



**MATHILDA
CAMPUS**
SUNNYVALE, CA

NEWMARK

PHIL MAHONEY

408.982.8430
phil.mahoney@nrmk.com
CA RE Lic #00834704

MIKE SAIGN

408.982.8403
mike.saign@nrmk.com
CA RE Lic #01706668

JON MACKEY

408.987.4129
jon.mackey@nrmk.com
CA RE Lic #01362376



Discover the **Mathilda Campus**

432,192 RSF

across three Class-A
buildings

EXCEPTIONAL INTERIORS

high-quality, move-in-ready
improvements

HEADQUARTERS INFRASTRUCTURE

with above-standard power

LIFESTYLE-ENHANCING AMENITIES

including multiple cafeterias,
cafés, meeting areas, outdoor
spaces, and a speakeasy bar

CENTRAL LOCATION

with access to Light Rail and
Highways 237 and 101

Silicon Valley's
**Next-Generation
Workplace**



Site Plan

THREE FOUR-STORY BUILDINGS

1184 N Mathilda

124,576 RSF

5,000 AMPS

- Cafeteria
- Presentation Space
- Lab Spaces

1194 N Mathilda

146,076 RSF

6,000 AMPS

- Café
- Executive Briefing Center
- Speakeasy Bar

1220 N Mathilda

161,540 RSF

8,000 AMPS

- Gym
- Cafeteria
- Lab Spaces

On-Site Amenities



The Connectivity **Talent Craves**

Attract and retain top talent through proximity to abundant services and conveniences, including residential areas, dining, shopping, entertainment, public transit, and major roadways.

