

## Premier 957,204 sf Silicon Valley Office Campus

803-815 11th Ave. Sunnyvale, California







TC





## Overview

# At the Valley's best corner of progress and innovation

Within Silicon Valley's most prolific hubs of ingenuity and innovation, Tech Corners is a strategically located 26-acre campus offering energetic workplaces across five buildings — complemented by highly-amenitized grounds and expansive outdoor spaces.



957,204 sf across five  
Class "A" office / R&D buildings



22,698 sf of dedicated fitness,  
wellness and meeting amenity space



Onsite VTA Light Rail Station  
with connections to CalTrain



Adjacent to Highways  
237 and 101



LEED Platinum: B1, B2, B3, B4  
LEED Gold: B5, B6



3.3/1,000 parking including  
178 EV charging stations,  
27,700 Amps @ 277/480 Volts Total Power





# Location



CALIFORNIA  
237

**BUILDING 02—4 STORIES**  
176,772 sf  
4,000 Amps

**BUILDING 01—4 STORIES**  
176,772 sf  
4,000 Amps  
CAFE

**BUILDING 03—4 STORIES**  
169,822 sf  
8,000 Amps  
CLUB ANNEX & CONF CENTER  
7,038 sf

**BUILDING 06—5 STORIES**  
234,456 sf  
4,000 Amps  
CAFE

**BUILDING 04—4 STORIES**  
176,772 sf  
6,500 Amps  
CAFE

**BUILDING 05—THE CLUB**  
15,660 sf  
1,200 Amps

LIGHT RAIL  
STATION





## Location

# Diverse transit options



- ▶ Onsite VTA Light Rail Station (Moffett Park) with connection to CalTrain
- ▶ Adjacent to Highways 237 & 101

## Location

# Close to highly sought-after services and conveniences

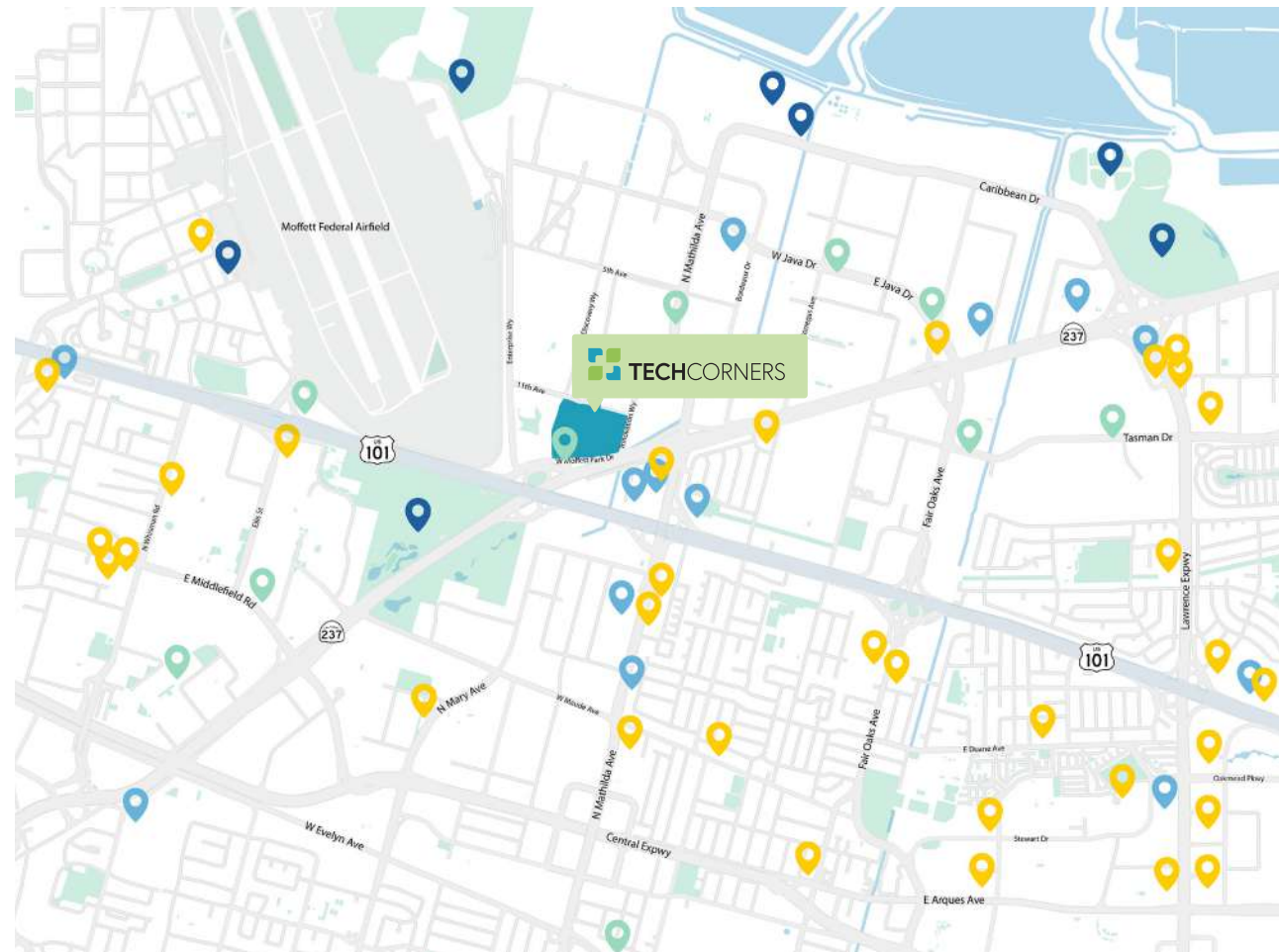
Recruiting and retaining the best talent demands more than a place to work but convenient access to vibrant communities. Tech Corners boasts enviable proximity to many highly sought-after services and conveniences, including residential areas, dining and shopping options, cultural hotspots, public transit, and major roadways—enhancing the overall work experience.

