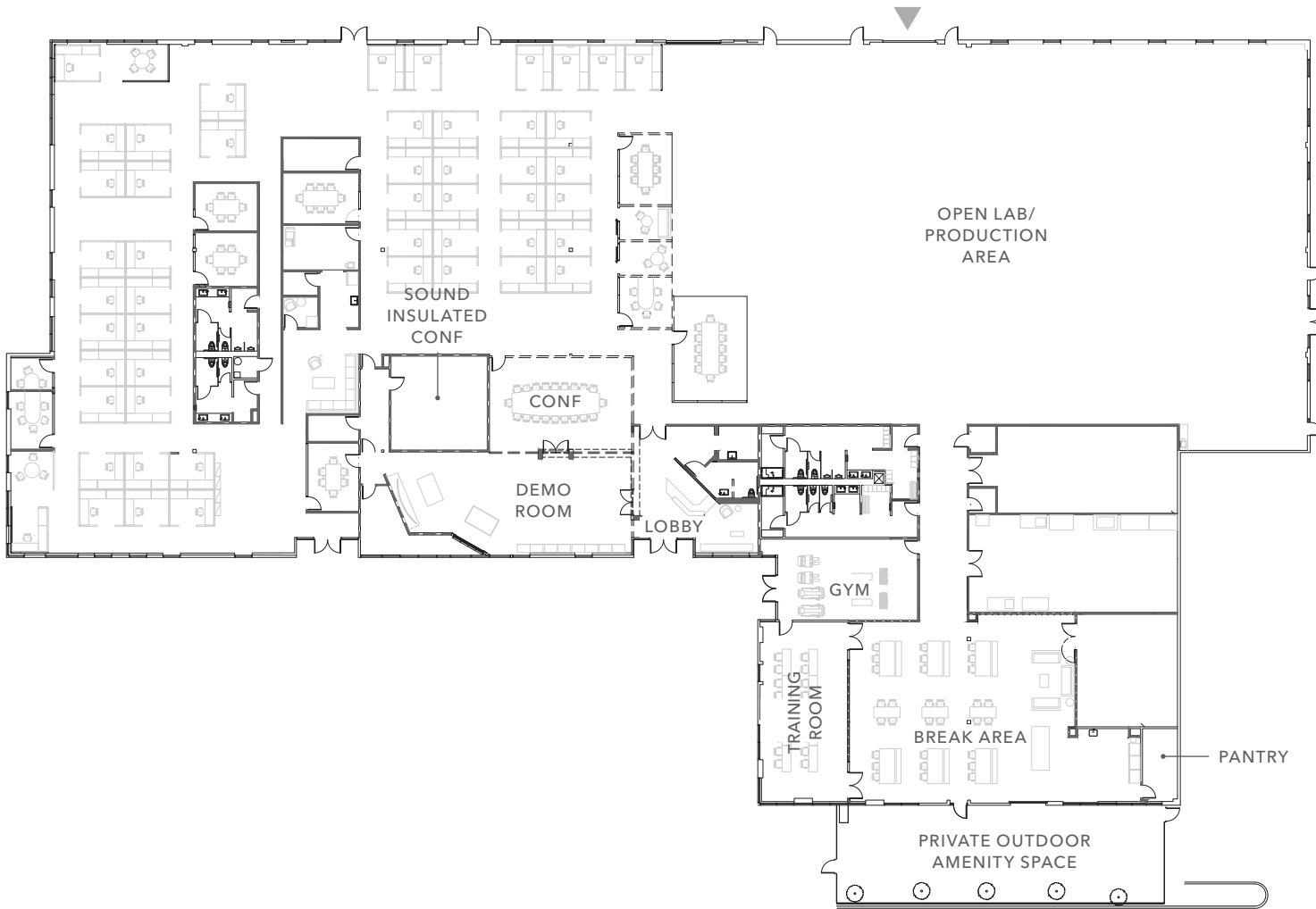


LEGEND

- Labs w/nitrogen, CDA, & vacuum
- Grade Level door

FLOOR PLAN NOT TO SCALE

POTENTIAL FLOOR PLAN



LEGEND

▲ Grade Level door

FLOOR PLAN NOT TO SCALE





For more information on this property, please contact

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