ONSITE VTA LIGHT RAIL STATION

Moffett Park with connection to CalTrain

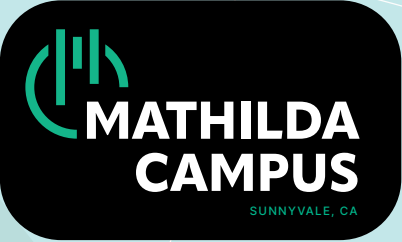


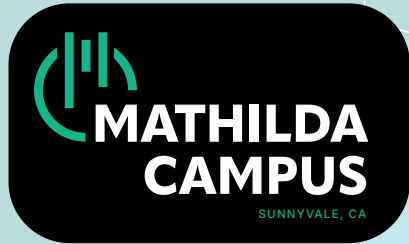
ADJACENT TO HIGHWAYS

237 & 101




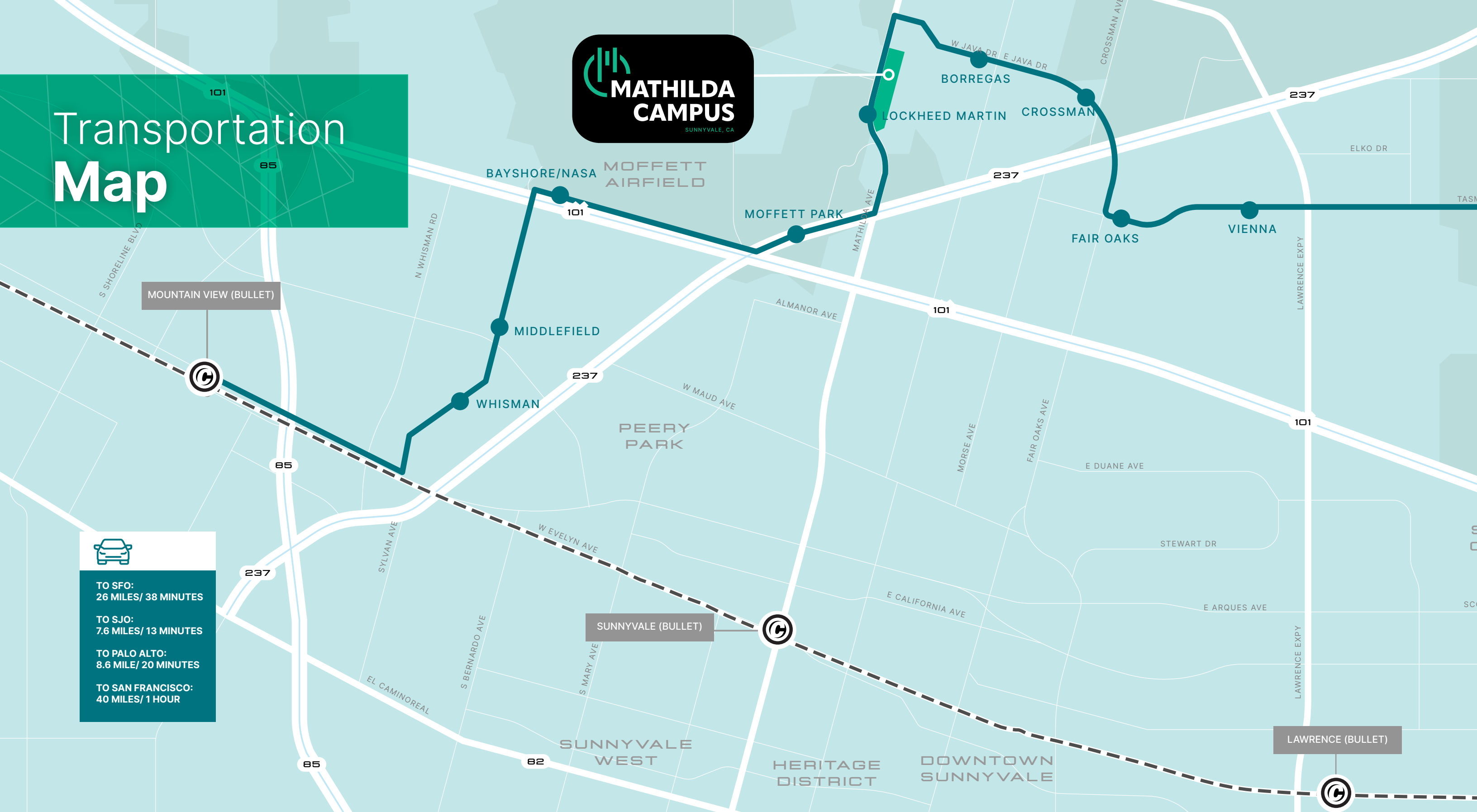
At the Front Door of Moffett Park





Transportation Map


TO SFO:
26 MILES/ 38 MINUTES
TO SJO:
7.6 MILES/ 13 MINUTES
TO PALO ALTO:
8.6 MILE/ 20 MINUTES
TO SAN FRANCISCO:
40 MILES/ 1 HOUR



One Campus, Countless Amenities



Food and dining
including multiple
cafeterias and a café



Full-service gym,
Bay Trail access,
and basketball court



Tenant garden for
flowers and
vegetables



Onsite bike lockers
and storage



Shower rooms, gender
neutral restrooms,
and mothers' rooms
throughout



Hotel Highlights

The Treehouse Hotel Silicon Valley in Sunnyvale is a playful, nature-inspired boutique retreat that opened in March 2025. Set on a former orchard, it blends whimsical treehouse design—think cozy nooks, hammocks, handcrafted furniture, and modular architecture—with modern comfort across 111 guest rooms, many featuring private patios or balconies. Emphasizing sustainability and creativity, the hotel preserves native oaks and fruit trees, incorporates recycled and modular construction, and offers communal spaces like a heated pool, fire-pit lounges, and flexible event venues. Dining options range from Stephanie Izard’s flagship Valley Goat to a casual Beer Garden and Backyard Café, making it an engaging, eco-conscious escape in the heart of Silicon Valley.

TETRA Hotel, also in Sunnyvale, offers a contrasting zen-minimalist experience. Featuring around 186 rooms and 14 suites, its aesthetic leans on clean lines, natural materials (walnut flooring, wool rugs, marble accents), smart in-room tech, and an artisanal minibar stocked with local, healthy snacks. The hotel’s signature restaurant, Adrestia, serves a seasonally tuned California menu that nods to regional cultural hotspots like San José’s Japantown and Santa Clara’s Koreatown. TETRA integrates over 9,000 ft² of flexible event space—including high-tech meeting rooms, a calm pool deck, and indoor-outdoor “Nexus” lounges with fire pits and art—designed for both business and social gatherings.



Chef Stephanie Izard, known for her acclaimed Chicago and Los Angeles establishments such as Girl & the Goat, Little Goat Diner, and Cabra, brings her signature blend of imaginative cuisine and warm hospitality to Silicon Valley. Valley Goat’s menu highlights locally sourced ingredients, innovative takes on global dishes, and a beverage program that includes seasonal cocktails, a robust selection of non-alcoholic and low-ABV options, and a curated wine list featuring unique, approachable bottles.



