

±21,410 SF AVAILABLE FOR SALE

145 N. WOLFE ROAD

SUNNYVALE, CALIFORNIA

**MEDICAL
APPROVED**



*Free-standing R&D/Office Building For Sale
Exceptional Owner/User or Investment Opportunity*



**CUSHMAN &
WAKEFIELD**



HealthMedRealty



THE OPPORTUNITY

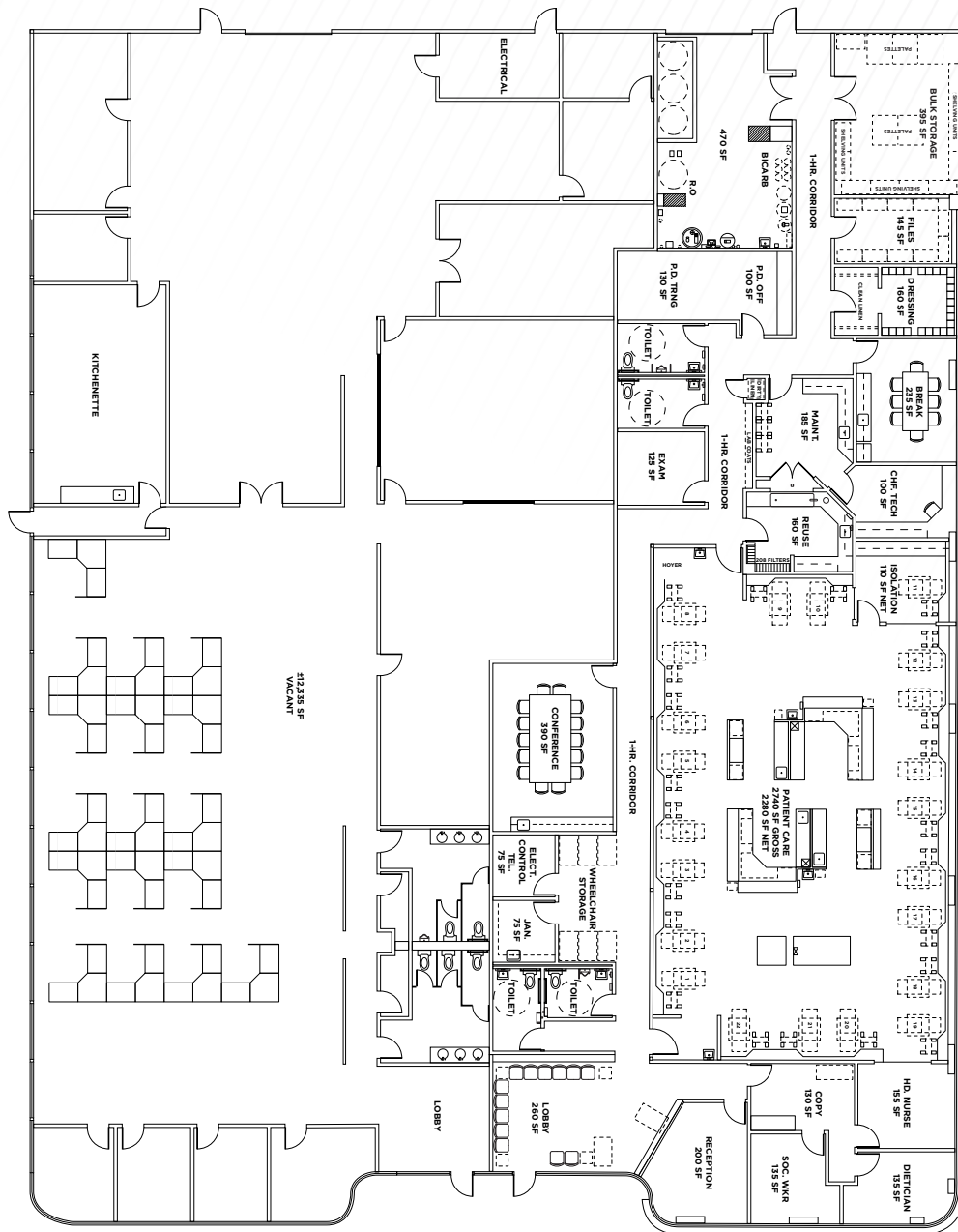
145 N Wolfe Road, Sunnyvale offers a rare vacant owner/user opportunity in a highly desirable Central Sunnyvale location. The property is a clean building with ample on-site parking and signage opportunities. Half of the building is improved with office and lab build-out, while the balance features medical office improvements. The property benefits from an approved Medical Office Conditional Use Permit (CUP) from the City of Sunnyvale for the entire building, providing a streamlined path for a full-building medical user. Additional functionality includes two roll-up doors.

