

OWNER / USER SALES OPPORTUNITY

CLASS "A" INDUSTRIAL | R&D | WAREHOUSE



1175 Elko Drive
Sunnyvale, California

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1175 Elko Drive

Stetson Earhart, Inc. has been retained as the exclusive real estate firm to sell 1175 Elko Drive, Sunnyvale, California (the “Property”). The Property consists of a sustainable Class “A” partial two-story, high-tech Industrial/R&D warehouse building measuring approximately 83,600 square feet and situated on an approximately 4.5 acre parcel.

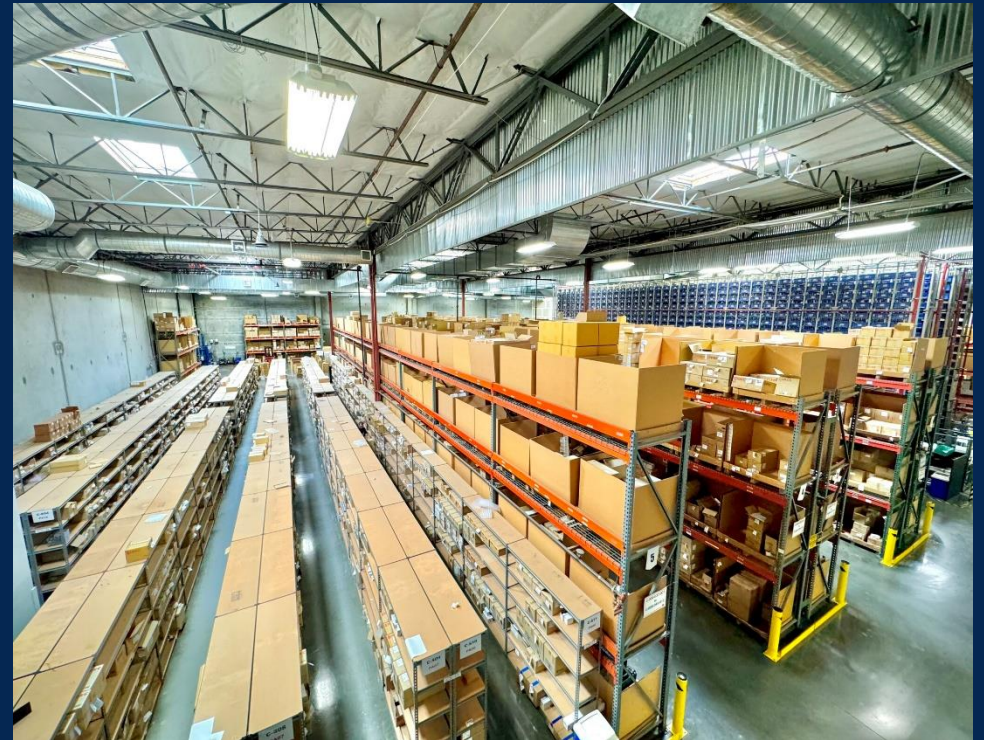
