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NORTH MATHILDA
SUNNYVALE



**±154,987 SF FOR SUBLEASE IN DOWNTOWN SUNNYVALE
DIVISIBLE FROM ±17,000 SF UP TO FULL BUILDING
FLEXIBLE SUBLEASE TERM**





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highlights

- ±154,987 RSF (large expansive floor plates)
- Walking Distance to Caltrain and Downtown Amenities
- New Fully Built-Out Interiors
- Plug & Play
- Main and Redundant Fiber Lines into Property
- LEED Platinum:
 - Energy Efficient including 40kW PV System on Roof and High Efficiency VRV HVAC System
 - Enhanced Air Filtration (MERV 13 Filters, Ionization in Main Units)
- Flexible Sublease Term LED: July 31, 2031

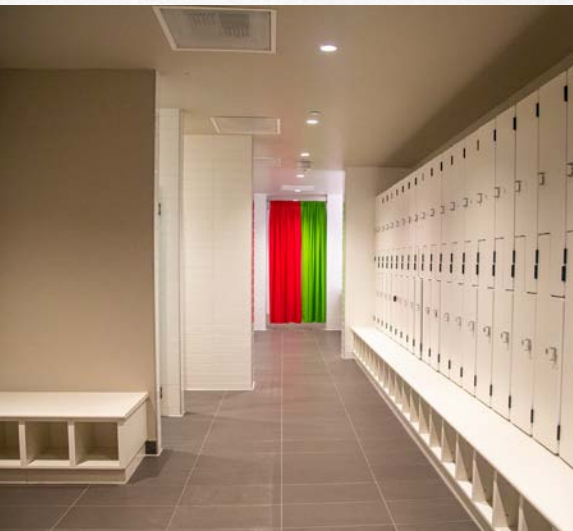
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onsite amenities

Numerous On-Site Amenities, Including:

- Cafeteria/Full Prep Kitchen
- Fitness Gym/Showers
- Children's Playroom
- 20,000 SF Courtyard
- Dog Run

