

510-530 Lawrence Expressway, Sunnyvale, CA 94085



FOR MORE INFORMATION, PLEASE CONTACT:

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E-mail: jessie@centralpd.com

510–530 Lawrence Expressway, Sunnyvale, CA 94085

Property Highlights:

- **High Profile Silicon Valley Location** - The Property is easily walkable and accessible to and from the many of office buildings and R&D campuses that surround it.
- **New Residential Being Developed Within Walking Distance to the Property**
- **Strong Daytime/Early Evening Population**
- **Excellent Access to Highways 101 & 237**



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Aerial:



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Parcel Map / Property Profile:



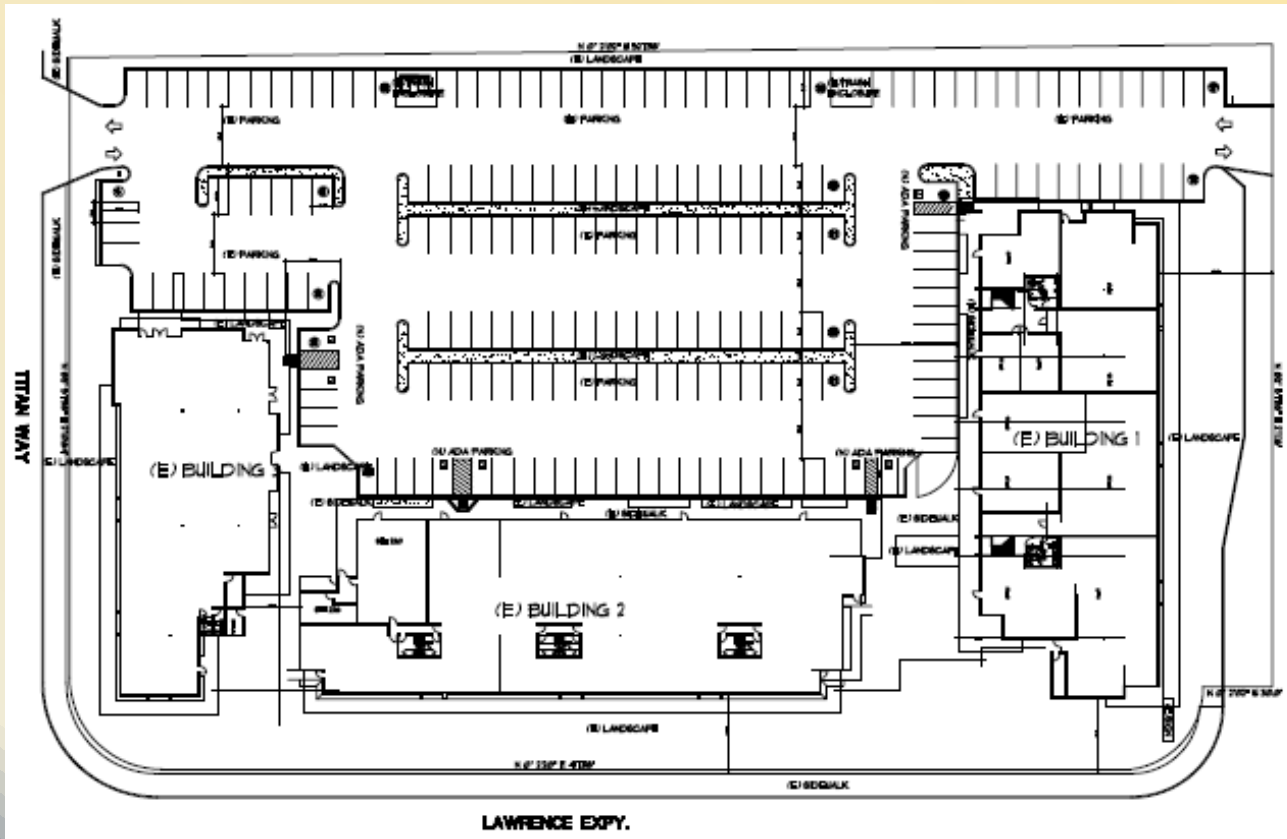
- **Square Feet: 48,590 SF**
- **Lot Size: 3.72Acres**
- **Year Built: 1978**
- **Use Code: Retail Stores (Personal Services, Photography, Travel)**
- **Primary Owner: Lawrence Commercial Center, LLC**



