



# 680 W MAUDE AVE

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

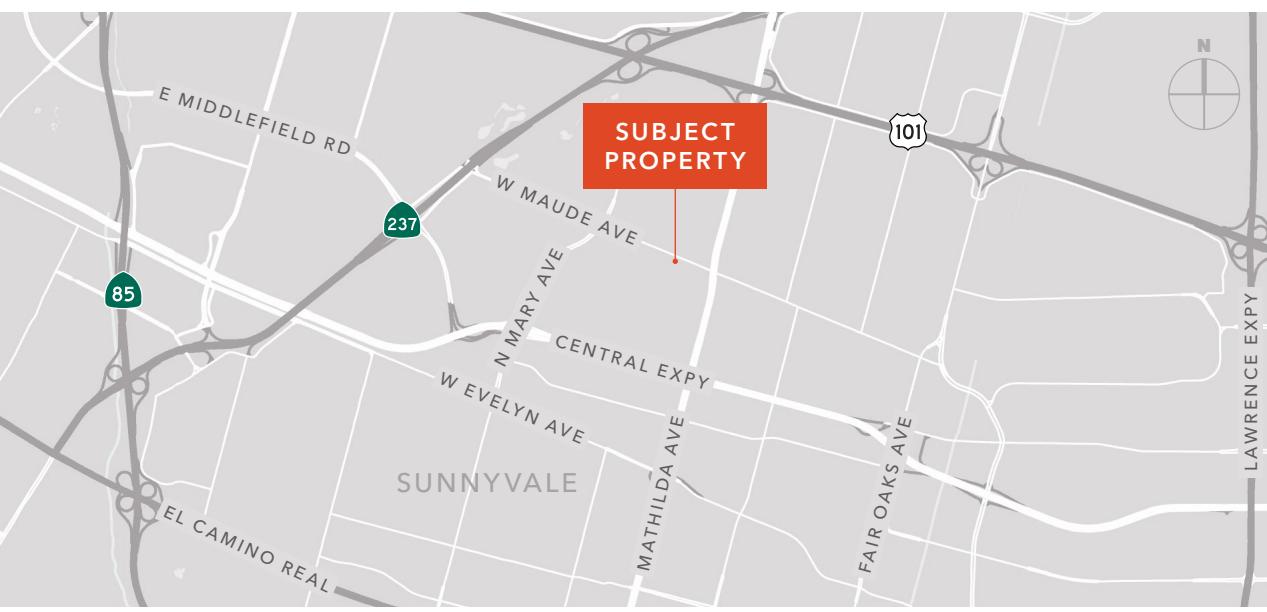
SUNNYVALE, CA

**±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

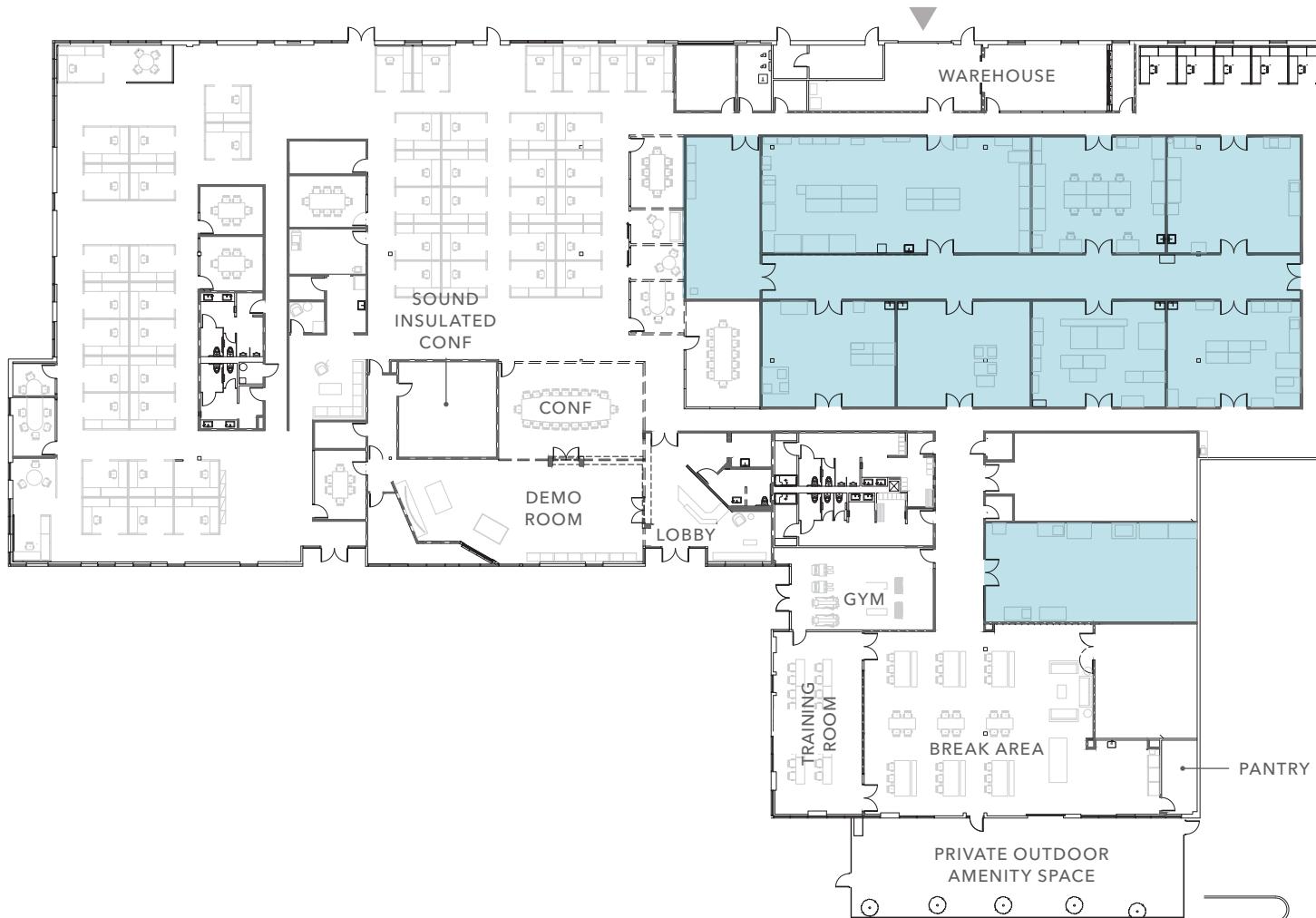
±4/1,000 parking

Private outdoor amenity space

