

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

438 S. Murphy Ave, Sunnyvale



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## 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.

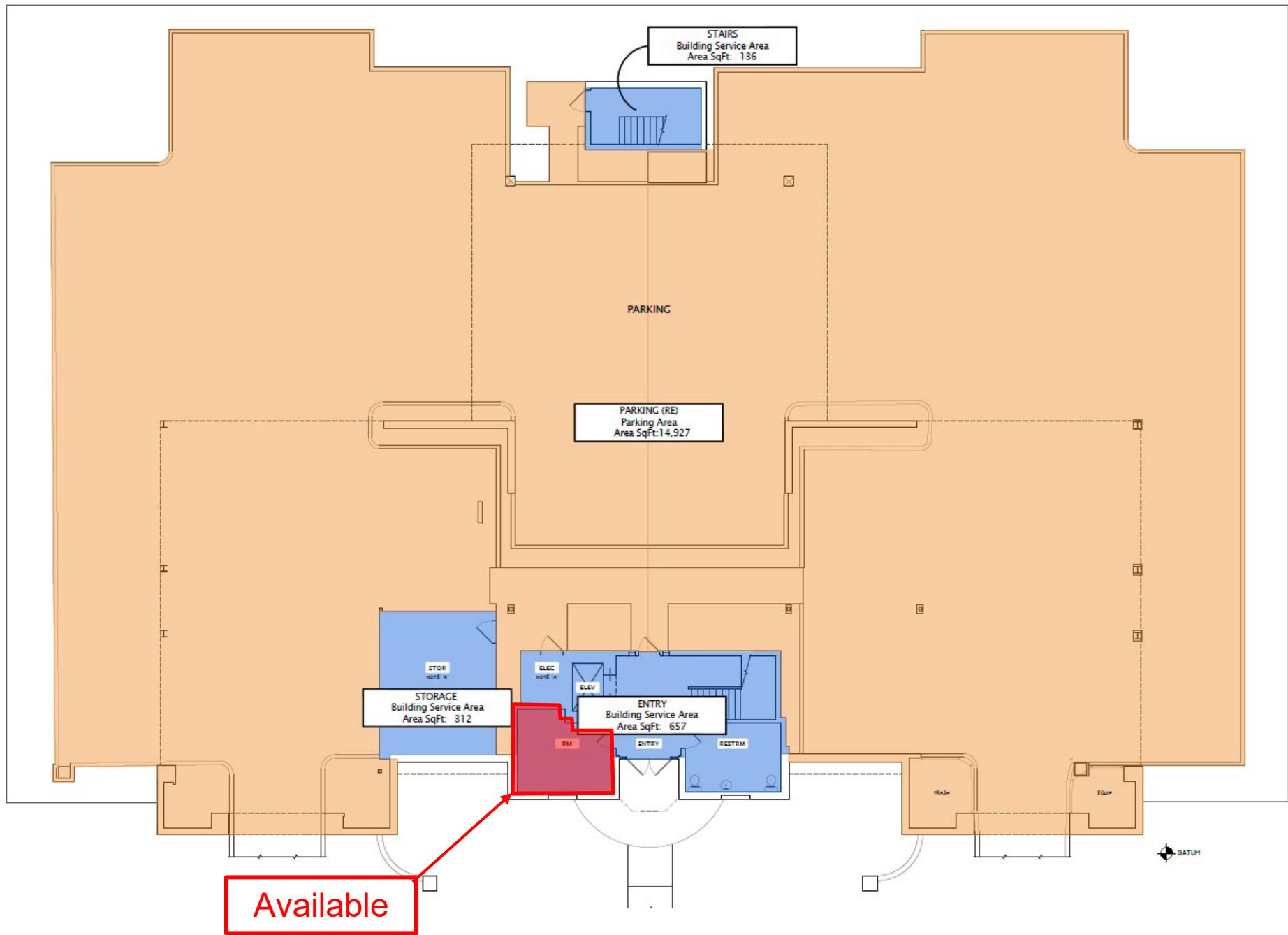
# Built To Suit Office Units Available Near Downtown Sunnyvale For Lease