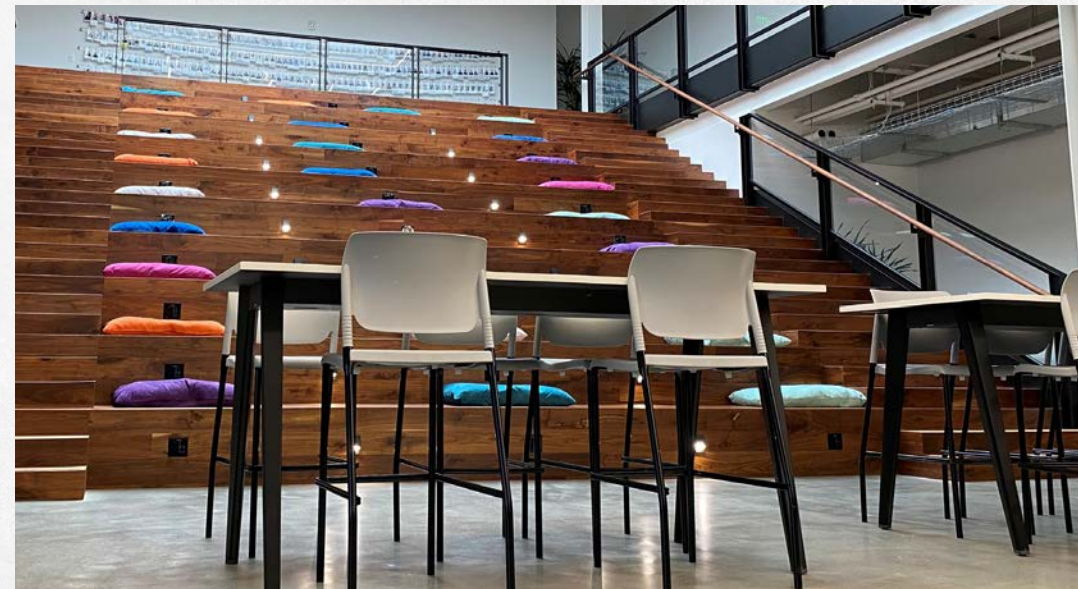




meeting spaces

92 Meeting Rooms (693 total seat count), including the following:

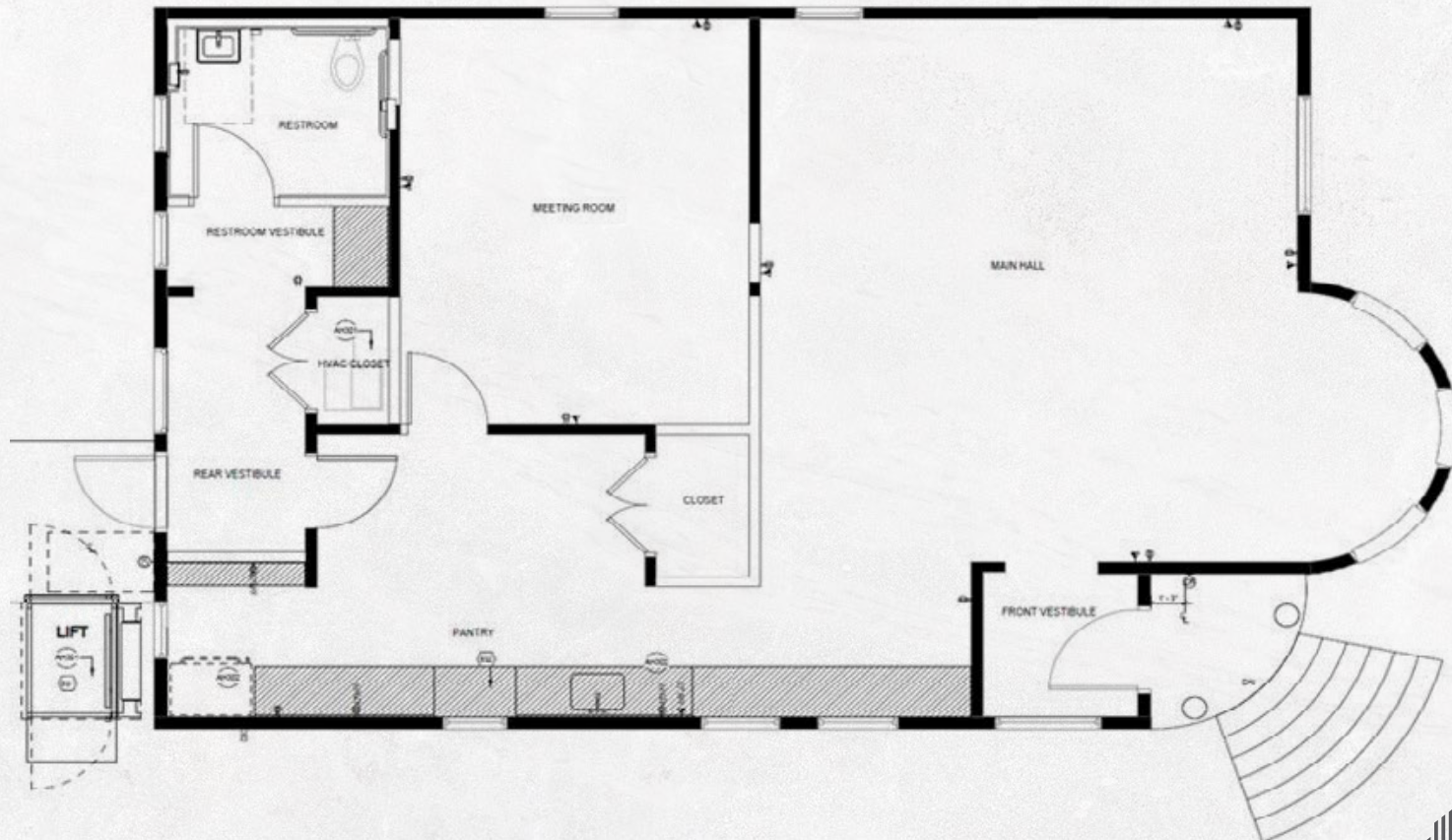
MEETING SPACE	SEAT COUNT
All Hands (Cafeteria)	365
Stadium	100
Board Room	48
Large Training Room	46
Small Training Room	14





farmhouse

- 1,300 SF of Separate Meeting Space
- Seating Capacity: 20
- Completely Renovated
- Listed on the CA Register of Historical Places; Eligible for the National Register