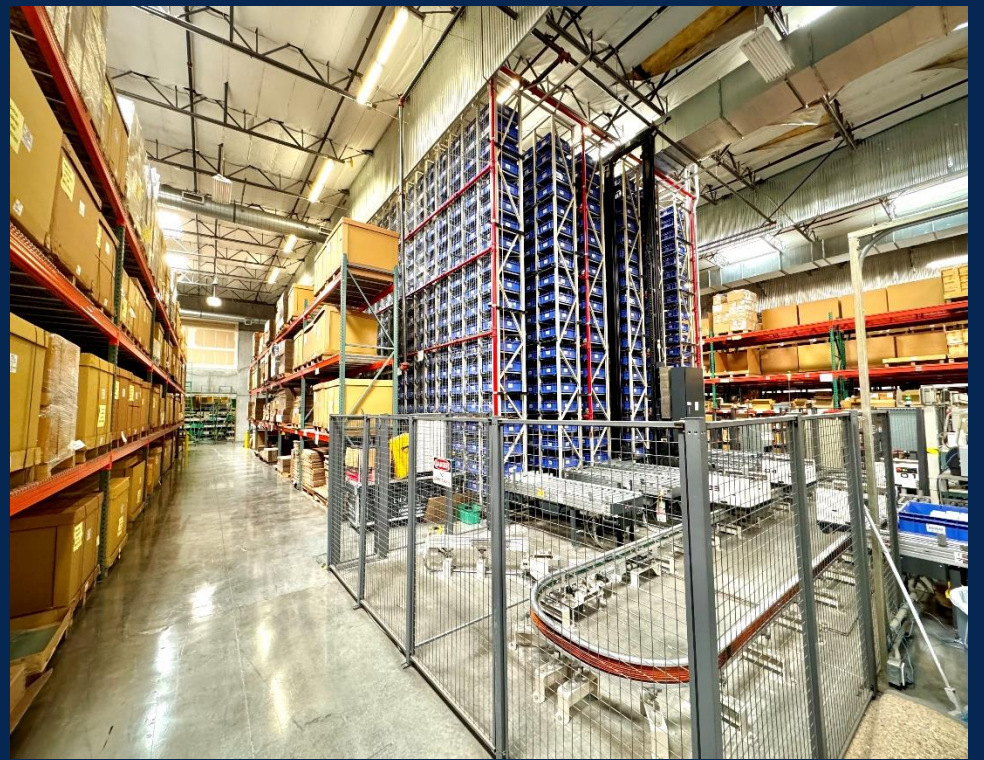
Wrapped in glass, steel and concrete, the “one-of-a-kind” stunning 83,600 square foot building consists of timeless materials allowing for a modern and unique feel. With high ceilings, natural light and an abundance of amenities, the Property is a perfect fit for companies looking for a flagship location or to expand their presence in Silicon Valley. The unique mix of class “A” R&D, assembly, manufacturing, warehouse and office space allows users to have flexibility and efficiency all under one roof.

