

±15,588 SF FLEX/R&D EXPANDABLE TO ±30,826 SF

480-484 Oakmead Pkwy, Sunnyvale, CA

PRICING: \$2.45/SF & \$0.68 est. Opex



SALIENT PROJECT INFORMATION

BUILDING SIZE: ±30,826 SF

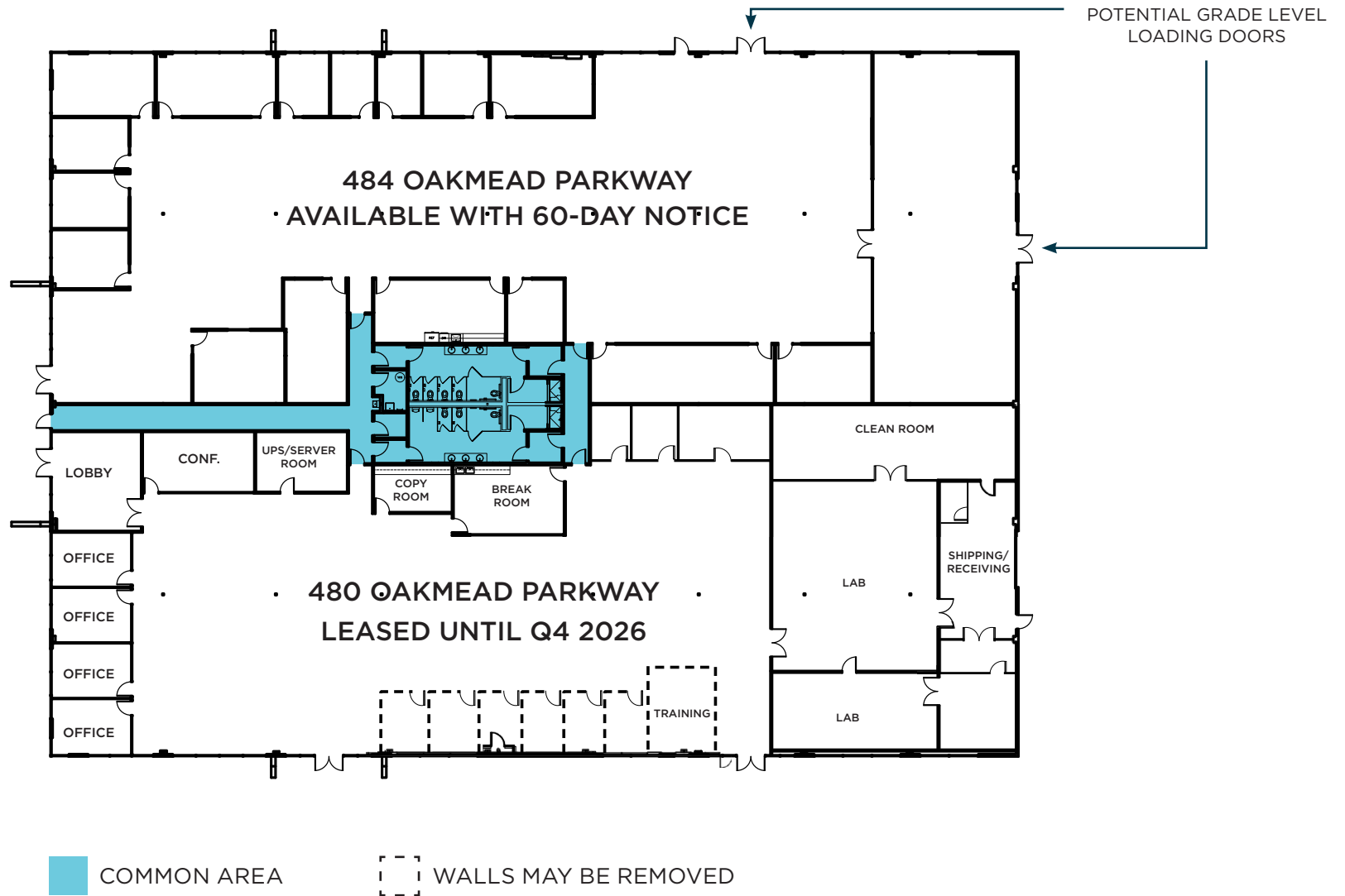
- **480 Oakmead Parkway:**
±15,237 SF, Leased Until Q4 2026
1,200 Amp 120/208 Volt 3 Phase Electrical Service
Provided Via Two 600 Amp Panels (Tenant to Verify)
- **484 Oakmead Parkway:**
Market Ready Work Complete!
±15,588 SF, Available with 60 Day Notice
1,200 Amp 120/208 Volt 3 Phase Electrical Service (Tenant to Verify)

FEATURES:

- ±2.03 Acre Parcel
- SCC APN: 216-44-026
- Concrete Tilt-Up Construction, Built 1979
- Zoning: MS
- General Plan: IND
- Outstanding Window Line
- Grade-Level Loading
- 3/1000 Parking
- Fire Sprinklered
- Monument Signage
- Convenient to Restaurants, Hotels, Retail Services and Other Amenities
- Easy Access to Hwy 101, Lawrence and Central Expressway
- Adjacent to Calabazas Creek Trail
- AT&T Fiber

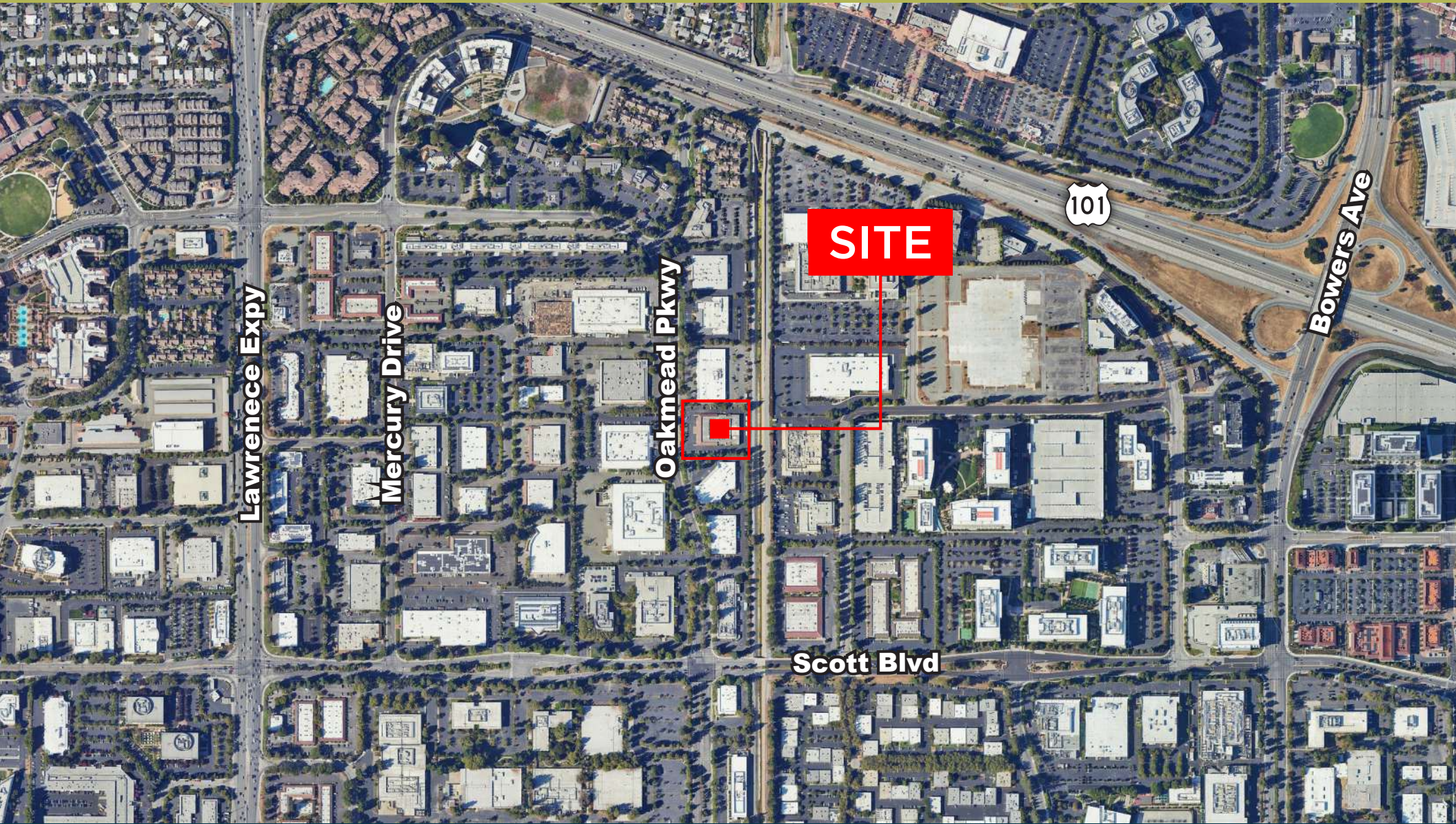
FLEX/R&D BUILDING FOR LEASE

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GALLERY

480-484 Oakmead Pkwy, Sunnyvale, CA



NEWMARK

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MP-826 • 01/26

AMENITIES MAP

480-484 Oakmead Pkwy, Sunnyvale, CA



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