



MATHILDA PARK

755 N MATHILDA
& 680 VAQUEROS
SUNNYVALE



RENOVATIONS UNDERWAY
±110,000 SF CLASS A CAMPUS
FOR LEASE



NATURE MEETS **NEXT**

Mathilda Park is transforming into a next-gen Class A R&D campus in Sunnyvale's Peery Park. With modernized facades, new lobbies, and a secure new courtyard, every upgrade supports collaboration, focus, and growth—delivering a private, light-filled environment for teams shaping what's next.

PROPERTY HIGHLIGHTS



Extensive renovations underway – modernized facade, new lobbies, secure landscaped courtyard, new roofs, updated elevator systems and cabs, all new landscaping



2 building single user campus totaling 110,000 SF, with each 55,000 SF building connected by a shared ½-acre private park



Open flexible layout throughout



Prominent visibility and signage opportunities



4,000 amps — 2,000 per building



16' clear heights on the ground level



Grade loading in each building



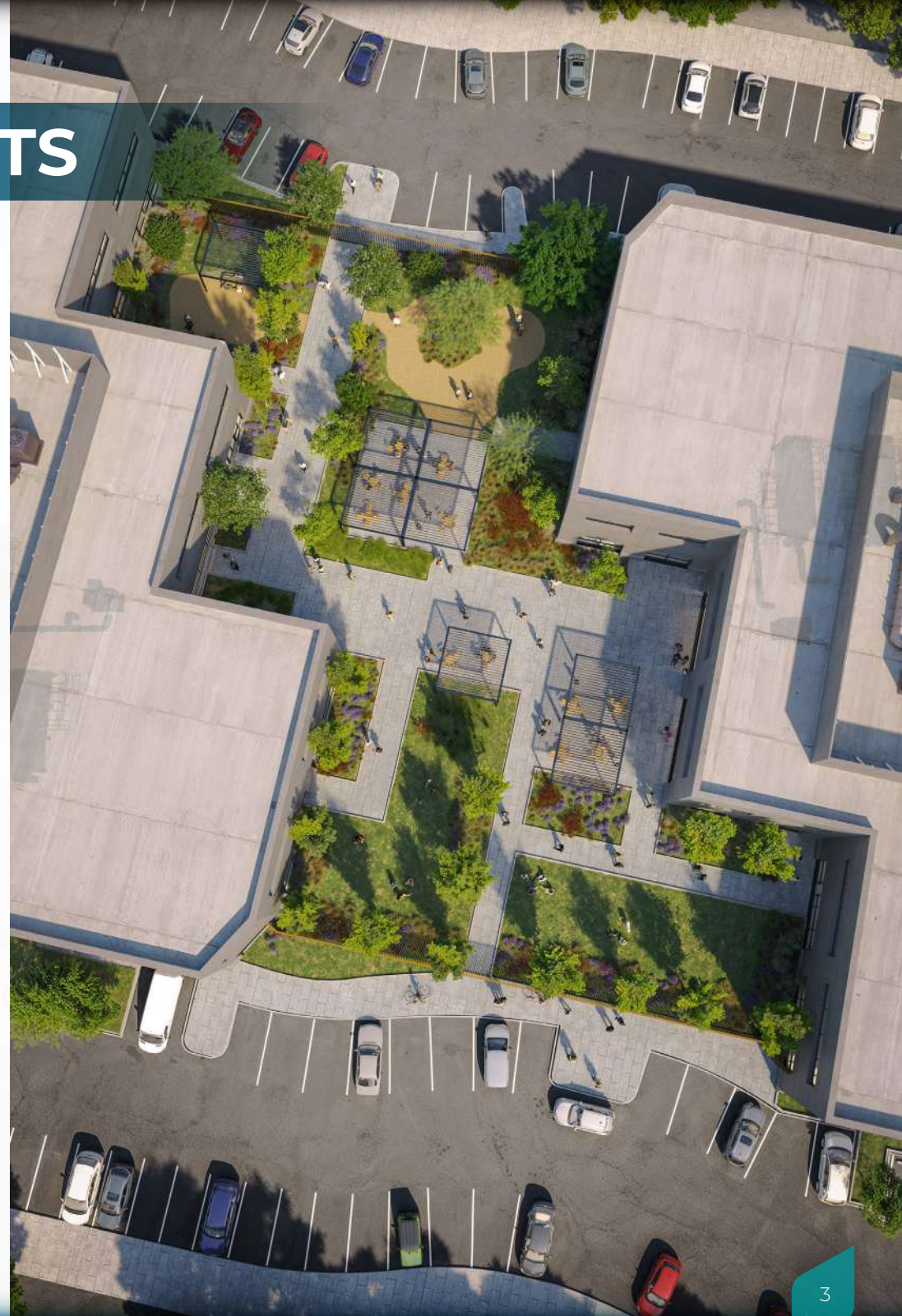
Premier Peery Park location



1 Mile to Caltrain and Downtown Sunnyvale amenities



Ample 3.1/1000 on-grade parking



680 VAQUEROS

±110,000 SF Warm Shell

755 N MATHILDA

At Grade Loading

1/2 Acre Courtyard
Renovation

2-Story Class A
Office / R&D

3.1 / 1,000 Parking



MATHILDA PARK CLASS A CAMPUS

- 4,000 Amps @ 277/480v (2,000A per building)
- Planned Renovations Complete in Q1 2026
- Finished Lobby / Façade, Exterior Treatment, Upgraded Breakroom and Courtyard, Roof, Elevator Modernization



A MODERN **WELCOME**

Step into a new lobby experience designed to create an inviting, elevated and secure arrival.



INNOVATIVE **BY NATURE**

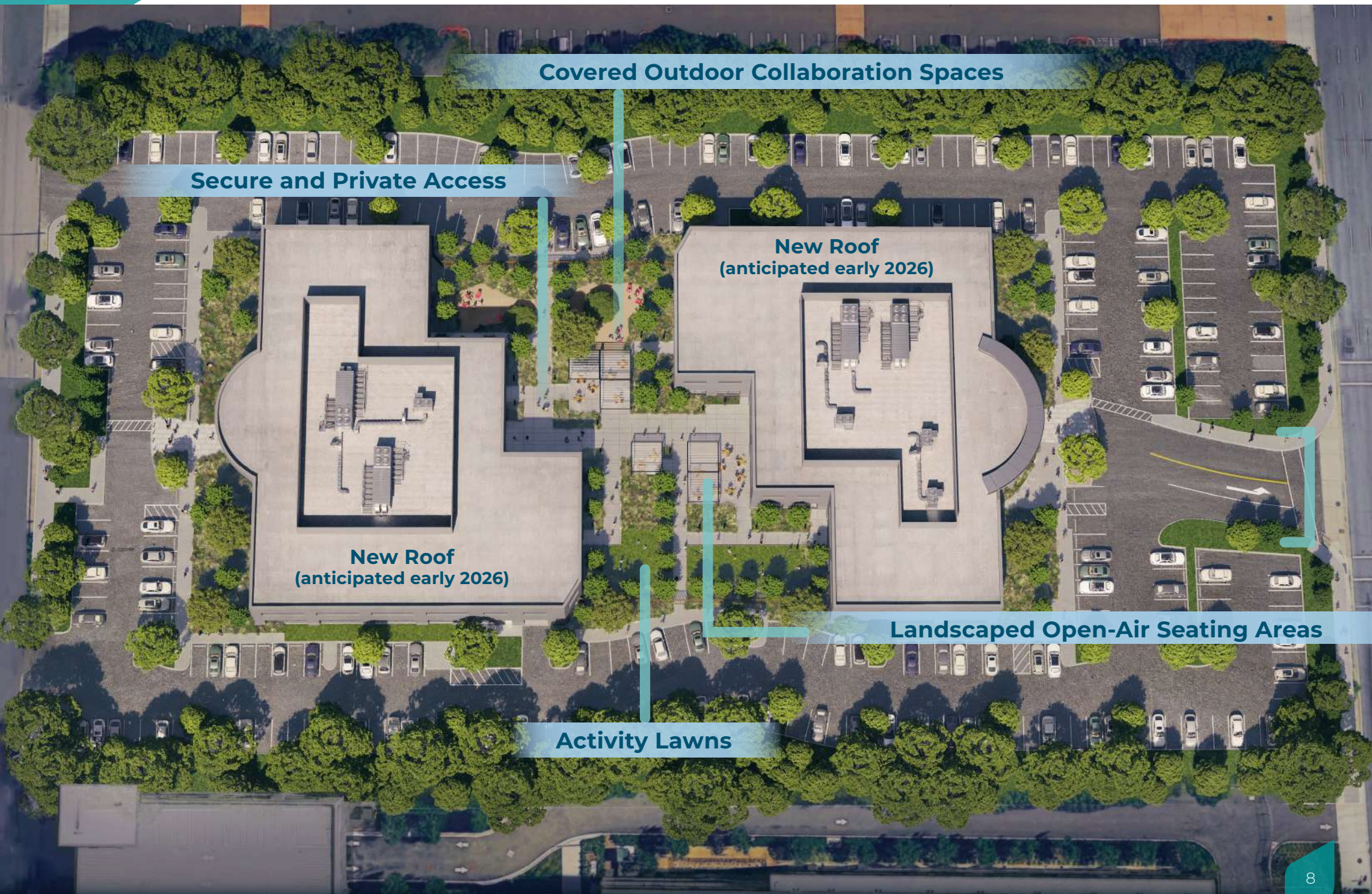
The heart of the campus is a reimagined landscape oasis – serene, and built for collaboration.