 POINTS OF INTEREST

 DINING

 HOTELS

 TRANSIT STOPS & STATIONS





Location

# Exceptional amenities boost community engagement and connectivity



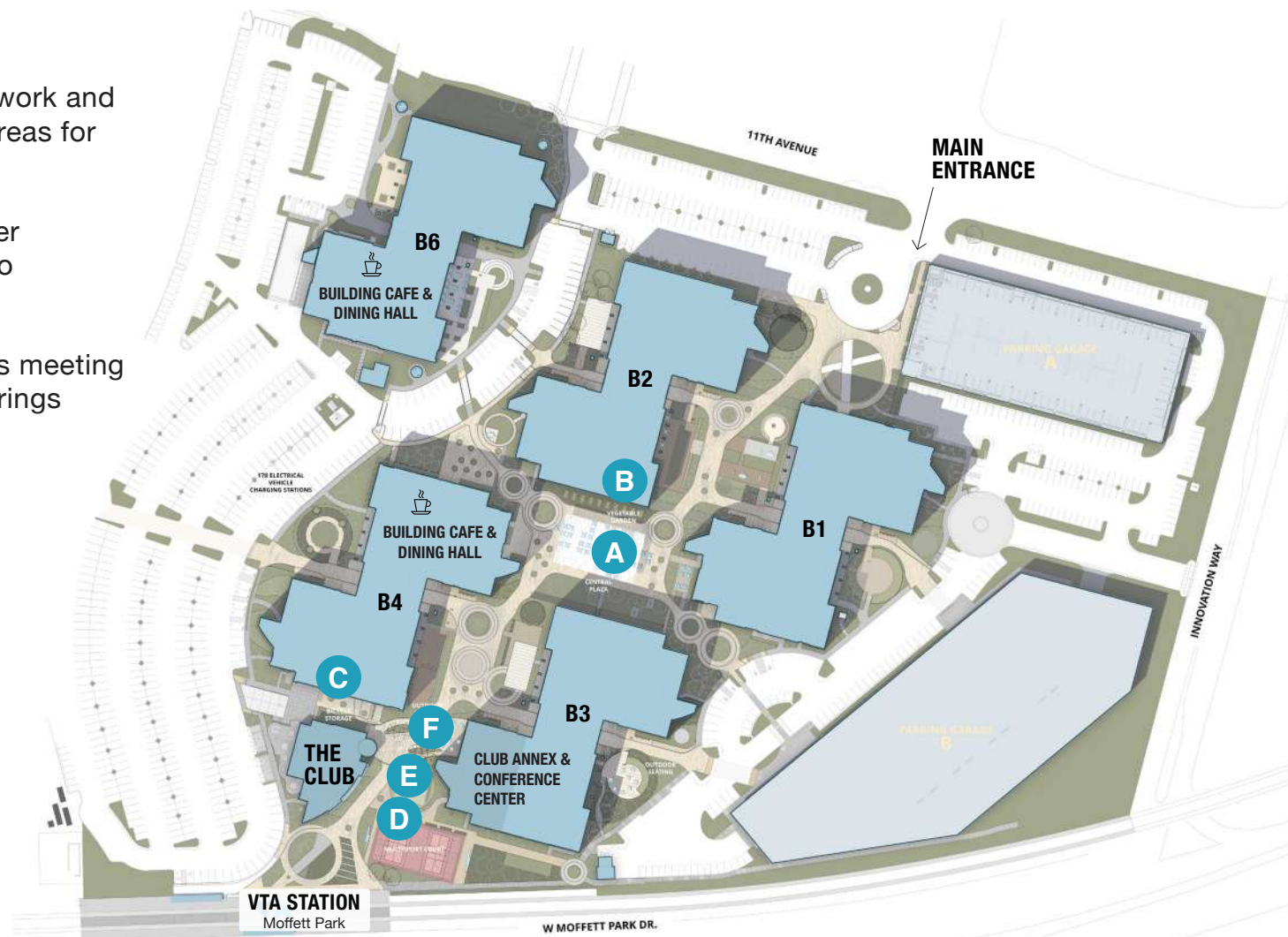
## Amenities

# Diverse campus amenities

In a world where the quality of the work environment plays a crucial role in how teams connect, Tech Corners goes beyond the traditional office space. The property's exceptional amenities foster more interconnected, productive teams.

- ▶ More than 25% of the site is landscaped, offering outdoor work and social spaces, gardens, and areas for fitness and recreation.
- ▶ A state-of-the-art fitness center providing daily opportunities to improve wellness.
- ▶ Common conference/all-hands meeting space for large focused gatherings

- A** LARGE-CAPACITY COMMUNITY SPACE
- B** VEGETABLE & FLORAL GARDEN
- C** BIKE STORAGE
- D** MULTISPORT COURT
- E** SHADED OUTDOOR FITNESS AREA
- F** LOUNGE SEATING





## Amenities

# Outdoor connections



- ▶ Seamless indoor/outdoor transitions
- ▶ A variety of outdoor work and social spaces



## Amenities

# New modernized fitness and wellness center

The Club is a comprehensive campus fitness and wellness center, offering both indoor and outdoor facilities. Tenants have exclusive access to top-of-the-line cardio and weight training equipment, a group fitness room, outdoor exercise and relaxation areas, a multisport court, and well-appointed locker rooms.





