

Executive Summary

Reamwood Flex Property

1302 Reamwood Ave, Sunnyvale, CA 94089



OFFERING SUMMARY

Lease Rate:	\$1.88 SF/month (NNN)
Building Size:	9,380 SF
Available SF:	1,500 SF
Lot Size:	23,958 SF
Price / SF:	\$0.00
Year Built:	1973
Zoning:	MS
Market:	South Bay/San Jose
Submarket:	Sunnyvale
Power:	200 amp

PROPERTY OVERVIEW

Very nice 1,500-square-foot R&D space with Industrial zoning. Front reception areas and offices, with a work area serviced by a double door at the back of the space. This end unit has lots of parking in front and at the side of the building.

PROPERTY HIGHLIGHTS

- 1,500 SF of flexible R&D / office / light industrial space
- M-S Zoning (Industrial & Service) – ideal for a wide range of business uses
- High ceilings
- Attractive landscaping and professional setting
- Ample on-site parking with easy street access
- Prime Sunnyvale Tech Corridor Location – Blocks from Hwy 237

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Reamwood Flex Property
1302 Reamwood Ave, Sunnyvale, CA 94089



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$1.88 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1302	Available	1,500 SF	NNN	\$1.88 SF/month

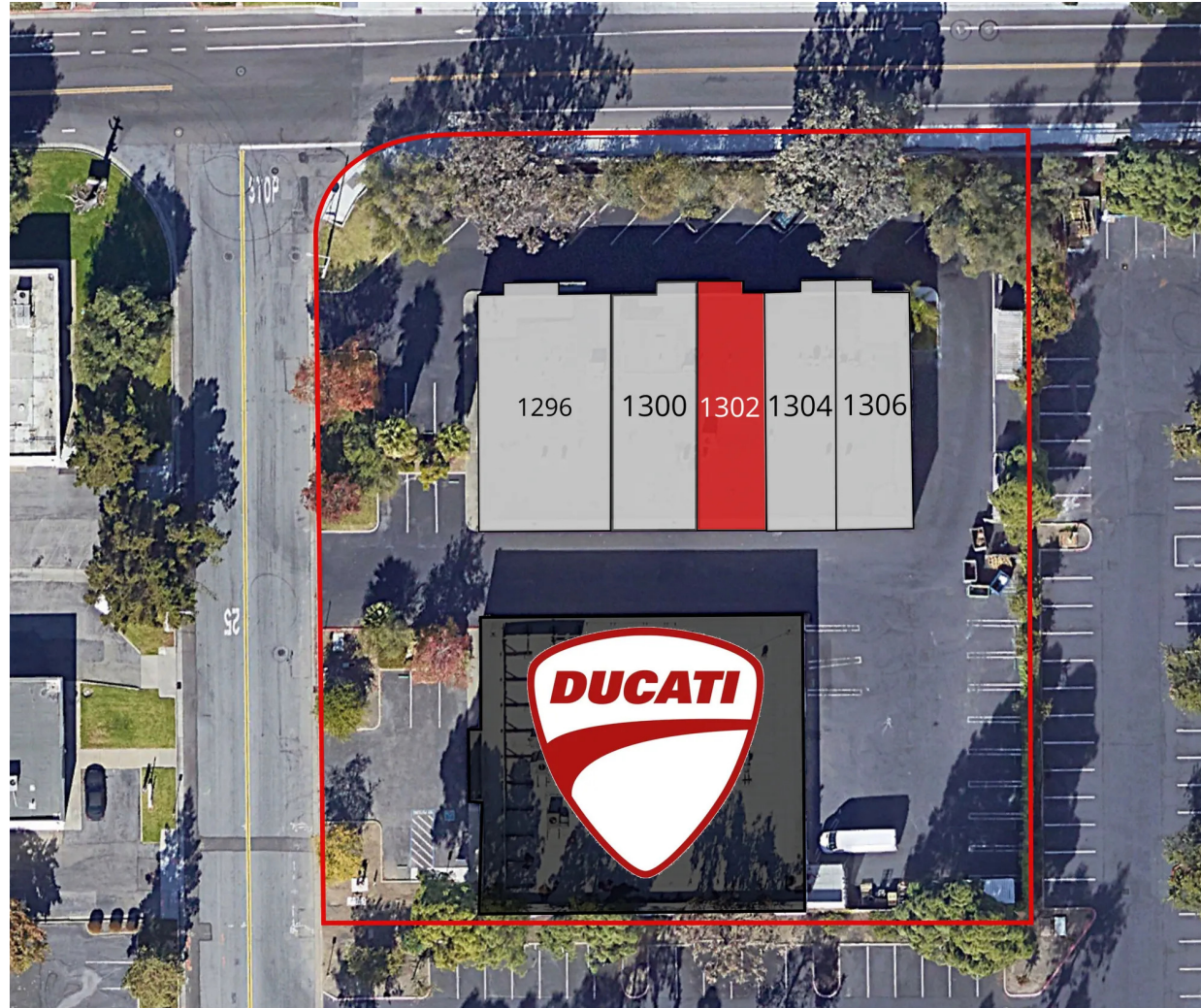
Jeffrey Helm
Broker
CalDRE #01428618
949.624.0630
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Site Plans

