

13,617 SF Stand-alone R&D/Flex Building | For Lease

# 151 Gibraltar Court

**LEASING PROMO!**  
**\$0.99 PSF NNN**

Sunnyvale, CA 94089

Heavy Power | 24ft Clear Height | Renovation Complete



## Property Overview

Available for immediate occupancy, 151 Gibraltar Court offers the rare opportunity to lease 13,617 sq. ft. of R&D/Flex space in a stand-alone, private single-tenant environment within the prestigious Moffett Park, Sunnyvale submarket. The transit oriented, amenity rich location provides immediate credibility with its proximity to major corporations that surround the property. The building is designed for maximum flexibility with 24ft clear height and heavy power distributed in warehouse/production area.

**Renovation complete:** Interior/exterior paint, new LVT flooring, refreshed landscaping, slurry/striped parking lot

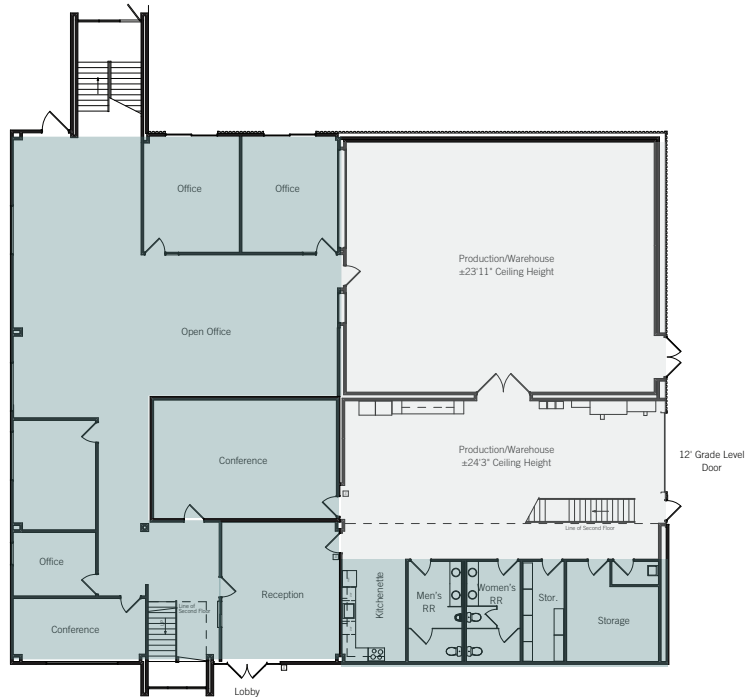
## Property Details

- + Building: 13,617 SF
- + Land: 1.03 Acres / 44,867 SF
- + Parcel Number: 110-35-013
- + Power: 1,200a/120-208v and 400a/277-480v
- + Clear Height: 23'11" - 24'3" in warehouse/production area
- + HVAC: 100% in Office/R&D areas
- + Construction: Pre-fabricated metal "Butler" type building structure
- + Loading: One 12ft Grade Level Door
- + Parking: 3.3/1000 (43 spaces), 4 EV Chargers
- + Sprinklers: Full coverage throughout facility
- + Restrooms: 6 separate facilities, including on-site shower
- + Year Built: 1975, renovated in 2013

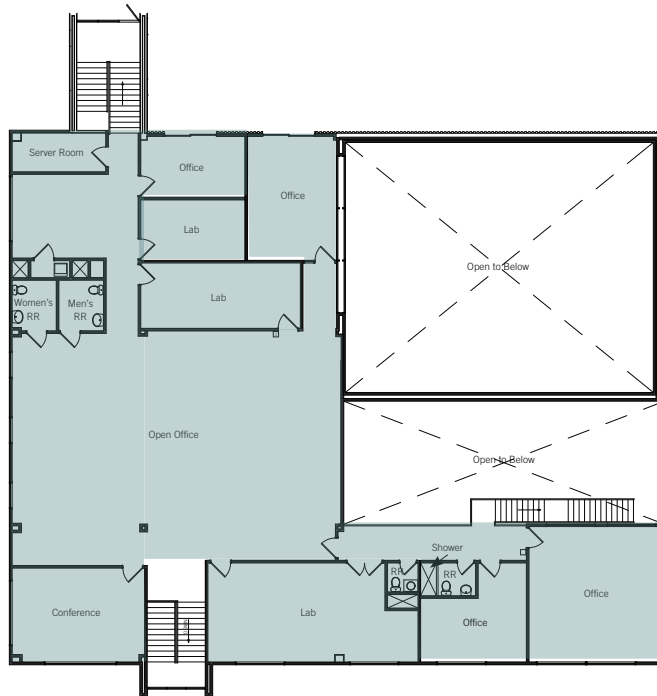
\* Promotional rate applies to the first 6 months, minimum 3-year term. Lease must be signed by May 1, 2025.

