

REAMWOOD BUILDING | INDUSTRIAL FLEX

4,500 SF AVAILABLE - CAN BE DIVIDED

JEFF HELM
Broker
Lic: 01428618
949.624.0630
jeff@helmre.com

1296-1306 REAMWOOD AVE, SUNNYVALE, CA 94089



PROPERTY OVERVIEW



Rental Rate: Inquire w\broker

Space SF: 1500 - 4,500 SF

Zoning: M-S (Industrial & Service)

Units can be combined or split up

FOR LEASE – FLEX / R&D SPACE

- 4,500 SF of flexible R&D / office / light industrial space
- M-S Zoning (Industrial & Service) – ideal for a wide range of business uses
- High ceilings with open production/lab area
- Private offices and conference area
- Drive-in roll-up door for easy loading and delivery access
- Attractive landscaping and professional setting
- Mezzanine storage and flexible floor plan options
- Ample on-site parking with easy street access
- Immediate availability

Lease Opportunity – 1296 -1306 Reamwood Ave, Sunnyvale, CA 94089

Discover a high-quality 4,500 SF flex/R&D space located in the heart of Sunnyvale's established tech corridor. This end-cap suite offers excellent visibility, modern functionality, and easy access to major freeways and public transit. Perfect for tech, light manufacturing, or creative workspace users.

Zoning: M-S Zoning (Industrial & Service)



