

# 310 DE GUIGNE

±34,697 AVAILABLE FOR LEASE

ARQUES BUSINESS PARK  
Sunnyvale, California



**NEWMARK**

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**WATCH 360°  
VIRTUAL TOUR**

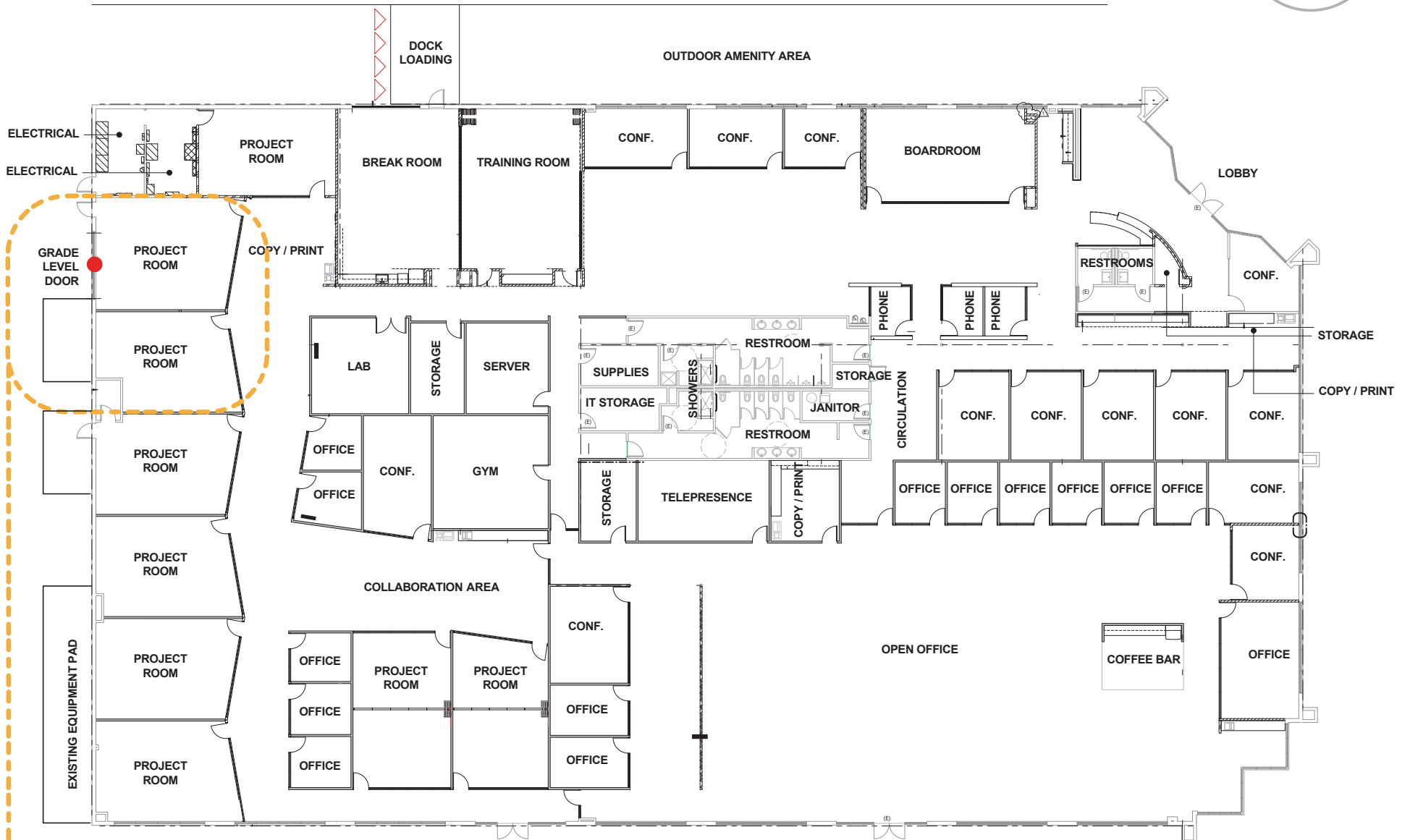
# HIGHLIGHTS



- ▶ ±34,697 SF Single Story R&D Building
- ▶ High-end Improvements
- ▶ 3.5/1,000 Parking Ratio
- ▶ Power – 2,000 Amps, 480/277V
- ▶ ±18' Clear Height
- ▶ Dock High & Grade Level Loading
- ▶ Equipment Pad
- ▶ Building Signage
- ▶ Shared Outdoor Collaboration Area