Walking distance to downtown Sunnyvale Caltrain and amenities

\$3.50 lease rate, NNN

## CURRENT FLOOR PLAN



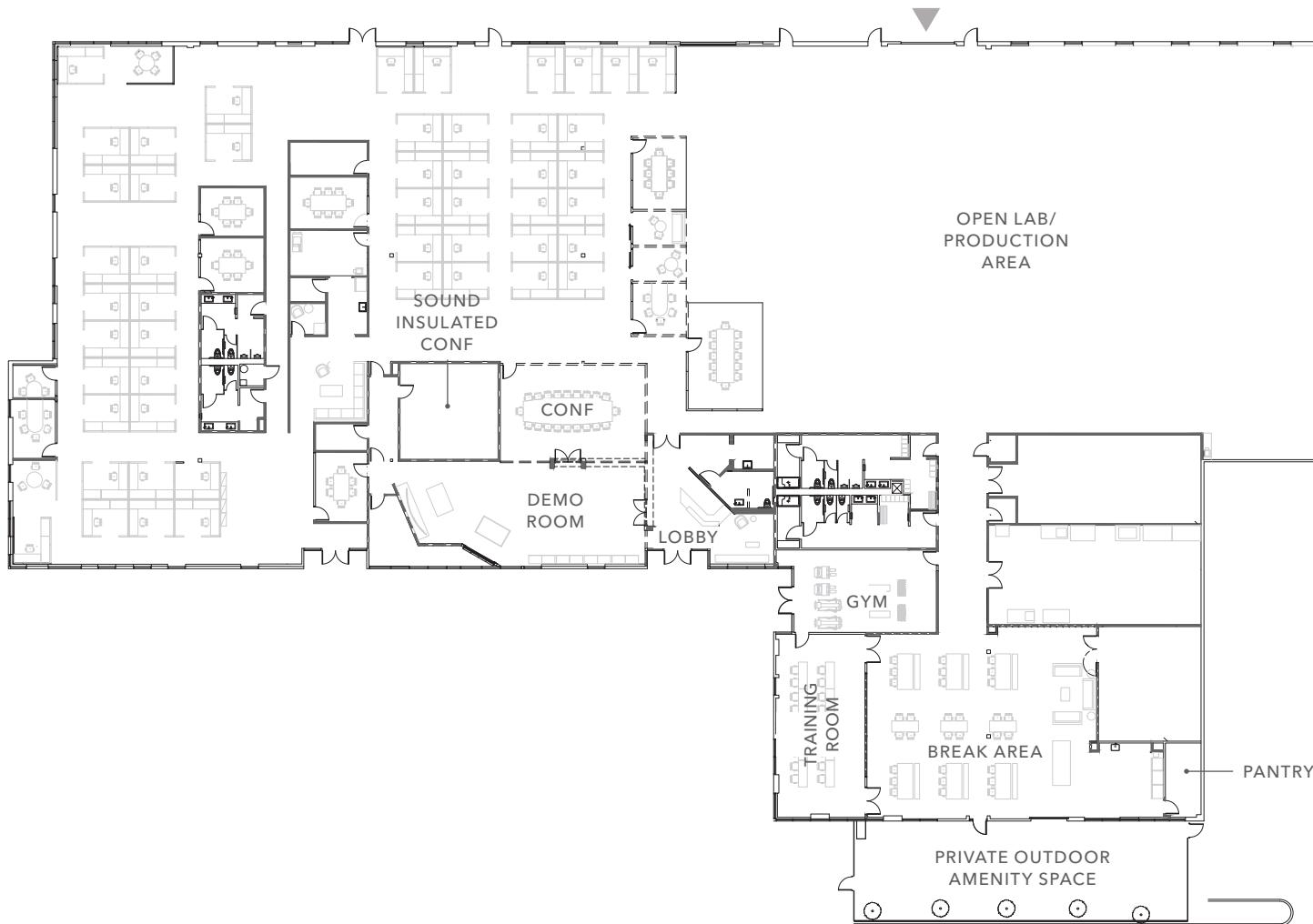
### LEGEND

Labs w/nitrogen, CDA, & vacuum

Grade Level door

FLOOR PLAN NOT TO SCALE