Reamwood Flex Property

1302 Reamwood Ave, Sunnyvale, CA 94089



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

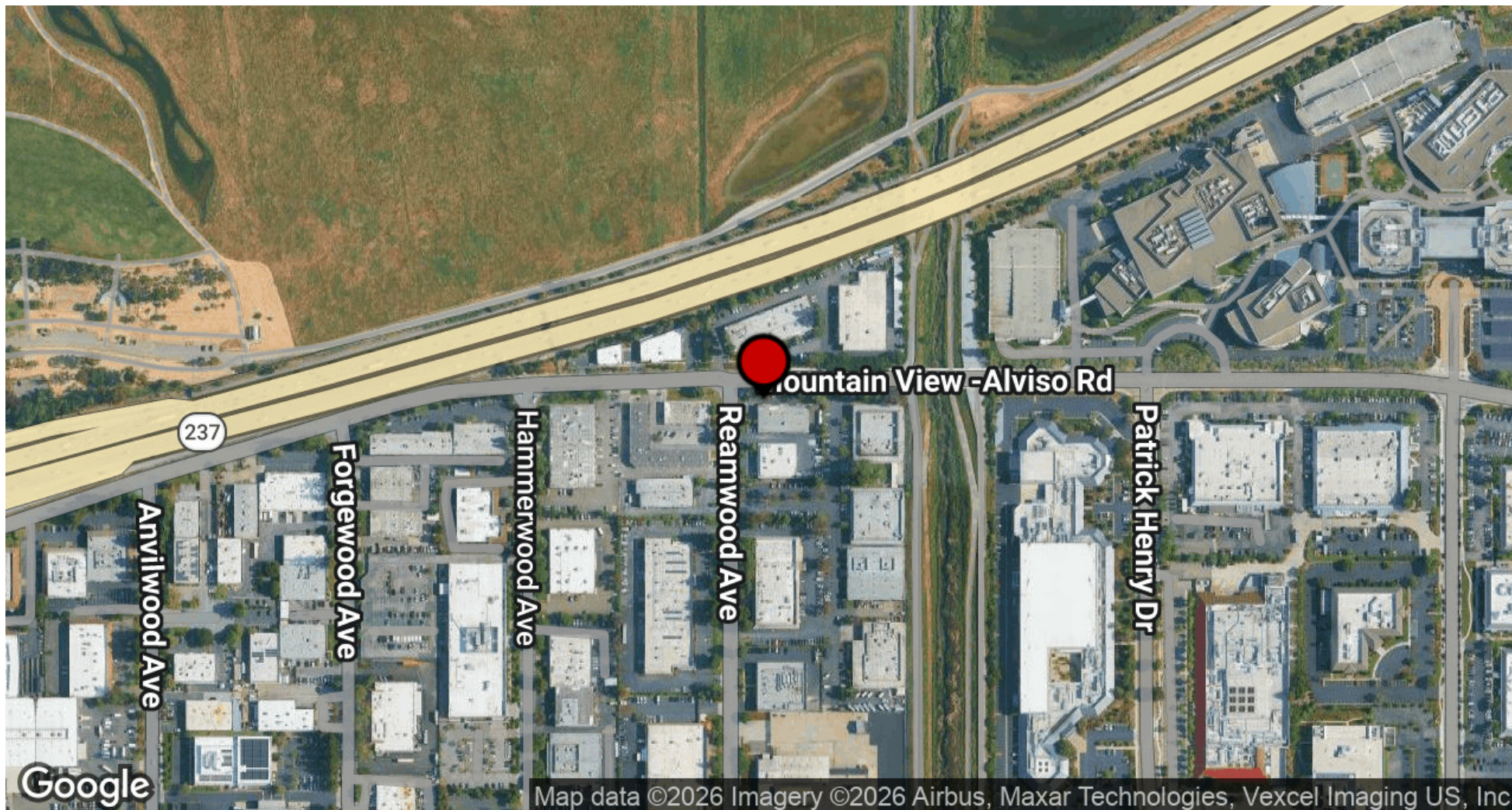
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Location Map