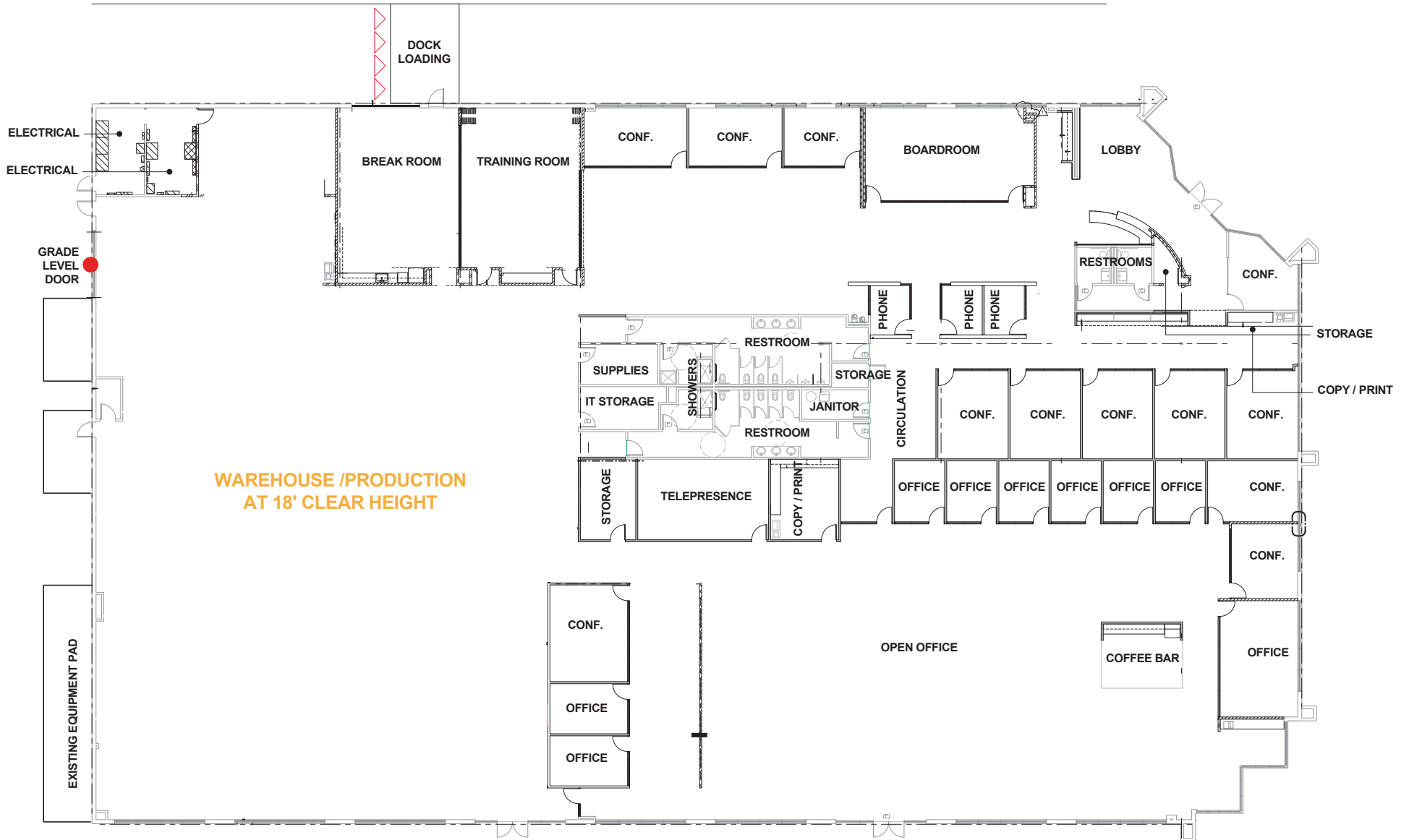
# FLOORPLAN





POTENTIAL WAREHOUSE AT 18' CLEAR HEIGHT

- ▷ DOCK LEVEL DOOR
- GRADE LEVEL DOOR

# FLOORPLAN - HYPOTHETICAL



-  DOCK LEVEL DOOR
-  GRADE LEVEL DOOR

# AMENITIES MAP

BARN THAI RESTAURANT  
TIA JUANA MEXICAN GRILL  
SUPER SUNNYVALE MARKET  
LA RONDA

PIZZA DEPOT  
CLARITA'S FILIPINO CUISINE  
WESTERN PACIFIC FILIPINO GROCERY

**MERCADO SHOPPING CENTER**

IN-N-OUT  
TOMATINA  
SUBWAY  
PANDA EXPRESS  
JAMBA JUICE  
PARIS BAGUETTE  
THE ROASTED CRAB

STARBUCKS  
SMOKEEATERS  
KRISPY KREME  
WORLD WRAPPS  
PHO HOA +JAZEN TEA  
TOSTADAS PRIME

FAULTLINE BREWING COMPANY

MCDONALDS  
TOGO'S  
TASTY SUBS & PIZZA  
UNA MAS

MERIT VEGETARIAN  