## POTENTIAL FLOOR PLAN

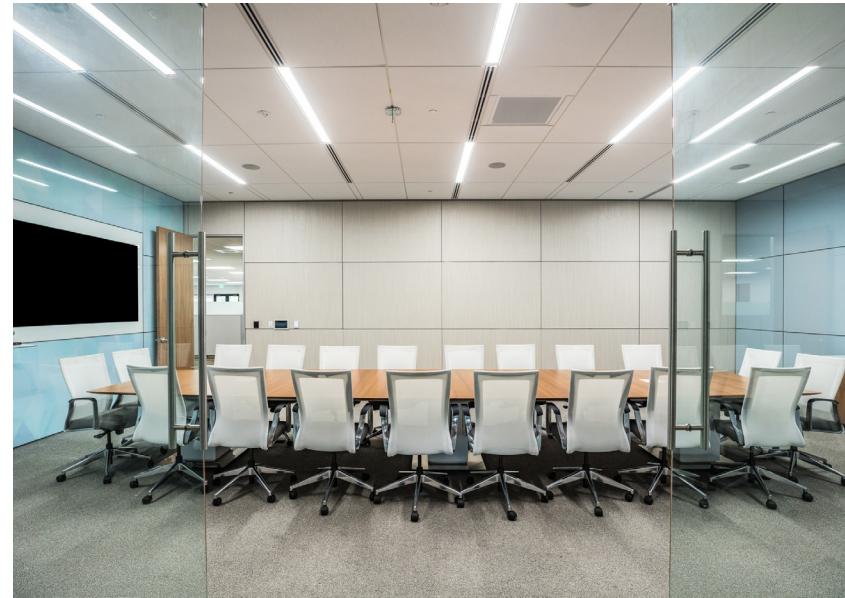


### LEGEND

▲ Grade Level door

FLOOR PLAN NOT TO SCALE

680 W MAUDE AVE



AVAILABLE FOR LEASE

KIDDER MATHEWS



For more information on  
this property, please contact

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