Floor Plans

1184 1194 1220
N MATHILDA AVE

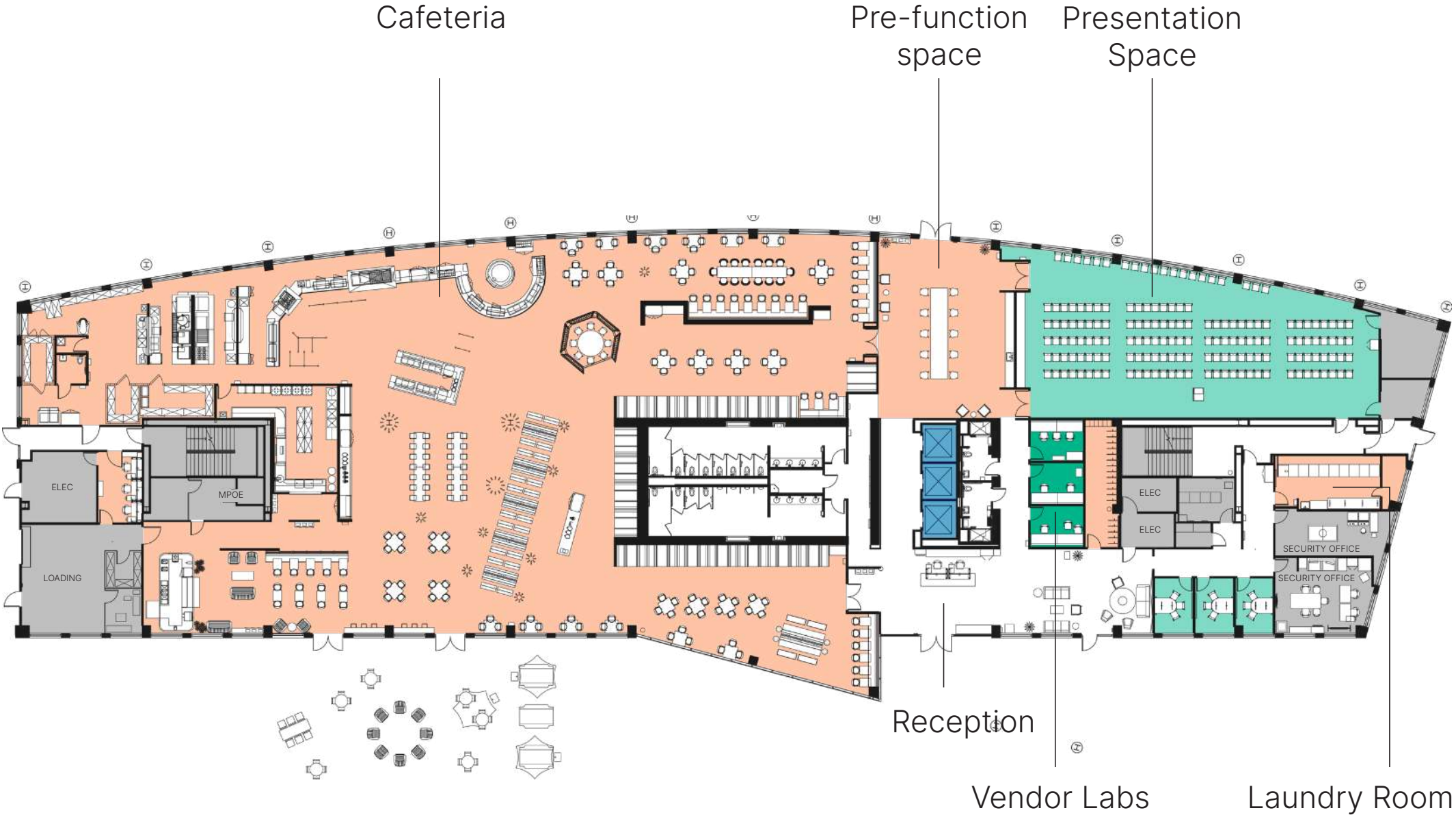
Level **1** 2 3 4 TOTAL

Open Space Workstations	0	160	70	169	399
Team Room Workstations	0	32	25	40	97
Total Workstations	0	192	95	209	496

Team Rooms	0	8	6	9	23
Huddle Rooms (<5 Seats)	3	4	3	5	15
Medium Conference Rooms (5 - 11 Seats)	0	12	12	12	36
Large Conference Rooms (12 - 19 Seats)	0	2	1	3	6
Board Rooms (20+ Seats)	0	0	1	0	1
Phone Room	0	8	8	15	31

ADDITIONAL SPACES

- Cafeteria
- Drive-In Loading
- MPR / Presentation Space
- Laundry Room
- Security / Badging Office
- Bike Room
- 3 Gender Neutral RR's (2 showers)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 1220
N MATHILDA AVE

Level 1 2 3 4 TOTAL

Open Space Workstations	0	160	70	169	399
Team Room Workstations	0	32	25	40	97
Total Workstations	0	92	95	209	496

Team Rooms	0	8	6	9	23
Huddle Rooms (<5 Seats)	3	4	3	5	15
Medium Conference Rooms (5 - 11 Seats)	0	12	12	12	36
Large Conference Rooms (12 - 19 Seats)	0	2	1	3	6
Board Rooms (20+ Seats)	0	0	1	0	1
Phone Room	0	8	8	15	31

ADDITIONAL SPACES

- Bike Room
- Mother's Room
- 3 Gender Neutral RRs (2 showers)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 1220
N MATHILDA AVE

