

UNDER NEW OWNERSHIP

185
N. Wolfe Rd

SUNNYVALE, CA

185
North
Wolfe Rd.

±25,008 SF of High-End R&D For Lease

NEWMARK

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PROPERTY HIGHLIGHTS



Move In Ready
High End R&D Space



2,000 Amps,
3-Phase Power*



Adjacent to High
Profile Tech
Companies



Lab Conversion
Available



On-Site Parking - $\pm 3.0/1,000$
Mostly Covered

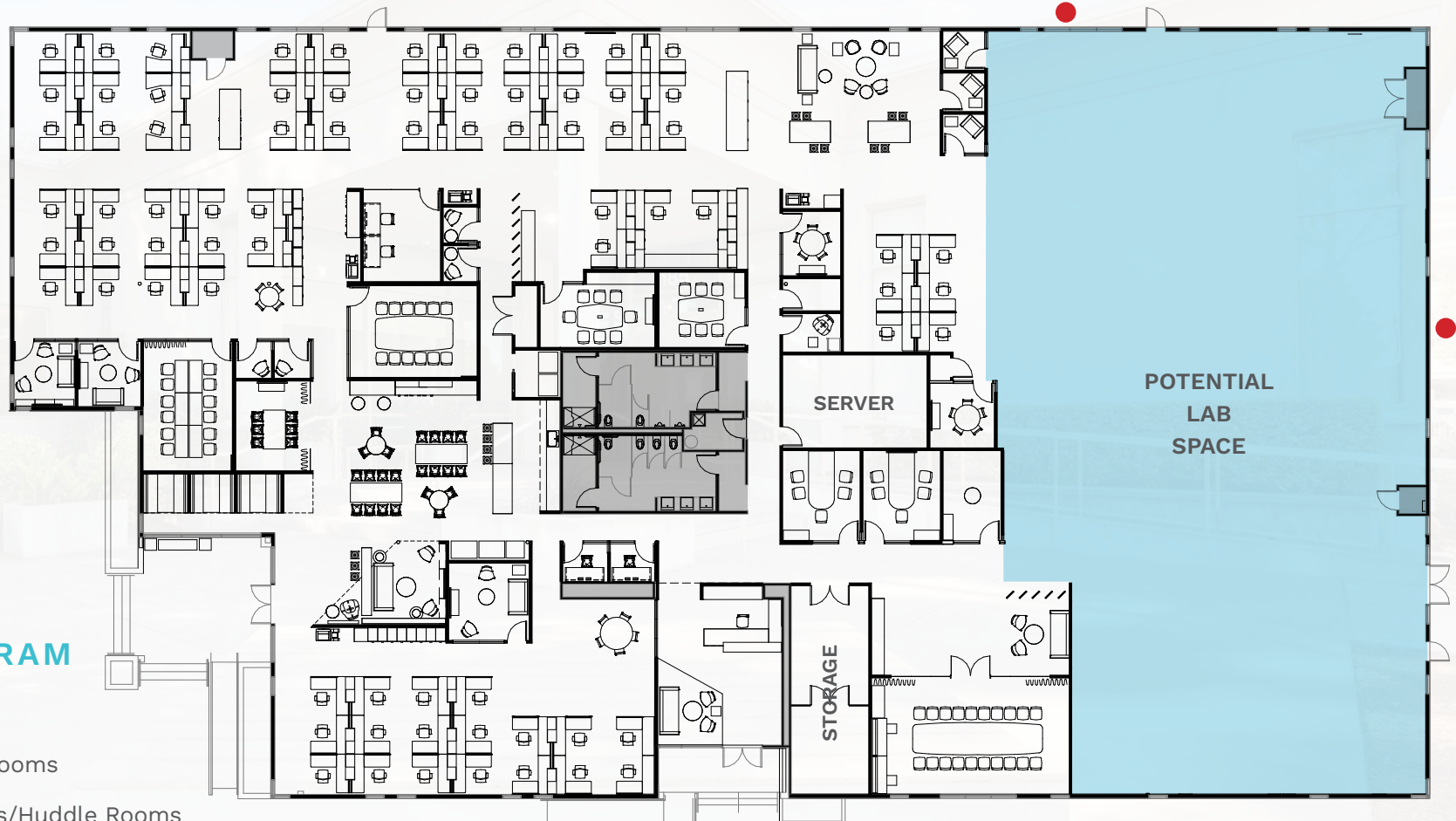
*To be verified

HYPOTHETICAL R&D LAYOUT

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SPACE PROGRAM

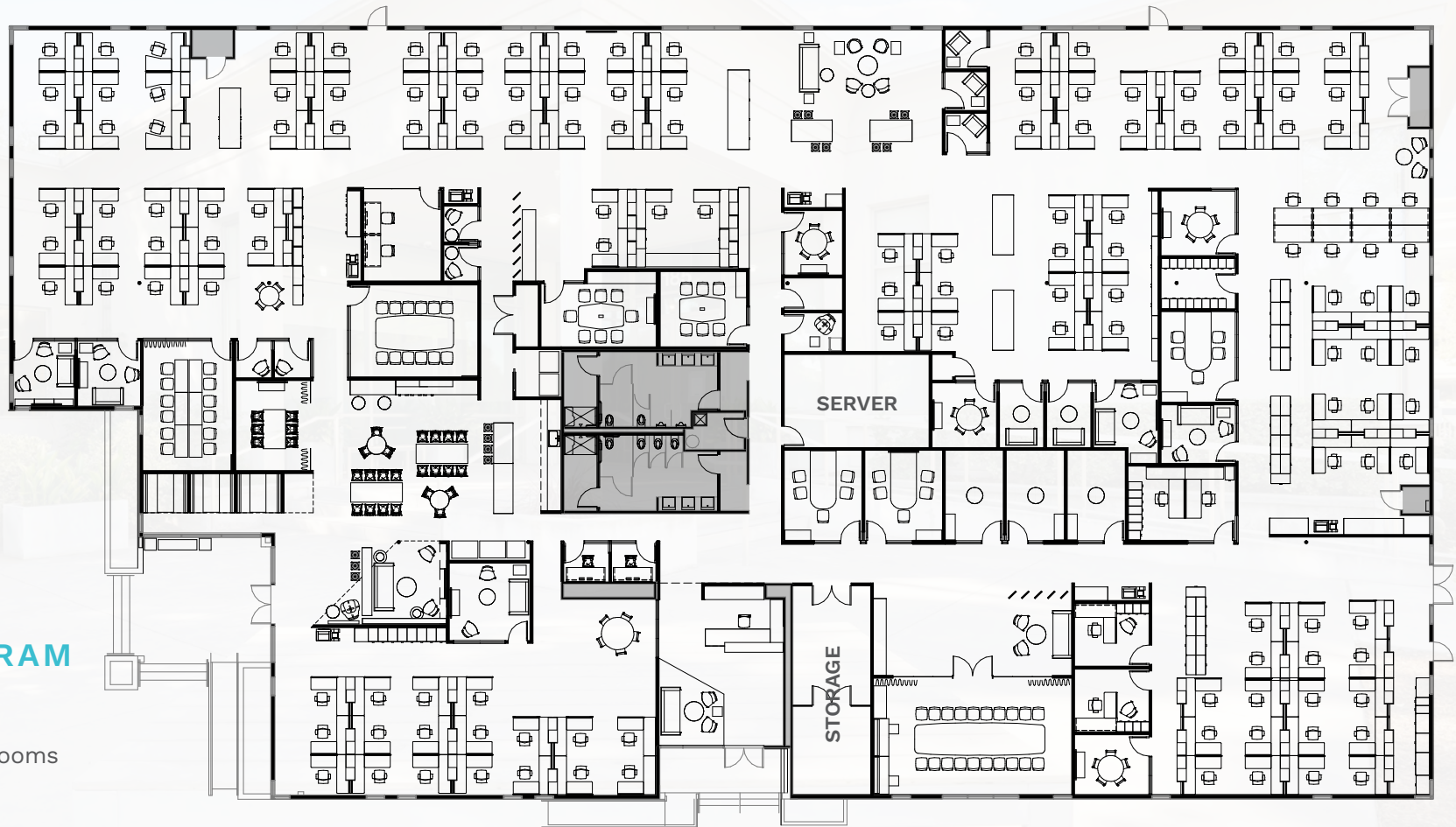
87	Workstations
7	Conference Rooms
5	Private Offices/Huddle Rooms
7	Phone Rooms
4	Collaboration Areas
1	IT Room
1	Storage Room