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Site Map:

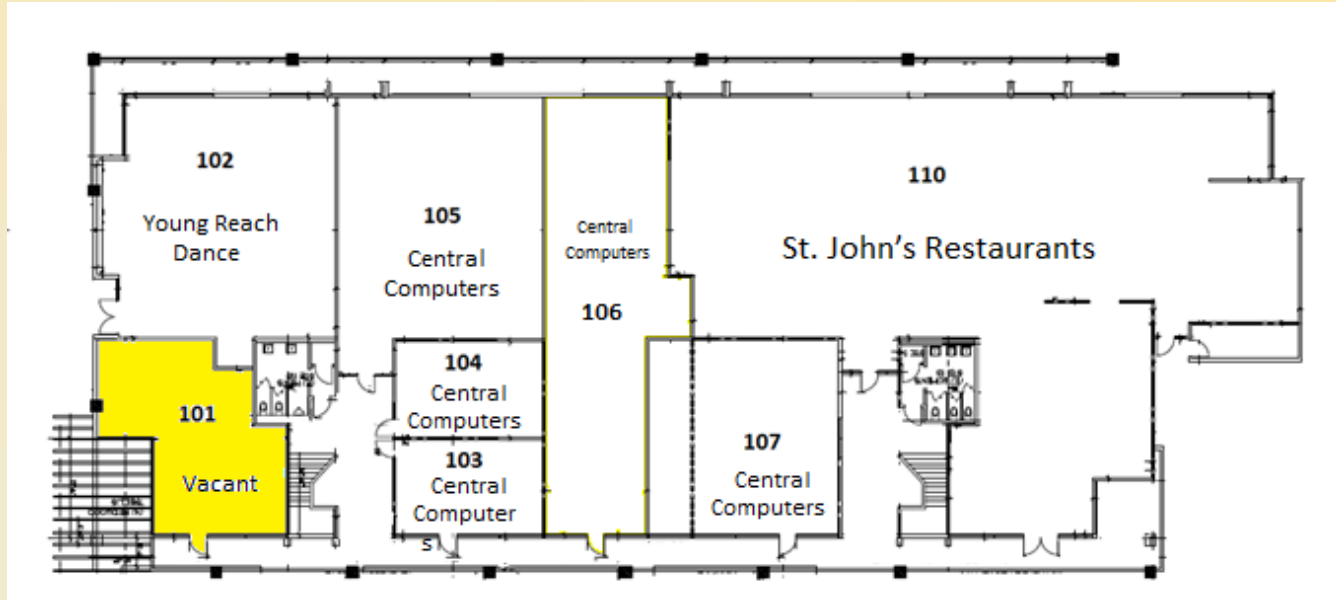


- 206 Stalls on Site. In addition, property has parking easements with adjacent property at 500 Lawrence Expressway for an additional 59 stalls.

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Diagram of the Premises, 510 Building:

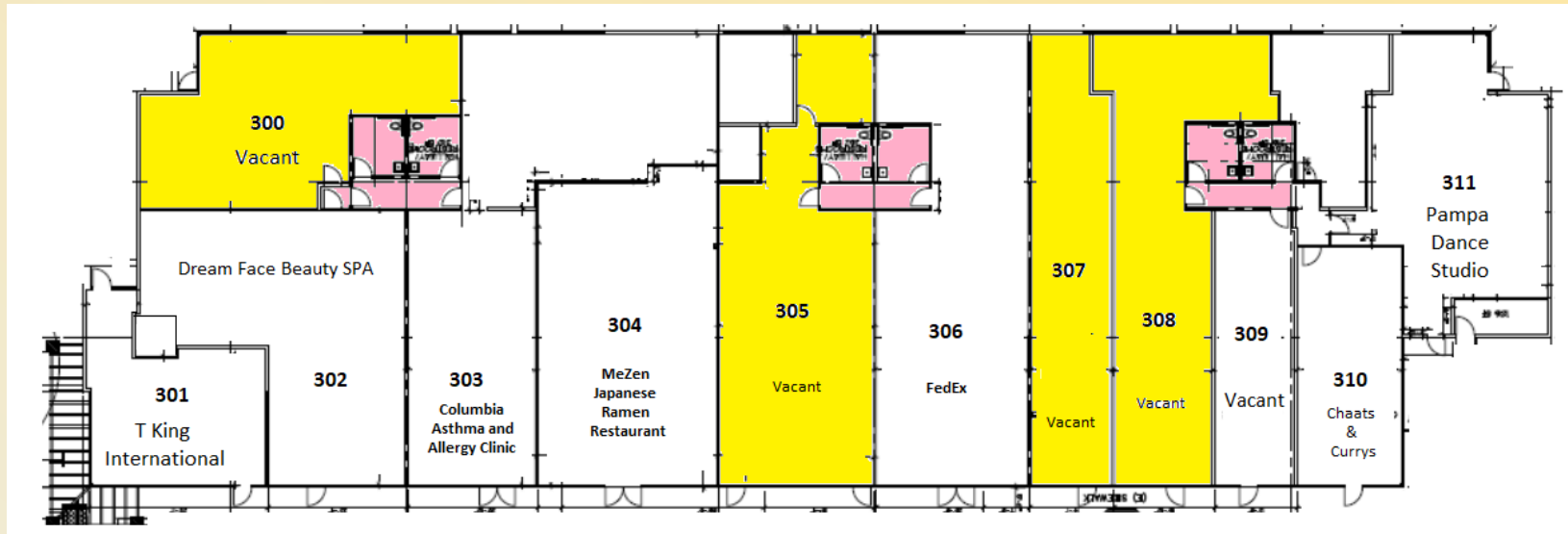


(This drawing is for reference purposes only, as indication of Premises location, size, and shape are not necessarily precise or accurate.)

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Diagram of the Premises, 520 Building:



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Spaces Available:

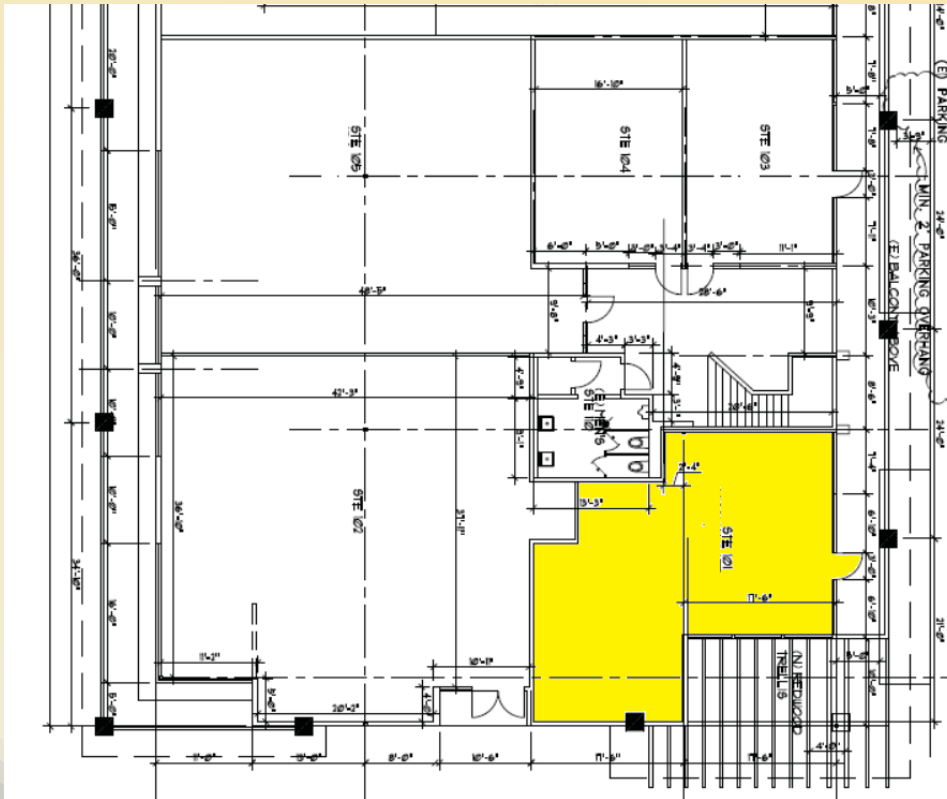
Suite	Size	Rent	CAM	Type	Monthly Rent + CAM
101*	1,093	\$3.50/SF/Month	\$1.20	NNN	\$3,825.50 + \$1,311.60
208	174	\$4.60/SF/Month	\$0.00	Gross	\$800.00 + \$0.00
300**	1,353	\$2.50/SF/Month	\$1.20	NNN	\$3,382.50 + \$1,623.60
303**	2,555	\$2.75/SF/Month	\$1.20	NNN	\$7,026.25 + \$3,066.00
305**	1,733	\$2.75/SF/Month	\$1.20	NNN	\$4,765.75 + \$2,079.60
307**	1,030	\$2.75/SF/Month	\$1.20	NNN	\$2,832.50 + \$1,236.00
308**	1,518	\$2.75/SF/Month	\$1.20	NNN	\$4,174.50 + \$1,821.60