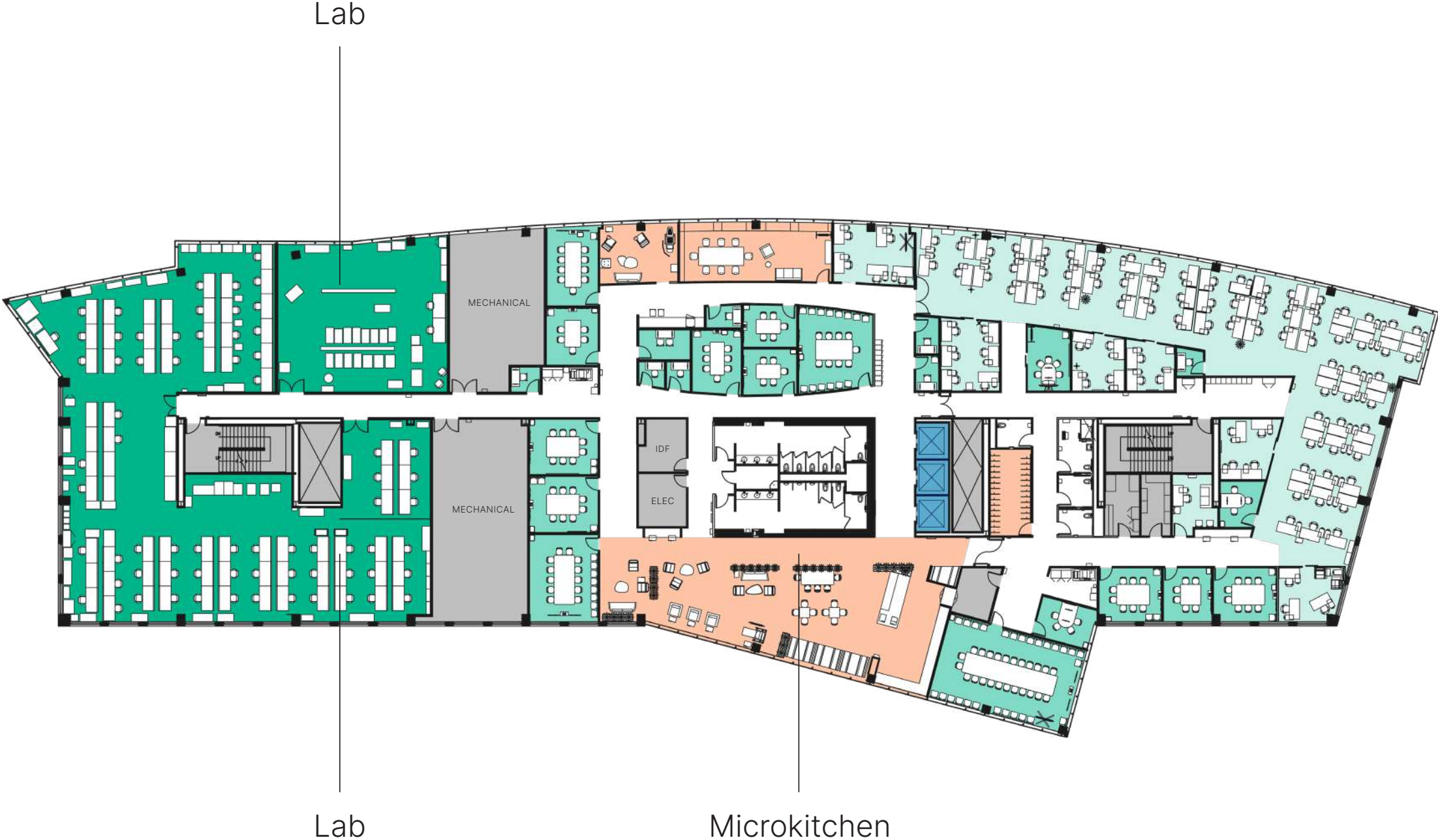
Level 1 2 **3** 4 TOTAL

Open Space Workstations	0	160	70	169	399
Team Room Workstations	0	32	25	40	97
Total Workstations	0	92	95	209	496

Team Rooms	0	8	6	9	23
Huddle Rooms (<5 Seats)	3	4	3	5	15
Medium Conference Rooms (5 - 11 Seats)	0	12	12	12	36
Large Conference Rooms (12 - 19 Seats)	0	2	1	3	6
Board Rooms (20+ Seats)	0	0	1	0	1
Phone Room	0	8	8	15	31

ADDITIONAL SPACES

- Library
- Bike Room
- 4 Gender Neutral RR's (1 shower)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 1220
N MATHILDA AVE

Level 1 2 3 **4** TOTAL

Open Space Workstations	0	160	70	169	399
Team Room Workstations	0	32	25	40	97
Total Workstations	0	92	95	209	496

