

680 W MAUDE AVE

*±39,311 SF High-End Office/R&D Building For
Sale or Lease on 2.58 Acres, Move-In Ready
& Conveniently Located Near Downtown*

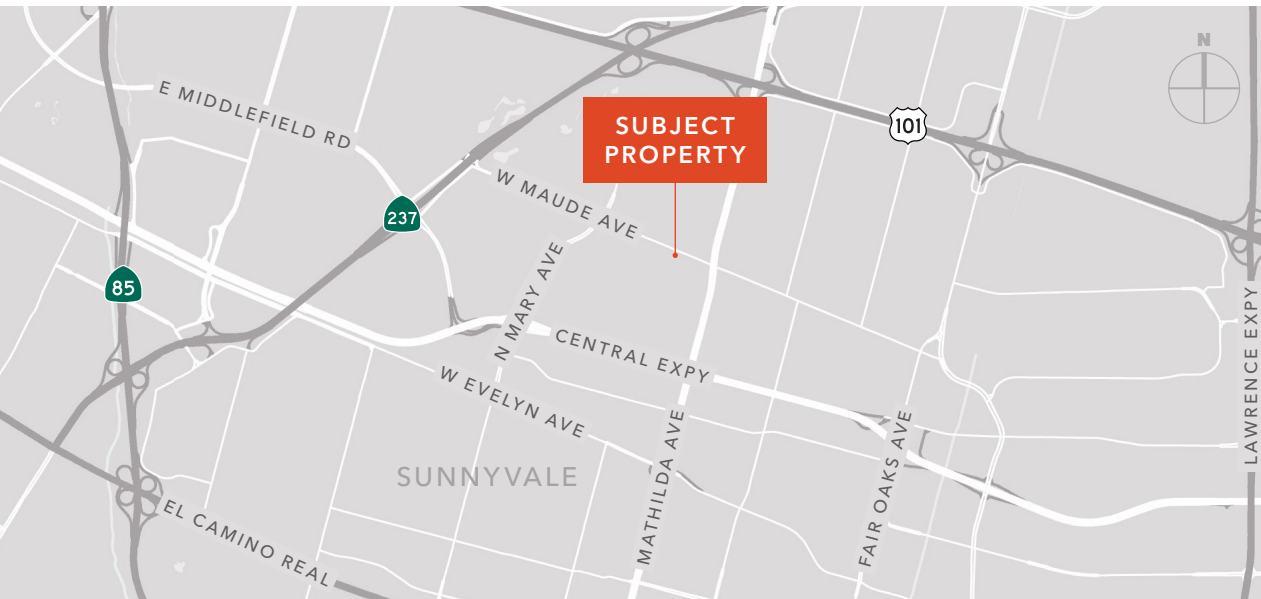
SUNNYVALE, CA

±39,311 SF
AVAILABLE

±2.58 AC
PARCEL SIZE

\$23.00M
SALE PRICE (\$585.00/SF)

