

FOR RENT

3600sf Silicon Valley Pro-Image Office + Warehouse/Open Space

Address: 1292 Kifer Road, Suite 806, Sunnyvale, California 94086, USA

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tomhufox@foxmail.com, CC: 513888@gmail.com and also CC: yosahu@icloud.com

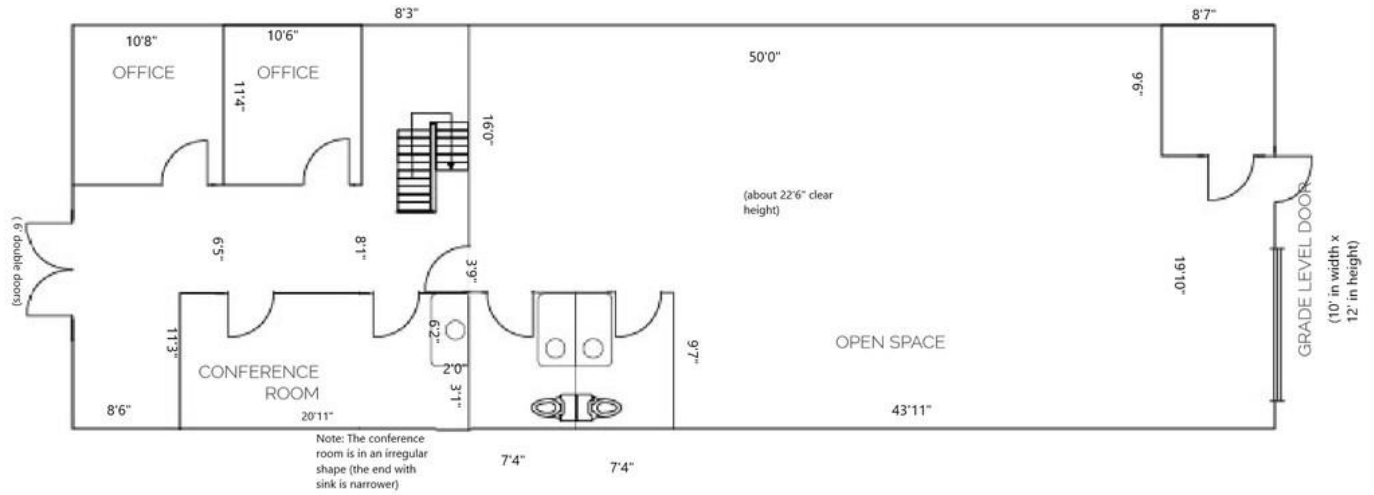


- Total 3600sf (50% office+50% Warehouse/Open Space) + 10,166sf land.
- Backside open space is 2-story in height (i.e. double the capacity) that is suitable for light manufacturing, warehouse/showroom, R&D, workshop, event venue, dojo/yoga, media studio.
- Front office area has 5 offices, 1 conference room and open spaces with class-A all-glass interior.