Team Rooms	0	8	6	9	23
Huddle Rooms (<5 Seats)	3	4	3	5	15
Medium Conference Rooms (5 - 11 Seats)	0	12	12	12	36
Large Conference Rooms (12 - 19 Seats)	0	2	1	3	6
Board Rooms (20+ Seats)	0	0	1	0	1
Phone Room	0	8	8	15	31

ADDITIONAL SPACES

- Library
- Massage / Meditation
- Bike Room
- Mother's Room
- 4 Gender Neutral RRs (1 shower)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 **1194** 1220
N MATHILDA AVE

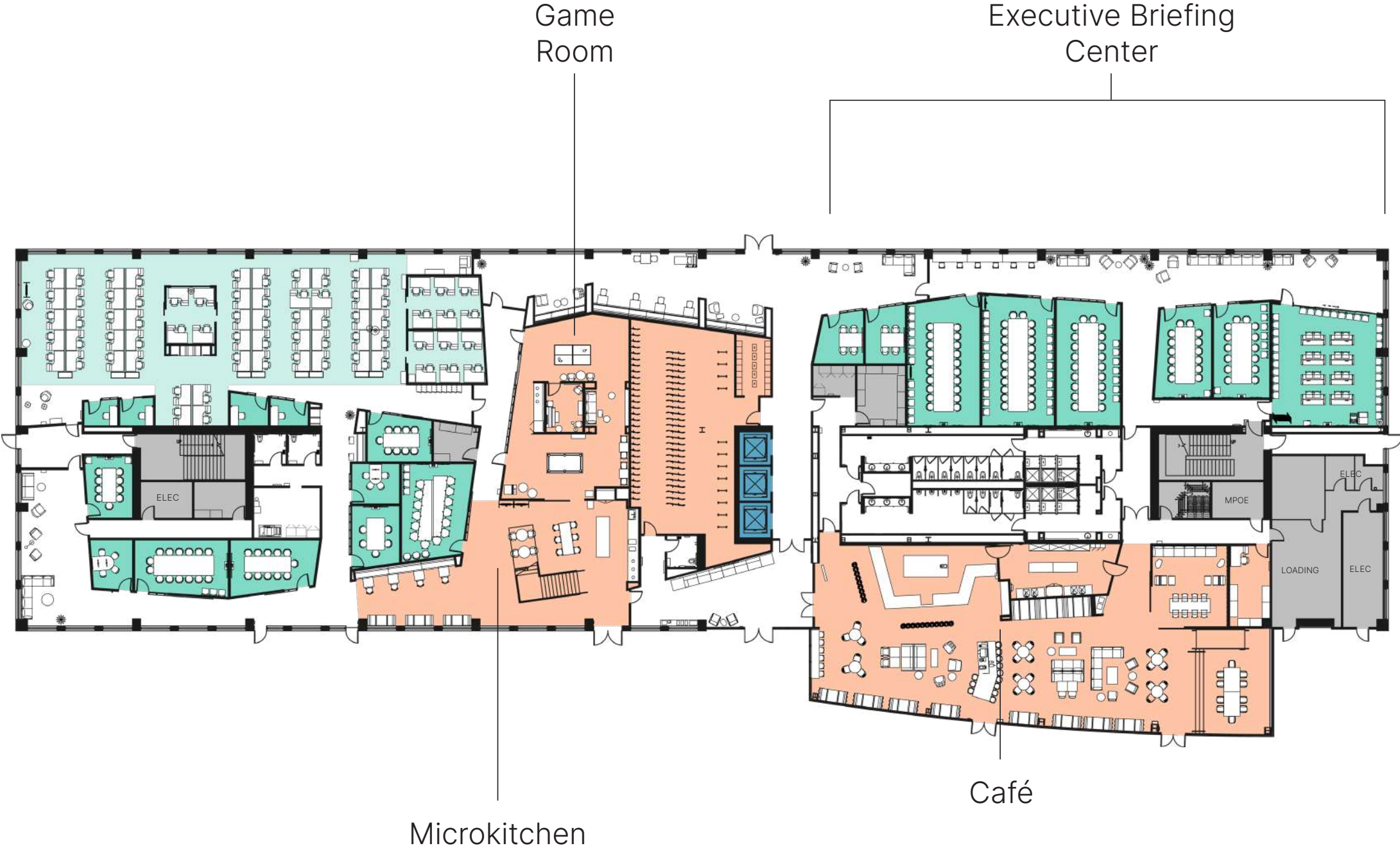
Level **1** 2 3 4 TOTAL

Open Space Workstations	54	200	186	188	628
Team Room Workstations	16	45	52	52	165
Total Workstations	70	245	238	240	793