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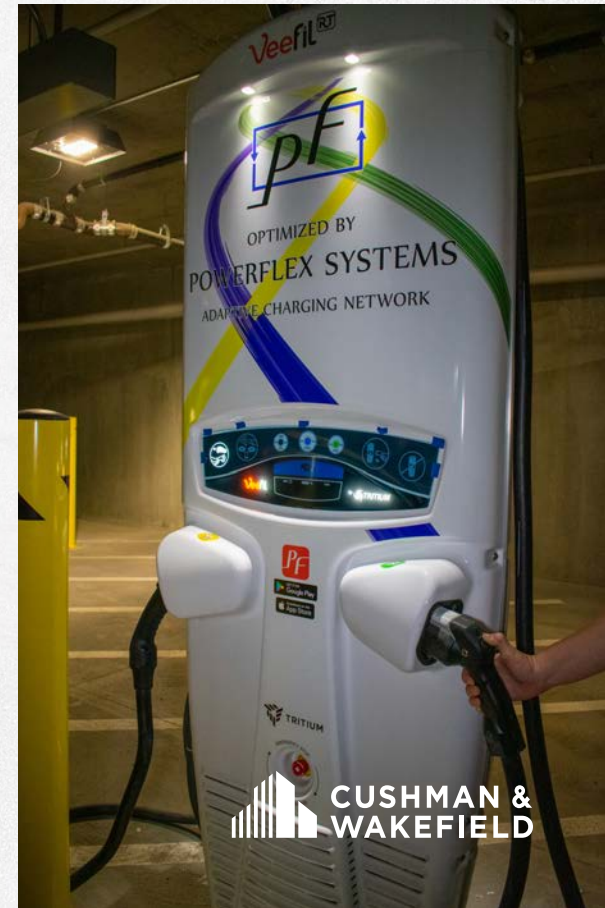
location

1. Caltrain Sunnyvale Station
2. Loft House Apartments
3. Philz Coffee
4. Firehouse Grill & Brewery
5. Tao Tao
6. Dishdash
7. Aloft Sunnyvale
8. Orangetheory Fitness
9. Starbucks
10. Solstice Apartment Houses
11. Flywheel Sports
12. New For Rent Apartments
13. Macy's
14. Target
15. Whole Foods
16. Movie Theatre



transportation

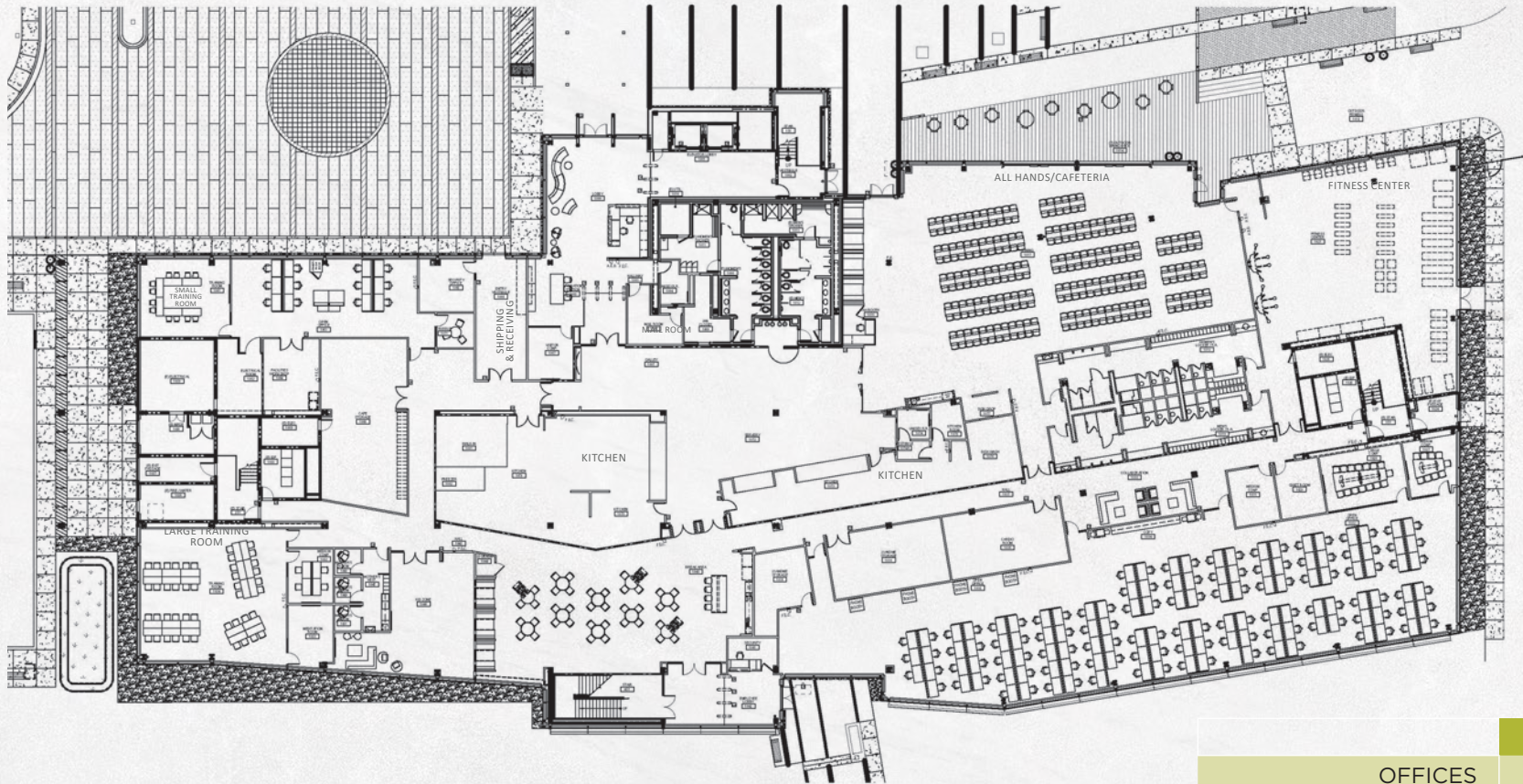
- Walking distance to Caltrain; Commuter Shuttle & Carpooling Service
- Parking Garage:
 - 478 Spaces (102 EV Charging Stations; 1 DC Fast Charger)
- Bicycle Parking:
 - 52 Spaces (40 are in Locked Storage Area)
 - Bike Maintenance Room



