

# 930 HAMLIN COURT

SUNNYVALE, CA

10,500 SF Plug & Play Office/R&D Space

## BRETT TAYLOR

Executive Vice President  
408-282-3889  
brett.taylor@colliers.com  
CA Lic. 01856608





- 10,500 SF Office/R&D Space
- Plug-N-Play with 45 wired cubes
- 9 Private Offices & 5 Conference Rooms
- 12 Foot Ceilings
- Freshly Painted Exterior
- Excellent Location off Mathilda Ave
- Great Access to Hwy 101, 237 & 85
- Restrooms with Showers & Lockers
- 5-Ton Dedicated HVAC Server Room
- Enclosed Kitchen Area
- Abundant Power
- 3.8/1,000 Parking Ratio
- Call to Tour
- \$2.50 NNN, low \$0.35 NNN's





# 10,500 SF Office/R&D Space





**1. N Mathilda Ave**

- Denny's
- Motel 6
- Hobee's
- Dish N Dash
- McDonald's
- Best Western
- Hilton Garden Inn

**2. Fair Oaks Ave at Caliente Dr**

- 7-aa
- Daily Doughnuts & Sandwiches
- Domino's pizza
- LoAn's Hair & Nails
- Rene Rose Island Cuisine

**3. Lakewood Shopping Center**

- Ming Tasty
- Homi Japanese Ramen
- Saigon Seafood Harbor
- Hotpot First
- Lakewood Dental Care

**4. Fair Oaks Ave & Tasman Dr**

- zPizza
- Specialty's Cafe & Bakery
- Grocery Outlet Bargain Market
- Boba Drive
- Amazing Cuts

**5. Cherry Orchard Shopping Center**

- Starbucks
- Chipotle
- GameStop
- sweetgreen
- Nekter Juice Bar
- Elements Massage
- Sport Clips
- Trader Joe's
- Color Me Mine
- The Halal Guys

**6. W El Camino Real**

- Himalayan Kitchen
- A Slice of New York
- Satker
- Super Taueria
- Madras Cafe
- CVS
- Greek Spot
- Thai Spoons
- Dim Sum King
- Chick-fil-A
- Starbucks

**7. Bailey Park Plaza**

- Round Table Pizza
- Safeway
- Jack-in-the-Box
- Starbucks
- Dickey's BBQ Pit

**8. Downtown Mountain View**

- Molly Magees
- Opal
- Center for the Performing Arts
- Eureka!
- Steins Beer Garden
- The Crepevine
- Tied House
- Hong Kong Bistro
- Little Mongolian Hot Pot
- Red Rock Coffee
- Bean Sean
- Tapioca Express
- Tea Era
- Peet's Coffee & Tea
- Starbucks
- Posh Bagel
- Le Boulanger
- Rocket Fizz
- Shiva's Indian Grill
- Ristorante Don Giovanni
- Yakko
- Niji Sushi
- Ephesus
- Agave
- Blue Line Pizza
- Asian Box
- Savvy Cellar Wine Shop & Wine Bar

**9. Grant Park Plaza**

- 99 Ranch Market
- Nob Hill Foods
- Marshalls & Home Goods
- Wells Fargo
- Peet's Coffee & Tea
- City Sports Club
- Posh Bagels
- Sweet Tomatoes



**Caltrain Stations**



**VTA**



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