# Amenities





## Amenities

# Community social spaces



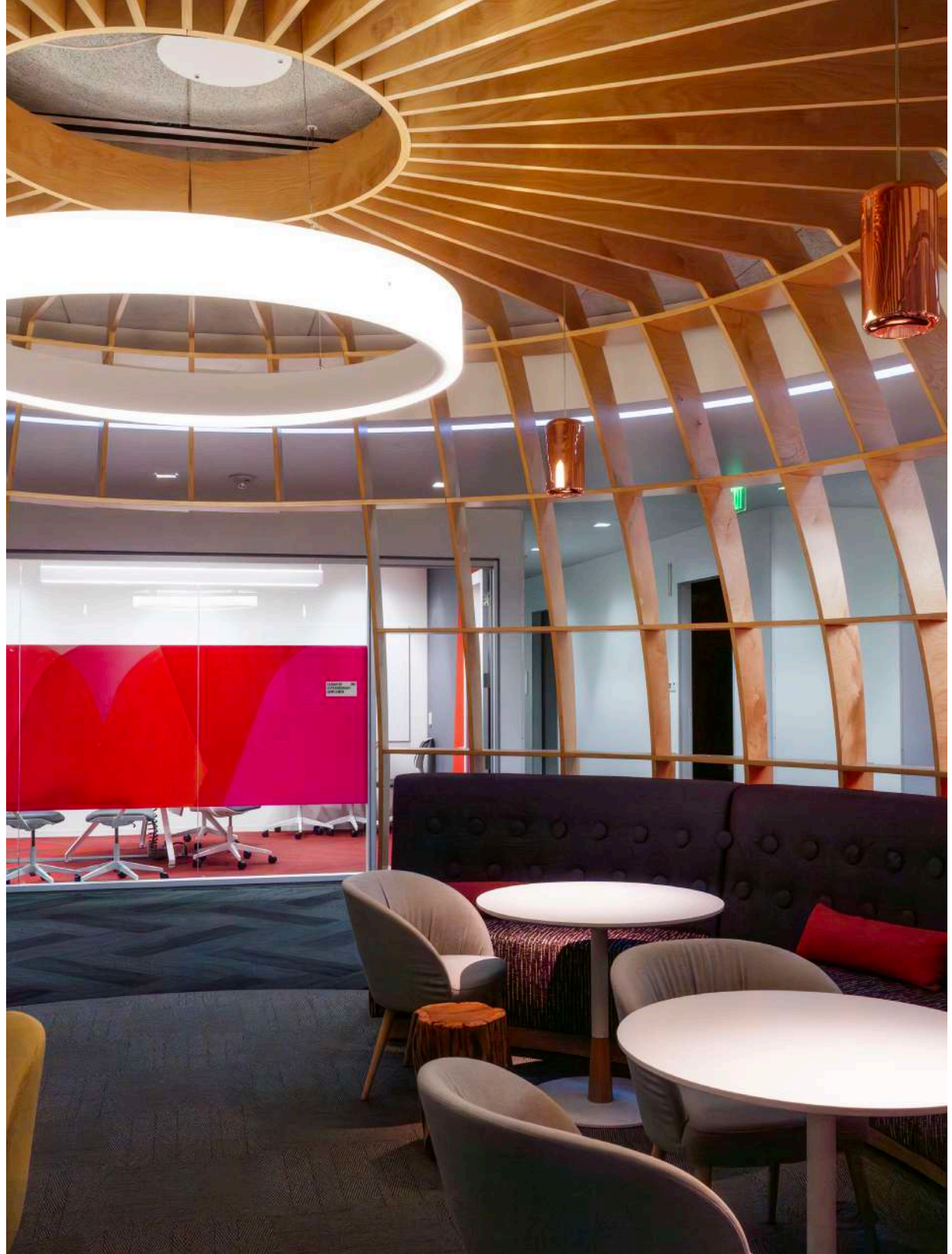
- ▶ The Club Annex provides a mix of social spaces including touchdown workspaces, lounge areas, and gaming.



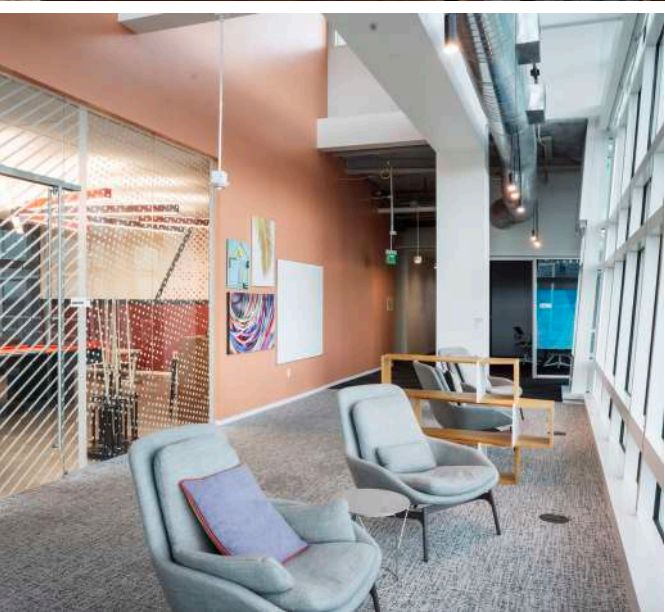
Move-in Ready Opportunity

## Plug-n-play spaces

Forward-thinking companies flourish in thoughtfully designed environments. Tech Corners caters to the dynamic needs of today's workforce by offering fully equipped creative spaces across expansive ±45,000 sf floor plates. These include a variety of open and private work settings, along with dedicated areas designed for both concentration and collaboration.