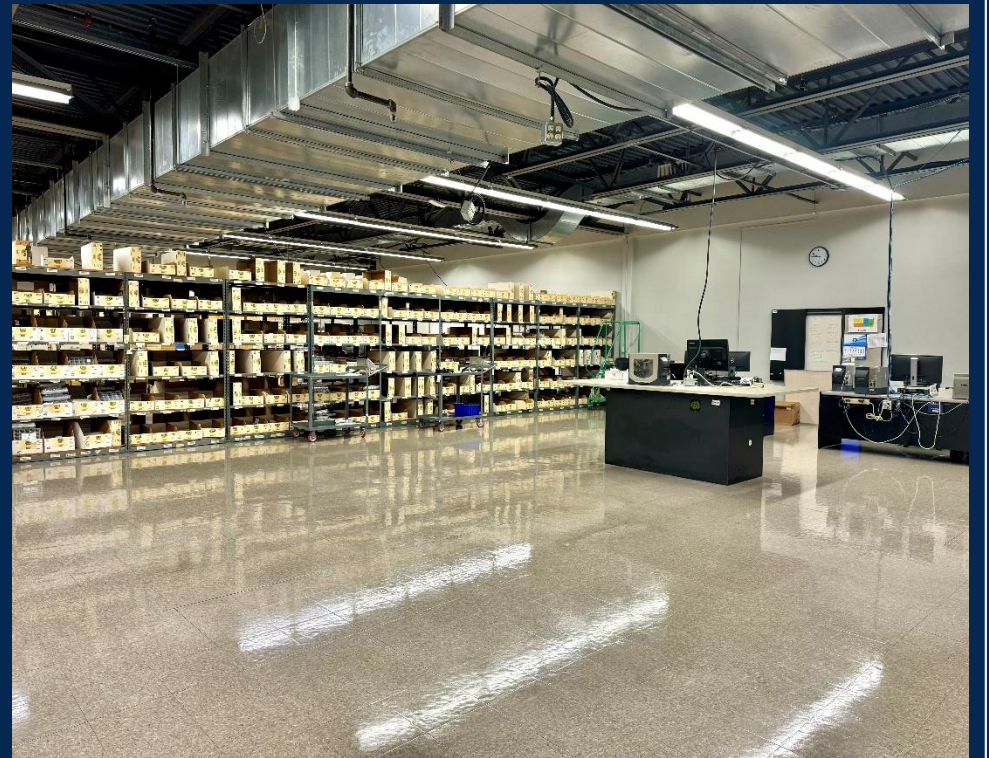
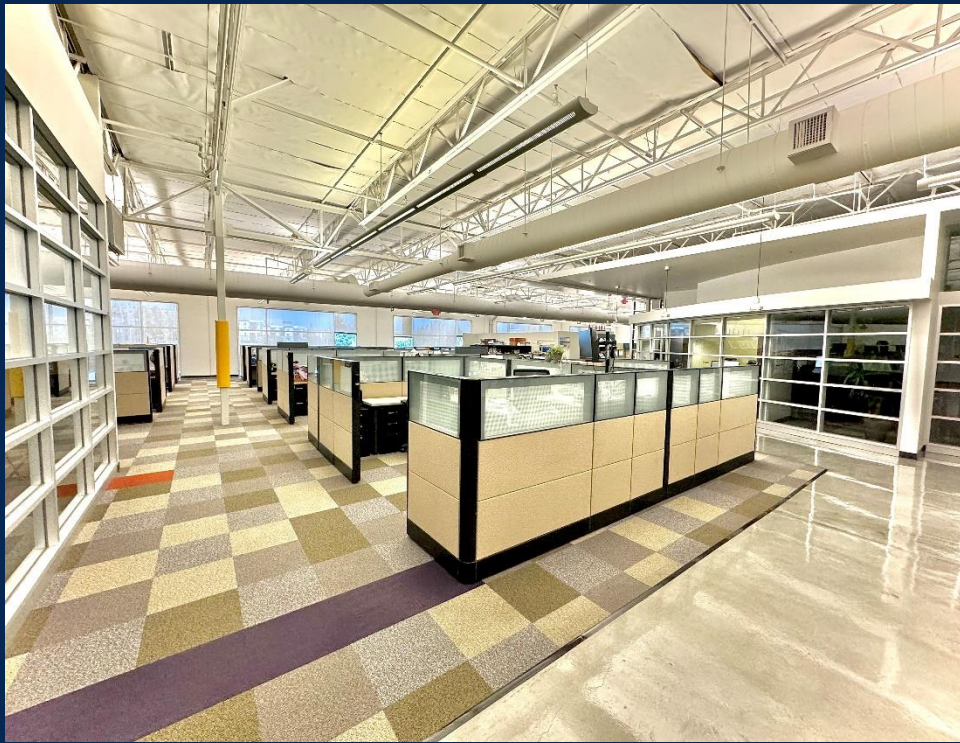
The Property is both sustainable and employee friendly, equipped with EV charging stations, solar panels, wind turbines and natural light throughout. Outside there are expansive amenities surrounded by beautiful drought tolerant landscaping and mature trees. Amenities include two tennis courts, one basketball court, a nine-hole golf putting green, three outdoor bar-b-ques, picnic and seating areas all designed to encourage team building and employee collaboration. These amenities, plus the indoor fitness center help attract employees and enhances recruiting, retention and encourages employees to cooperation with “return-to-office” programs. The building is designed for robotics, AI, autonomous vehicles, medical device, biotech, distribution, etc.

