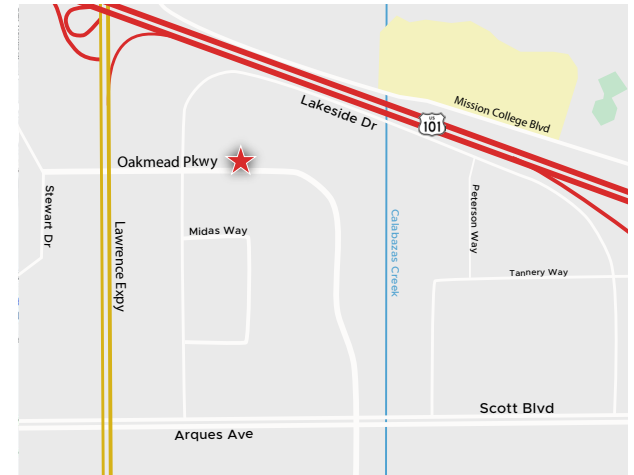


±6,000 SF Freestanding R&D Building with Retail Exposure For Sale and For Lease

1255 OAKMEAD PARKWAY, SUNNYVALE, CA



Property Highlights

- 6 Perimeter Private Offices
- Excellent Glass Line
- 4+/1000 Parking
- Brand New Restrooms
- Refurbished Break Room
- LED Lighting
- Adjacent to Restaurants, Banks, and Other Services
- Outstanding Freeway Access
- Lease Rate: \$1.99/SF NNN, Plus \$0.67/SF Est. CAM
- Full Leasing Commission to Procuring Broker
- Sale Pricing: \$2,970,000 (\$495/SF)
- Call to Tour

Martin Chiechi

Senior Managing Director

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CA RE Lic #00806069

William Steele

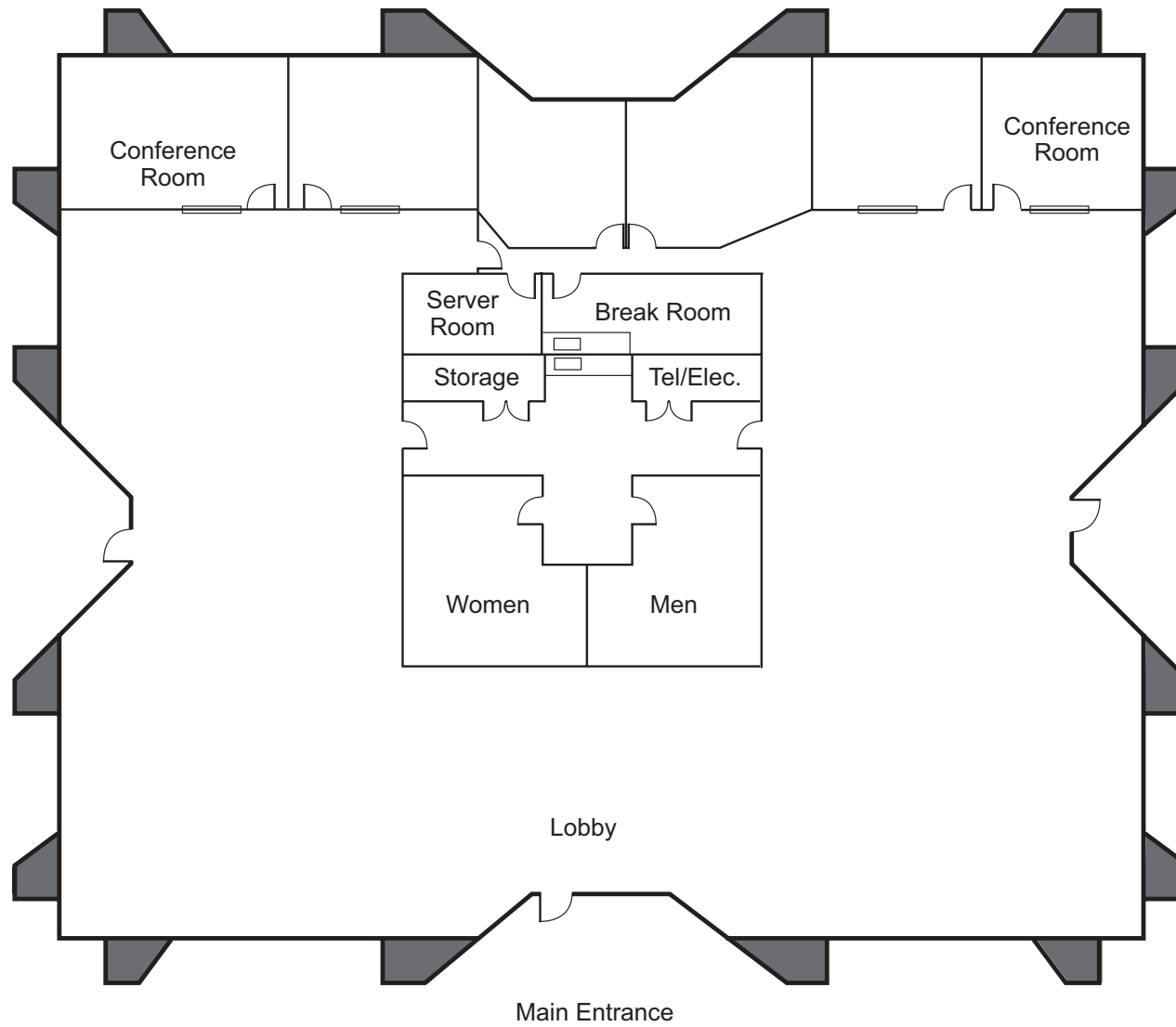
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Floor Plan



Amenities Map



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