## Move-in Ready Opportunity



- ▶ Move-in ready workplaces with high-end furniture and finishes





Move-in Ready Opportunity

# Typical workplace plans

BUILDING 04 - FLOOR 4

±38,256 sf FLOORPLATE

Workstations	211
Conf Rm Large	7
Conf Rm Med	4
Conf Rm Small	7
Huddle	16
Collab	7
Phone Room	14
Health Exam Rm	2
Focus Room	1







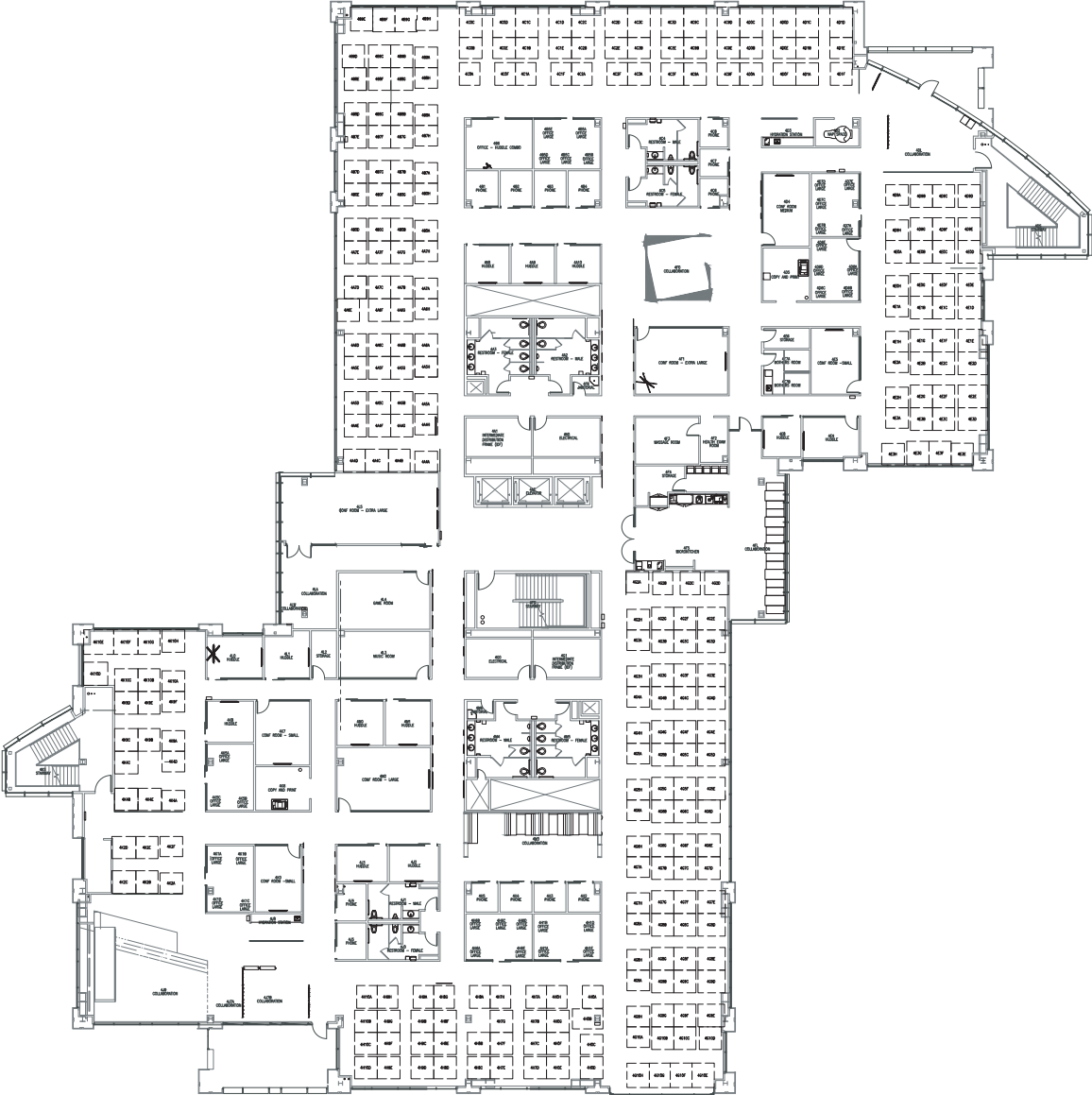
Move-in Ready Opportunity

# Typical workplace plans

BUILDING 06 - FLOOR 4

±38,295 sf FLOORPLATE

Workstations	309
Conf Rm Large	3
Conf Rm Med	1
Conf Rm Small	3
Huddle	13
Collab	8
Phone Room	13
Media Room	1
Game Room	1