● Potential Grade Level Door

EXISTING FLOOR PLAN

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SPACE PROGRAM

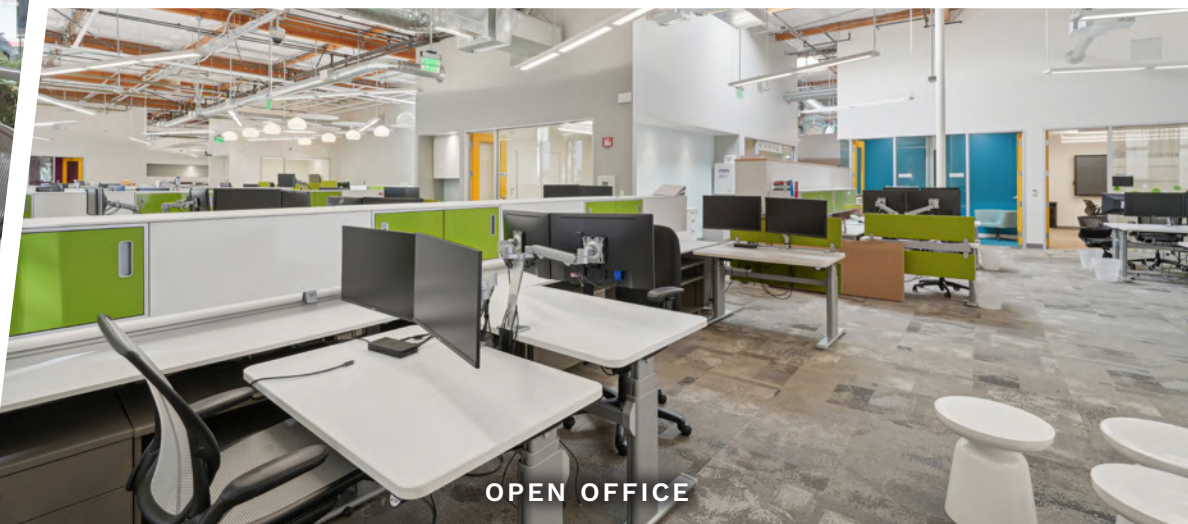
134	Workstations
10	Conference Rooms
1	Board Room
10	Private Offices/Huddle Rooms
9	Private Rooms
5	Collaboration Areas
1	IT Room
1	Storage Room



