

*Introducing...*

# 298 S. SUNNYVALE AVE.

±28,000 SF Stand-alone  
“Jewel Box” Office / R&D Building  
*in Downtown Sunnyvale.*



Property Video

**CBRE**

*Sunnyvale, California*

# Property Highlights



Rare ±28,000 SF 2-Story Standalone Office/R&D Building



Complete Exterior & Interior Transformation Complete



Located in Downtown Sunnyvale—2.5 blocks from Caltrain & Historic Murphy Square



2,000 Amps @ 120/208V Electrical Capacity



Directly across from 55K SF Whole Foods Market, AMC Movie Theater & Target Complex



Up to 4/1,000 permitted parking (including surrounding parking lot)



Comcast & AT&T Fiber Connectivity

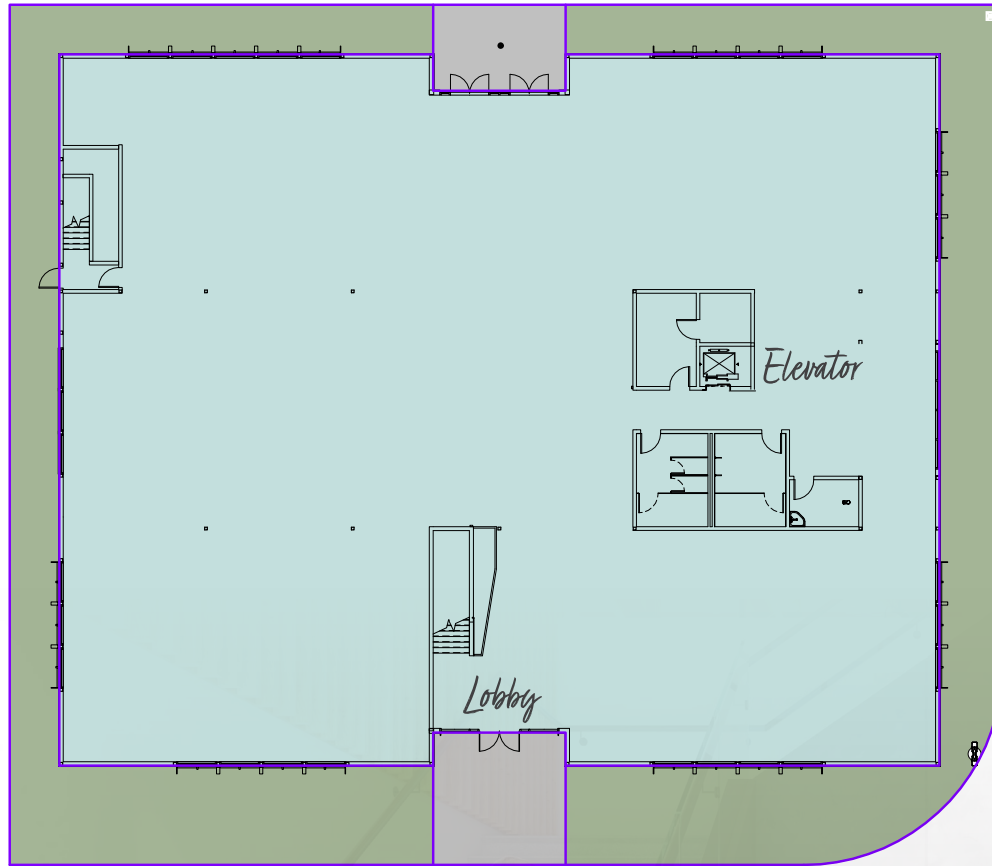


Across from more than 800+ New Planned Residential Units

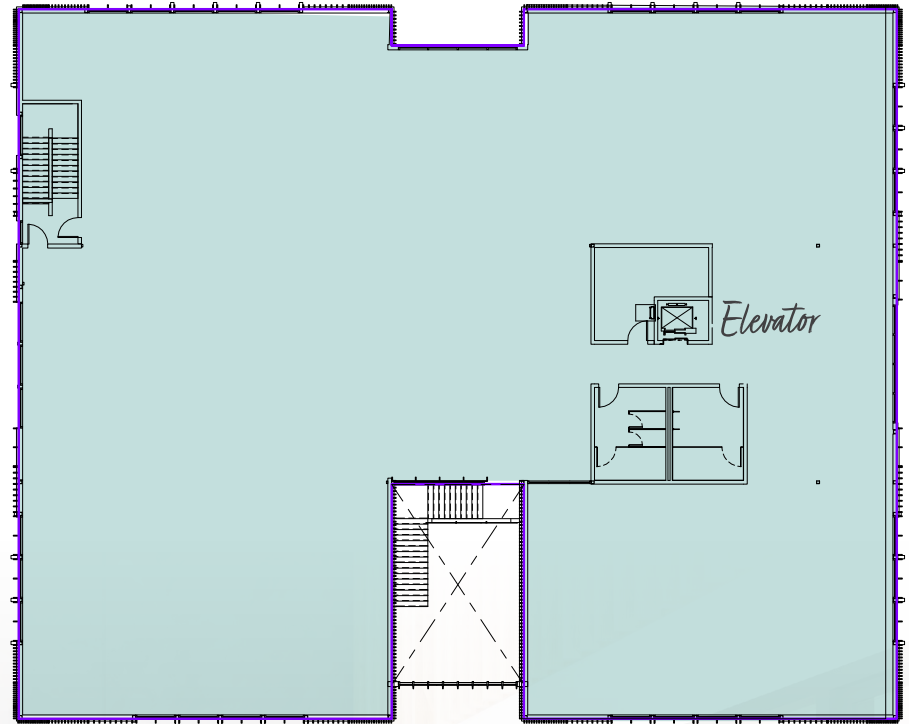


# Floor plans

FIRST FLOOR: ±14,000 RSF



SECOND FLOOR: ±14,000 RSF

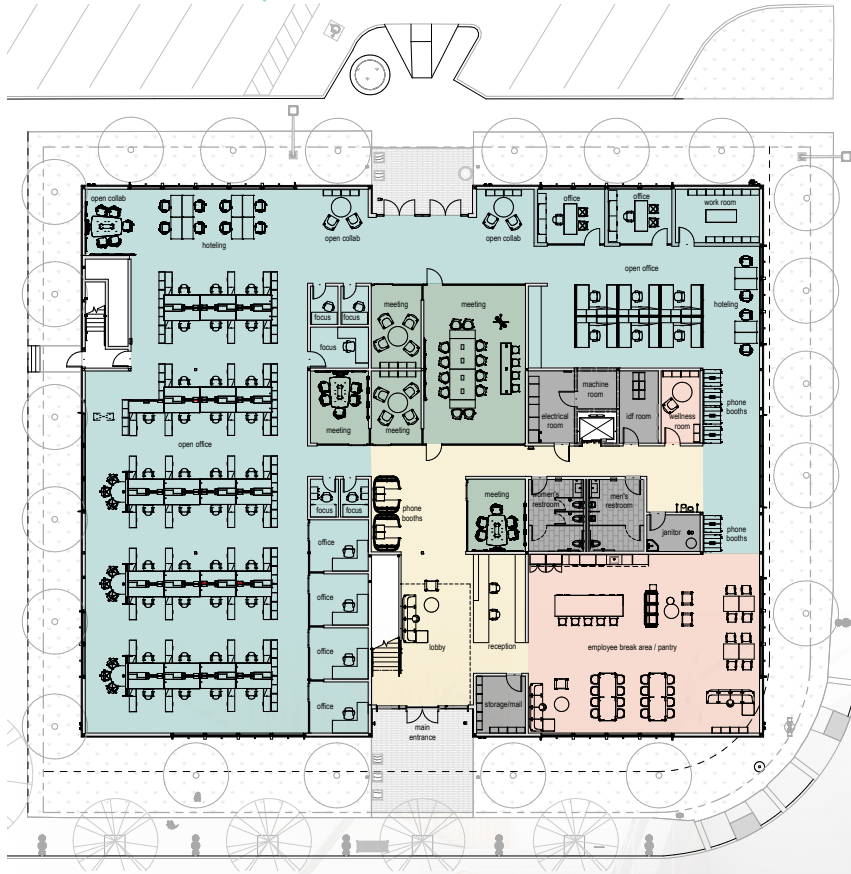


S. SUNNYVALE AVENUE



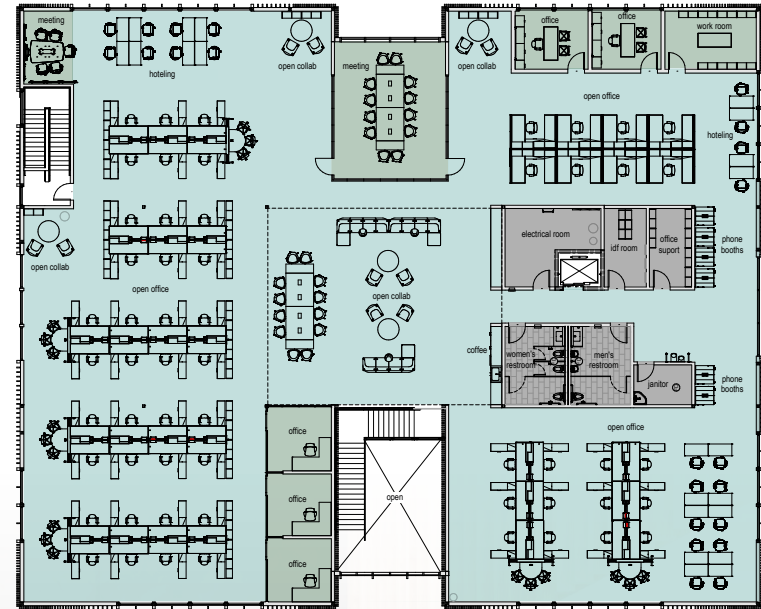
# Hypothetical Office Program

FIRST FLOOR: ±14,000 RSF



Workstations  
6x8 Cubes: 6  
7x7 Cubes: 37

SECOND FLOOR: ±14,000 RSF



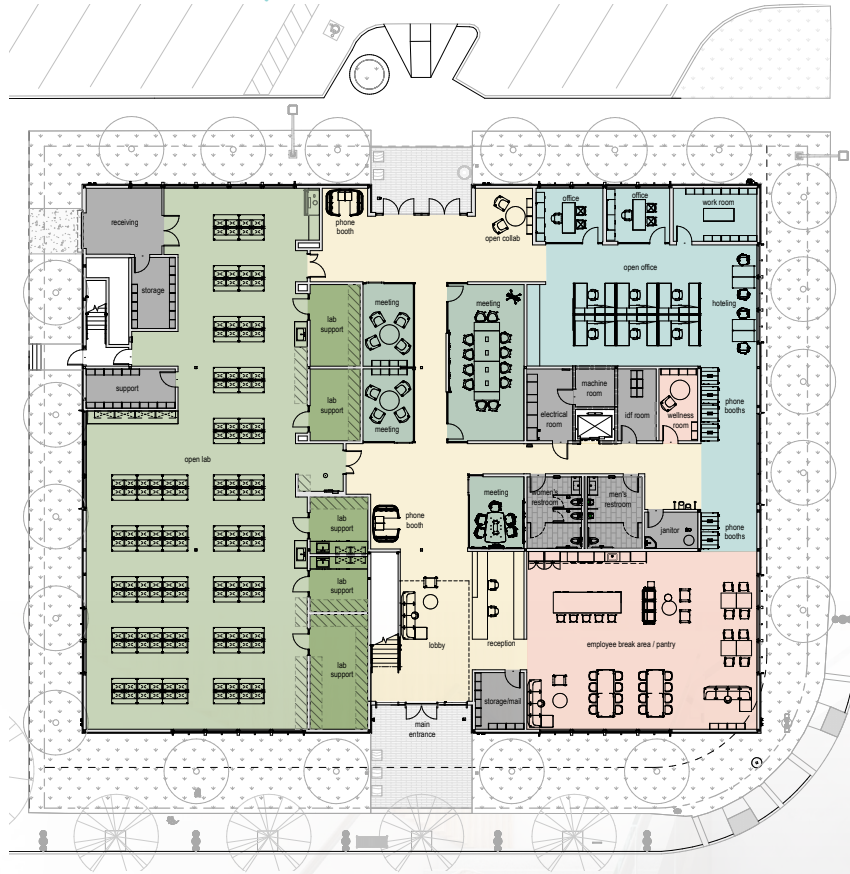
Workstations  
6x8 Cubes: 8  
7x7 Cubes: 48

S. SUNNYVALE AVENUE



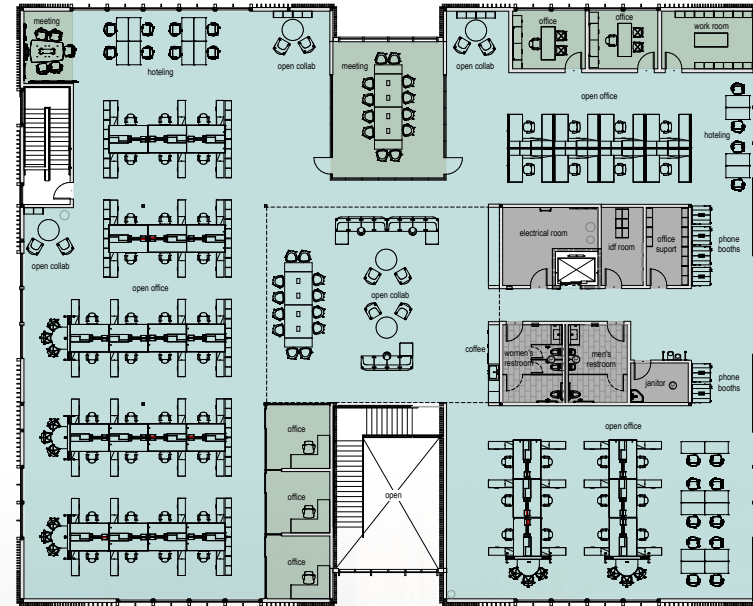
# Hypothetical Lab Program

FIRST FLOOR: ±14,000 RSF



Lab Stations: 72  
6x8 Cubes: 6

SECOND FLOOR: ±14,000 RSF



Workstations  
6x8 Cubes: 8  
7x7 Cubes: 48

S. SUNNYVALE AVENUE



# Gallery



# Amenities Map



# Transportation Map

## LOCATION SCORECARD



Walk Score

88

Most errands can be accomplished on foot.



Transit Score

53

Many nearby public transportation options



Bike Score

86

Biking is convenient for most trips



SUNNYVALE



6 Minute Walk to Sunnyvale Caltrain

S MURPHY AVE

S SUNNYVALE AVE

298 S SUNNYVALE AVE

Cityline Development Construction Underway

- CALTRAIN
- BIKEWAY WALKWAY



WALKWAY



# 298 S. SUNNYVALE AVE.

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**CBRE**