SPACES THAT **SPARK CONNECTION**



SITE PLAN



Covered Outdoor Collaboration Spaces

Secure and Private Access

New Roof
(anticipated early 2026)

New Roof
(anticipated early 2026)

Landscaped Open-Air Seating Areas

Activity Lawns

FLOOR 1 R&D *HYPOTHETICAL*



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- BREAK AREA
- HUDDLE AREAS
- LAB SPACE

8'X8' WORKSTATIONS	82
BENCHING	8
LAB BENCHING	36
BOARD ROOMS	1
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
SMALL CONFERENCE	4
HUDDLE ROOMS	2
BREAK AREA	1
MOTHER'S ROOM	1
PHONE ROOMS	8
IDF	1
COPY / PRINT	1
R&D LAB	1
LAB SUPPORT	1
STORAGE	1
JANITOR'S	1

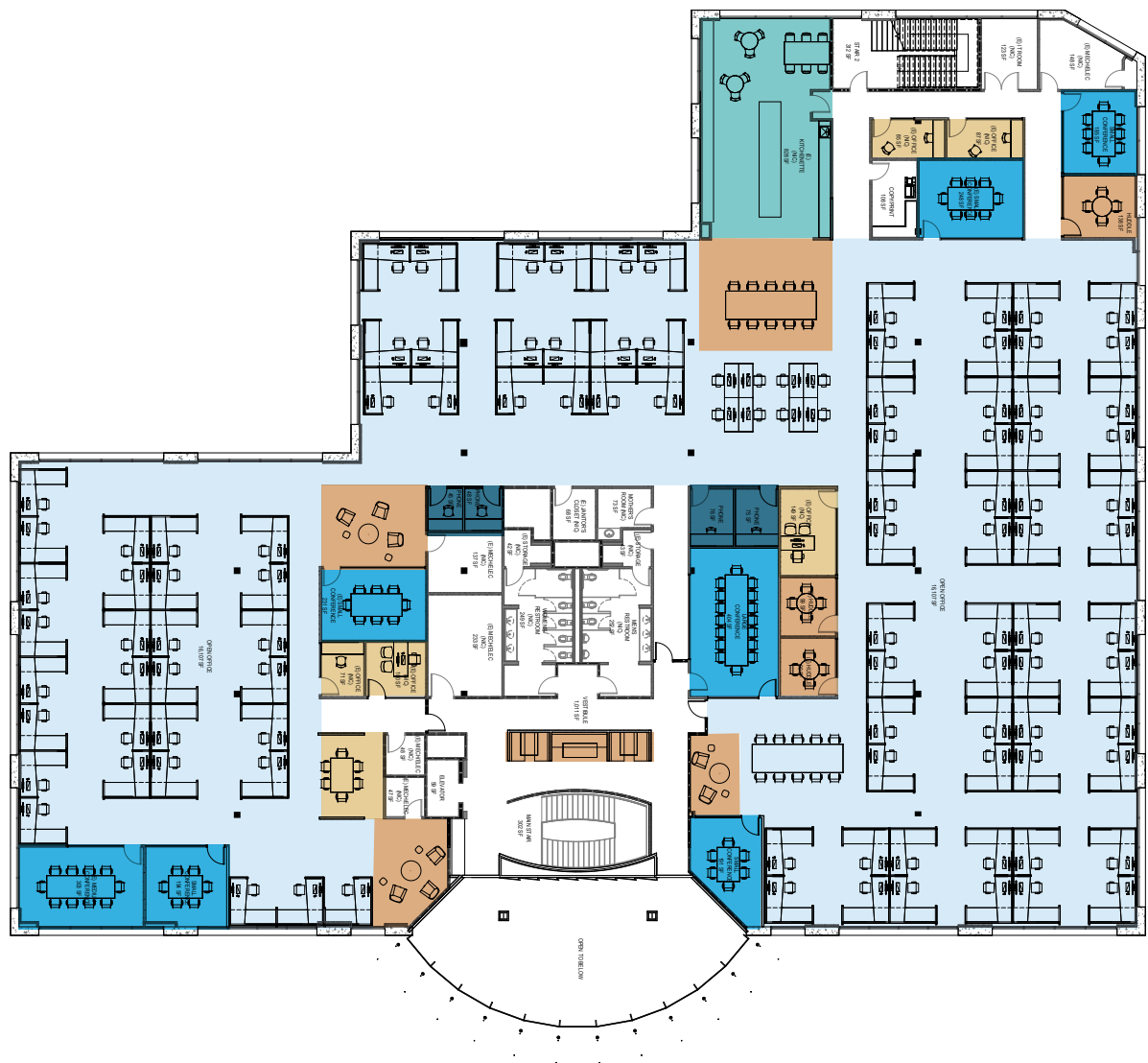
FLOOR 1 OPEN OFFICE *HYPOTHETICAL*



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- BREAK AREA
- HUDDLE AREAS

8'X8' WORKSTATIONS	100
BENCHING	8
BOARD ROOM	1
LARGE CONFERENCE	1
SMALL CONFERENCE	1
HUDDLE ROOMS	5
BREAK AREA	1
MOTHER'S ROOM	1
PHONE ROOMS	10
IDF	1
COPY / PRINT	1
LAB SUPPORT	1
STORAGE	2
JANITOR'S	1

FLOOR 2 *HYPOTHETICAL*



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- KITCHENETTE
- HUDDLE AREAS
- PRIVATE OFFICE

8'X8' WORKSTATIONS	99
BENCHING	8
OFFICES	5
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
SMALL CONFERENCE	4
HUDDLE ROOMS	3
PHONE ROOMS	4
KITCHENETTE	1
MOTHER'S ROOM	1
JANITOR'S	1
IDF	1

