

680 W MAUDE AVE

*±39,311 SF High-End Office/R&D Building For
Lease, Move-In Ready and Conveniently
Located Near Downtown*

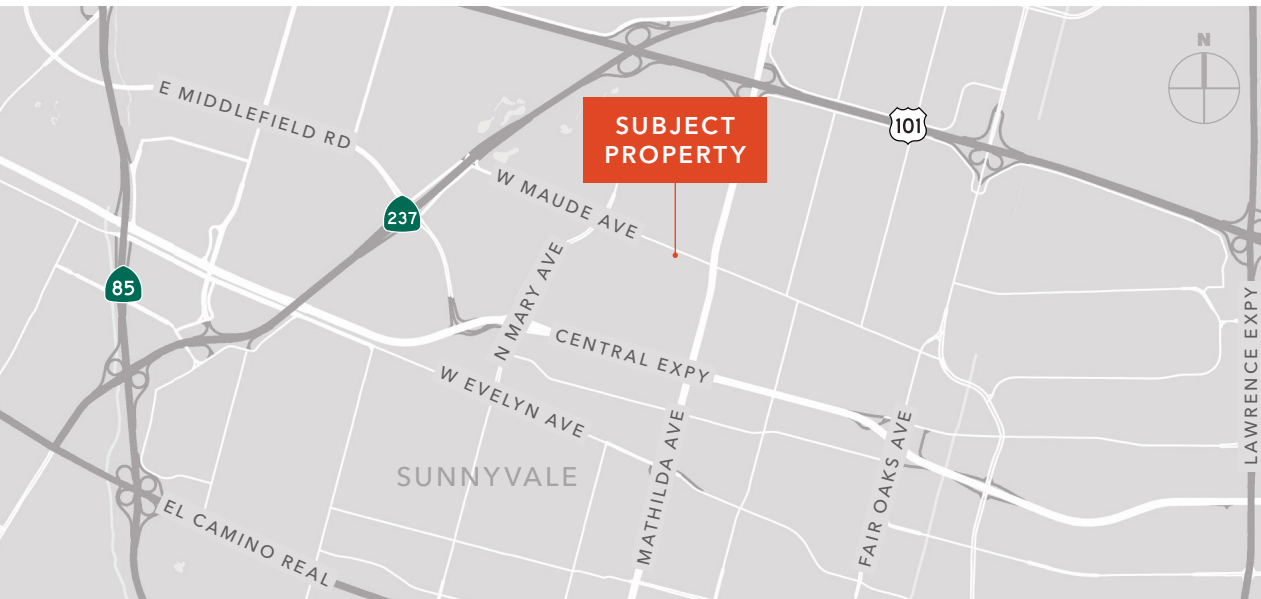
SUNNYVALE, CA

±39,311 SF
AVAILABLE

±4/1,000
PARKING RATIO

±\$3M
RECENT RENOVATIONS

\$3.50
LEASE RATE, NNN



Free-Standing Office/R&D Building is Move-In Ready

±39,311 SF

High-end interiors, plug & play potential

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