BUILDING HIGHLIGHTS

ADDRESS	145-155 North Wolfe Road, Sunnyvale, CA
ASSESSOR'S PARCEL NUMBER	205-44-003
OWNERSHIP TYPE	Fee Simple
ZONING	MP-TOD, Moffett Park Transit, Oriented District
TYPE OF PROPERTY	Medical / R&D / Office - 100% HVAC
BUILDING SIZE (SQ. FT.)	±21,410 (±12,335 SF Vacant)
LAND SIZE	±62,435 SF / 1.43 Acres
EXISTING FAR	0.34 FAR
ELECTRICAL CAPACITY	1,200 Amps @ 277/480V
CLEAR HEIGHT	±15 Ft.
LOADING	2 Grade Level Doors
YEAR BUILT	1985
PARKING	4.0/1,000 SF



FLOOR PLAN

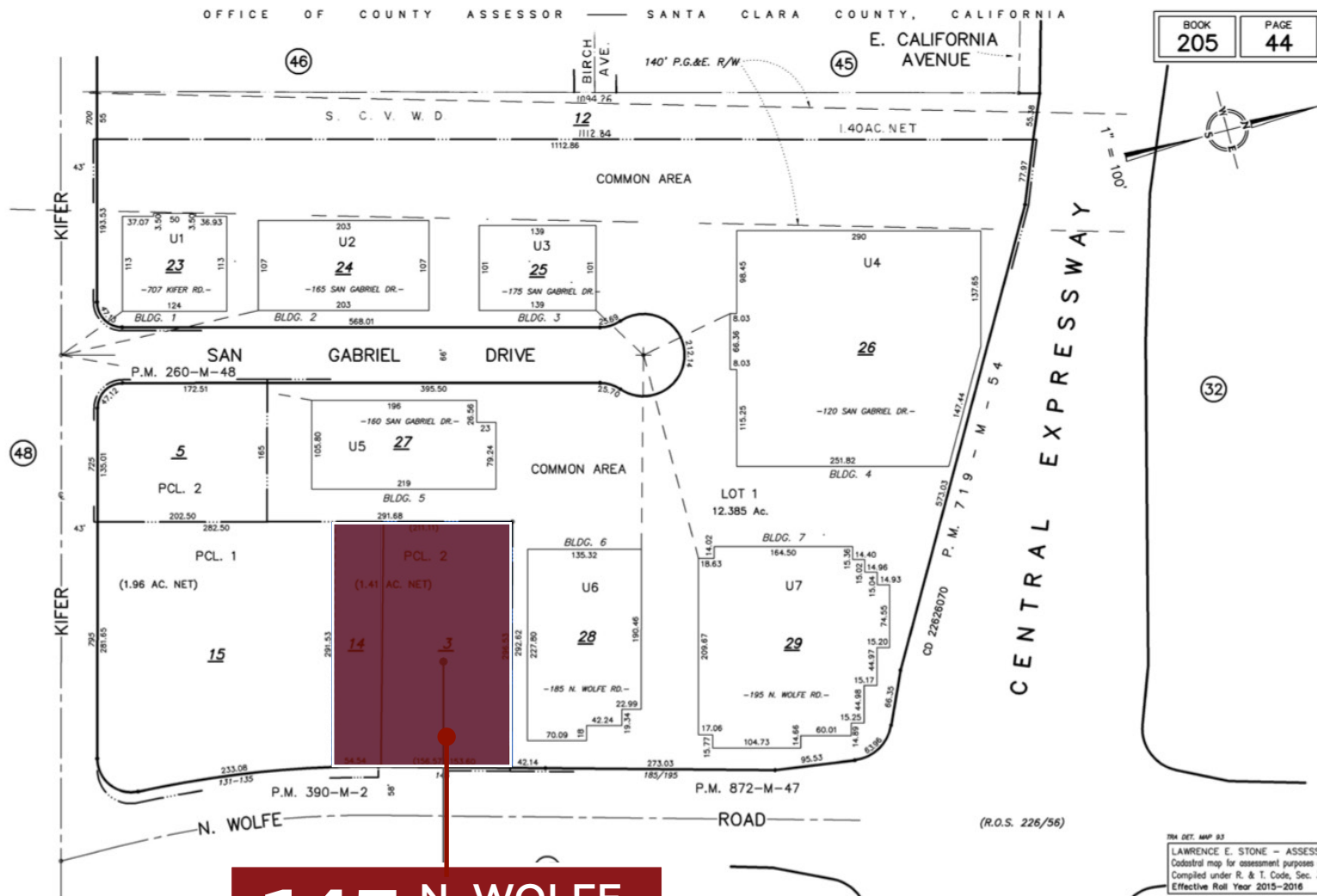


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TENANT MAP



PARCEL MAP

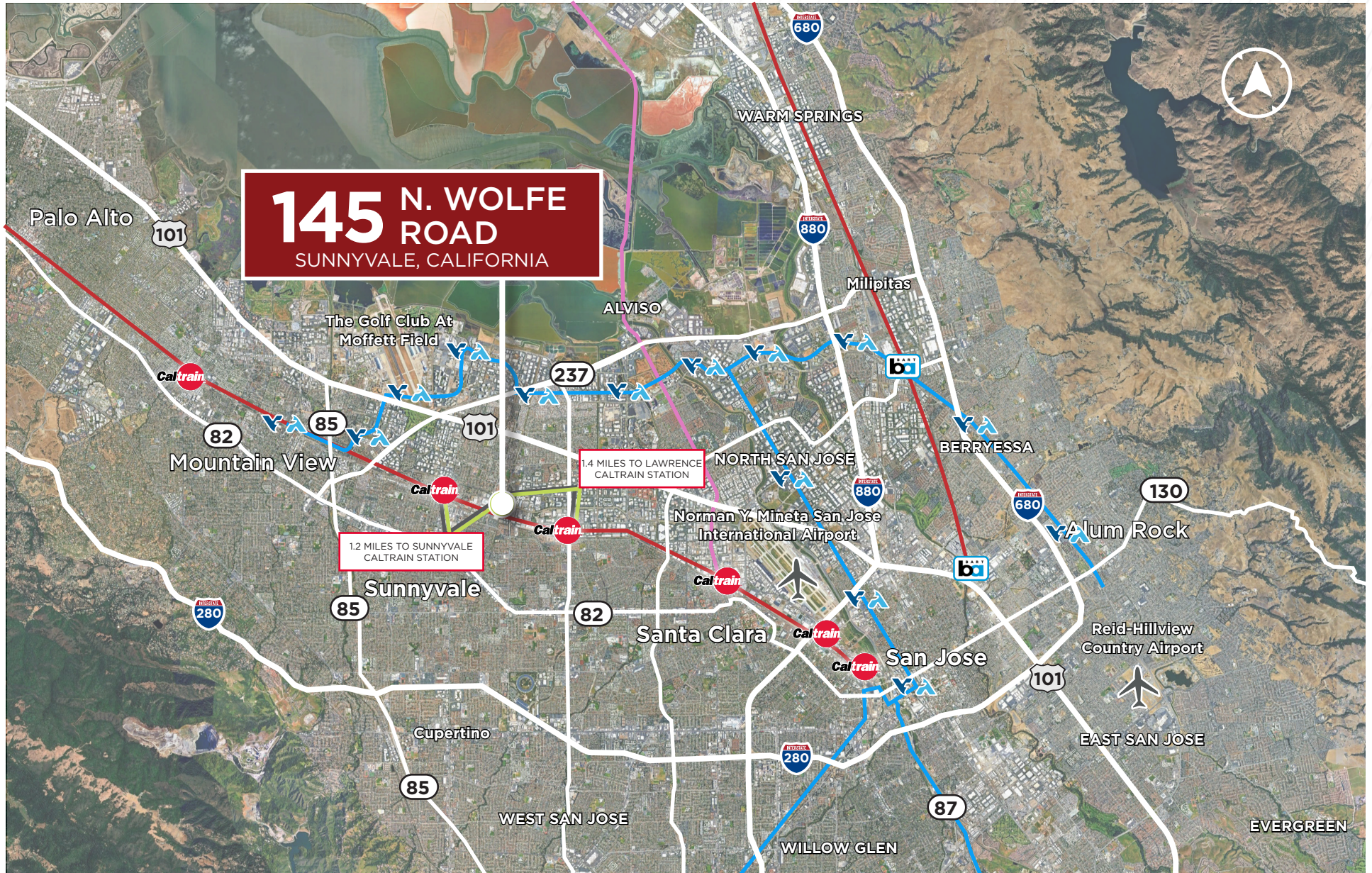


145 N. WOLFE
ROAD
SUNNYVALE, CALIFORNIA

AMENITIES MAP



TRANSIT MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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