Zoning Use

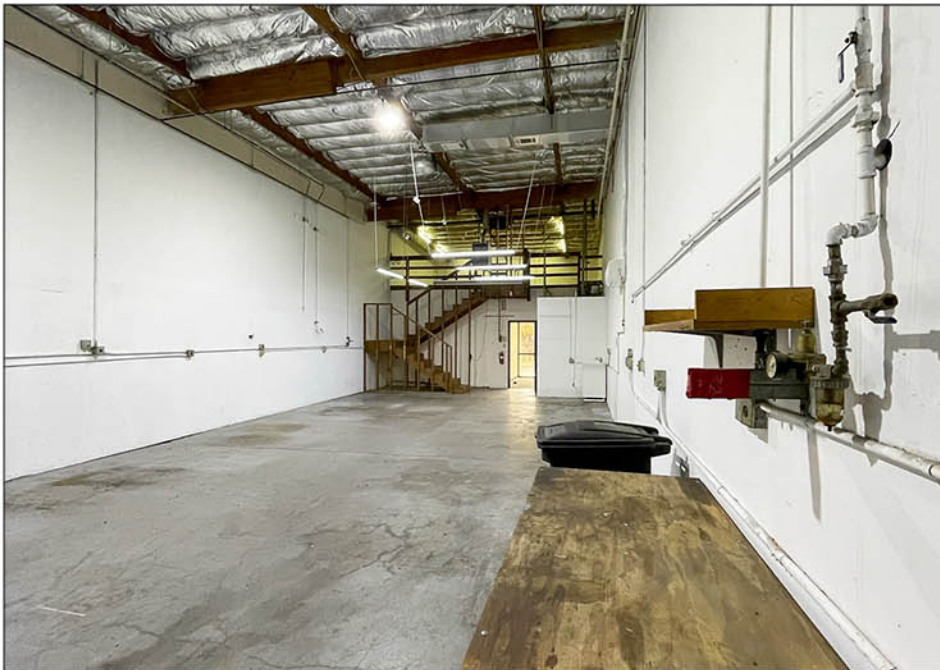
1296-1298 Floor Plan



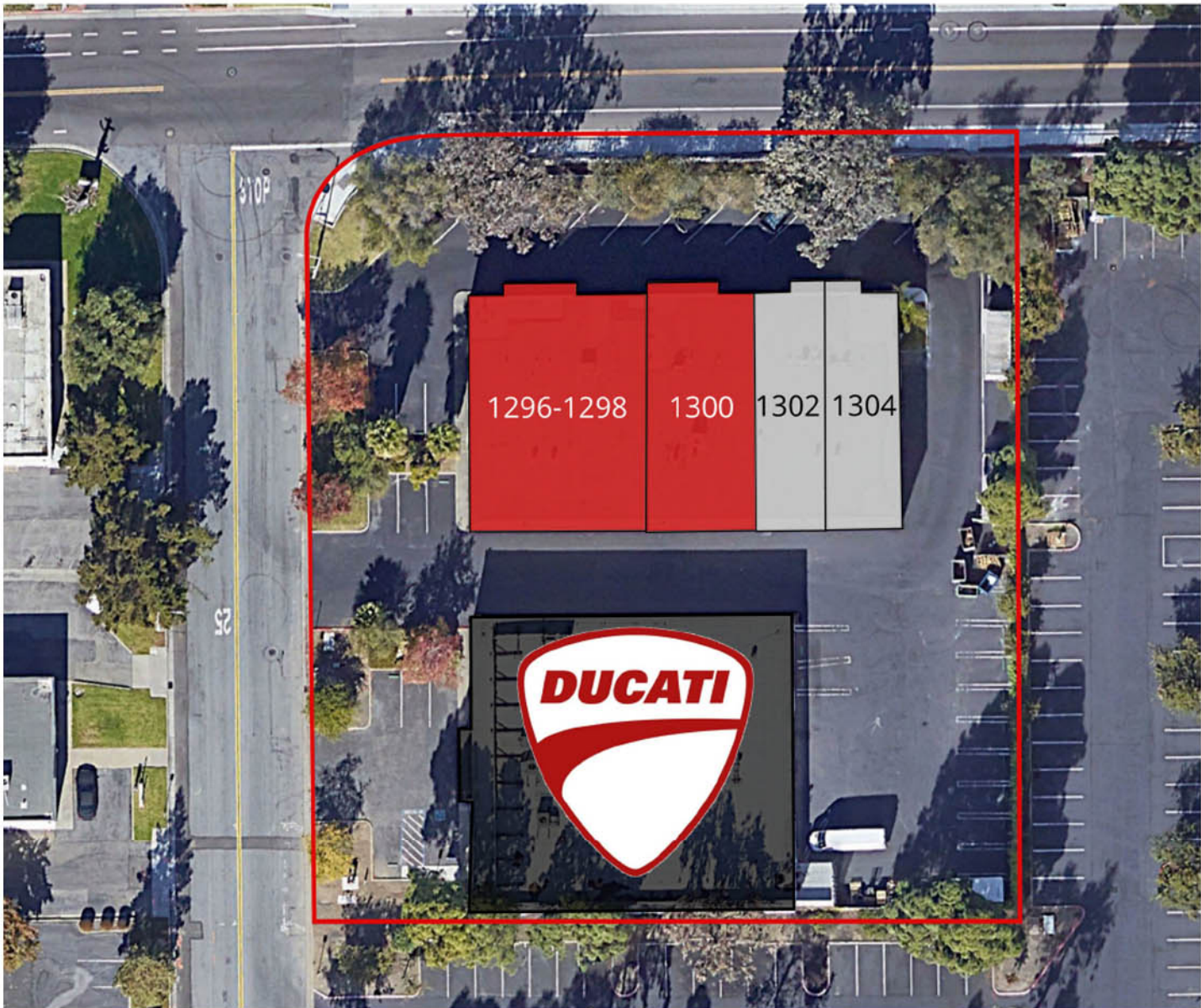
Unit 1296-1298 - 3,000 SF



Unir 1300 - 1,500 SF

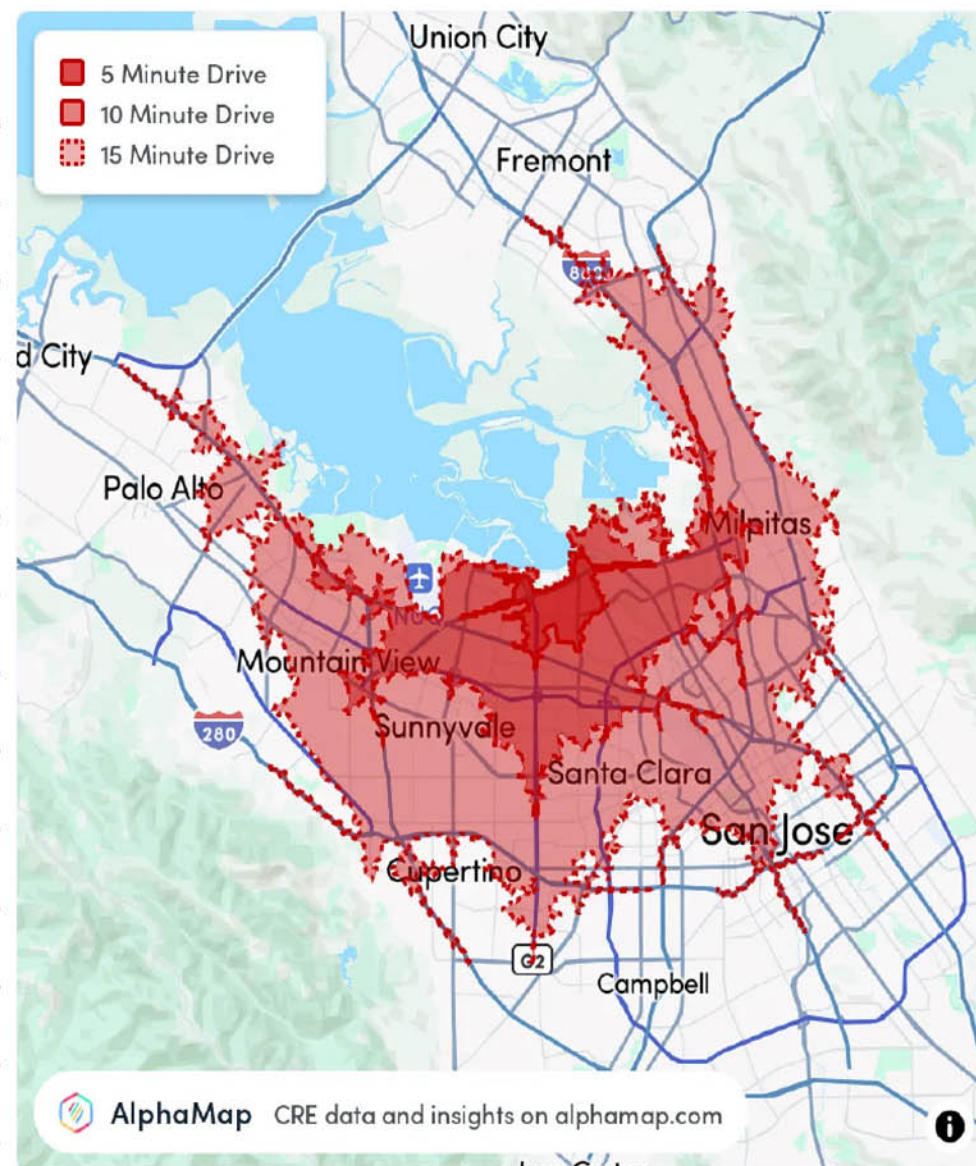


Site Map



DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	349	43,554	281,749
Average Age	45	38	38
Average Age (Male)	44	37	37
Average Age (Female)	46	39	38
Total Households	130	16,340	105,139
Persons per HH	2.7	2.7	2.7
Average HH Income	\$154,477	\$219,357	\$236,065
Average House Value	\$458,059	\$1,056,851	\$1,390,446
Per Capita Income	\$57,213	\$81,243	\$87,431
Population White	103	9,762	62,139
Population Black	5	1,066	6,140
Population American Indian	3	492	2,354
Population Asian	161	23,086	158,702
Population Pacific Islander	1	271	1,086
Population Other	36	4,845	27,115





1296-1306 REAMWOOD AVE

JEFF HELM
Broker
Lic: 01428618
949.624.0630
jeff@helmre.com

HELM PROPERTIES
471 Century Park Dr STE B
Yuba City, CA 95991
Tel. 530.329.8336
www.helmre.com