Team Rooms	2	9	9	10	30
Huddle Rooms (<5 Seats)	4	6	10	11	31
Medium Conference Rooms (5 - 11 Seats)	4	10	8	6	28
Large Conference Rooms (12 - 19 Seats)	4	3	3	3	13
Board Rooms (20+ Seats)	3	1	1	0	4
Phone Room	4	9	9	9	31

ADDITIONAL SPACES

- Coffee Shop / Café
- Dock High Loading
- Executive Briefing Center
- MPR / Presentation Space
- Game Room
- Bike Room
- 3 Gender Neutral RRs (6 showers)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 **1194** 1220
 N MATHILDA AVE

Level 1 **2** 3 4 TOTAL

Open Space Workstations	54	200	186	188	628
Team Room Workstations	16	45	52	52	165
Total Workstations	70	245	238	240	793

Team Rooms	2	9	9	10	30
Huddle Rooms (<5 Seats)	4	6	10	11	31
Medium Conference Rooms (5 - 11 Seats)	4	10	8	6	28
Large Conference Rooms (12 - 19 Seats)	4	3	3	3	13
Board Rooms (20+ Seats)	3	1	1	0	4
Phone Room	4	9	9	9	31

ADDITIONAL SPACES

- Mother's Room
- 4 Gender Neutral RRs (1 shower)



Microkitchen

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 **1194** 1220
 N MATHILDA AVE

Level 1 2 **3** 4 TOTAL

Open Space Workstations	54	200	186	188	628
Team Room Workstations	16	45	52	52	165
Total Workstations	70	245	238	240	793

Team Rooms	2	9	9	10	30
Huddle Rooms (<5 Seats)	4	6	10	11	31
Medium Conference Rooms (5 - 11 Seats)	4	10	8	6	28
Large Conference Rooms (12 - 19 Seats)	4	3	3	3	13
Board Rooms (20+ Seats)	3	1	1	0	4
Phone Room	4	9	9	9	31

ADDITIONAL SPACES

Mother's Room
 4 Gender Neutral
 RRs (1 shower)



Microkitchen

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 **1194** 1220
 N MATHILDA AVE

Level 1 2 3 **4** TOTAL

Open Space Workstations	54	200	186	188	628
Team Room Workstations	16	45	52	52	165
Total Workstations	70	245	238	240	793

Team Rooms	2	9	9	10	30
Huddle Rooms (<5 Seats)	4	6	10	11	31
Medium Conference Rooms (5 - 11 Seats)	4	10	8	6	28
Large Conference Rooms (12 - 19 Seats)	4	3	3	3	13
Board Rooms (20+ Seats)	3	1	1	0	4
Phone Room	4	9	9	9	31

ADDITIONAL SPACES

- Speakeasy Bar
- Mother's Room
- 4 Gender Neutral RRs (1 shower)