TRANSPORTATION & AMENITIES



DRIVE TIMES



6
mins



7
mins



33
mins

SFO



HOTELS



DINING

1.6 miles to
**DOWNTOWN
SUNNYVALE**

40+
restaurants

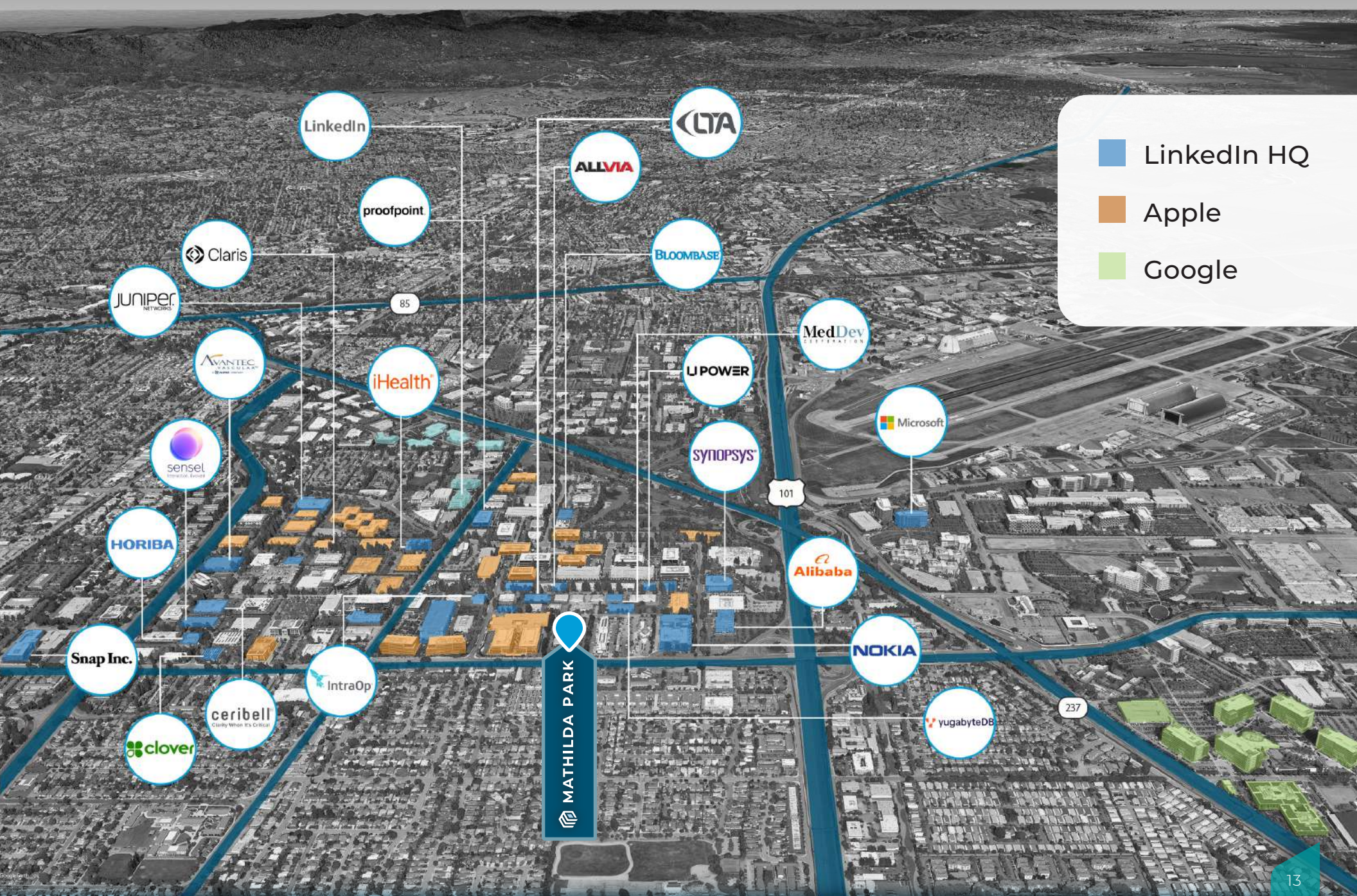
10+
cafés

4+
fitness studios

100+
shops & services



NEARBY TENANTS





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NEWMARK

ELLIS PARTNERS

JOE KELLY

408.987.4111

joe.kelly@nmrk.com

CA RE Lic #01420963

MIKE COURSON

415.999.4909

mike.courson@nmrk.com

CA RE Lic #01358961

SKYLAR SMITH

949.637.2857

skylar.smith@nmrk.com

CA RE Lic #02196285

3055 Olin Avenue, Suite 2200, San Jose, CA 95128

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