

520-522 MERCURY DR

*Fully Leased Net Leased
Investment Life Science Office
Building For Sale in Sunnyvale
±17,268 SF on 1.2 AC*

60% lab and 40% office

Near Stanford and 1.8 miles from Caltrain

Biology and chemistry labs - 2 buildings

Power upgrade underway - 600 amps per building

January 2026 annualized rent \$369,258.72 NNN

LED of 2029 & 2030

Sale Price: \$8,800,000 (\$510 PSF)

For more detail information contact

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**km Kidder
Mathews**

Space Leased



520 MERCURY DR HIGHLIGHTS

±7,874 SF heavy chemistry and office

Four (4) labs with support offices

Four (4) private offices

Open office for 12-20

Private lobby

Two (2) inventory rooms

Seven (7) workbenches

Eleven (11) fume hoods

Drying & lyophilization station

Hazardous material storage

Robust mechanical system

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Space Leased



522 MERCURY DR HIGHLIGHTS

±9,394 SF biology labs and office

Three (3) labs

Four (4) private offices

One (1) conference room

Open office for 12-20

One (1) fume hood

Private lobby

Cell room

Dark room

Inventory room

Robust mechanical system

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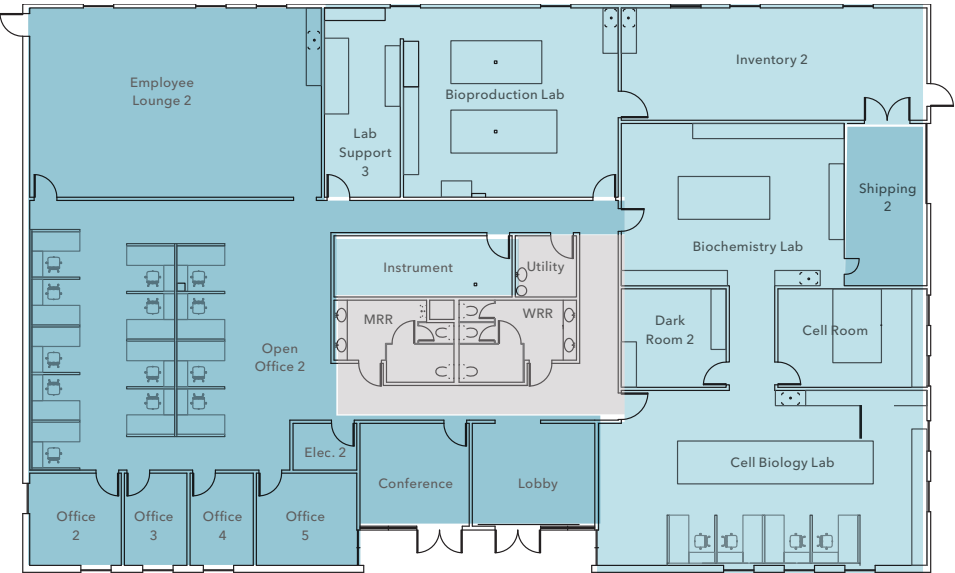
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FLOOR PLAN

BUILDING 1 | ±7,874 SF (LEASED)



BUILDING 2 | ±9,394 SF (LEASED)