Speakeasy Microkitchen

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 **1220**

N MATHILDA AVE

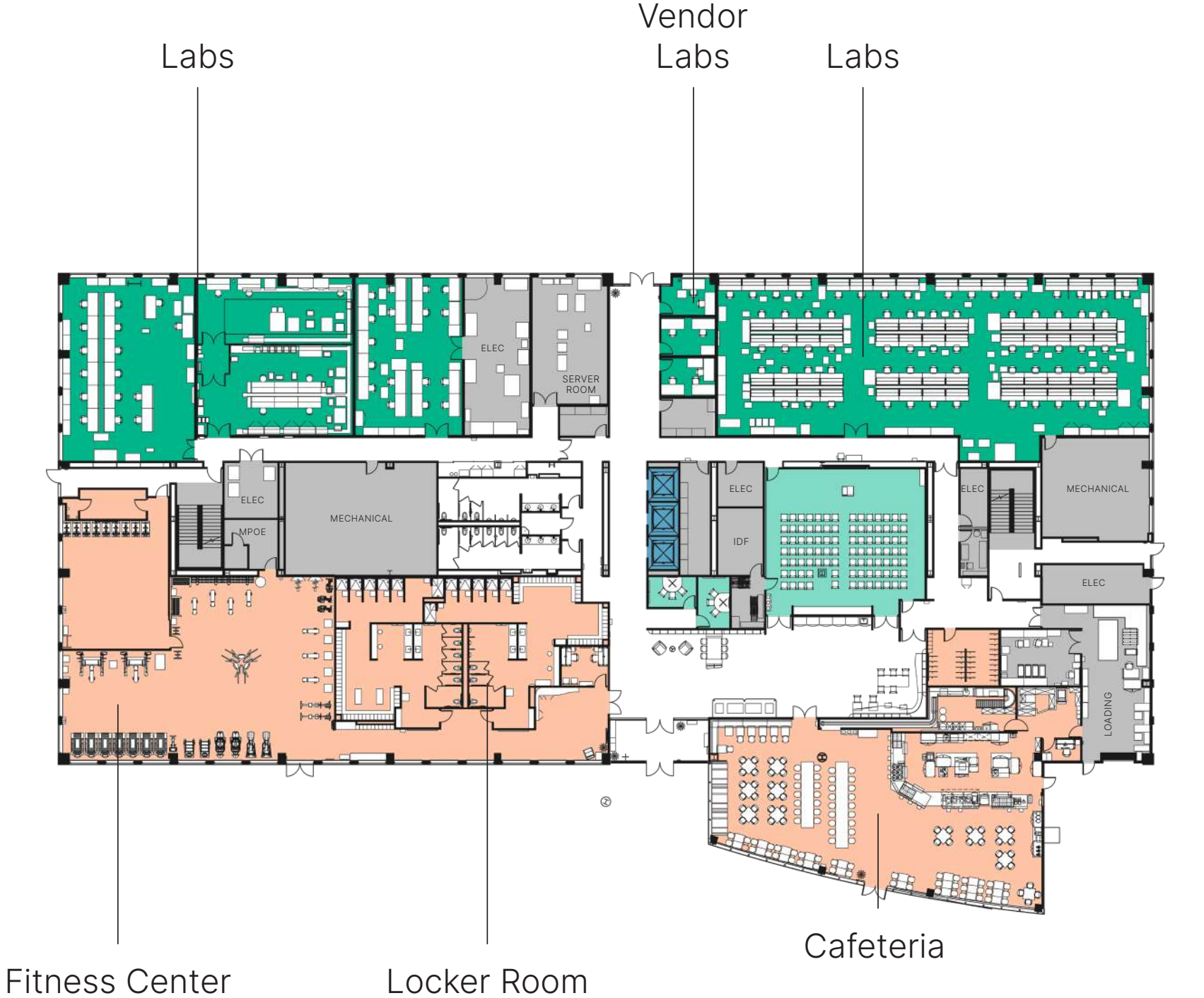
Level **1** 2 3 4 TOTAL

Open Space Workstations	0	200	120	226	546
Team Room Workstations	0	85	67	66	218
Total Workstations	0	285	187	292	764

Team Rooms	0	11	7	9	27
Huddle Rooms (<5 Seats)	2	7	7	10	26
Medium Conference Rooms (5 - 11 Seats)	0	11	6	17	34
Large Conference Rooms (12 - 19 Seats)	0	3	4	2	9
Board Rooms (20+ Seats)	0	1	0	0	1
Phone Room	0	11	10	15	36

ADDITIONAL SPACES

- Cafeteria
- Drive-In Loading
- MPR
- Fitness Center & Locker Room
- Bike Room



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 **1220**

N MATHILDA AVE

Level 1 2 3 4 TOTAL

Open Space Workstations	0	200	120	226	546
Team Room Workstations	0	85	67	66	218
Total Workstations	0	285	187	292	764

Team Rooms	0	11	7	9	27
Huddle Rooms (<5 Seats)	2	7	7	10	26
Medium Conference Rooms (5 - 11 Seats)	0	11	6	17	34
Large Conference Rooms (12 - 19 Seats)	0	3	4	2	9
Board Rooms (20+ Seats)	0	1	0	0	1
Phone Room	0	11	10	15	36

ADDITIONAL SPACES

Game Room

Mother's Room

5 Gender Neutral RRs (1 shower)



Microkitchen Game Room

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 **1220**

N MATHILDA AVE

Level 1 2 **3** 4 TOTAL

Open Space Workstations	0	200	120	226	546
Team Room Workstations	0	85	67	66	218
Total Workstations	0	285	187	292	764

Team Rooms	0	11	7	9	27
Huddle Rooms (<5 Seats)	2	7	7	10	26
Medium Conference Rooms (5 - 11 Seats)	0	11	6	17	34
Large Conference Rooms (12 - 19 Seats)	0	3	4	2	9
Board Rooms (20+ Seats)	0	1	0	0	1
Phone Room	0	11	10	15	36

ADDITIONAL SPACES

- Game Room
- 5 Gender Neutral RRs (1 shower)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 **1220**

N MATHILDA AVE

Level 1 2 3 **4** TOTAL

Open Space Workstations	0	200	120	226	546
Team Room Workstations	0	85	67	66	218
Total Workstations	0	285	187	292	764

Team Rooms	0	11	7	9	27
Huddle Rooms (<5 Seats)	2	7	7	10	26
Medium Conference Rooms (5 - 11 Seats)	0	11	6	17	34
Large Conference Rooms (12 - 19 Seats)	0	3	4	2	9
Board Rooms (20+ Seats)	0	1	0	0	1
Phone Room	0	11	10	15	36

