



FOR LEASE

Multi-tenant industrial building for lease in the heart of Silicon Valley, with easy access to nearby highways

1270 LAWRENCE STATION RD | SUITE A-C, SUNNYVALE, CA

±2,736 SF

SUITE A-C

\$1.70 NNN

LEASE RATE, PSF

FOR LEASE



With new office and exterior improvements, and the convenient location, these suites are an excellent option for industrial use.



OFFICE AND EXTERIOR IMPROVEMENTS



±12' TO 13'8 CLEAR HEIGHT



10' X 10' GL LOADING



ACCESS TO HIGHWAYS



±3.1/1,000 PARKING



FULL COMMISSION

\$1.70 NNN PSF lease rate

\$0.63 operating expenses

Power per unit: 100 Amps at 120/208 Volts, 3 Phase

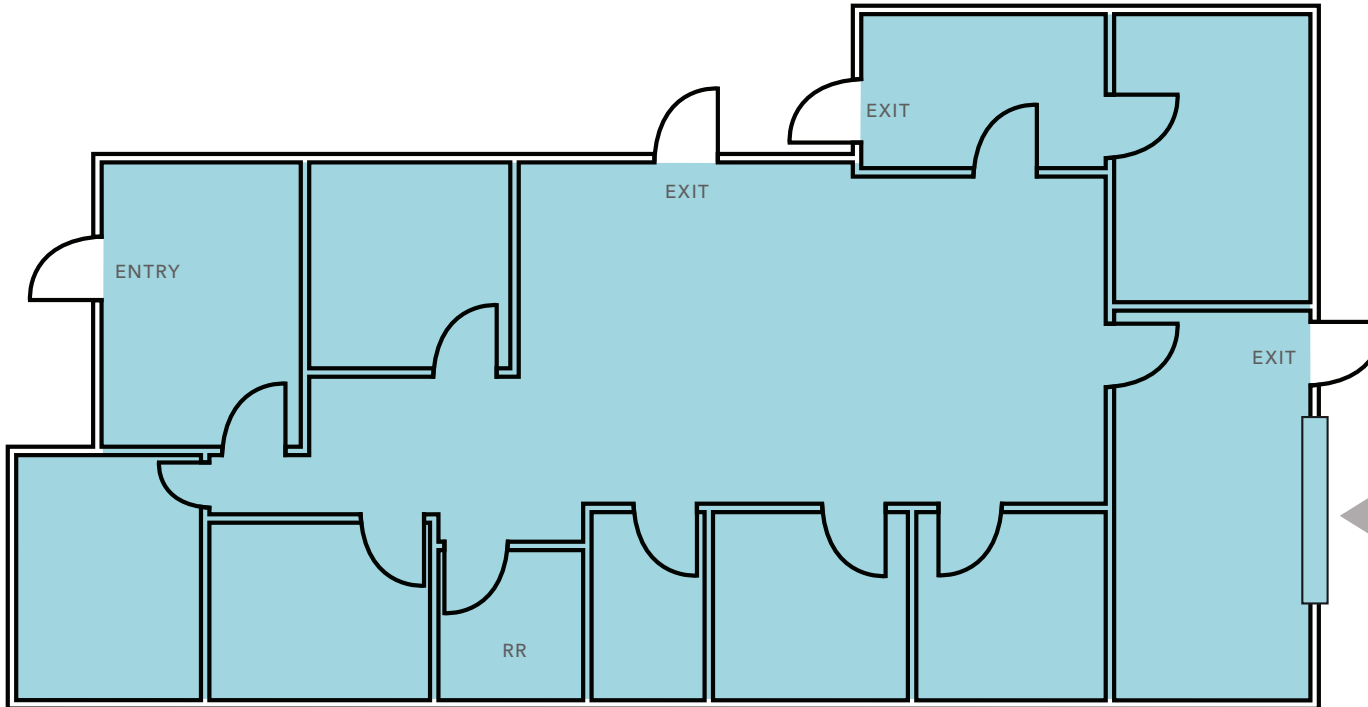
One (1) roll up door per unit

Call to tour

FOR LEASE

1270 LAWRENCE STATION RD | SUITE A-C

FLOOR PLAN



±2,736 SF

SUITE A-C

\$1.70 NNN

PSF LEASE RATE

\$0.63

OPERATING EXPENSES

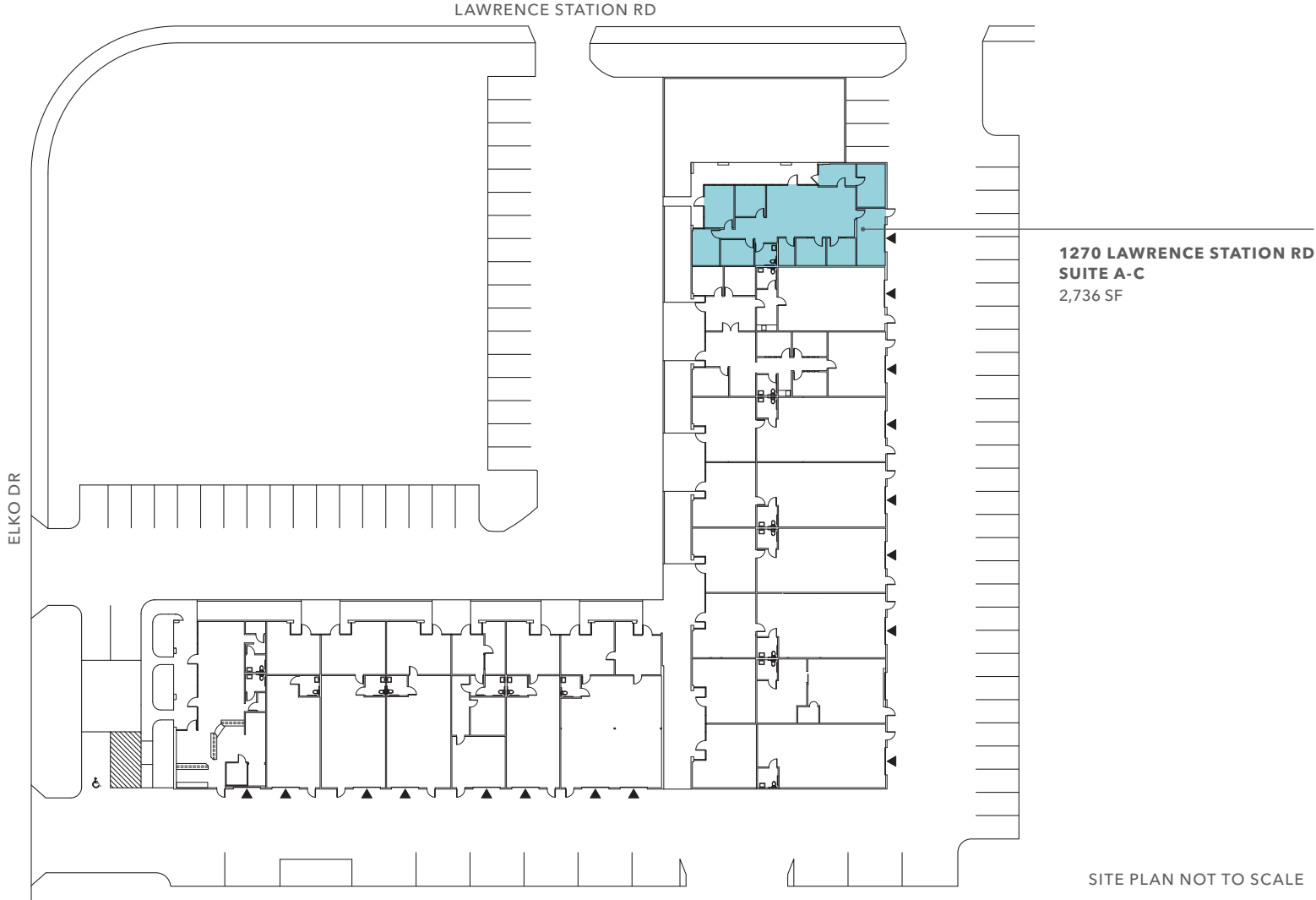
NOW

AVAILABLE

▲ Grade level loading

FLOOR PLAN NOT TO SCALE

SITE PLAN



1270 LAWRENCE STATION RD
SUITE A-C
2,736 SF

SITE PLAN NOT TO SCALE



For more information, contact

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

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