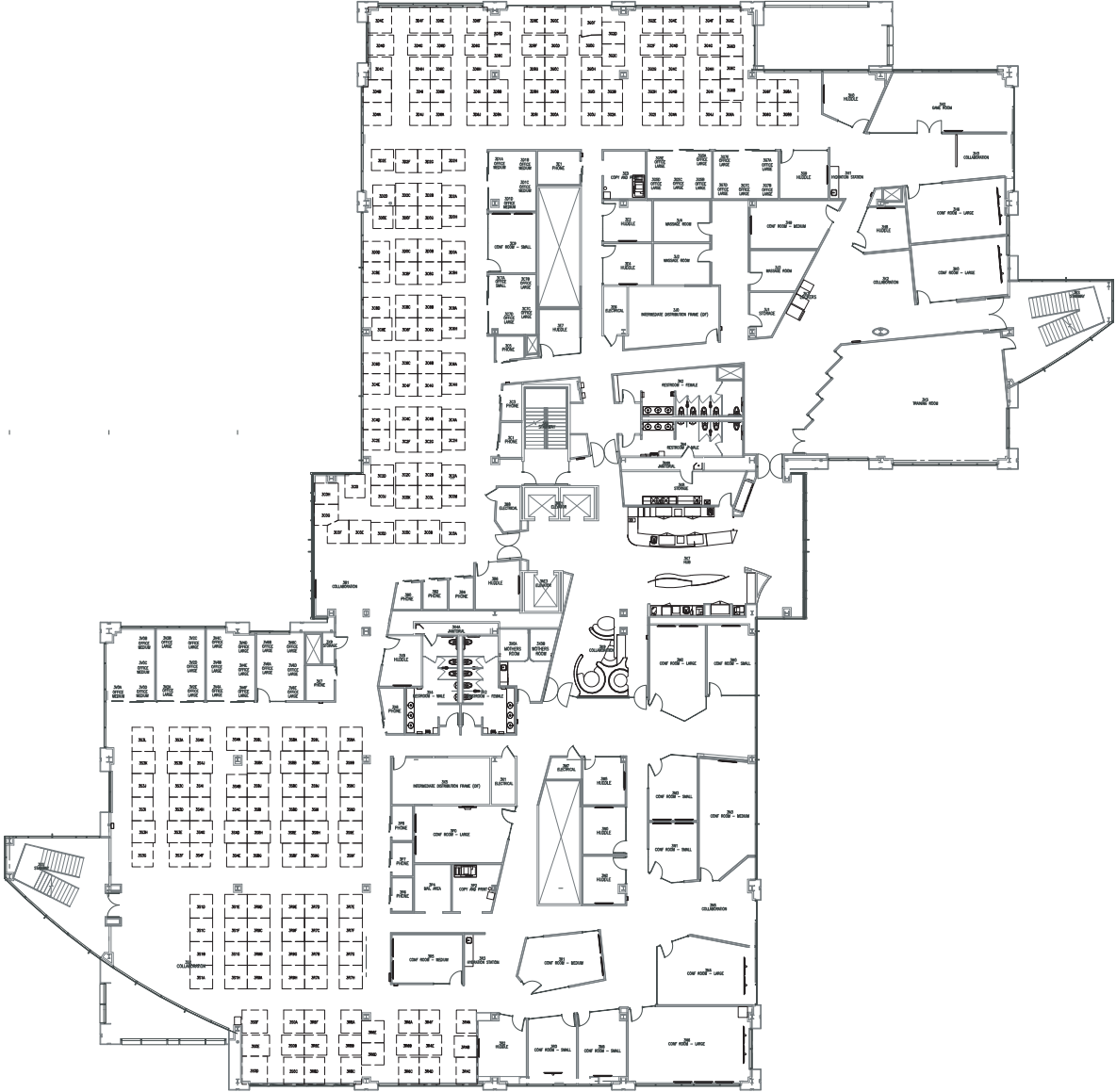
Move-in Ready Opportunity

# Typical workplace plans

BUILDING 04 - FLOOR 3

±39,336 sf FLOORPLATE

Workstations	260
Conf Rm Large	6
Conf Rm Med	4
Conf Rm Small	6
Huddle	9
Collab	6
Phone Room	12
Training Room	1
Game Room	1







Move-in Ready Opportunity

# Typical workplace plans

BUILDING 06 - FLOOR 3

±39,700 sf FLOORPLATE

Workstations	291
Conf Rm Large	2
Conf Rm Med	1
Conf Rm Small	4
Huddle	6
Collab	12
Phone Room	13
Media Room	1
Game Room	1







Move-in Ready Opportunity

# Typical workplace plans

BUILDING 04 - FLOOR 2

±36,389 sf FLOORPLATE

Workstations	282
Conf Rm Large	5
Conf Rm Med	2
Conf Rm Small	6
Huddle	13
Collab	6
Phone Room	14
Project Room	1
Training Room	1







Move-in Ready Opportunity

# Typical workplace plans

BUILDING 06 - FLOOR 2

±34,490 sf FLOORPLATE

Workstations	257
Conf Rm Large	1
Conf Rm Med	1
Conf Rm Small	9
Huddle	9
Collab	5
Phone Room	16
Media Room	0
Game Room	0