**CBRE**

# First Floor Plan



# Second Floor Plan



EXPOXY  
LVT

# Building Photos



Open Office



Open Office

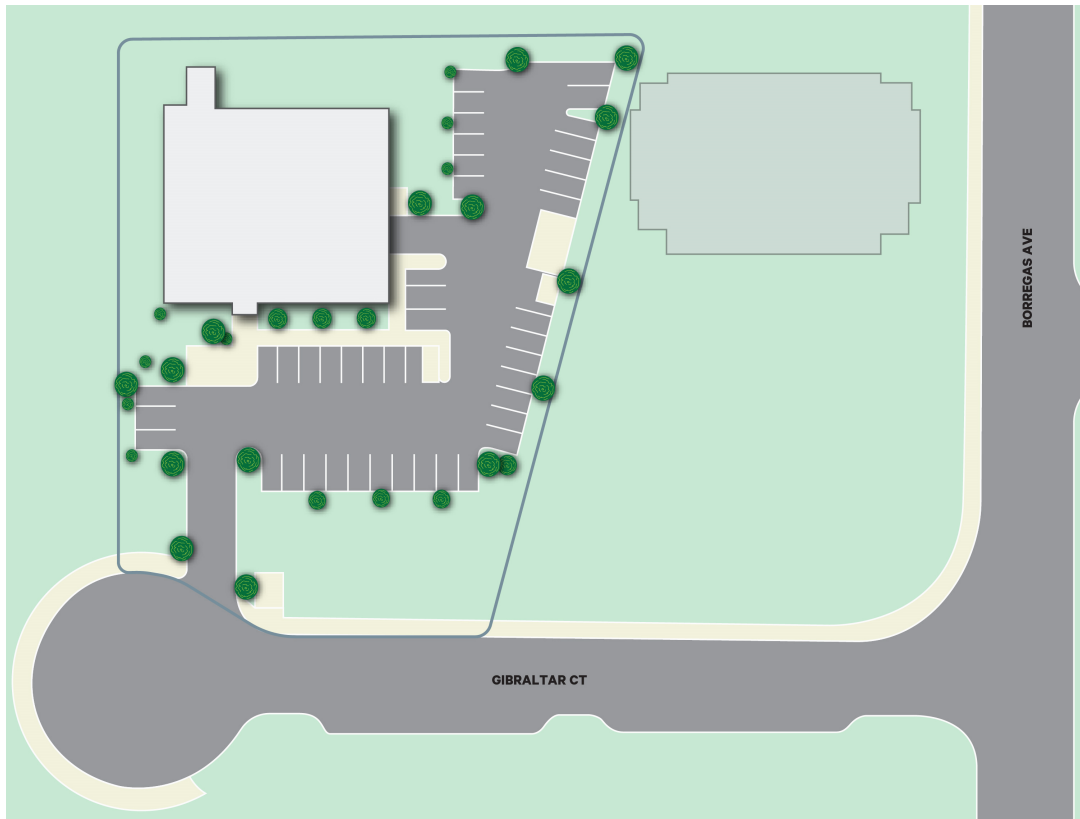


Warehouse

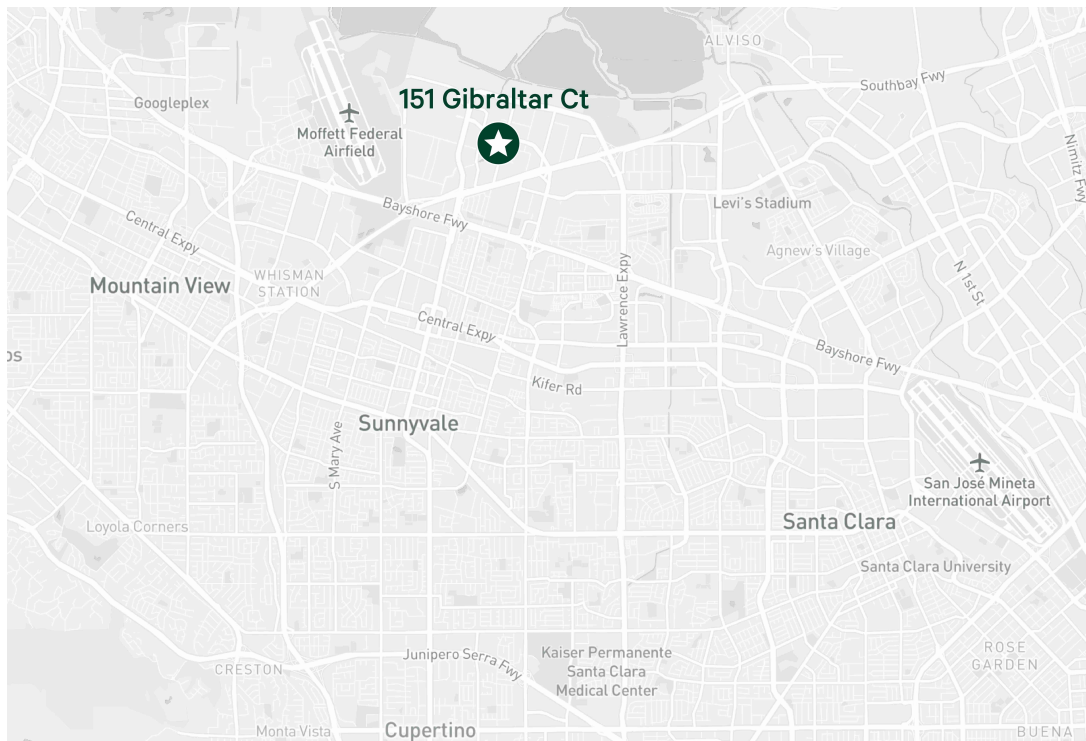


Exterior

## Site Plan



## Aerial Map





# Amenities & Transit



## Contact Us

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