



275 MATHILDA



WORK INSPIRED. LIVE CONNECTED.

CBRE

 **CUSHMAN &
WAKEFIELD**

 **IRVINE COMPANY**



HIGHLIGHTS

- » Unique, single-building campus with HQ opportunity in the heart of Sunnyvale
- » Four-story, ±135K SF building with flexible floor plates, customizable to meet your workplace needs
- » Walking distance to Sunnyvale Caltrain station and immediate freeway ingress/egress for a seamless Bay Area commuting experience that delivers top talent directly to your doorstep
- » Connected to Downtown Sunnyvale and Cityline with abundant local amenities

DETAILS

Centrally positioned along Mathilda Ave and Central Expressway, 275 Mathilda allows your campus an elevated brand identity

PROJECT SIZE:

- » 4-story, modern building design offering ±135K SF

BUILDING SPECS:

- » First floor: ± 34,000 SF
- » Typical floor size: ± 38,000 SF
- » Rooftop patios: 2; ± 4,750 SF per patio
- » First floor ceiling height: 16'
- » Floors 2 - 4 ceiling height: 14' 3"

PROPERTY AMENITIES:

- » Expansive outdoor area with terraced patios, event lawns and public art installation
- » Two rooftop patios activate the top level extending the workspace with seamless indoor/outdoor connectivity
- » Bike lockers and bike rack storage

SUSTAINABILITY:

- » Targeting LEED Gold certification
- » EV charging stations

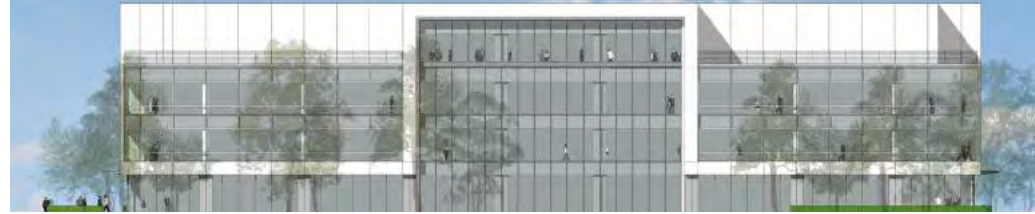
PARKING:

- » Parking Ratio 3.3:1000
- » 4.5-story parking garage

ELECTRICAL/MECHANICAL:

- » 3000 A @ 277 V/480 V
- » 300 ton VRV/VRF system

NORTH ELEVATION



SOUTH ELEVATION



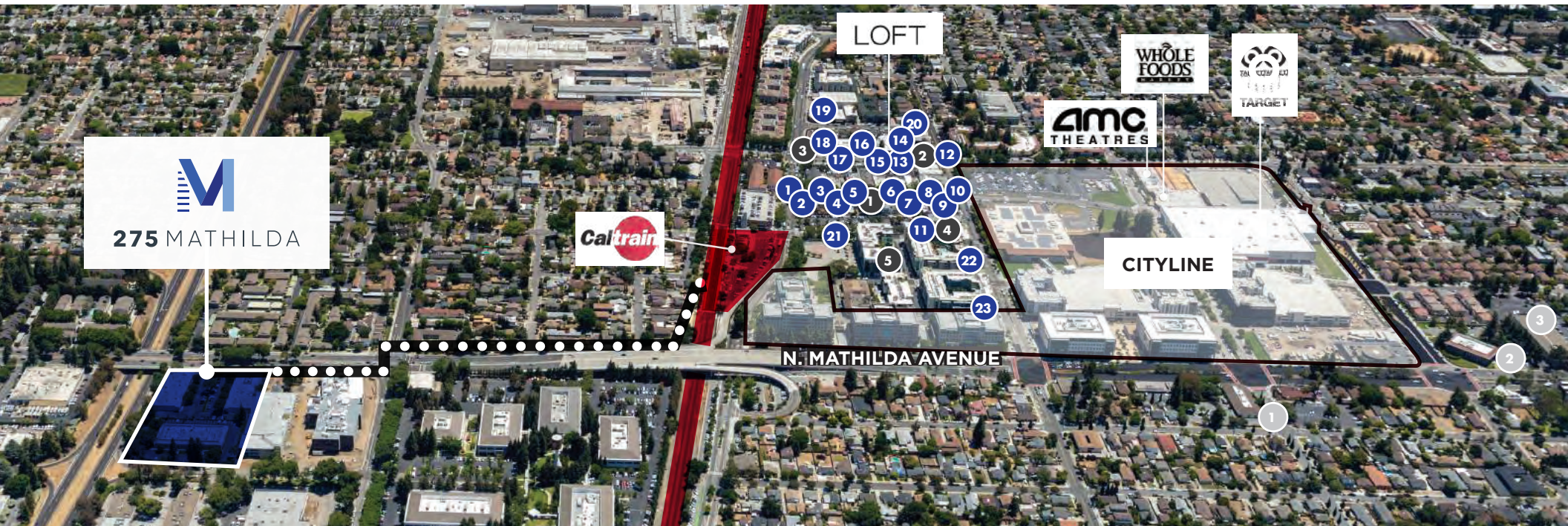
EAST ELEVATION



WEST ELEVATION



AMENITIES



DINING

1. Thai Basil
2. Off the Rails Brewing Co.
3. Murphy's Law
4. River Rock Taproom
5. Metro City
6. Fashion Wok
7. Ramen Seas
8. Tao Tao
9. Lily Mac's
10. Rokko Fine Japanese Cuisine, Bambu Desserts & Drinks, Inchin's Bamboo Garden
11. Dishdash
12. Siam Taste Thai Cuisine
13. House of Kabobs
14. Fibber MaGees
15. Pure Lounge & Restaurant
16. Paul & Harvey's
17. Rak Bistro
18. Sizzling Pot King
19. King Wah Chinese
20. Vitality Bowls. The Don's Deli, Sajj
21. Norn Burger, TAP'T Beer & Kitchen The Prolific Oven. City Place Wine Bar
22. Kabul Afghan Cuisine, Pho Ever

COFFEE

1. K Tea Cafe
2. Bean Scene
3. Coffee & More
4. Starbucks
5. Philz Coffee

BANKING

1. Wells Fargo
2. Chase Bank
3. Bank of America

NEIGHBORHOOD



- hp
- Amazon
- Microsoft
- Apple
- LinkedIn
- Apple
- SAP Ariba
- Avantec
- Mercedes-Benz
- 23andme
- Walmart
- Twitter
- Target
- CrowdStrike
- RedHat
- Nokia
- Apple
- Google
- Juniper
- Yahoo
- Google
- NetApp
- Google
- Nokia
- LinkedIn
- Apple
- Apple
- Apple
- Apple
- Caltrain
- CITYLINE