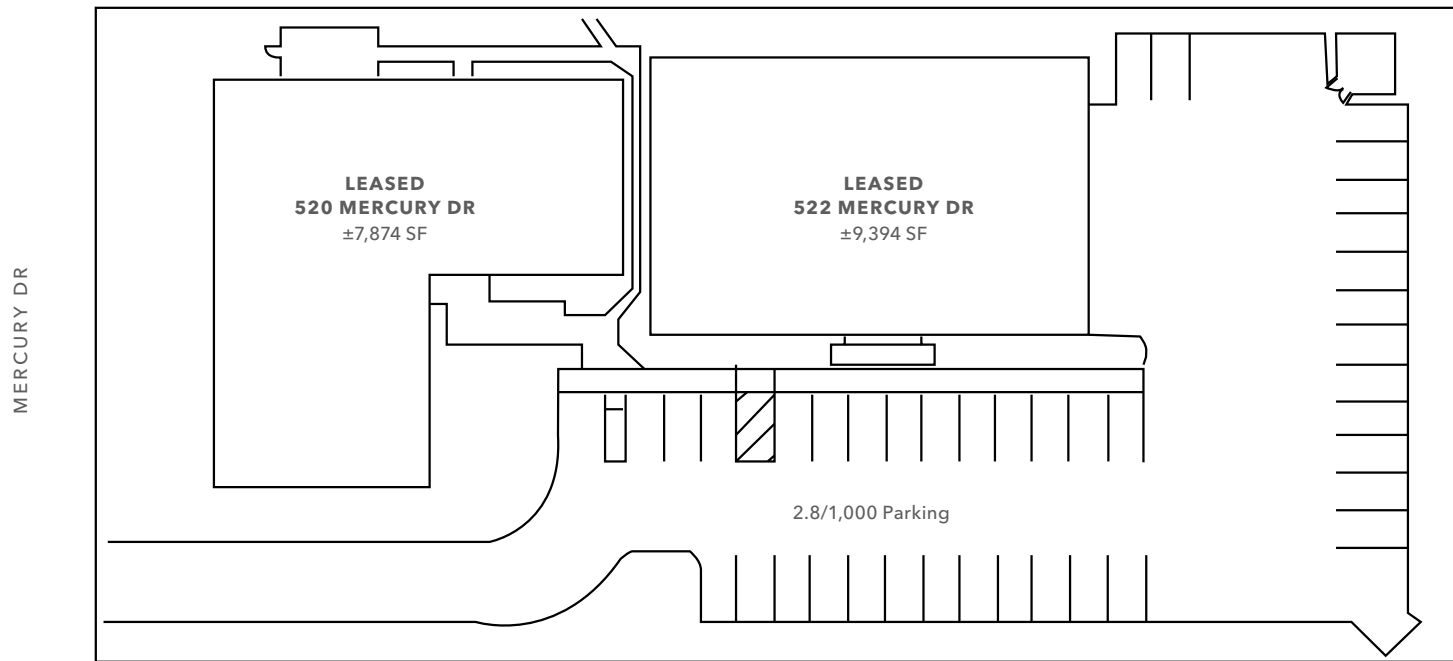
- Lab
- Office
- Common Area

FLOORPLAN NOT TO SCALE

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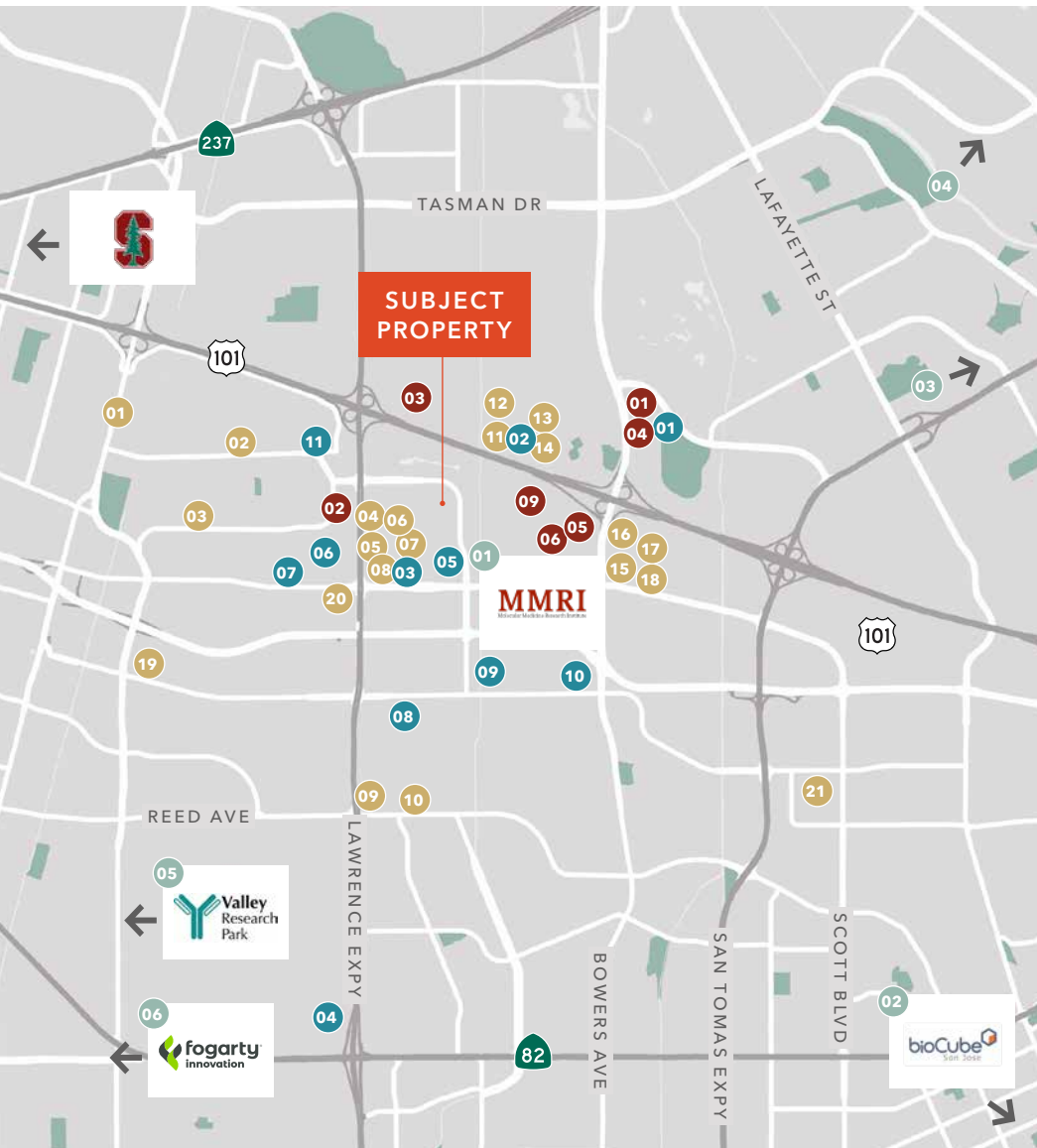
SITE PLAN



±17,268 SF
TOTAL SQUARE FOOTAGE

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**EAT + DRINK**

- 01 Tres Potrillos
- 02 Tia Juana Grill
- 03 Agape Grill
- 04 Togo's Sandwiches
- 05 Chaats and Currys
- 06 Tasty Subs & Pizza
- 07 Myzen Ramen
- 08 St. John's Bar & Grill
- 09 The Yellow Chilli
- 10 California Pizza Kitchen
- 11 SmokeEaters Hot Wings
- 12 Paris Baguette
- 13 Starbucks
- 14 In-N-Out Burger
- 15 Il Fornio
- 16 Fleming's Prime Steakhouse
- 17 Puesto
- 18 Opa!
- 19 ShaKa Brewing
- 20 Quiroga Taqueria
- 21 Faultline Express

HOTELS

- 01 AC Hotel By Marriott
- 02 Residence Inn By Marriott
- 03 Ramada By Wyndham

HOTELS CONT.

- 04 Santa Clara Marriott
- 05 Embassy Suites
- 06 Towne Place Suites

SERVICES

- 01 UPS Store
- 02 Fedex
- 03 Express Cleaners
- 04 24 Hour Fitness
- 05 Kasier Permanente
- 06 Sports Basement
- 07 City Sports Club
- 08 Costco
- 09 Bay Club Santa Clara
- 10 Jiffy Lube
- 11 Sunnyvale Car Spa

INCUBATORS

- 01 MMRI
- 02 BioCube
- 03 Valley Research Park
- 04 Daybreak Labs
- 05 Valley Research Park
- 06 Fogarty Innovation

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