FLOOR PLAN

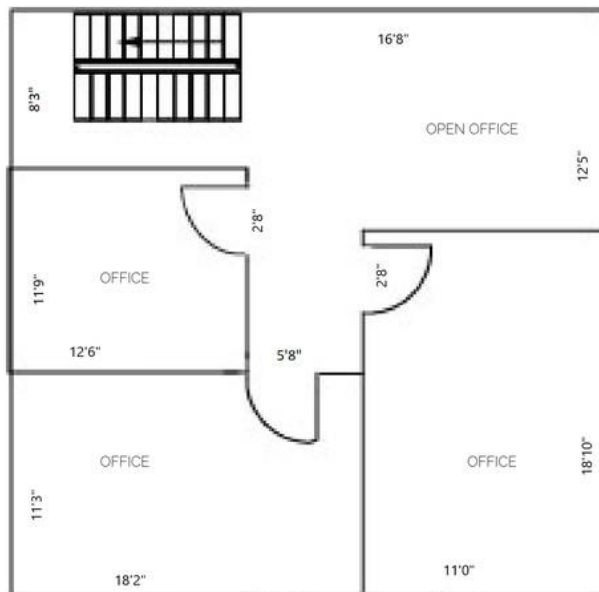
FIRST FLOOR

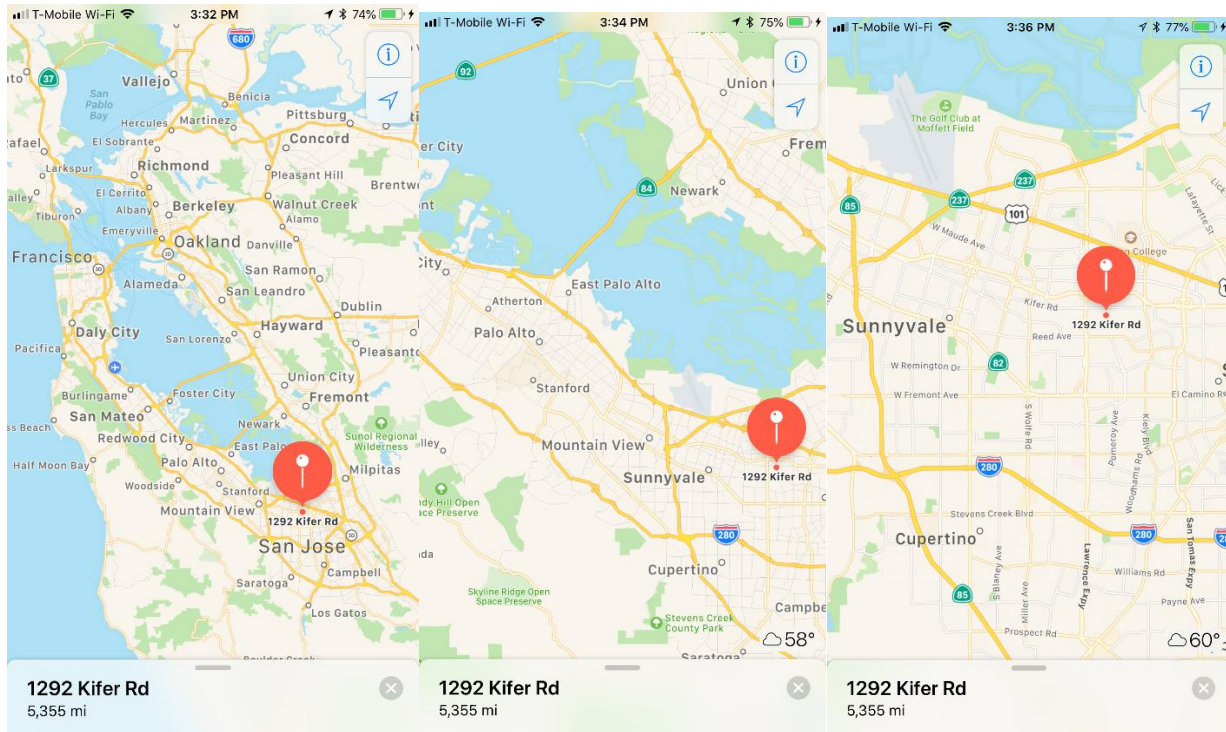
Note: The drawing is not to scale. The thickness of walls is not always counted to make sure the furniture ordered won't be oversized. The fraction of an inch is omitted. The end with kitchenette and sink of the conference room is narrower than it is shown in this drawing. Potential tenants, purchasers and any interested parties shall independently investigate and measure by themselves.



1292 Kifer Rd, Ste 806, Sunnyvale Second Floor Floor Plan

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- **TECH CLUSTER:** neighboring world-class companies, across street to Qualcomm, Intuitive Surgical on the left, Apple facility on the right, 1 mile from Applied Materials and Nvidia, 2 miles to Intel, 3 miles from Apple new headquarters, 8 miles to Google Headquarters.
- **EASY ACCESS TO MAJOR HIGHWAYS:** Easy access to Highways 101, 237, 85, 87, 280, Lawrence Expressway, Central Expressway, San Tomas Expressway, El Camino Real.
- **EASY COMMUTE:** Caltrain light rail (San Francisco to San Jose to Gilroy) Lawrence Station within walking distance; San Jose International Airport 4 miles away; bus line on the street.
- **AMENITIES:** 49ers Levi Stadium, Nuevo Community (newly built townhouses/restaurants /shops/park across street), Costco, Santa Clara Convention Center, Tech Mart, Santa Clara Square (Il Fornaio and Whole Foods), Mercado Shopping Center (AMC Theater), Wells Fargo, Bank of America, City Sports, Bay Club, and many stores/restaurants on El Camino Real, Kaiser Permanente Medical Center and 10 miles to Stanford University.