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

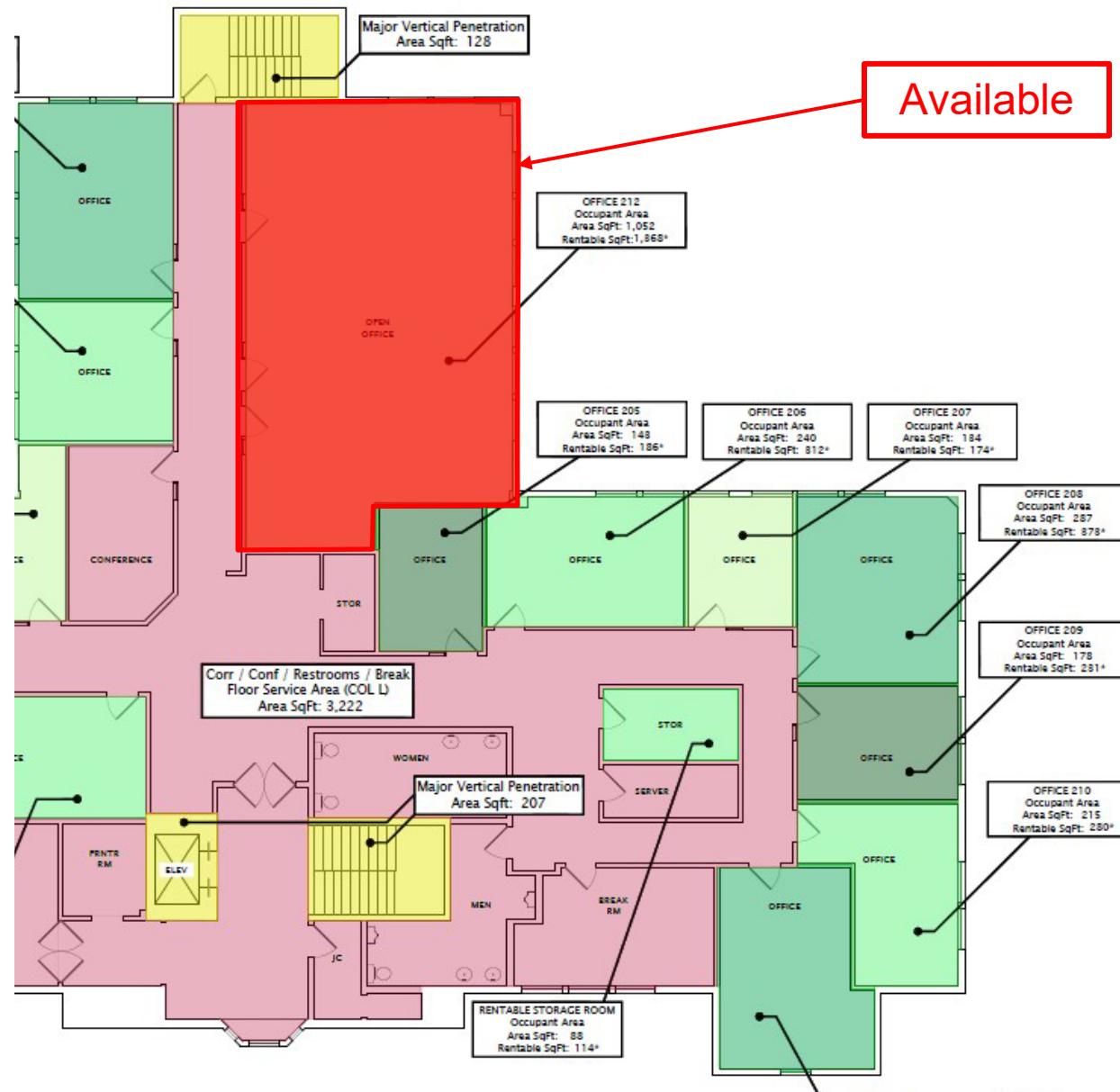
# 1<sup>st</sup> FLOOR- FLOOR PLAN