TRANSPORTATION



M
275 MATHILDA

CENTRAL EXPRESSWAY

Caltrain

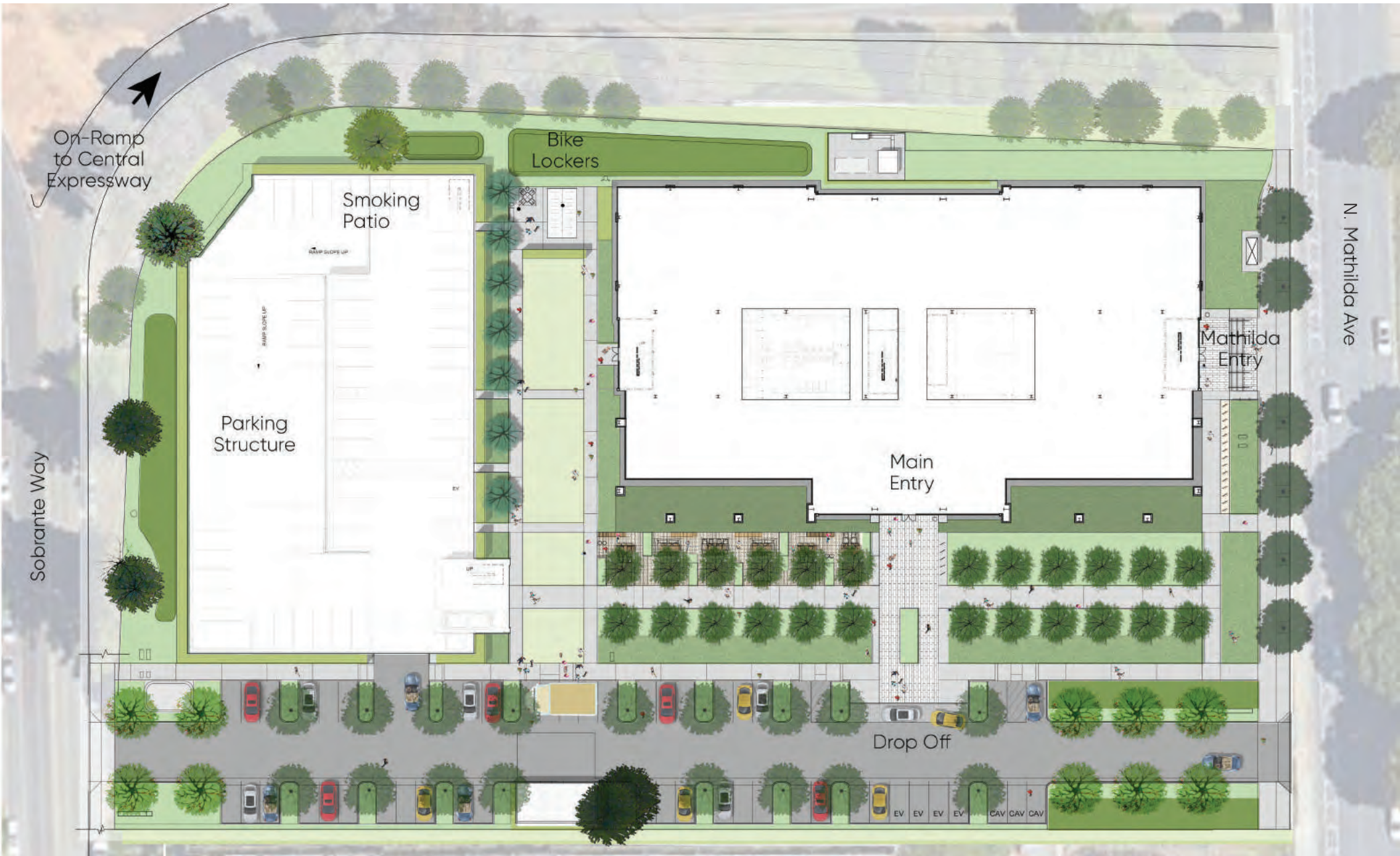
CITYLINE

N. MATHILDA AVENUE

5 MINUTE WALK TO CALTRAIN STATION
3 MINUTE BIKE RIDE TO CALTRAIN
60 MINUTES FROM SF TO SUNNYVALE CALTRAIN STATION
40 MILES TO SAN FRANCISCO

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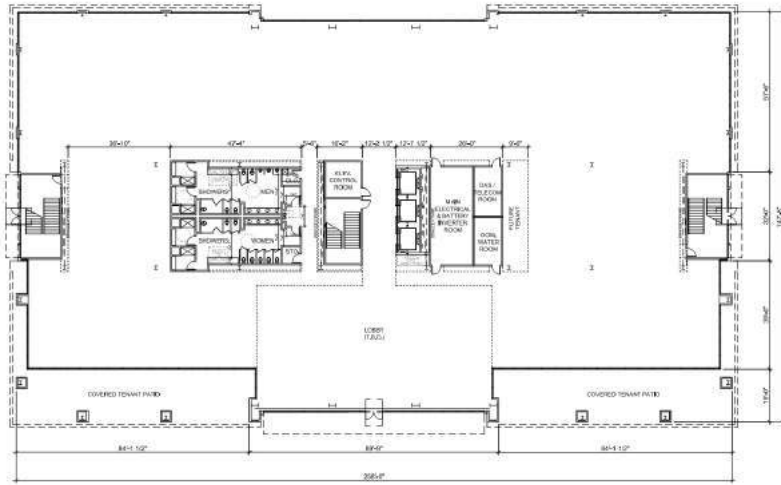
SITE PLAN



