

FOR LEASE
1175 ELKO DRIVE, SUNNYVALE, CA

URBAN
ROCK
PROPERTIES LLC



PROPERTY OVERVIEW

1175 ELKO DRIVE | SUNNYVALE, CALIFORNIA



Welcome to 1175 Elko Drive, a premier Class A Industrial / R&D / Warehouse / Assembly facility for sale.

A premier Class A Industrial / R&D / Warehouse / Assembly facility for lease. Spanning approximately 83,600 SF on 4.5 acres in the heart of Silicon Valley, this sustainable property features stunning interiors, 100% HVAC (including the warehouse), solar power, and backup energy systems. The versatile design offers seamless efficiency for multiple uses under one roof. Ideal as a Silicon Valley headquarters or owner-user space, the property includes steel, glass, and concrete construction with two-story offices, executive suites, R&D areas, and a warehouse. On-site amenities include a basketball court, tennis courts, putting green, fitness center, training facilities, and a lounge.

This is a rare opportunity to secure a standout asset in an unbeatable location!

EXTERIOR PICTURES

1175 ELKO DRIVE | SUNNYVALE, CALIFORNIA

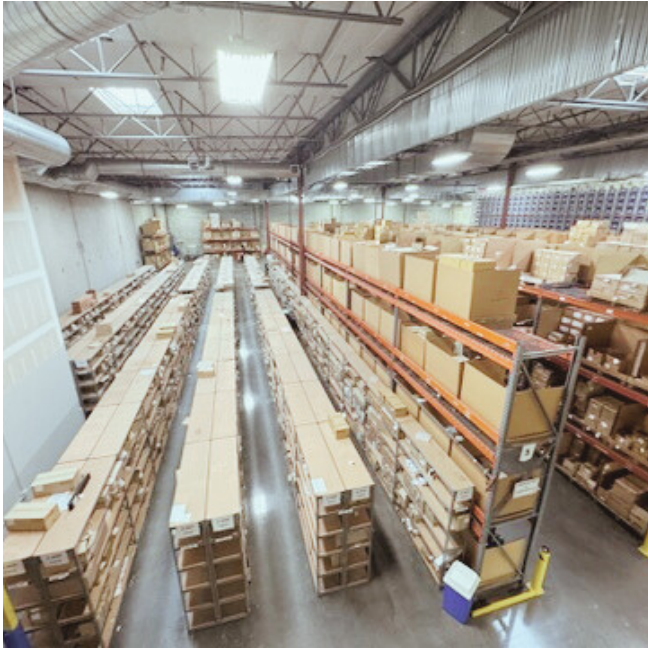
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INTERIOR PICTURES

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PROPERTY DESCRIPTION

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BUILDING

- 24-Hour Access
- Fitness Center
- Security System
- Signage
- Wheelchair Accessible
- Reception
- Car Charging Station
- Monument Signage
- Air Conditioning
- Fiber Optic Internet
- Two (2) Tennis Courts
- One (1) Basketball Court
- One (1) 9-Hole Golf Putting Green
- Exterior Picnic Area

PROPERTY FACTS

- Property Type: R&D | Flex | Office | Assembly | Warehouse
- Building Class: A
- Lot Size: 4.49 AC
- Rentable Building Area: 83,600 SF
- Floors: Partial Two Story
- Year Built: 1998
- Tenancy: Single
- Parking: 140 Spaces w/ option to add additional 200 spaces
- Warehouse Height: 30 Feet
- No. Dock-High Doors/Loading: Four (4)
- No. Drive In / Grade-Level Doors: Four (4)
- One (1) Elevator
- Electrical: 2,000 Amps, 277 / 480 Volts

PROPERTY DESCRIPTION

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SUSTAINABILITY

- Solar Panels: Roof Top & Parking Lot
- EV Charging: Three (3) Charging Stations
- Wind Turbine: Six (6) Wind Powered Turbines
- Landscaping: Drought Tolerant

MECHANICAL & FIRE

- HVAC: 100%
- Fire Sprinklers: 100%
- Heating / Air Conditioning: VAV & Package Units
- Backup Generator: One (1)

