

# Built To Suit Office Units Available Near Downtown Sunnyvale For Lease

438 S. Murphy Ave, Sunnyvale



**KEON VOSSOUGH**

Vice President  
Lic. #01019117  
408.691.9776  
keon@moinc.net

**BOBBY FACCHINO**

Senior Associate  
Lic. #02178873  
408.318.0623  
bobby@moinc.net



## PROPERTY OVERVIEW



**Rental Rate: 1<sup>st</sup> Floor- \$1,500 Full Service**  
**2<sup>nd</sup> Floor- \$4.75 PSF Full Service**

**1<sup>st</sup> Floor: 100± SF**  
**2<sup>nd</sup> Floor: 1,368± SF**

**Zoning: P(CG) – (DSP) Downtown Specific Plan.**

**Building Size: 42,824± SF**

**Office Amenities: Public Bathrooms, Copy Room, Conference Room, Elevator, Receptionist, Break Room, Etc.**

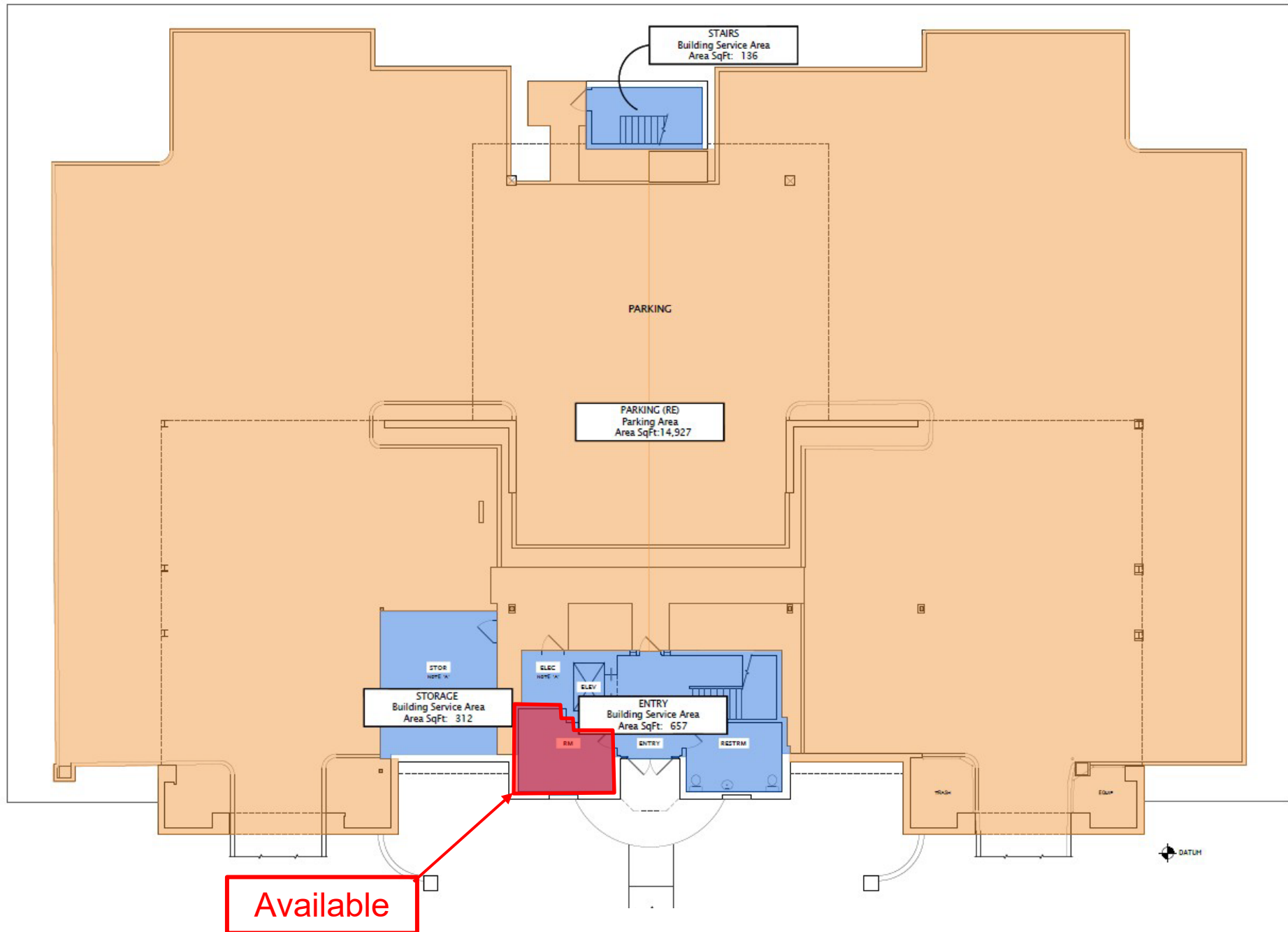
# Built To Suit Office Units Available Near Downtown Sunnyvale For Lease