CONFERENCE ROOM



PRIVATE OFFICE



OPEN OFFICE



BREAK AREA

NEWMARK



KITCHEN



SMALL CONFERENCE ROOM

185 N WOLFE ROAD, SUNNYVALE | 5

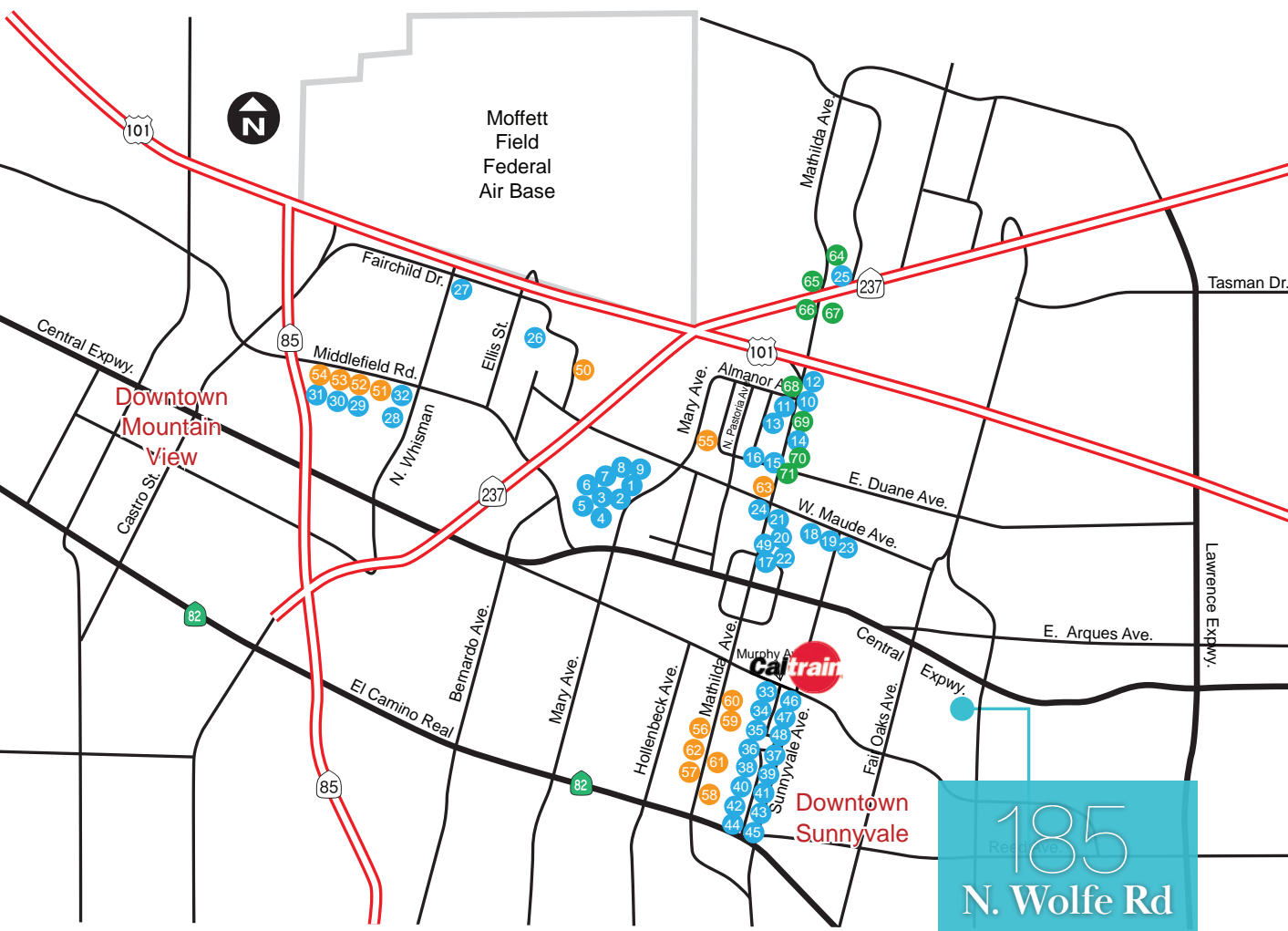
HEART OF SILICON VALLEY

185
N. Wolfe Rd



NEARBY AMENITIES

185
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Restaurants		Restaurants	
1	Round Table Pizza	39	Fibbar McGee
2	Bimbi Bowl	40	Pho Bao Restaurant
3	Truya Sushi	41	Andoh Japanese Restaurant
4	Little India Cafe	42	Chef Yu
5	Subway	43	Amarin Thai Cuisine
6	Quickly	44	Sakura Sushi
7	Jamba Juice	45	Gumba's Italian Restaurant
8	Arroz Rojo	46	Tao-Tao Restaurant
9	KopePot	47	French Quarter
10	Hobee's Restaurant	48	Dish Dash
11	Burger King	49	Starbucks
12	Denny's		
13	Charulata Restaurant	Services	
14	Dish n Dash	50	Sunnyvale Municipal Golf Course
15	McDonalds	51	A&E Dental
16	Loco Labs	52	Kiddie Academy Childcare
17	Pizza Hut	53	Cleaners & Co-Op
18	Seto Japanese Cuisine	54	Club of Mountain View Fitness Ctr.
19	Seto Deli	55	Post Office
20	KFC	56	Chase Bank
21	Chef Young's	57	Union Bank of California
22	Shaw's Sandwich Shop	58	Bank of America
23	Taqueria Latina	59	Bank of the West
24	Wendy's	60	Wells Fargo Bank
25	Faz Restaurant	61	Wells Fargo Bank
26	Symantec Cafe	62	Guaranty Bank
27	Specialty's Bakery & Cafe	63	American Electronics Assoc. Credit
28	Clocktower Coffee		
29	Bento-Teriyaki	Hotels	
30	Subway	64	Sheraton Sunnyvale
31	Southwestern Grill	65	Sundowner Inn
32	Roger's Deli & Doughnuts	66	Staybridge Suites
33	Thai Basil	67	Quality Inn
34	Del Monte	68	Motel 6 Sunnyvale North
35	Off The Rails Brewing Co.	69	Larkspur Landing
36	Taverna Gyros	70	Best Western Inn
37	Fuego Grill and Sportsbar	71	Comfort Inn
38	Turmerik Restaurant		



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SUNNYVALE, CA

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