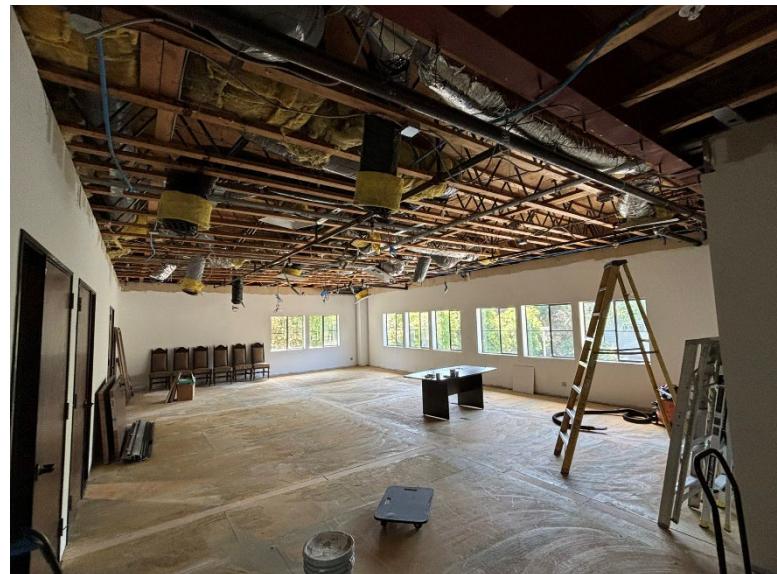
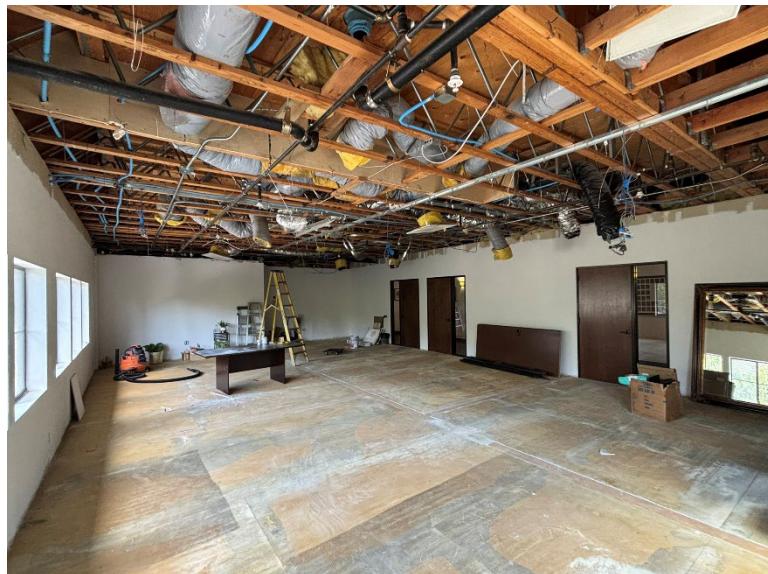
## 1<sup>st</sup> Floor Office Photos: 100± SF