438 S Murphy Ave, Sunnyvale

- Private 1st Floor Office Available (100 ± SF)
- 2<sup>nd</sup> Floor Office Available (1,368± SF)
- Shared Conference Room With Printer Available.
- Shared Breakroom Available.
- Elevator Access To 2<sup>nd</sup> Floor Available.
- Shared Bathrooms.
- Onsite Receptionist.
- Phone/Fiber Optic Internet Included.
- Ample Parking In Rear Of Building.
- Less Than A Mile From Downtown Sunnyvale Caltrain Station.
- Located Near To Sunnyvale City Line & Retail.
- Easy access to HWY 280, 101, 237, & 85

Edward Jones

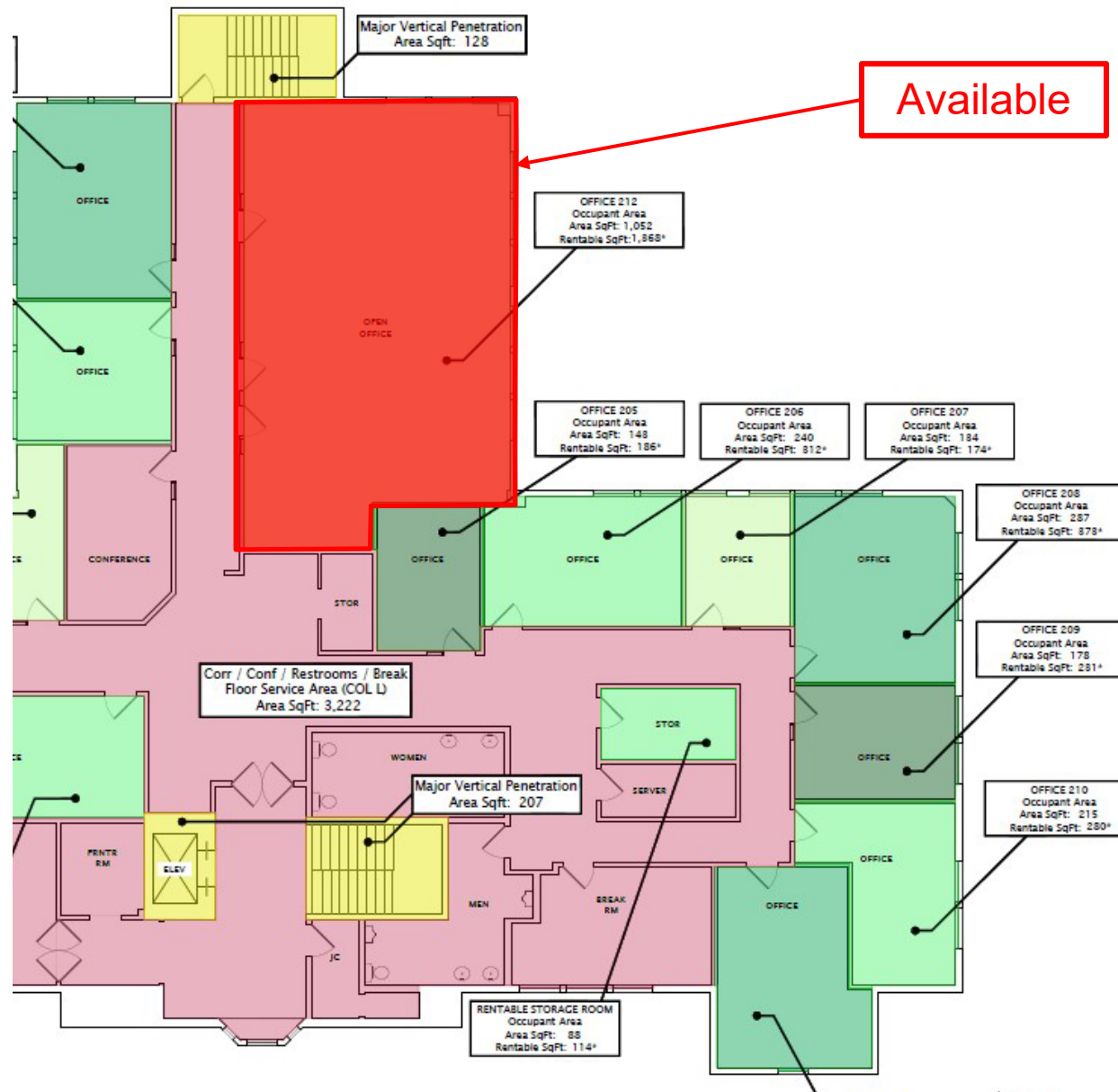
# 1<sup>st</sup> FLOOR- FLOOR PLAN



## 1<sup>st</sup> Floor Office Photos: 100± SF



## 2<sup>ND</sup> FLOOR- FLOOR PLAN



## 2nd Floor Office Photos: 1,368± SF





## PARKING IN REAR





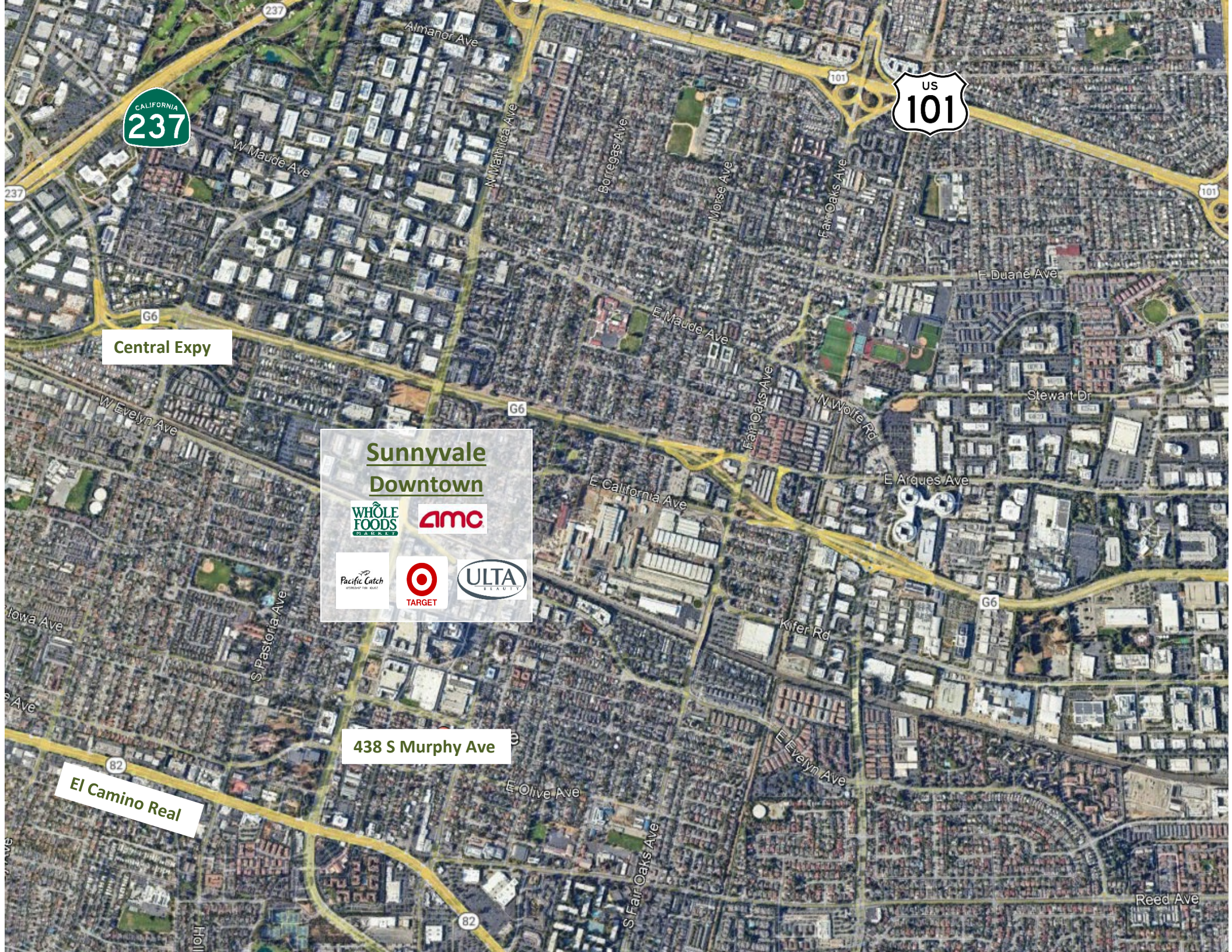
Central Expy

**Sunnyvale  
Downtown**



438 S Murphy Ave

El Camino Real



## DEMOGRAPHICS



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	33,449	235,703	477,633
Households	13,514	89,695	179,499
Average Household Size	2.46	2.61	2.64
Owner Occupied Housing Units	4,239	38,103	82,106
Renter Occupied Housing Units	9,275	51,592	97,393
Median Age	34.5	36.3	37.2
Median Household Income	\$176,932	\$190,902	\$189,705
Average Household Income	\$235,464	\$245,613	\$243,962

# 438 S Murphy Ave Sunnyvale

**KEON VOSSOUGH**

Vice President  
Lic. #01019117  
408.691.9776  
keon@moinc.net

**BOBBY FACCHINO**

Senior Associate  
Lic. #02178873  
408.318.0623  
bobby@moinc.net

MEACHAM/OPPENHEIMER, INC.  
8 N San Pedro St. #300  
San Jose, CA 95110  
Tel. 408.378.5900  
[www.moinc.net](http://www.moinc.net)