\$3.50
LEASE RATE, NNN



Free-Standing ±39,311 SF Office R&D Building is Move-In Ready

High-end interiors, plug & play potential

Situated on 2.58 Acre parcel

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

±4.0/1,000 parking, with 1 dual EV charging station

Bike lockers and private outdoor amenity space

Walking distance to downtown Sunnyvale Caltrain
and amenities

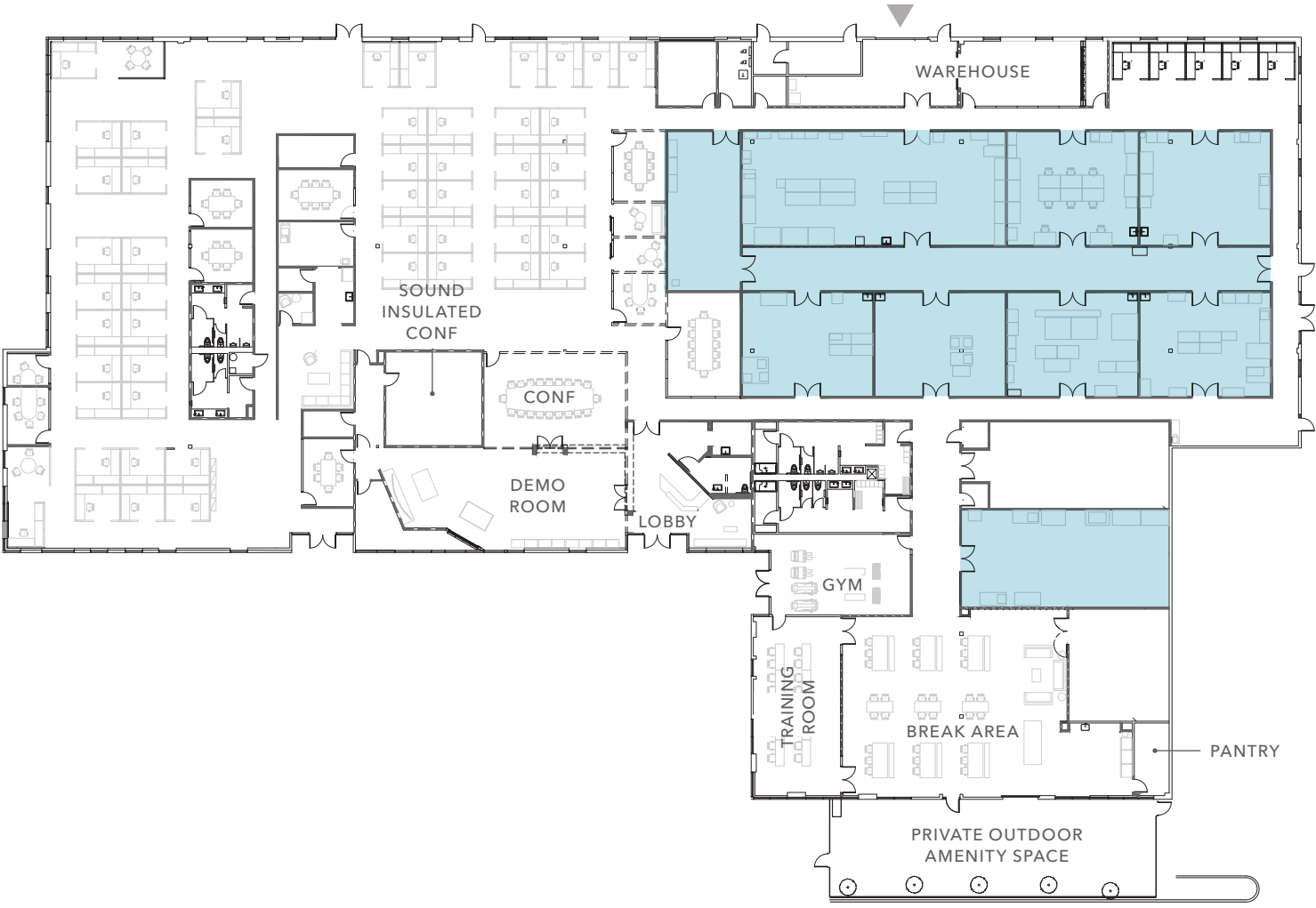
Parcel number: 165-28-017

\$3.50 lease rate, NNN

\$23,000,000 sale price

Assumable financing available: 3.75% interest rate
(call for details)

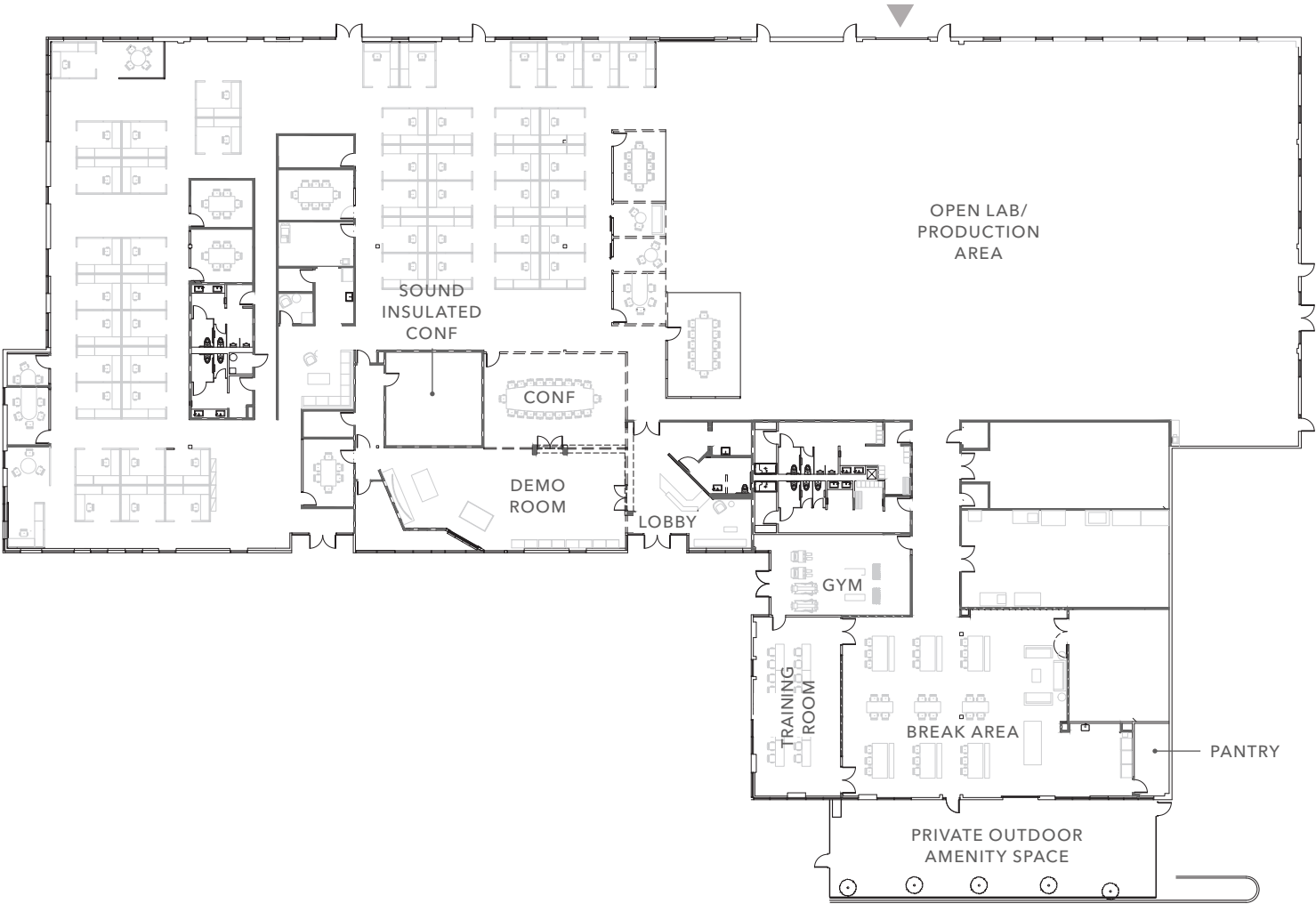
CURRENT FLOOR PLAN



- 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*

DERIK BENSON
408.588.2332
derik.benson@kidder.com
LIC N° 01182654

KIDDER.COM

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