Reamwood Flex Property

1302 Reamwood Ave, Sunnyvale, CA 94089



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Demographics Map & Report

Reamwood Flex Property

1302 Reamwood Ave, Sunnyvale, CA 94089

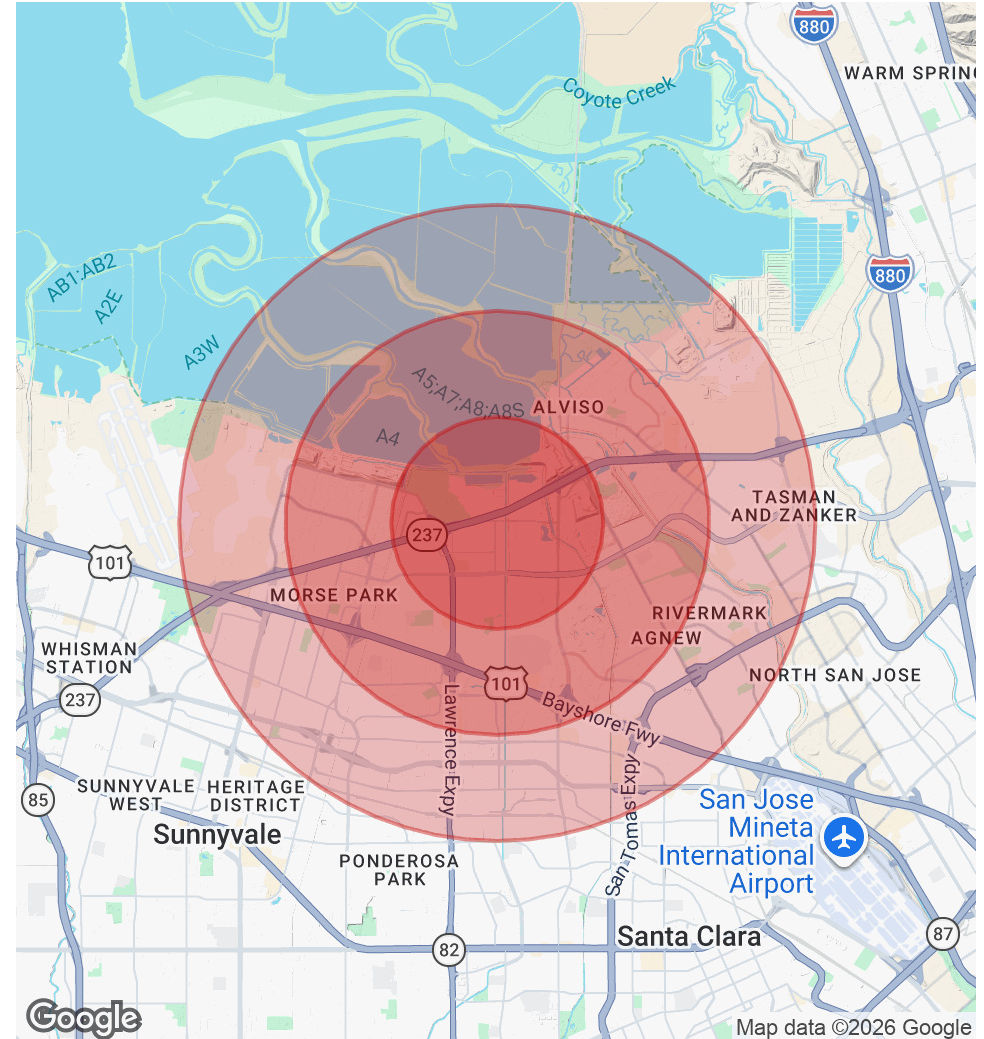


POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,051	50,313	105,725
Average Age	44	38	37
Average Age (Male)	42	37	36
Average Age (Female)	45	39	37

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,326	18,920	40,758
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$180,705	\$221,875	\$233,339
Average House Value	\$590,610	\$1,227,946	\$1,299,025

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	1,786	11,117	22,529
Total Population - Black	110	1,208	2,437
Total Population - Asian	2,737	26,991	57,569
Total Population - Hawaiian	23	283	512
Total Population - American Indian	70	526	1,012
Total Population - Other	650	5,574	12,235

* Demographic data derived from 2020 ACS - US Census



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.