

EXCLUSIVELY LISTED BY HEALTHMED REALTY

SUNNYVALE CALIFORNIA 855 E HOMESTEAD ROAD



AVAILABLE FOR BUILD-TO-SUIT
OFFICE / MEDICAL / EDUCATION

25,000 - 35,000 SQUARE FEET



HealthMedRealty

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PROPERTY OVERVIEW

THE OPPORTUNITY

HealthMed Realty is pleased to present a unique build-to-suit opportunity in the heart of the silicon valley. The project can accommodate 25,000 – 35,000 SF across a multitude of uses, including Office, Medical, Education & Preschool uses. With a modern and purposeful design, either of these uses can be delivered with speed. The site is situated near the intersection of N Wolfe and E Homestead Road, directly adjacent to Apple’s “Spaceship campus” and “The Hills at Vallco”, Cupertino’s newest mega project. Please call brokers for further information.

SITE SUMMARY

ADDRESS 855 E Homestead Road, Sunnyvale, CA

TRANSACTION TYPE Built-To-Suit / Ground Lease

USES **Office / Medical Office / Education & Preschool / Residential**

BUILDING SIZE 25,000 – 35,000 SF
New two-story building with ample parking

LOT SIZE 1.13 Acres

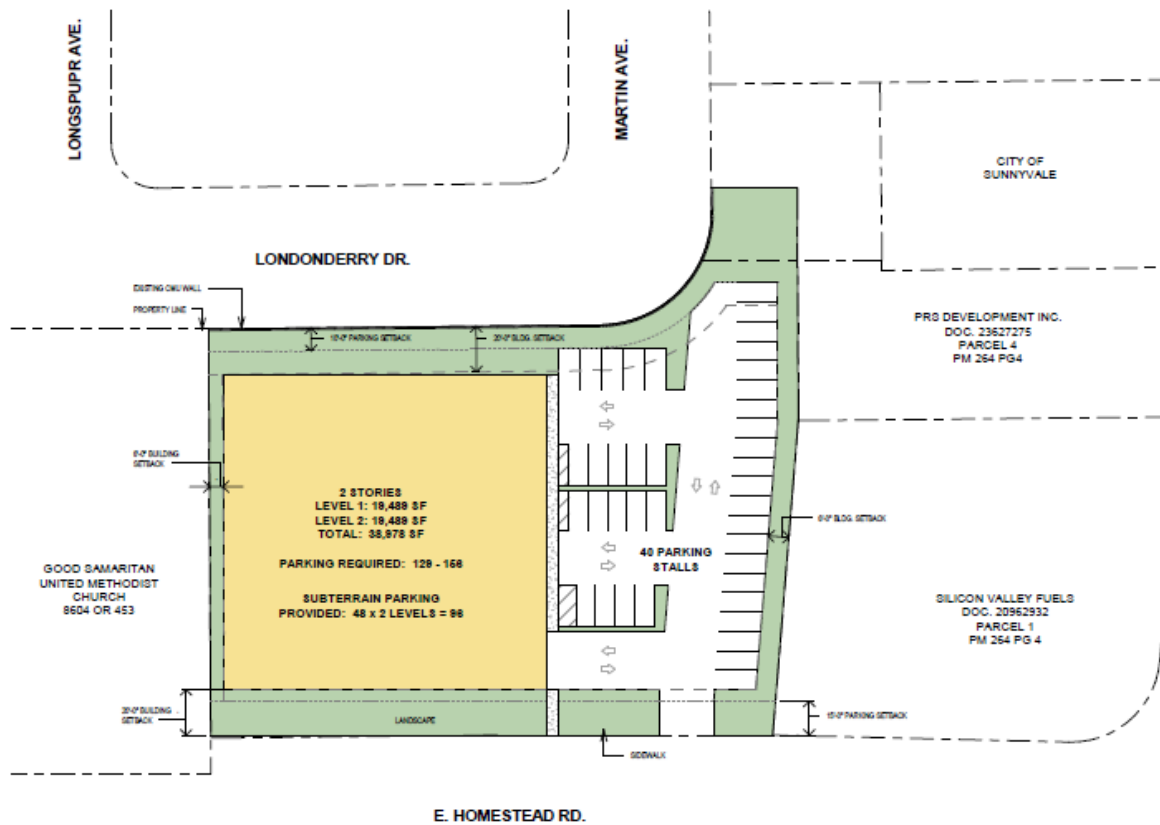
ZONING O-PD

LEASE RATE Please call for rates



SITE PLAN

MEDICAL OFFICE LAYOUT

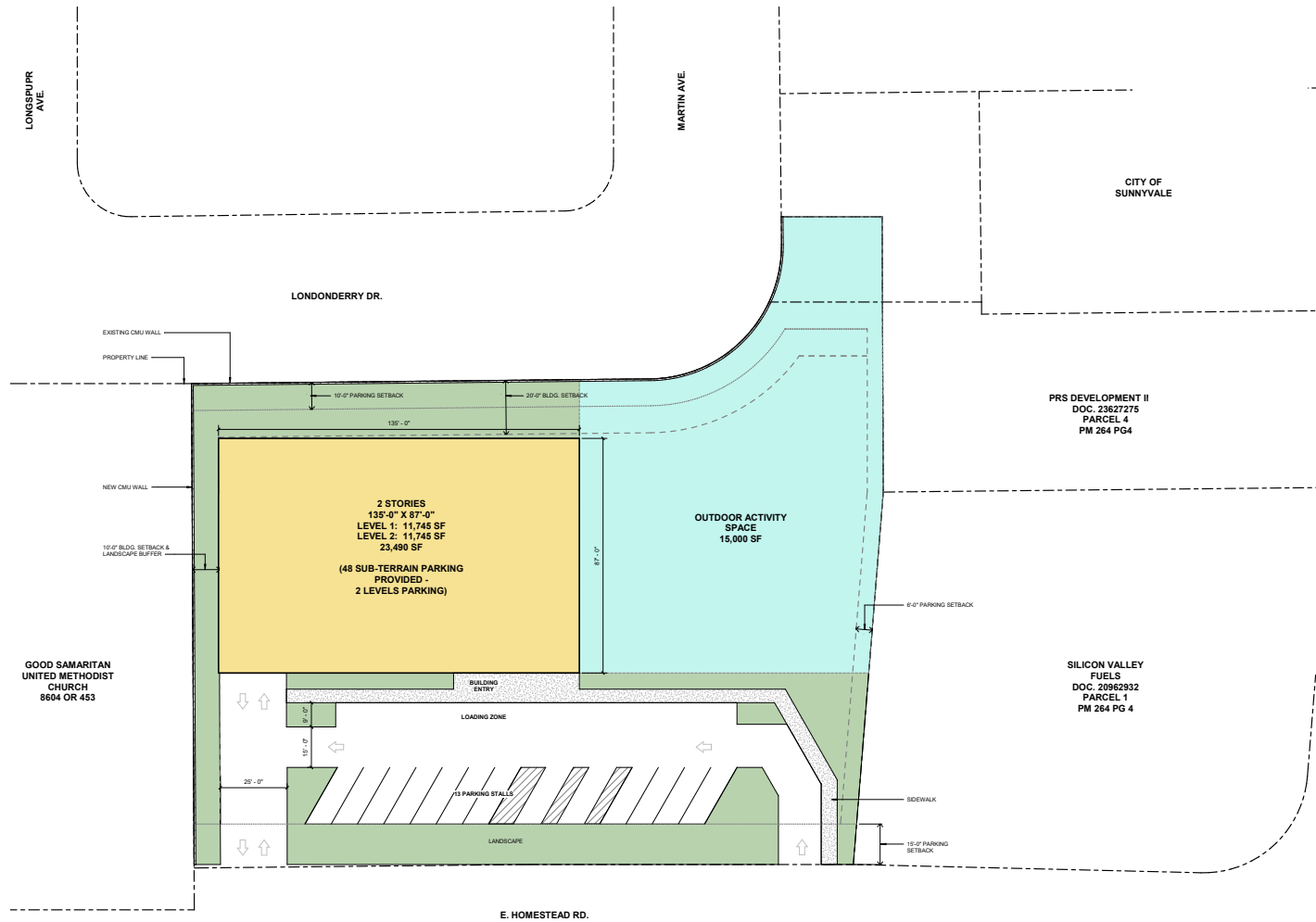


Maximum Allowable Building Size

Gross Land Area:	48,435 s.f.
Lot Coverage:	40% (Max)
Building Square Footage:	38,978 s.f.
Stories:	2
Surface Parking Provided:	40
Subterranean Parking Provided:	96 (2 Levels)
Total Parking Provided:	136
Site Entrance:	1 Entrance /Exit Closer Wolfe Road & Silicon Valley Fuel Station
Building Entrance:	East Facing (Silicon Valley Fuels)

