

±36,324 SF
FOR LEASE



250 EAST
CARIBBEAN
DRIVE

SUNNYVALE, CA 94089

CBRE

PROPERTY HIGHLIGHTS



± 36,324 SF



16' Clear Height



Single Story
R&D Building



2 Dock-High Loading Doors,
4 Grade Level Doors



High-End,
Creative Interiors



Fully Operational Auto Lab



Showers and
Locker Rooms



3.9/1,000
Parking



Large, Open
Cafeteria Space



Easy Access to US Route 101
and CA State Route 237



LED Lighting
and Controls



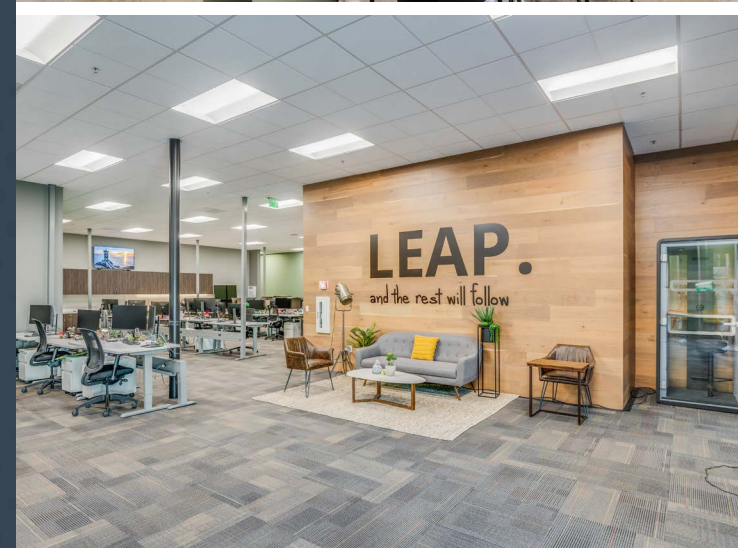
1,200 Amps
277/480V Power



Available
12/1/25



6 EV chargers



FLOOR PLAN

Hypothetical Office Area

- 11 Small Conference Rooms
- 2 Medium Conference Rooms
- 2 Large Conference Rooms
- 2 Electrical
- 1 IT Storage
- 1 Janitorial
- 1 Mail Room
- 1 Mothers Room
- 1 Security
- 1 Server Room
- 1 Shipping/Receiving
- 2 Storage Rooms

Lab Area

- 1 Auto Lab
- 4 Labs
- 3 Storage Rooms



DOCK-HIGH LOADING DOORS



GRADE LEVEL DOORS

PHOTOS



TRANSPORTATION MAP

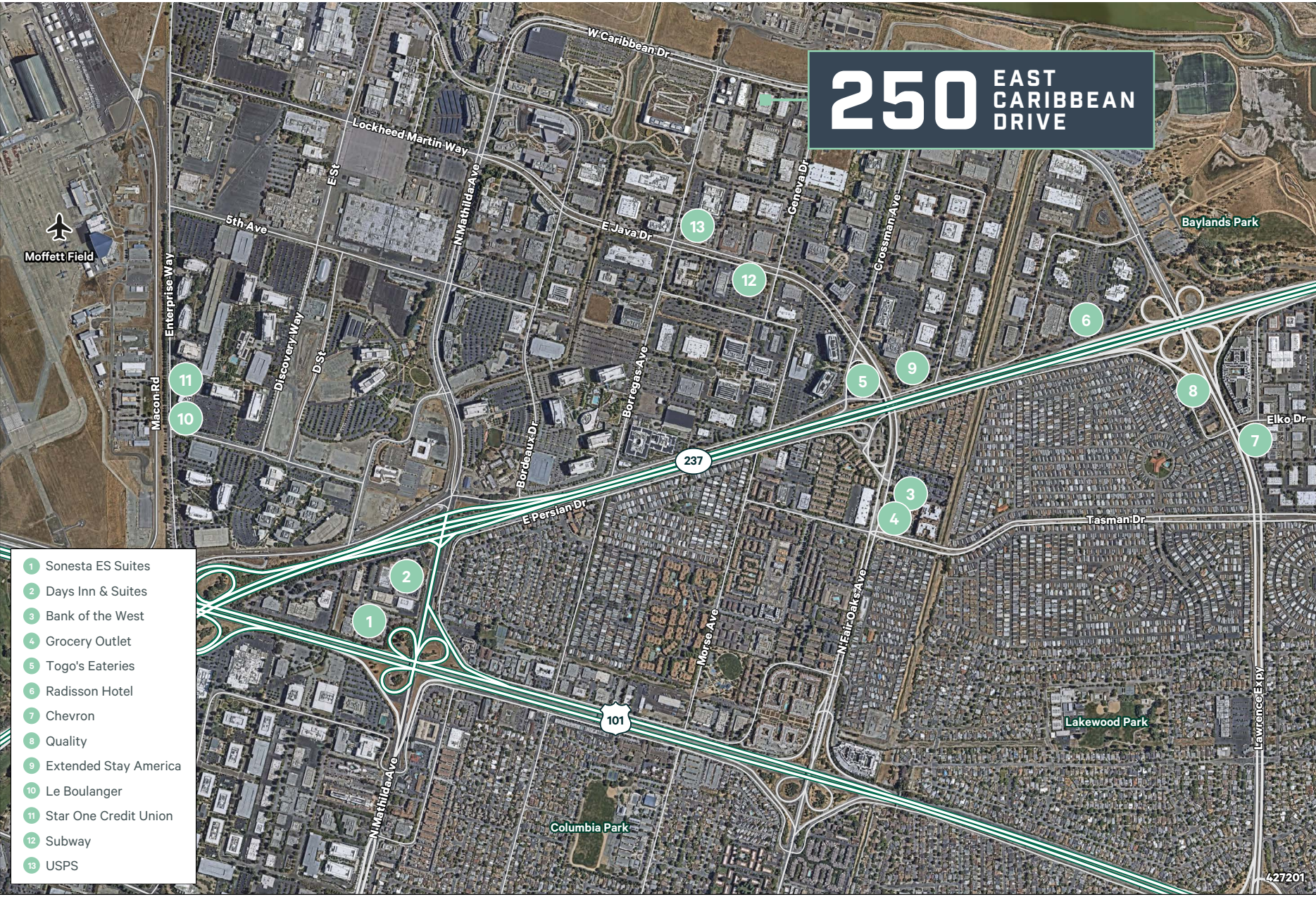


250 EAST CARIBBEAN DRIVE



- PALO ALTO
±22 MIN (±10.6 MILES)
- DOWNTOWN MOUNTAIN VIEW
±10 MIN (±6.3 MILES)
- SUNNYVALE
±11 MIN (±5.1 MILES)
- SANTA CLARA
±20 MIN (±7.3 MILES)
- DOWNTOWN SAN JOSE
±34 MIN (±10.2 MILES)
- OAKLAND INTERNATIONAL AIRPORT
±1 HR 21 MIN (±33.8 MILES)
- SAN JOSE MINETA INTERNATIONAL AIRPORT
±22 MIN (±7.4 MILES)

AMENITIES MAP



CORPORATE NEIGHBORS MAP



250 EAST CARIBBEAN DRIVE

SUNNYVALE, CA 94089



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