ADDITIONAL SPACES

Massage / Meditation Room

Mother's Room

5 Gender Neutral RRs (1 shower)



Microkitchen

Massage & Meditation

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Specs Summary

Campus Size

- 18.8 acres
- Three (3) Class A Office and R&D Buildings
- ~432,192 RSF

Building Locations+ Sizes

- **1184 Mathilda** - 124,576 RSF
- **1194 Mathilda** - 146,076 RSF
- **1220 Mathilda** - 161,540 RSF

Amenities

- **1184 Mathilda**
Full service cafeteria, laundry room, multi-purpose room / presentation space and massage & meditation suite
- **1194 Mathilda**
Coffee shop café, interstitial stairwell connecting all four floors, executive briefing center (with multipurpose room), speakeasy bar
- **1220 Mathilda**
Mid-size cafeteria, fitness center, locker rooms, massage and meditation suite
- **ALL**
Gender-neutral restrooms and shower suites on every floor, mother's rooms, libraries, bike rooms and game rooms

Electrical

- **General**
480 / 277V three-phase, four-wire main switchboard in each building
- **1184 Mathilda**
 - 3,000A main service
 - 2,000A supplemental service
- **1194 Mathilda**
 - 6,000A main service (via two separate 3,000A feeds)
- **1220 Mathilda**
 - 4,000A main service
 - 4,000A supplemental service

Slab-to-Slab Ceiling Heights

- 14'6" throughout

Parking

- Provided Parking
 - 3.15 / 1,000 RSF
 - 73 EV-charging stations

Elevators

- Three (3) geared traction Kone elevators per building (3,500 lb capacity / 350 FPM)

Emergency Power

- **1184 Mathilda** - 175kW generator
- **1194 Mathilda** - 500kW generator
- **1220 Mathilda** - 150kW generator



Specs Summary

HVAC

- **1184 Mathilda**
 - Four (4) rooftop package units, each rated at 105 tons (420 tons total)
 - Supplemental: Two (2) air-cooled chillers rated at 80 tons and 200 tons
 - Natural gas boilers provide a hot water loop to perimeter VAV
 - Perimeter zones have 3,500 MBH roof mounted natural gas condensing boiler
 - Hot water loop to perimeter VAVs with reheat coils fed by two (2) hot water risers
- **1194 Mathilda**
 - Four (4) rooftop package units, each rated at 130 tons (520 tons total)
 - 1,500 MBH roof-mounted natural gas condensing boiler
 - Hot water loop to perimeter VAVs with reheat coils fed by two (2) hot water risers
- **1220 Mathilda**
 - Four (4) rooftop package units, each rated at 130 tons (520 tons total)
 - Supplemental: Three (3) air-cooled chillers rated at 80 tons, 125 tons, and 200 tons
 - 3,500 MBH roof-mounted natural gas condensing boiler
 - Hot water loop to perimeter VAVs with reheat coils fed by two (2) hot water risers

Structure

Framed office floors consist of a 2-inch deep composite metal deck with 3-½ inches of concrete fill supported on composite steel beams. Floor framing consists of purlins/steel joists, typically spaced at 9-feet-on-center, spanning to wide-flange steel girders that are supported by wide-flange steel columns. Typical column bay is 28-feet north-to-south and along the perimeter, and as much as 47'-10" from east-west. Steel columns carry the vertical load down to spread-footing foundations constructed of cast-in-place reinforced concrete. The first floor consists of a 5-inch thick concrete slab-on-grade with perimeter-grade beams of cast-in-place reinforced concrete.

Typical structural loading for all buildings is 100 PSF of live load capacity on Floors 2 – 4. Floor 1 is slab-on-grade. Roof live load capacity is 20 PSF.

Loading

- **1184 Mathilda** - Grade level drive-in door
- **1194 Mathilda** - Dock high loading with drive-in door
- **1220 Mathilda** - Grade level drive-in door

Façade

- The exterior façades are as follows:
 - Individual "punched" windows with glass fiber-reinforced pre-cast concrete (GFRC) panels. Punched windows are typically 7'-3" wide x 7'-6" high.
 - Continuous "ribbon" windows with clear anodized aluminum spandrel panels. Strip windows are typically 5' wide x 7'-6" high.
 - Metal and glass "butt-glazed" curtain wall projections. Each glass lite is typically 5' wide x 7'-6" high. The opaque spandrel glass typically consists of ceramic frit-backed, tinted, green-glazed units.
- Exterior windows and curtain wall-glazed units consist of single pane 1/4" thick, tinted green, fixed units.





MATHILDA CAMPUS

SUNNYVALE, CA

PHIL MAHONEY

408.982.8430
phil.mahoney@nrmk.com
CA RE Lic #00834704

MIKE SAIGN

408.982.8403
mike.saign@nrmk.com
CA RE Lic #01706668

JON MACKEY

408.987.4129
jon.mackey@nrmk.com
CA RE Lic #01362376

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 8950198891 | 08/25