

930-932 HAMLIN COURT

SUNNYVALE, CA

10,500-18,000 SF Plug & Play Office/R&D Building

BRETT TAYLOR

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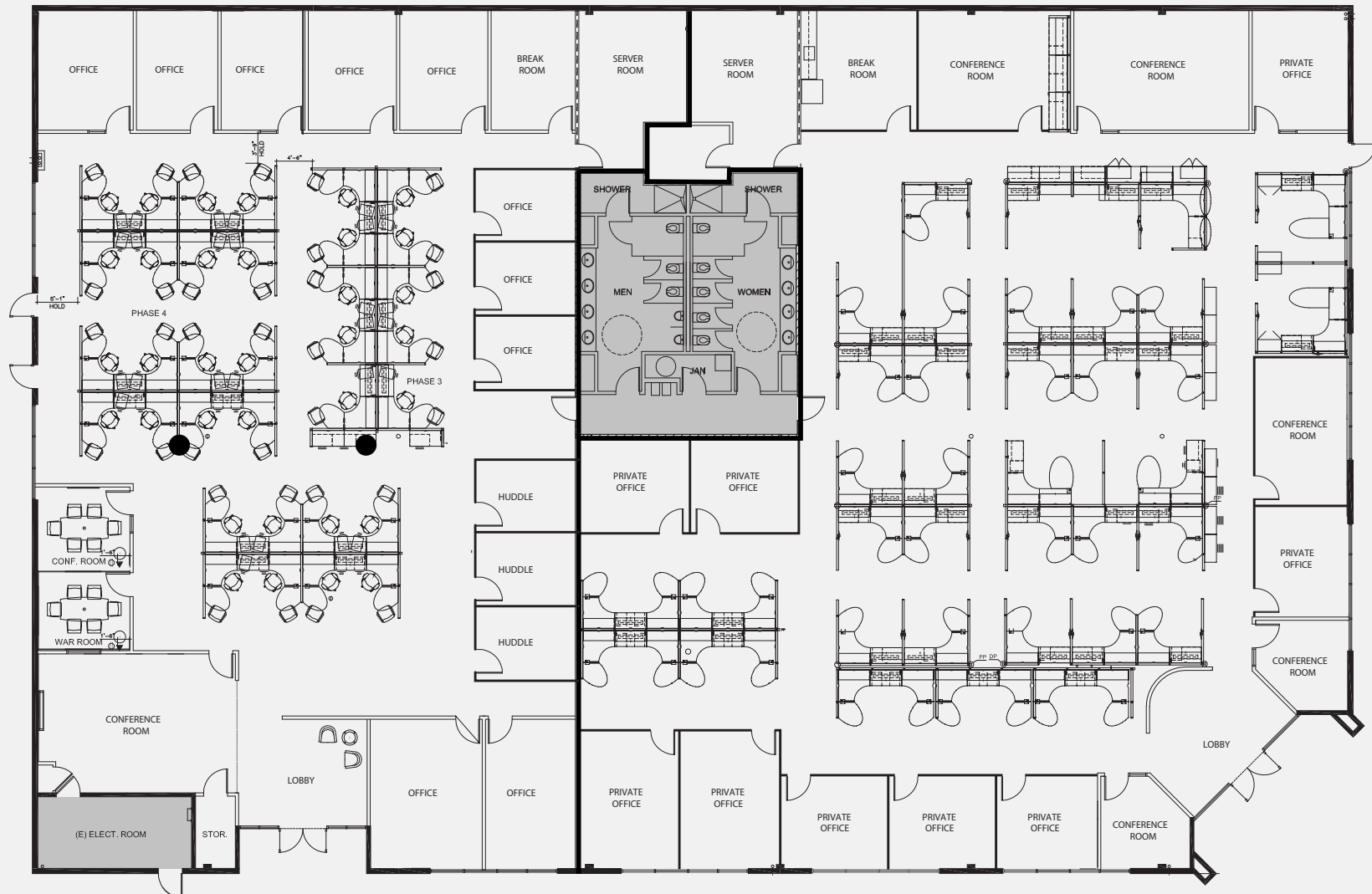
- 18,000 SF Free-Standing Office/R&D Building (Divisible to 10,500 SF)
- Furnished, Plug-N-Play
- 9 Private Offices & 5 Conference Rooms
- 12 Foot Ceilings
- Freshly Painted Interior & Exterior
- Excellent Location off Mathilda Ave
- Great Access to Hwy 101, 237 & 85
- Restrooms with Showers & Lockers
- 5-Ton Dedicated HVAC Server Room
- Enclosed Kitchen Area
- Abundant Power
- 3.8/1,000 Parking Ratio
- Call to Tour
- \$2.50 NNN, low \$0.35 NNN's



18,000 SF Office/R&D Building

7,500 SF

10,500 SF



COMMON AREA



1. N Mathilda Ave

Denny's
Motel 6
Hobee's
Dish N Dash
McDonald's
Best Western
Hilton Garden Inn

2. Fair Oaks Ave at Caliente Dr

7-11
Daily Doughnuts & Sandwiches
Domino's pizza
LoAn's Hair & Nails
Rene Rose Island Cuisine

3. Lakewood Shopping Center

Ming Tasty
Homi Japanese Ramen
Saigon Seafood Harbor
Hotpot First
Lakewood Dental Care

4. Fair Oaks Ave & Tasman Dr

zPizza
Specialty's Cafe & Bakery
Grocery Outlet Bargain Market
Boba Drive
Amazing Cuts

5. Cherry Orchard Shopping Center

Starbucks
Chipotle
GameStop
sweetgreen
Nekter Juice Bar
Elements Massage
Sport Clips
Trader Joe's
Color Me Mine
The Halal Guys

6. W El Camino Real

Himalayan Kitchen
A Slice of New York
Satker
Super Taueria
Madras Cafe
CVS
Greek Spot
Thai Spoons
Dim Sum King
Chick-fil-A
Starbucks

7. Bailey Park Plaza

Round Table Pizza
Safeway
Jack-in-the-Box
Starbucks
Dickey's BBQ Pit

8. Downtown Mountain View

Molly Magees
Opal
Center for the Performing Arts
Eureka!
Steins Beer Garden
The Crepevine
Tied House
Hong Kong Bistro
Little Mongolian Hot Pot
Red Rock Coffee
Bean Sean
Tapioca Express
Tea Era
Peet's Coffee & Tea
Starbucks
Posh Bagel
Le Boulanger
Rocket Fizz
Shiva's Indian Grill
Ristorante Don Giovanni
Yakko
Niji Sushi
Ephesus
Agave
Blue Line Pizza
Asian Box
Savvy Cellar Wine Shop & Wine Bar

9. Grant Park Plaza

99 Ranch Market
Nob Hill Foods
Marshalls & Home Goods
Wells Fargo
Peet's Coffee & Tea
City Sports Club
Posh Bagels
Sweet Tomatoes



Caltrain Stations



VTA

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