BAGEL PLACE CAFE  
SICHUAN GOURMET  
CHAATS AND CURRYS

PANERA BREAD

TASTY SUBS & PIZZA  
PAD THAI CUISINE  
ST. JOHN'S BAR & GRILL

24 HOUR FITNESS  
FALAFEL BITE  
FRESH U ORDER

**310**  
DE GUIGNE



CITY SPORTS

SUBWAY  
SRI ANANDA BHAVAN INDIAN VEGETARIAN  
TORTILLA HOUSE  
JIN JIN GOURMET

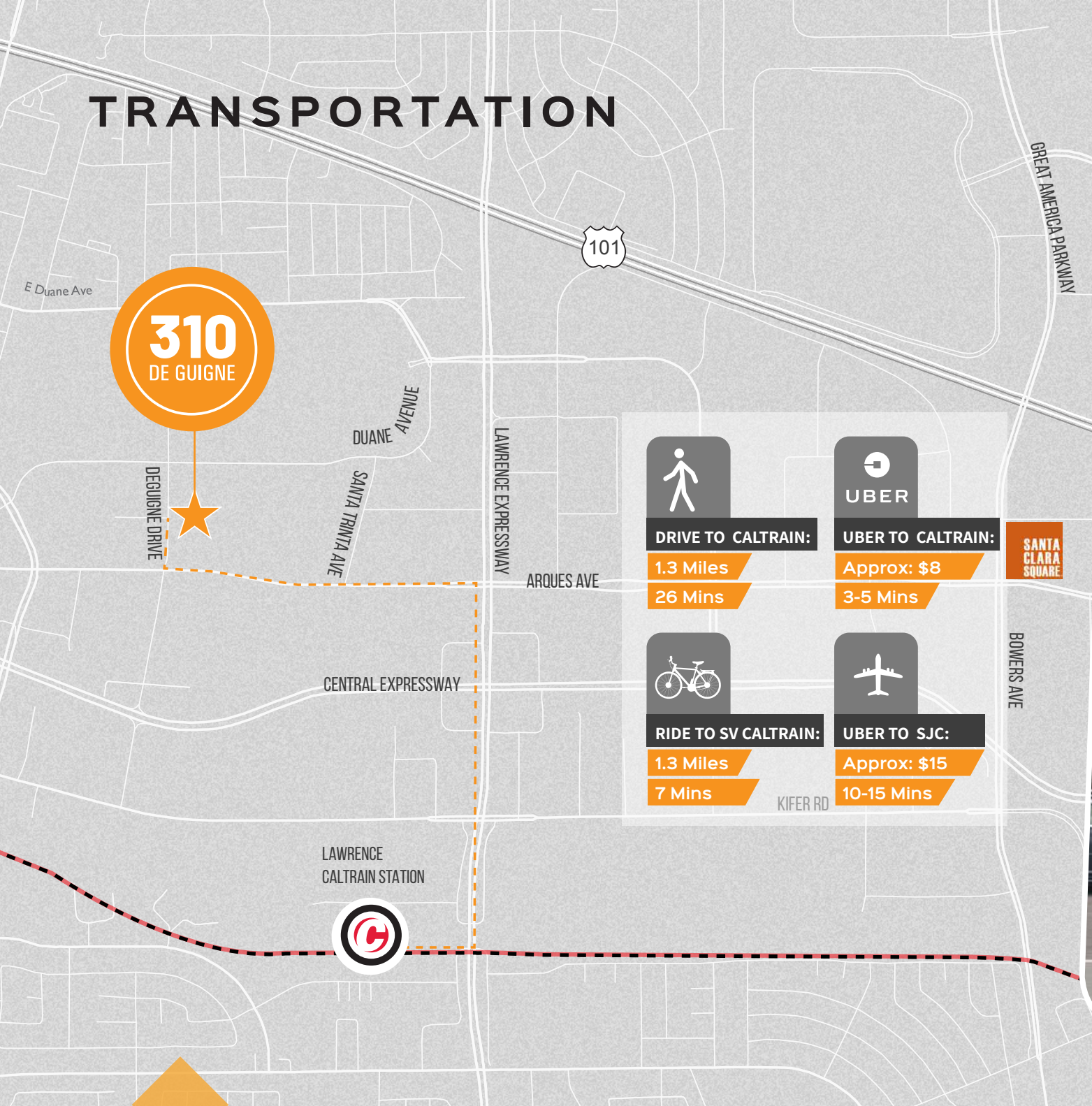
URBAN GRILL INDIAN CUISINE  
QUARTER NOTE BAR & GRILL  
SWATHI TIFFINS INDIAN CUISINE

COSTCO

LAWRENCE STATION

# TRANSPORTATION

**310**  
DE GUIGNE



# GALLERY



**310**  
DE GUIGNE



# GALLERY





# LOCATION

**310**  
DE GUIGNE

**LAWRENCE EXPRESSWAY**

**ARQUES AVE**

**DE GUIGNE DRIVE**

STOP

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