Move-in Ready Opportunity

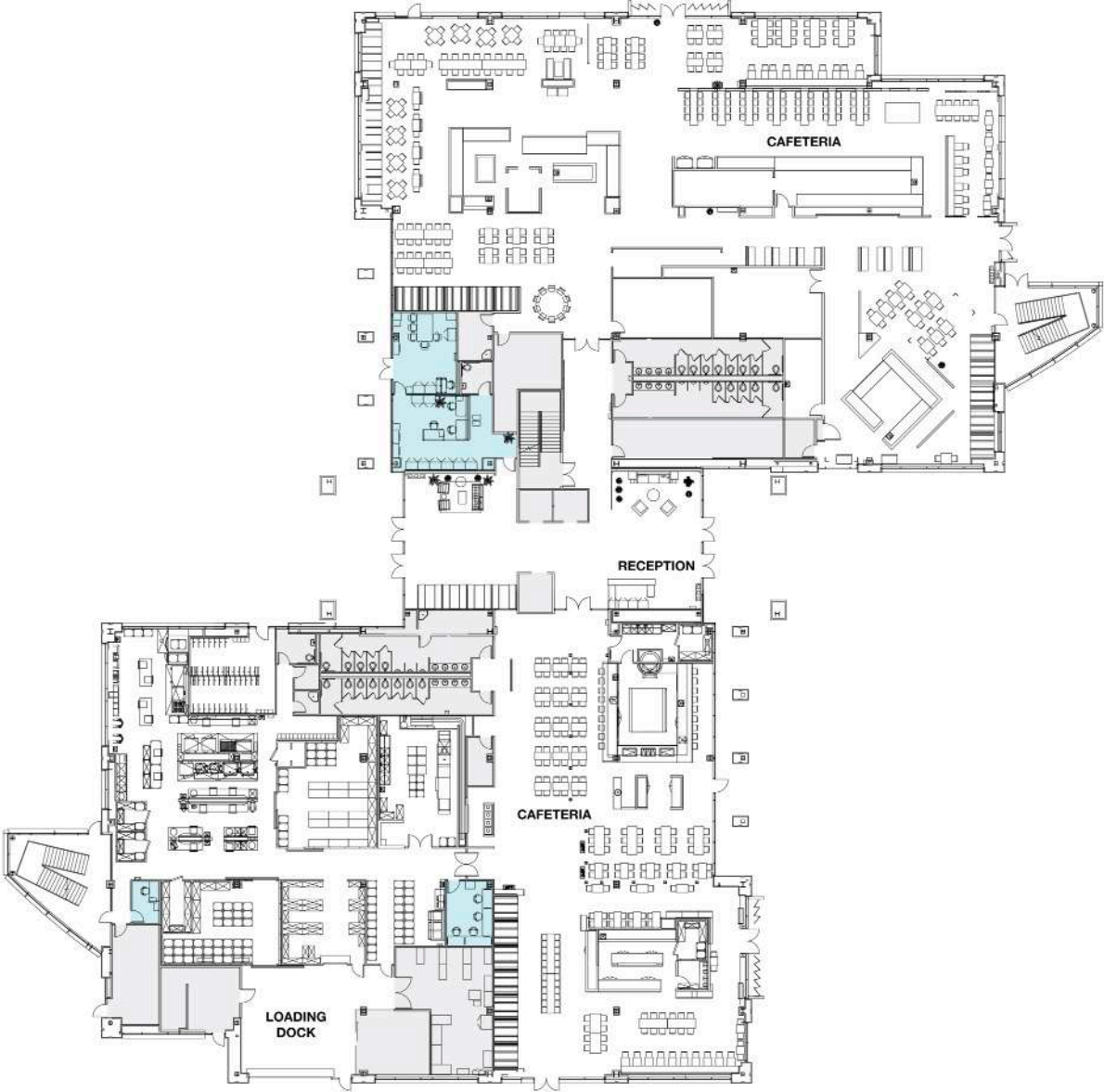
# Ground-floor hospitality plans

BUILDING 04 - FLOOR 1

±36,389 sf FLOORPLATE

- High-end plug-n-play furniture
- F&B-focused, hospitality design
- Cafeteria, servery, and seating
- Back-of-house offices
- Loading dock

	MEETING SPACES
	ENCLOSED OFFICES
	CORE & FACILITIES





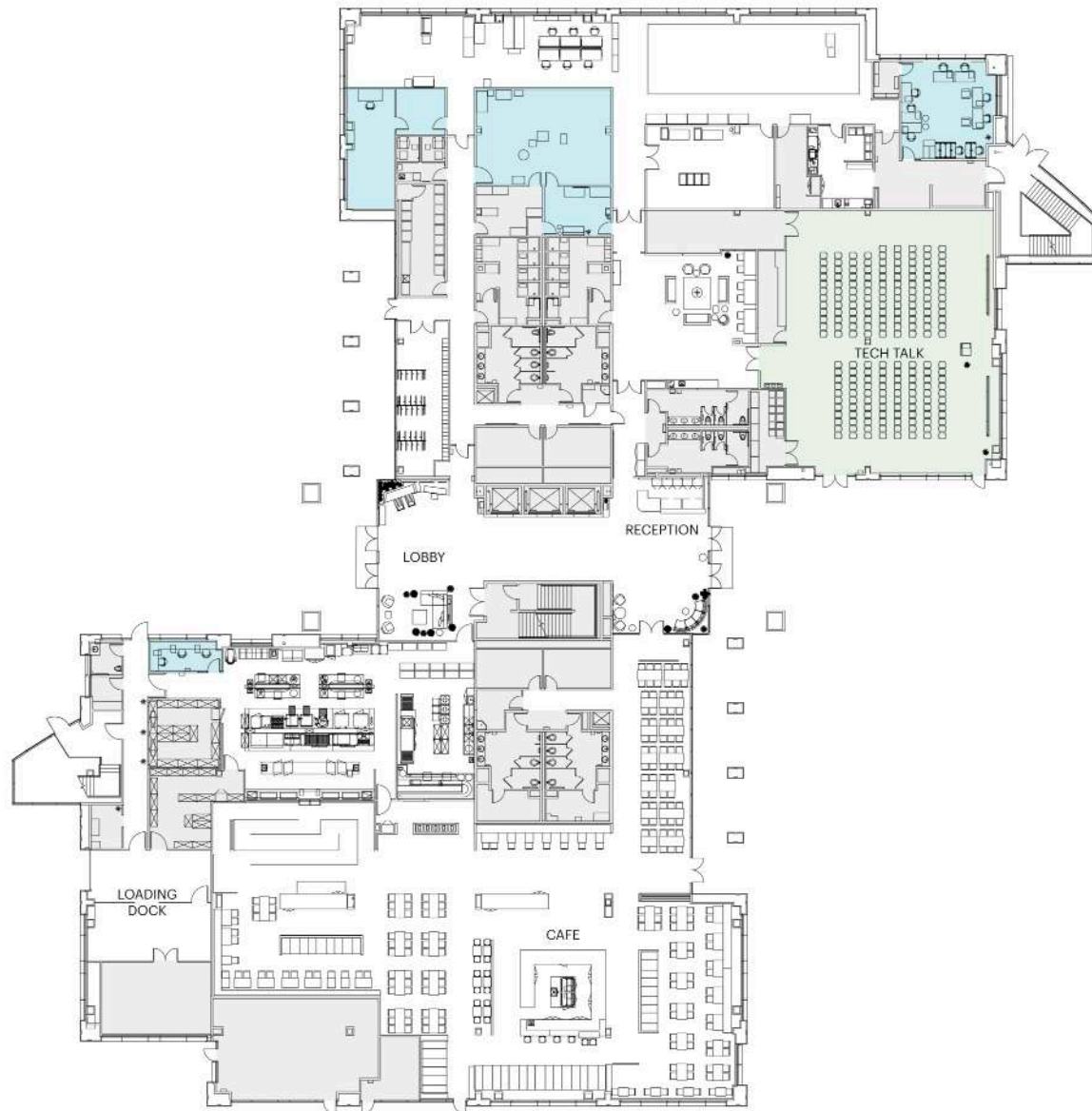
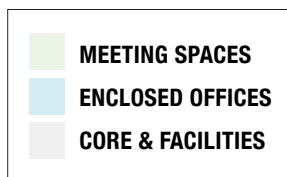
Move-in Ready Opportunity