BUILDING SQUARE FOOTAGE LAYOUT

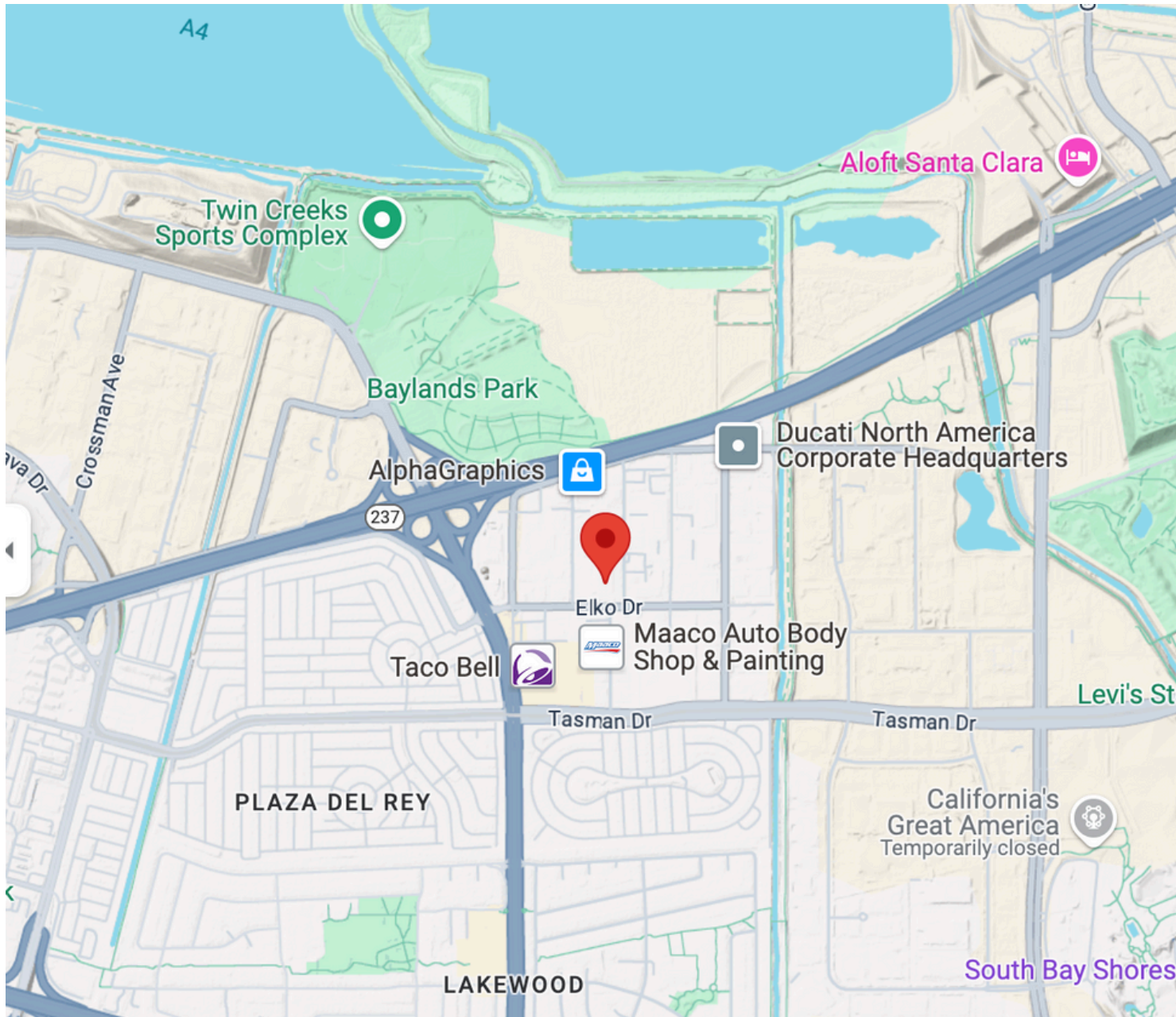
- Office (1st Floor)
 - +/- 11,865
- R&D / Assembly
 - +/- 8,000
- Fitness / Cafe / Conference / Lobby
 - +/- 6,795
- Warehouse
 - +/- 31,490
- Office / Conference Rooms (2nd Floor)
 - 25,450

UTILITIES

- Lighting
- Gas
- Water
- Sewer
- Heating

LOCATION

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The Property is located between Highway 237 and 101, close to Lawrence Expressway. Companies located in Sunnyvale and Santa Clara include Nvidia, Apple, Google, Applied Materials, Advanced Micro Devices, Intel, Johnson & Johnson MedTech, Tesla, Intuitive Surgical, Palo Alto Networks, Thermo Fisher Scientific, Fortinet, Mercedes Benz, ServiceNow, Arista Networks, Dell Technologies and many others.

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