The Property is a short distance to Stanford University, Santa Clara University, Carnegie Mellon University Silicon Valley, Menlo College, San Jose State University and numerous other colleges and technical schools which supports attracting top talent and interns. Also located nearby are the stadiums for the San Francisco 49er football team, the San Jose Earthquakes soccer team and the San Jose Sharks hockey team.

The Property is located on a prominent corner bordered by Elko Drive, Forgewood Avenue and Anvilwood Avenue in Sunnyvale, California. This sustainable Class “A” building enjoys outstanding visibility and has convenient access to Interstates 280, 680, 880 and U.S. Highways 237, 101, 85, which are the major north/south and east/west transportation routes in Silicon Valley. The Property is close to the San Jose International Airport and walking distance to the Santa Clara Valley Transportation Authority (VTA) Light Rail/Transit system to downtown San Jose and downtown Mountain View connecting directly to the San Francisco Caltrain to San Francisco and in Santa Clara to the Sacramento Amtrak Capitol Corridor Train.









PROPERTY DESCRIPTION – 1175 Elko Drive, Sunnyvale, California

BUILDING

Sales Price	\$25,000,000
Current Occupancy	Owner User
Building Type	R&D Flex Office Assembly Warehouse
Gross Building Square Feet	+/- 83,600
Site	+/- 4.5 Acres

CONSTRUCTION

Year Built	1998
Floors	Partial Two Story
Warehouse Height	+/- 30 Feet
Electrical	2,000 Amps, 277 / 480 Volts
Elevators	One
Dock High / Grade Level Doors	Four (4) Doors With Load Levelers

MECHANICAL AND FIRE

HVAC	100%
Fire Sprinklers	100%
Heating/Air Conditioning	VAV & Package Units
Backup Generator	One (1)

SUSTAINABILITY

Solar Panels	Roof Top & Parking Lot
EV Charging	Three (3) Charging Stations
Wind Turbine	Six (6) Wind Powered Turbines
Landscaping	Drought Tolerant

BUILDING SQUARE FOOTAGE LAYOUT

Office	+/- 12,450
R&D / Assembly	+/- 8,400
Fitness / Café / Conference	+/- 3,000
Warehouse	+/- 33,050
(2 nd Floor) Office / Conference Rooms	+/- 26,700

PROPERTY

The Property will provide its new owner with a beautiful sustainable Class “A” building recognized throughout Silicon Valley as an innovative property with significant benefits for recruiting and retaining the very best talent available. Elko offers an outdoor environment like no other property in Silicon Valley, consisting of tennis/pickleball courts, a basketball court, a nine-hole golf putting green and beautifully landscaped areas for relaxation and collaboration.

The Property offers the following features and benefits for a new owner:

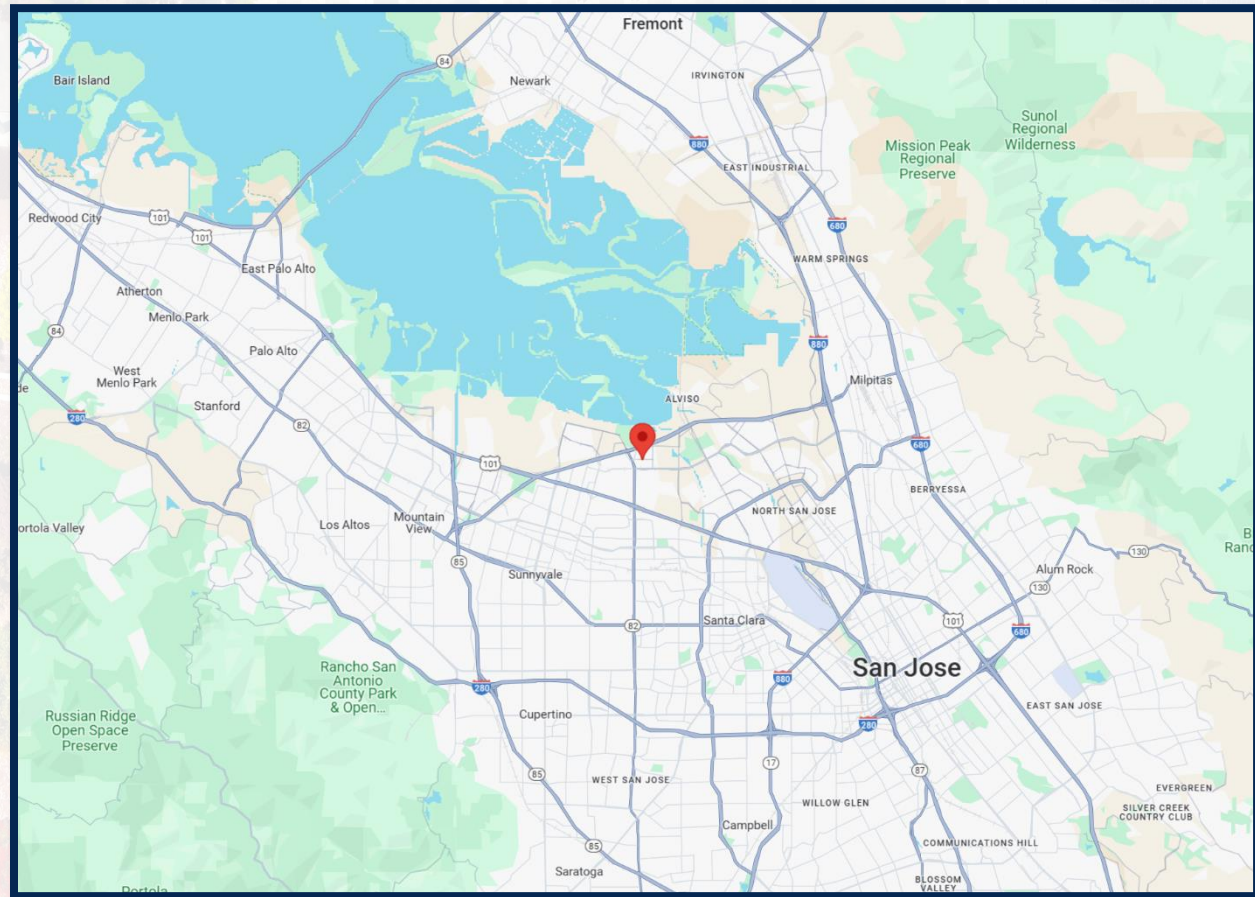
1. A signature Class “A” sustainable Industrial/R&D/Flex building.
2. A location at the epicenter of the technology boom in Silicon Valley, the nation’s most dynamic tech market.
3. A “state of the art” building with an extensive sustainable solar energy panel system.
4. A stunning two-story lobby available to “showcase” your technology, equipment, products, innovations, capabilities, accomplishments, awards and services.
5. An executive office wing with private offices and large conference/boardroom. An R&D and assembly area, a warehouse with four dock high doors with load levelers (can be grade level), one additional grade level door for a total of five (5) doors, a server room with raised floor and dedicated air conditioning and a backup generator.

AMENITIES

1. **Tennis Courts:** Two (2)
2. **Basketball Court:** One (1)
3. **Golf Putting Green:** One (1) nine-hole
4. **Fitness Center:** Complete fitness center with bathrooms, showers, lockers, sauna and spa
5. **Exterior Picnic Area:** Covered picnic area and three (3) built in BBQ’s
6. **Lunch Lounge:** Employee lunch lounge and game room

LOCATION HIGHLIGHTS

The Property is located between Highway 237 and 101, close to Lawrence Expressway. Companies located in Sunnyvale and Santa Clara include Nvidia, Apple, Google, Applied Materials, Advanced Micro Devices, Intel, Johnson & Johnson MedTech, Tesla, Intuitive Surgical, Palo Alto Networks, Thermo Fisher Scientific, Fortinet, Mercedes Benz, ServiceNow, Arista Networks, Dell Technologies and many others.



DO NOT DISTURB TENANT

For additional information please contact:

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