



*For Lease Offered at \$2.5/SF/Month, Gross
Landlord pays property tax, insurance and HOA.*

FOR MORE INFORMATION, PLEASE CONTACT



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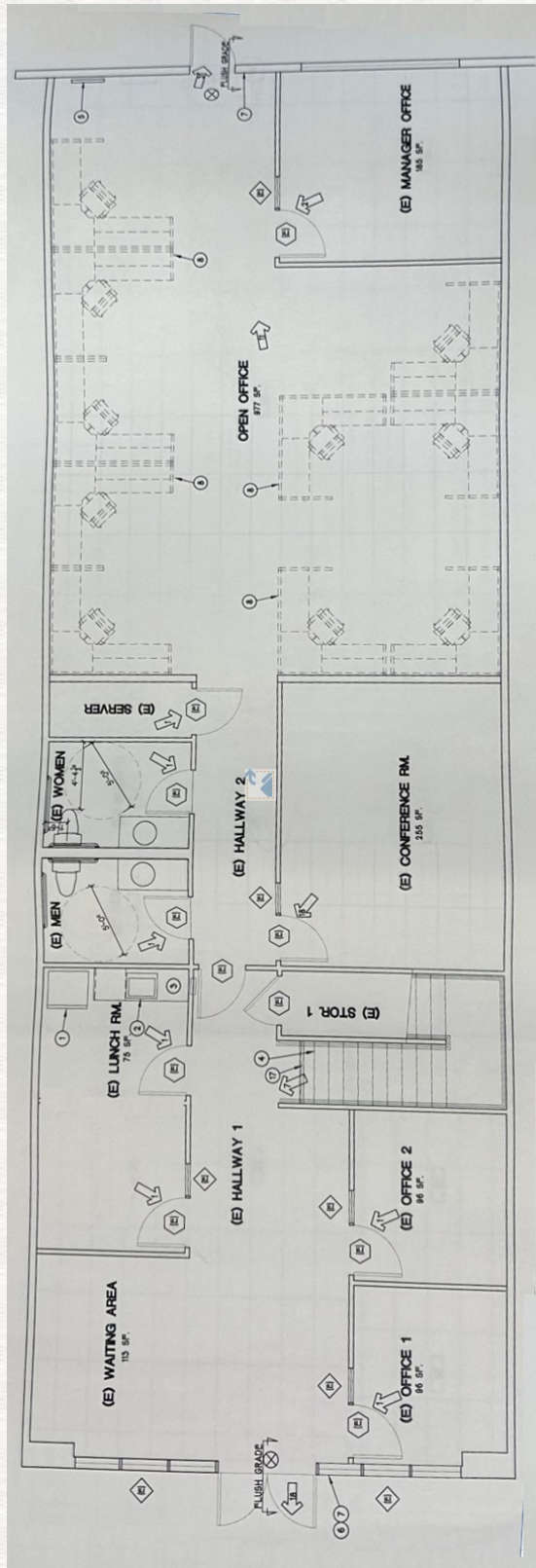
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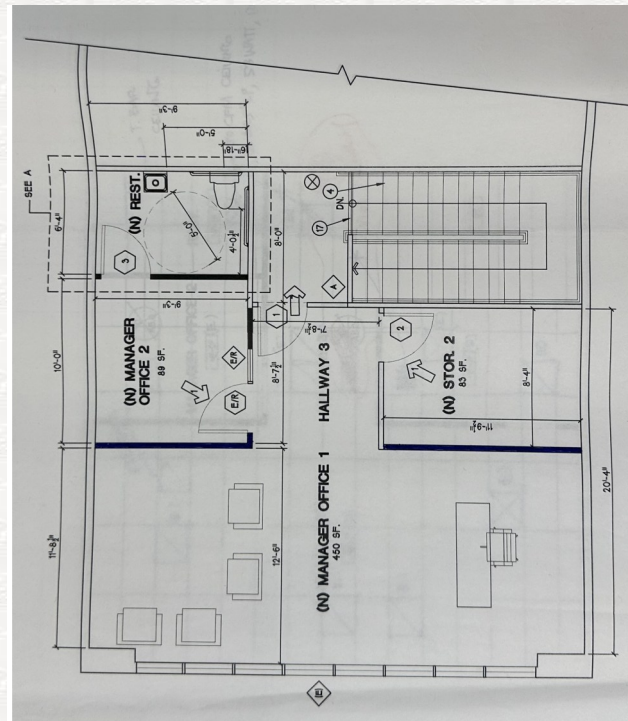
20445 Prospect Rd., Suite 1, San Jose, CA 95129





← First Floor Plan

↓ Second Floor Plan



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1292 Kifer Rd., #808, Sunnyvale, CA 94086

Property Highlights

- For Lease Offered at \$2.50/SF/Month, Gross
 - Landlord pays property tax, insurance and HOA.
 - Highly Improved Office/Flex Condo
 - Prime Sunnyvale Office Park Location
 - Excellent Access to State Route 101 & 237
 - Six (6) Private Offices / Conference Rooms and Open Cubicle Areas
 - Three (3) Private Restrooms / IT Room
 - Break Area With Sink, Cupboards and Countertop
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Property Details

Building Size: ± 3,600 Square Feet

Floors: Two Floors of Office

Year Built: 2005

Zoning: M1 (Light Industrial)

Use Code: Office Building (General)

Permitted Uses: R & D / Office, General Business / Laboratory, Processing

Office Ceiling Height: 9.0' - 11.0' Ceilings (100% Office With Drop Ceiling)

Fire Sprinklers: Yes

Power Capacity: Main Switchboard, 2,000Amps, 208/120V, 3 Phase, 4W

HVAC: Central HVAC (Three Zones)

Parking Stalls: 11 Reserved Parking Stalls With Abundant Open Parking Stalls

HOA: Includes Garbage, Insurance, Landscape, Roof, Irrigation Water

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