1 dual EV charging station

Bike lockers

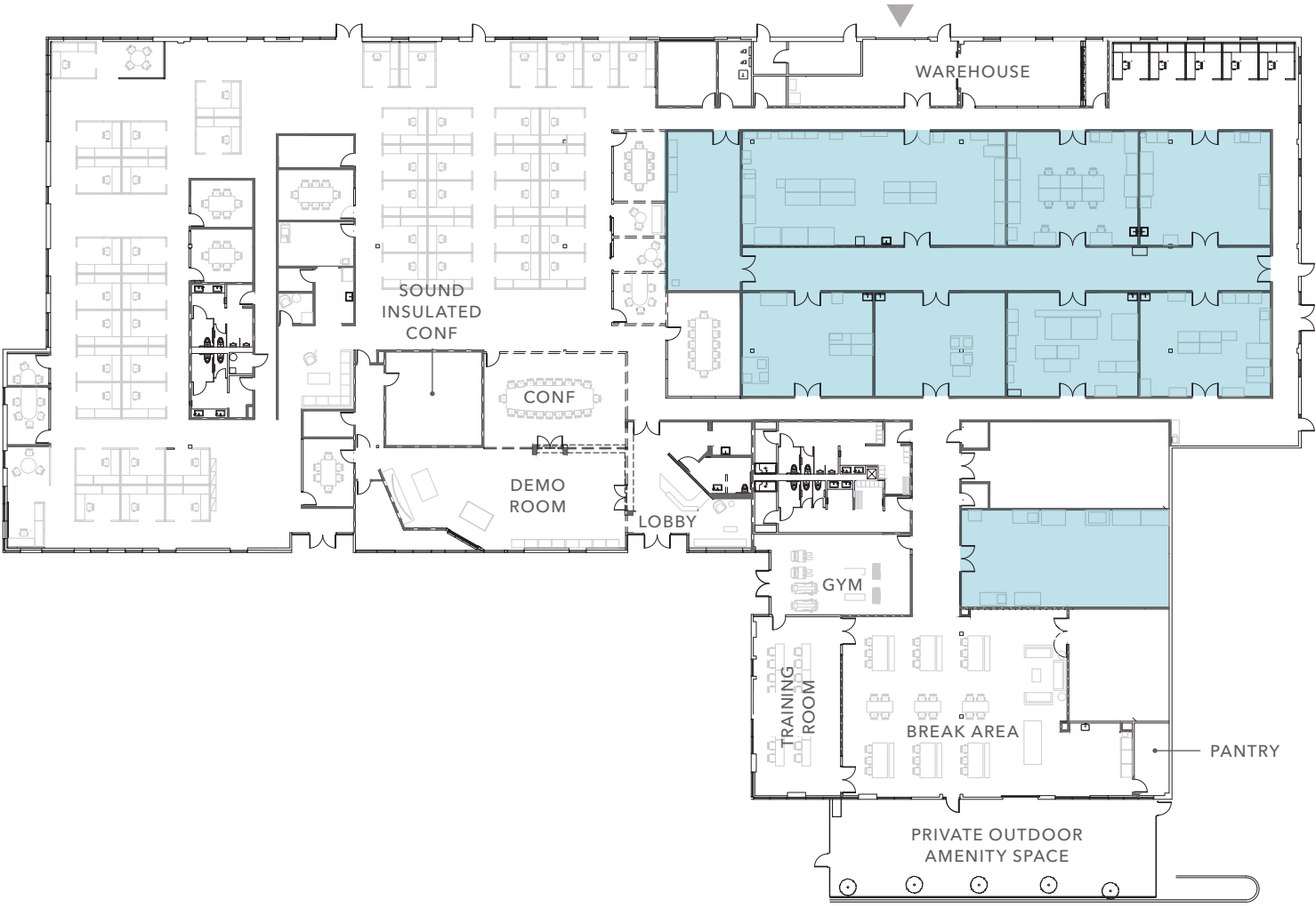
±4,100 parking

Private outdoor amenity space

Walking distance to downtown Sunnyvale Caltrain and amenities

\$3.50 lease rate, NNN

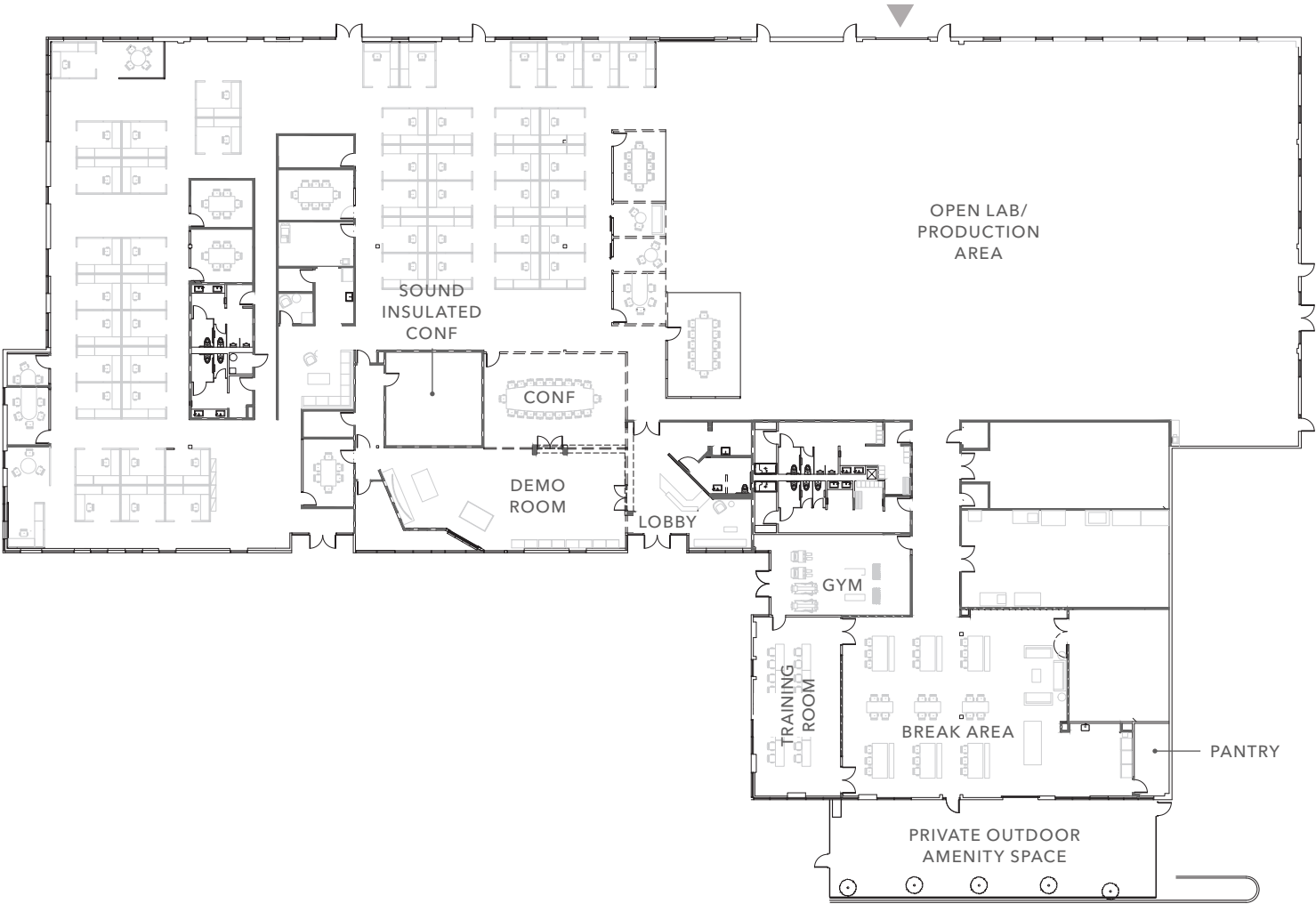
CURRENT FLOOR PLAN



- 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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