## 2ND FLOOR- FLOOR PLAN



## 2nd Floor Office Photos: 1,368± SF

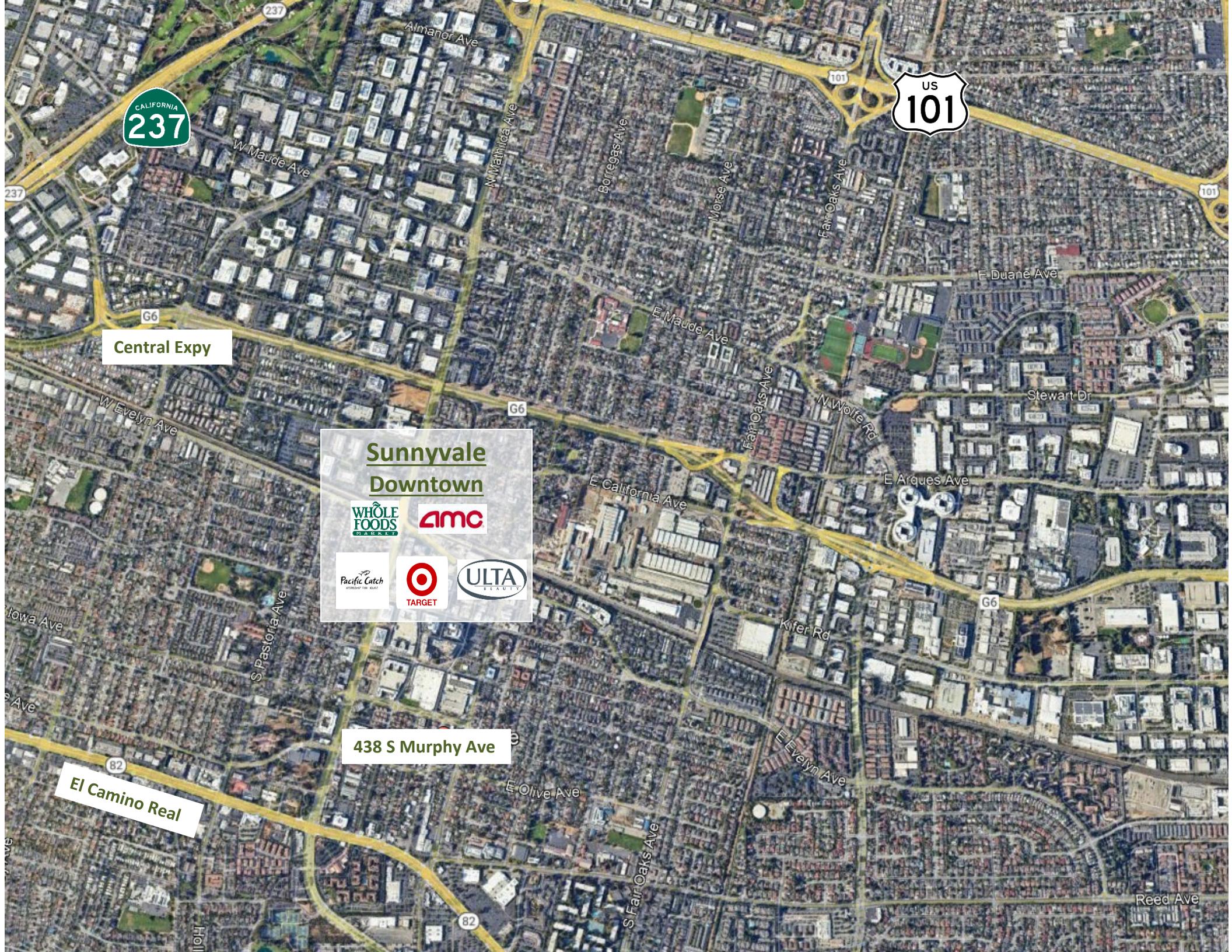


## PHOTOS



## PARKING IN REAR





CALIFORNIA  
**237**

Central Expy

US  
**101**

**Sunnyvale**  
**Downtown**

WHOLE  
FOODS  
MARKET

AMC

Pacific Catch  
SEAFOOD FISH MARKET

TARGET

ULTA  
BEAUTY

**438 S Murphy Ave**

El Camino Real

## DEMOGRAPHICS



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

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## Sunnyvale



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