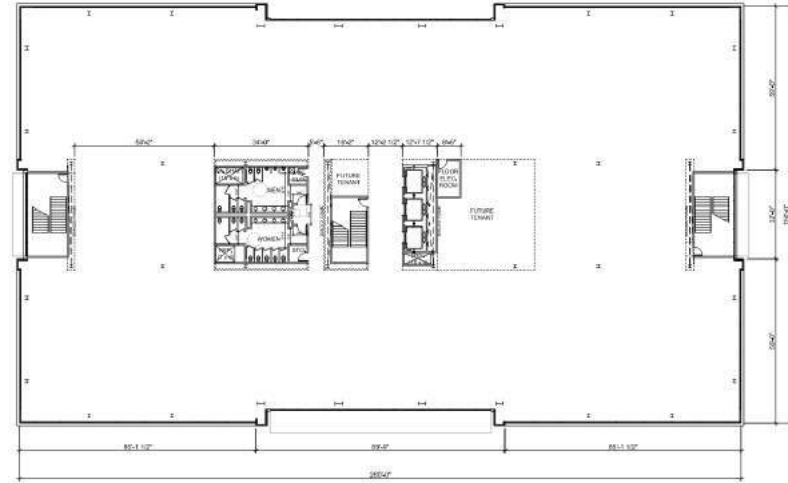
FLOOR PLANS

Outdoor gathering spaces, rooftop patios and open, flexible floor plans mean boundless opportunities to envision a space that maximizes team connectivity, productivity and efficiency, or company brand and culture.

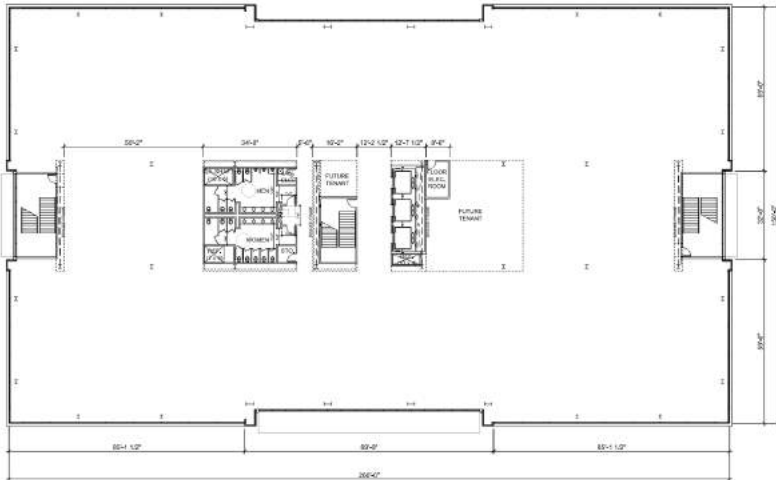
GROUND LEVEL ±34,000 SF



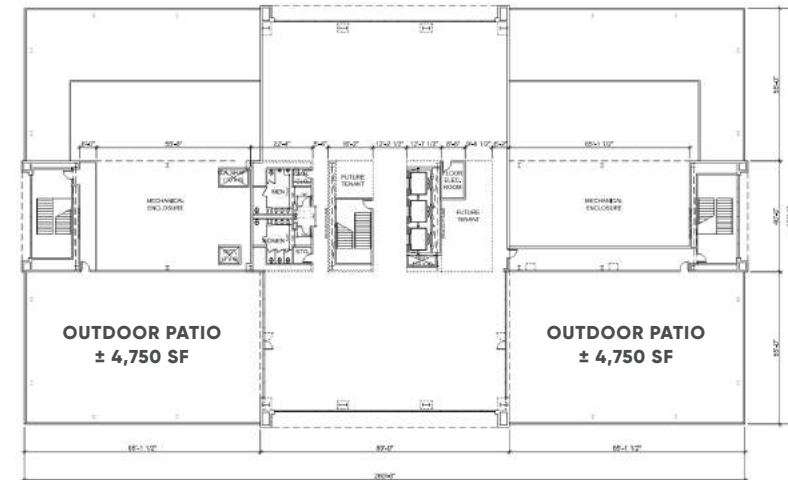
SECOND LEVEL ±38,000 SF



THIRD LEVEL ±38,000 SF



FOURTH LEVEL ±25,000 SF




IMAGINE DYNAMIC INDOOR/OUTDOOR SPACES



Imagine the possibilities for customization and flexibility when you have your own building. Providing seamless indoor-outdoor connectivity, rooftop patios can refresh and energize your workforce to keep their momentum and creativity going.

DO MORE WITH YOUR SPACE



This unique, modern, single-building campus is designed for ambitious businesses seeking to elevate the workplace and differentiate their brand and culture.

FOUR-STORY MODERN GLASS BUILDING



SEAMLESS BAY AREA COMMUTER LIFESTYLE



CONVENIENTLY ACCESS YOUR OWN PRIVATE PARKING STRUCTURE



EASY ACCESS TO AND FROM CENTRAL EXPRESSWAY





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