# Ground-floor hospitality plans

BUILDING 06 - FLOOR 1

±34,490 sf FLOORPLATE

- High-end plug-n-play furniture
- Conference center
- All-hands meeting space
- Commercial kitchen and fully-equipped cafe
- Loading dock







## Amenities

# Desirable café and dining hall



- ▶ Fully-equipped commercial kitchen, cafe, and dining hall

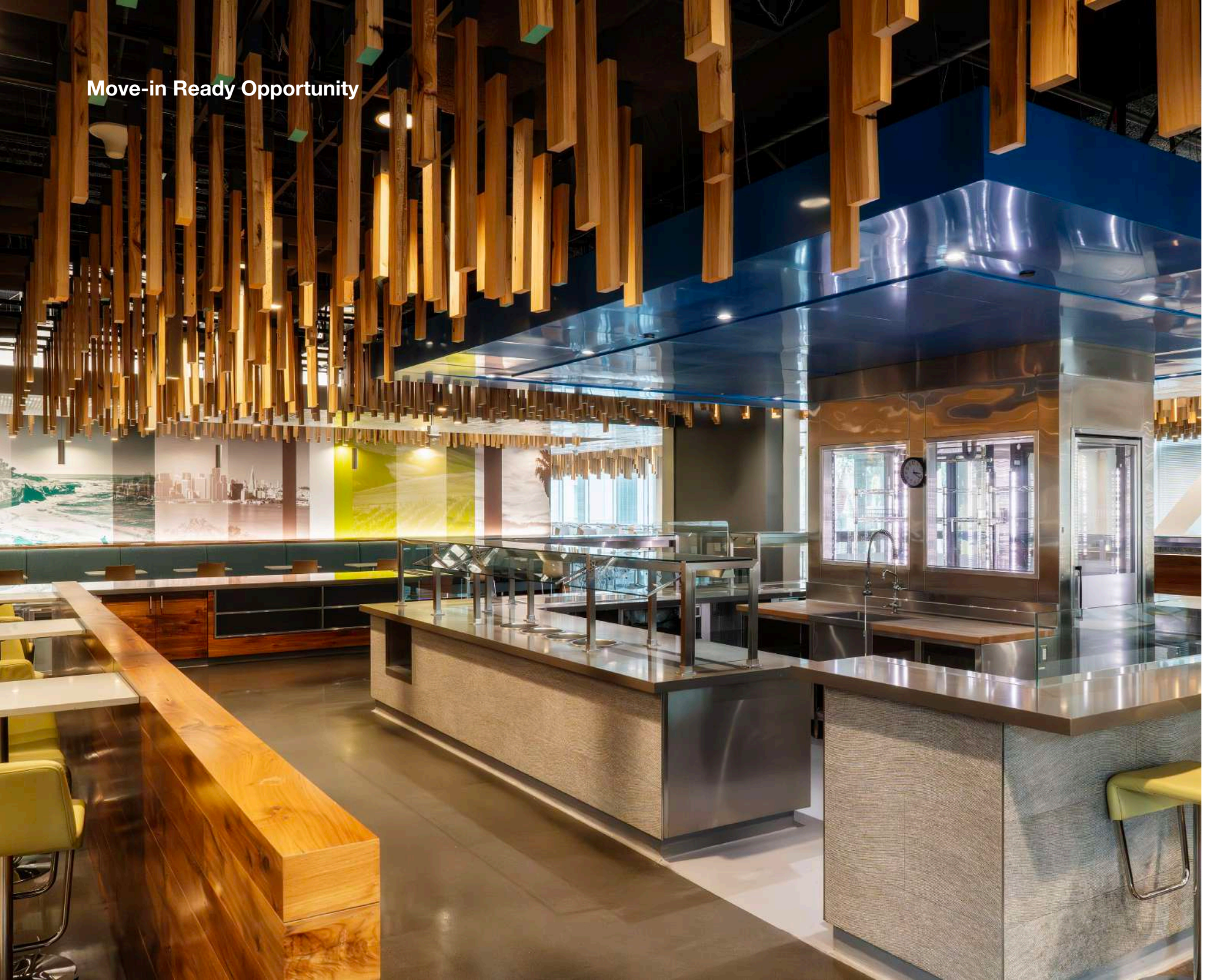


Move-in Ready Opportunity





Move-in Ready Opportunity



## Property Details

# Specs

<b>Campus Size</b>	26-acre Site Five (5) Class-A office and R&D Buildings ±957,204 Rentable sf
<b>Building Location &amp; Sizes</b>	<p><b>B1:</b> 803 11th Ave » 4-story Office and R&amp;D Building » 176,722 sf</p> <p><b>B2:</b> 804 11th Ave » 4-story Office and R&amp;D Building » 176,722 sf</p> <p><b>B3:</b> 87 11th Ave » 4-story Office and R&amp;D Building » 169,822 sf » Club Annex &amp; Conference Center » 7,038 sf</p> <p><b>B4:</b> 809 11th Ave » 4-story Office and R&amp;D Building » 176,722 sf</p> <p><b>B5:</b> 811 11th Ave » 2-story Fitness Club » 176,722 sf</p> <p><b>B6:</b> 815 11th Ave » 5-story Office and R&amp;D Building / Basement Garage » 234,456 sf</p>
<b>Sustainability LEED Certification</b>	<p><b>B1-4:</b> LEED Platinum certified</p> <p><b>B5-B6:</b> LEED Gold certified</p>