Note

** \$3.50/SF/Month, NNN for Restaurant Usage

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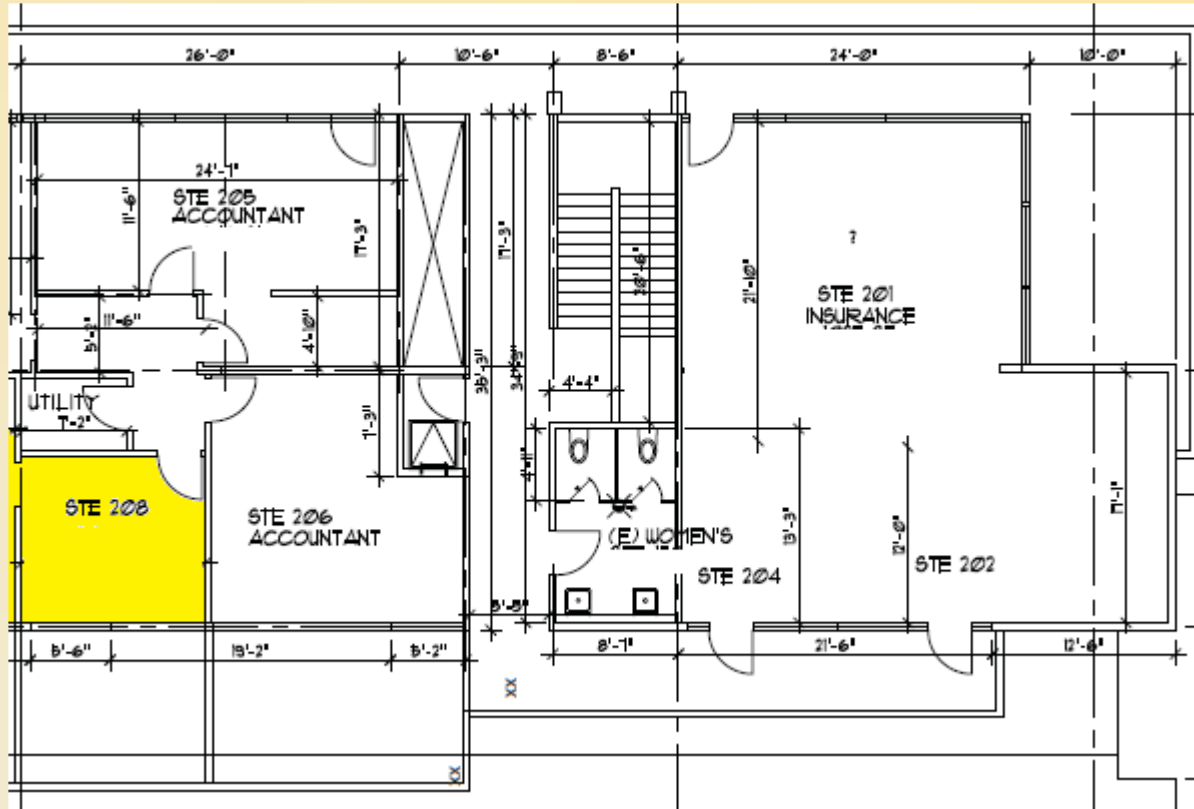
Suite 101:



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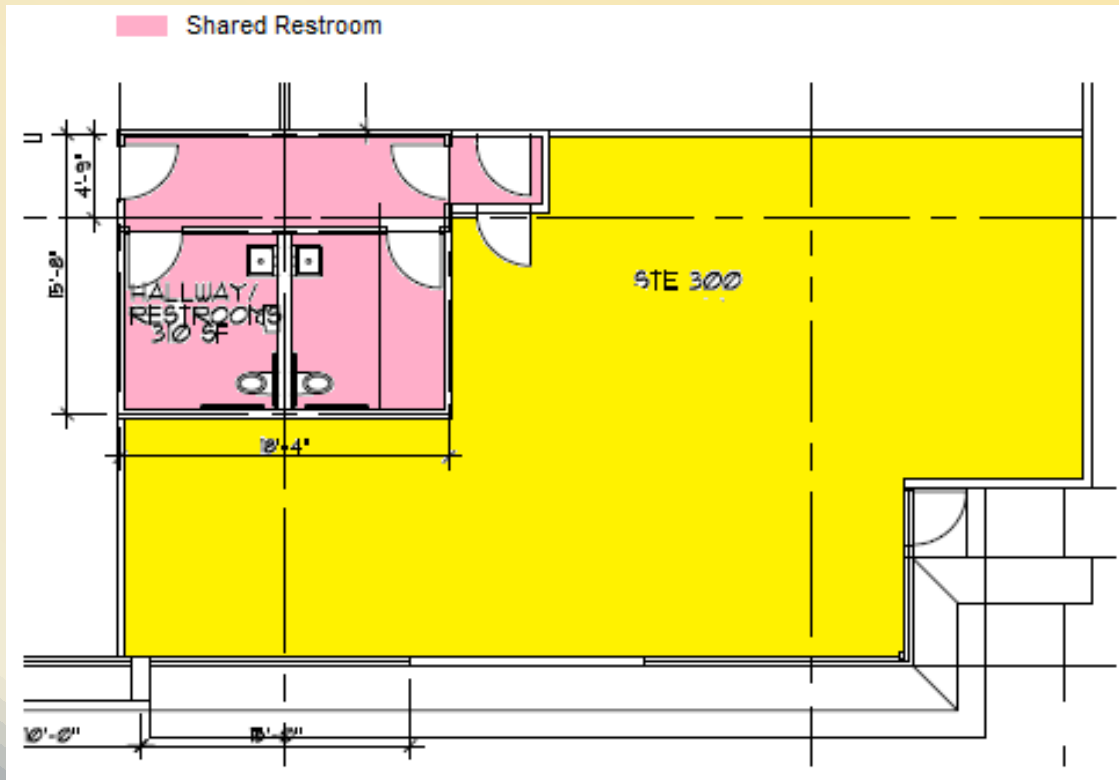
Suite 208:



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Suite 300:



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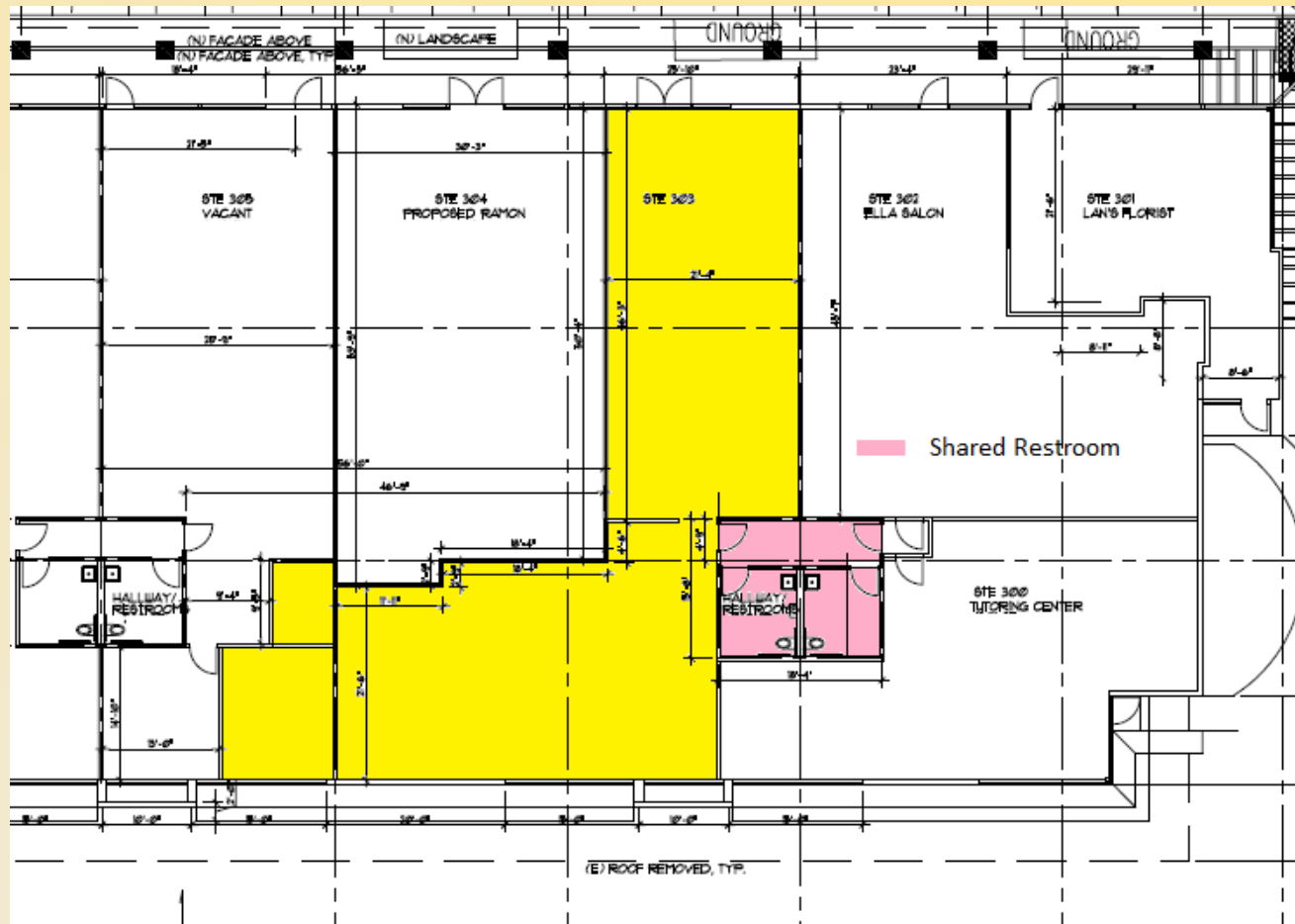
Suite 300 – Photos:



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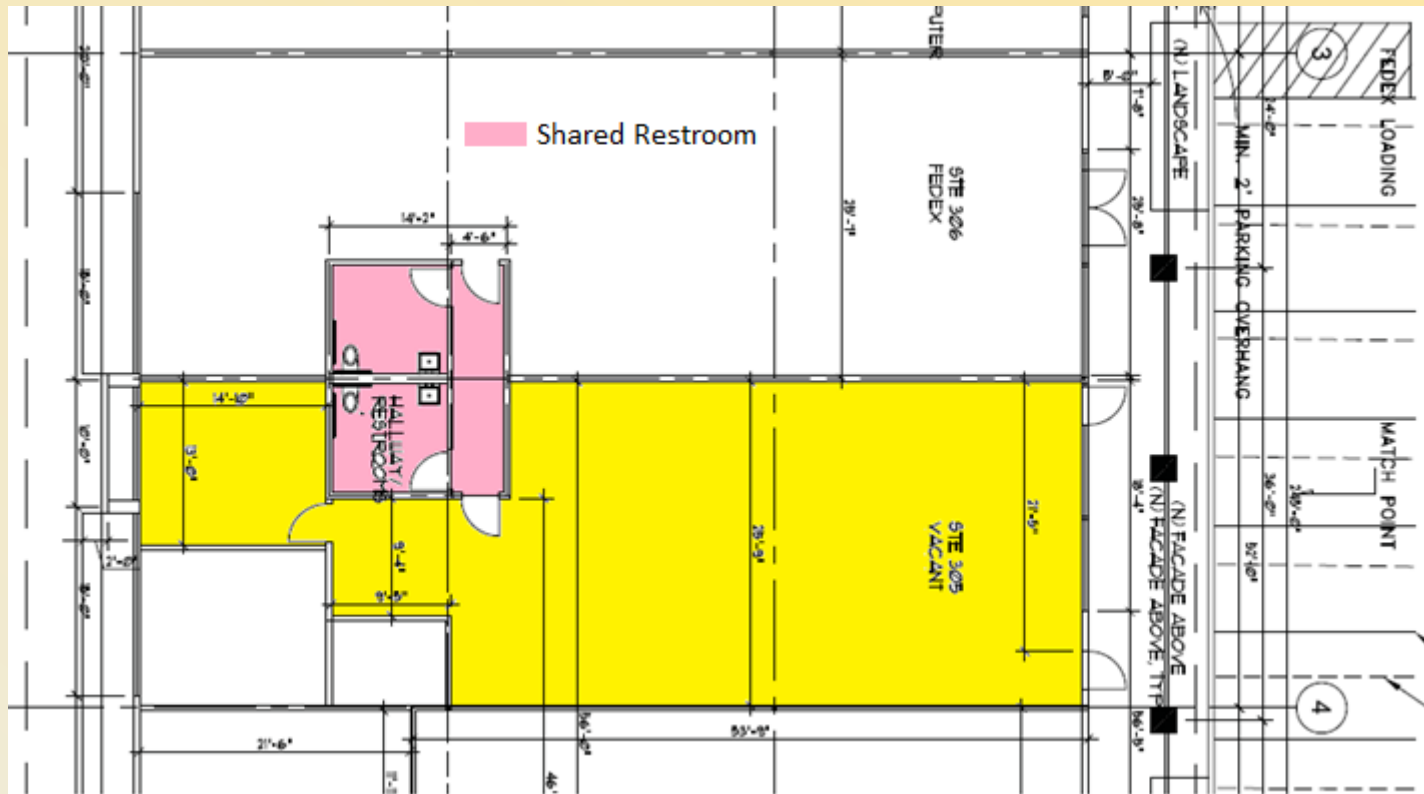
Suite 303:



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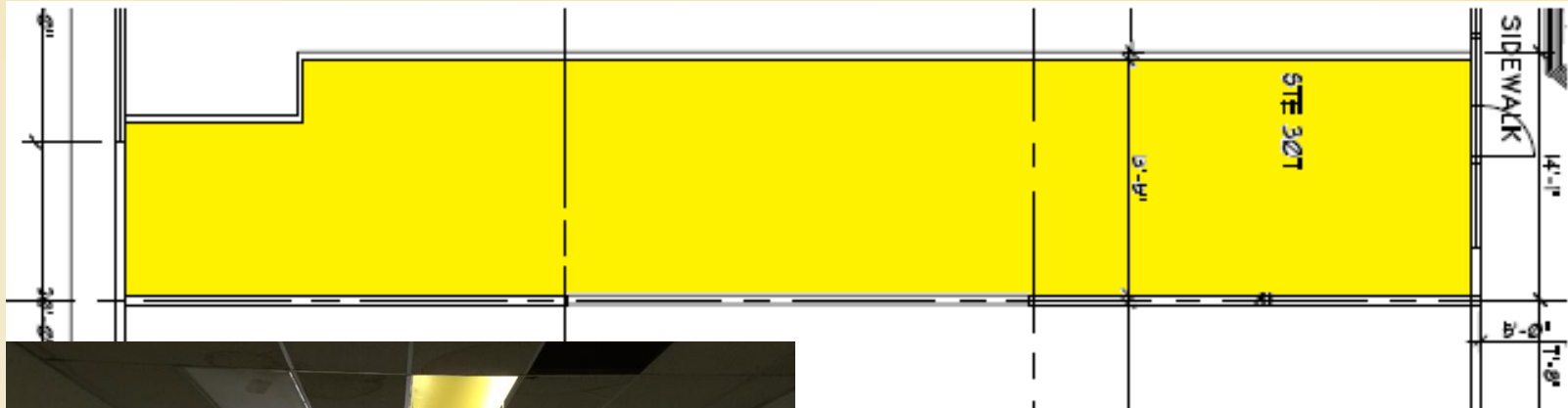
Suite 305:



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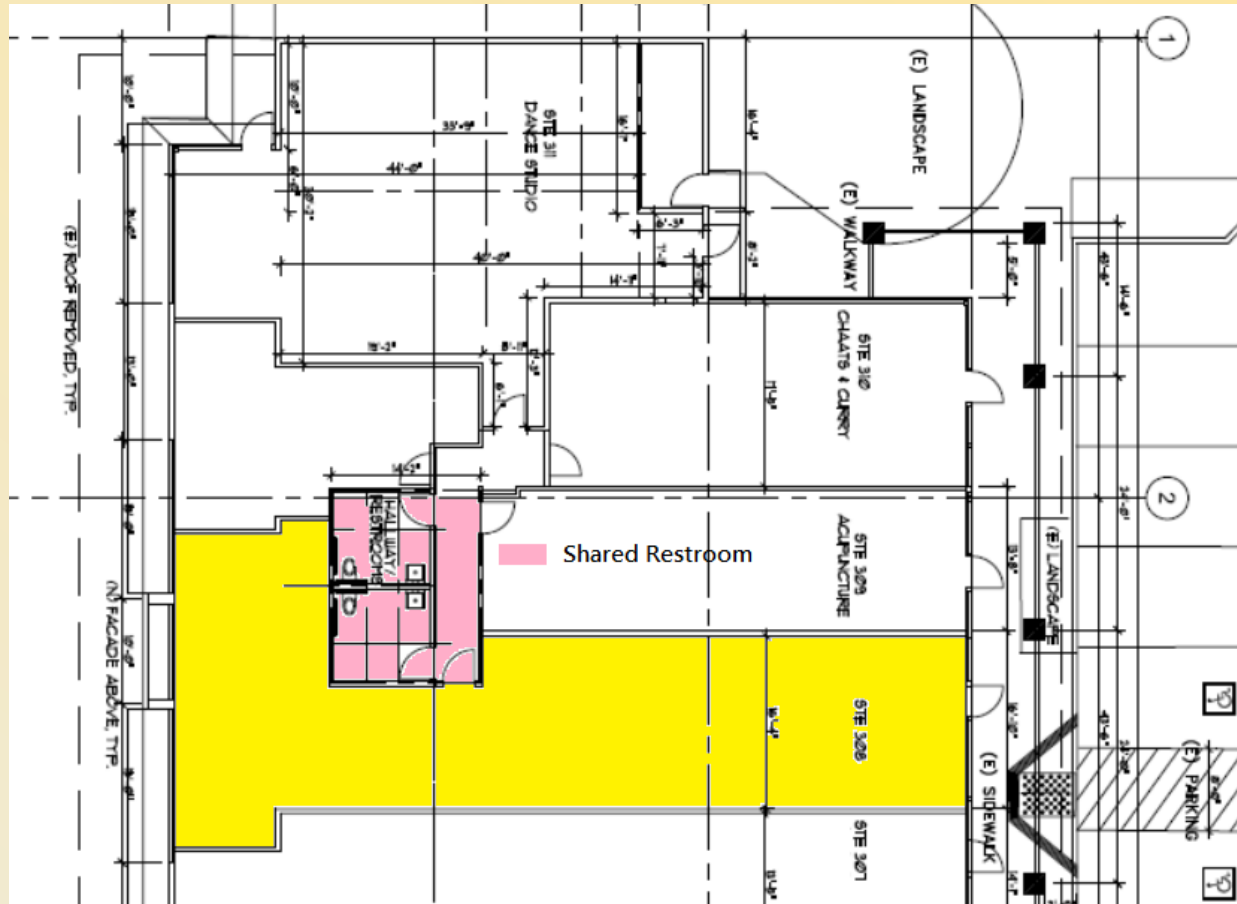
Suite 307:



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Suite 308:



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