SITE PLAN

PRESCHOOL LAYOUT



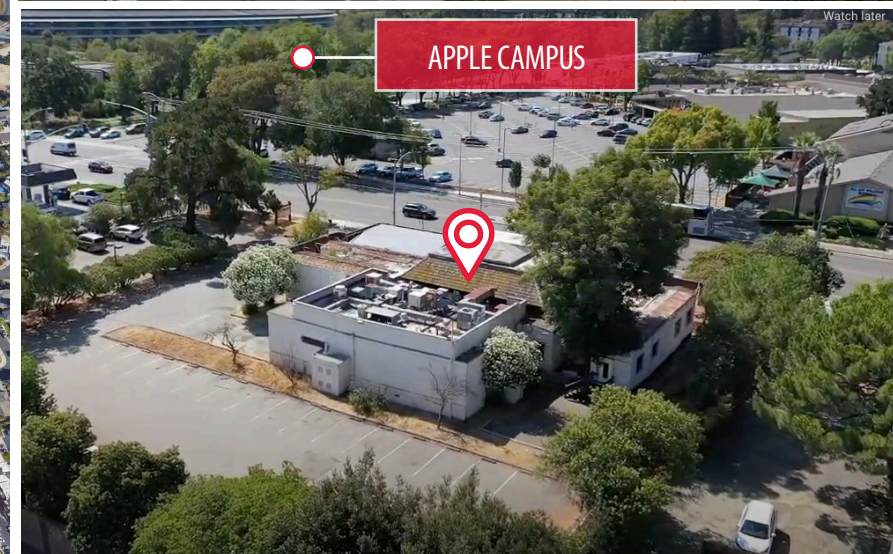
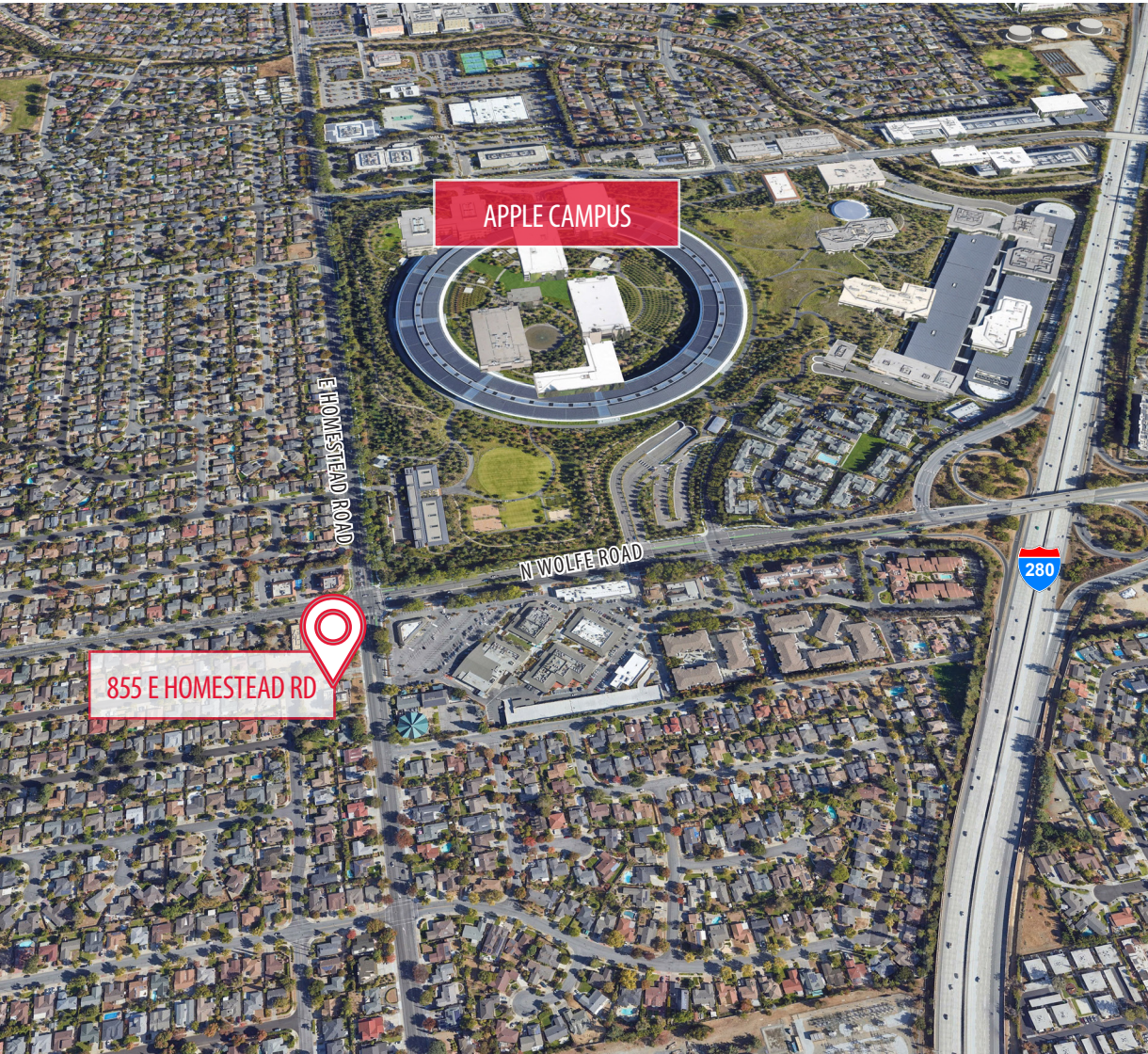
200 Children (2) Story Bldg. w/ Combined Surface & 2-Level Subterranean Parking

Gross Land Area:	48,435 s.f.
Lot Coverage:	24.25%
Building Square Footage:	23,490 s.f.
Stories:	2
Required Min. Parking: (0.25 /Child)	50
Parking Provided:	61
- Surface Parking:	13
- Subterranean Podium Parking	48
Required Outdoor Activity Space	
- 1 Shift:	15,000 s.f.
- 2 Shifts:	7,500 s.f.
- 3 Shifts:	5,000 s.f.
Outdoor Activity Space Provided:	15,000 s.f.
East - West	
1 Entrance/Exit Closer to Good Samaritan United Methodist Church	
1 Entrance Closer to Wolfe Road & Silicon Valley Fuel Station	
Building Entrance:	South Facing (E. Homestead Road)
Group B Required Min. Parking: (3.3/1,000 s.f.)	78
Required Max. Parking: (4/1,000 s.f.)	94

AREA OVERVIEW



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