<b>Campus Size</b>	26-acre Site Five (5) Class-A office and R&D Buildings ±957,204 Rentable Sf
<b>Outdoor Plaza &amp; Amenities</b>	<ul style="list-style-type: none"> <li>» Fully equipped cafe at B4 &amp; B6</li> <li>» Full service gym, meeting and amenities space</li> <li>» Multisport court</li> <li>» Tenant vegetable and flower garden</li> <li>» Outdoor fitness</li> <li>» Central plaza with flexible use for casual seating or large assembly gatherings</li> </ul>
<b>Floor Heights</b>	<p><b>B1-B4 and B6</b></p> <ul style="list-style-type: none"> <li>» First floor: 15'-9"</li> <li>» Second and third floor: 13'-6"</li> <li>» Fourth floor: height varies</li> </ul> <p><b>B5</b></p> <ul style="list-style-type: none"> <li>» First and second floor: 15'-9"</li> </ul>
<b>Parking</b>	<p><b>B1-B4 and B6</b></p> <ul style="list-style-type: none"> <li>» Provided Parking : 3.3/1000</li> <li>» 178 electrical vehicle charging stations with further expansion available</li> </ul>
<b>Bicycles</b>	Bicycle lockers and bicycle racks on-site
<b>Elevators</b>	<p><b>B1-B4 and B6</b></p> <ul style="list-style-type: none"> <li>» Number of passenger cabs within building: 2</li> <li>» Number of freight cabs within building: 1</li> <li>» Building Type: Passenger Otis 3500# cab 350 FPM), Freight elevator (Otis 4000# cab 350 FPM)</li> </ul> <p><b>B5</b></p> <ul style="list-style-type: none"> <li>» Number of passenger cabs within building: 1</li> <li>» Number of freight cabs within building: 1</li> <li>» Building Type: Hydraulic</li> </ul>



<b>Electrical System</b>	<p><b>GENERAL</b></p> <ul style="list-style-type: none"> <li>» Electrical service via underground utility lines brought to the site by PG&amp;E</li> <li>» Building utilization voltage 277/480 volt</li> <li>» Electrical service for garage PSA 100 amps</li> <li>» Electrical service for garage PSB 1,600 amps</li> </ul> <p><b>B1:</b> 4000A Main Service</p> <p><b>B2:</b> 4000A Main Service</p> <p><b>B3:</b> 4000A Main Service 4000A Supplemental Service</p> <p><b>B4:</b> 4000A Main Service 2500A Supplemental Kitchen Service</p> <p><b>B6:</b> 4000A Main Service</p>
<b>Building Envelope</b>	<p><b>B1-B5</b></p> <ul style="list-style-type: none"> <li>» Aluminum single glazed curtain wall, Vistawall system by Walters and Wolf.</li> <li>» Typical Tinted/Spandrel Glass (Glass Type I): Single pane nominal 1/4 inch thick glass conforming to ASTM C-1036, Versalux Green 2000 – Float Glass tempered where required.</li> </ul> <p><b>B6</b></p> <ul style="list-style-type: none"> <li>» Aluminum insulated glazed curtain wall, All-Wall Stick and Tec-Wall system by Walters and Wolf.</li> <li>» 1” inch thick glass:</li> <li>» Vision glass (Glass Type I): 1/4” Twilight Green S#2, 1/2” Mill spacer, 14” Clear.</li> <li>» Spandrel glass (Glass Type I): 1/4” Twilight Green S#2, 1/2” Mill spacer, 14” White on clear temp S.4.</li> </ul>

<b>Infrastructure</b>	<p><b>B1-B2</b></p> <ul style="list-style-type: none"> <li>» • 750kw Generator serving both buildings</li> <li>» • 2,000 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4” connection stub out to building</li> </ul> <p><b>B3-B4</b></p> <ul style="list-style-type: none"> <li>» 1000kw Generator serving both buildings</li> <li>» 2,000 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4” connection stub out to building</li> </ul> <p><b>B6</b></p> <ul style="list-style-type: none"> <li>» 33KVA inverter UPS located in the main electrical room.</li> <li>» 2,500 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4” connection stub out to building</li> </ul>
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**Heating, Ventilation,  
and Air Conditioning**

**B1**

- » Roof top air conditioning units with 625 - ton cooling capacity providing 195,000 CFM to the building (isolated for vibration control)
- » Boiler plant with three 85% efficient near - condensing boilers and three variable speed controller primary hot water pumps on the roof

**B2-B4**

- » Roof Top Air Conditioning Units with 600-ton cooling capacity providing 185,000 CFM to the building (isolated for vibration control)
- » Boiler plant with three 85% efficient near-condensing boilers and three variable speed controlled primary hot water pumps on the roof

**B6**

- » Built-up penthouse AHU with 450-ton chilled water system providing 180,000 CFM to the building (isolated for vibration control)
- » Boiler plant with two condensing boilers and two variable speed controlled primary hot water pumps on the roof









## EXCLUSIVE LISTING AGENTS

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