1st Floor

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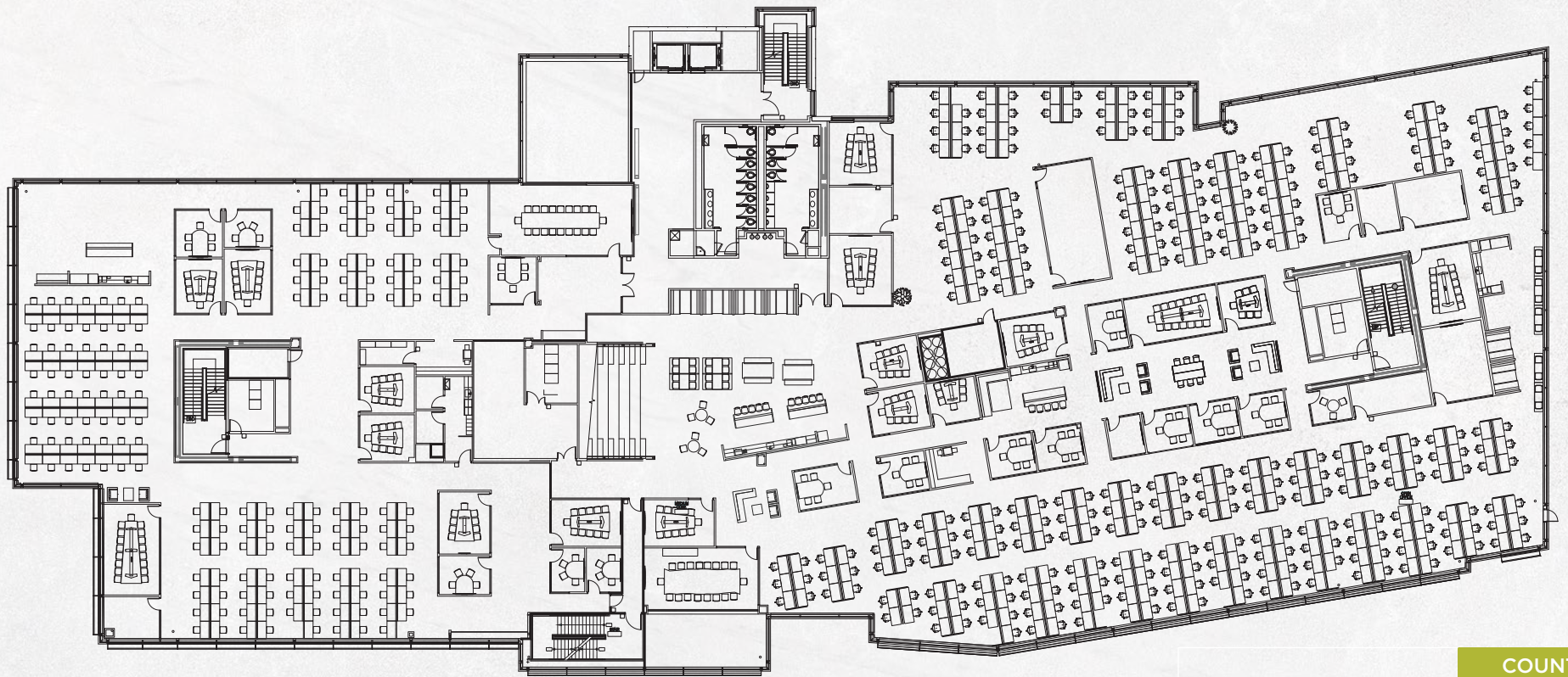


	COUNT
OFFICES	4
WORKSTATIONS	134
CONFERENCE ROOMS	4
HUDDLE ROOMS	2
IDF	2

2nd Floor

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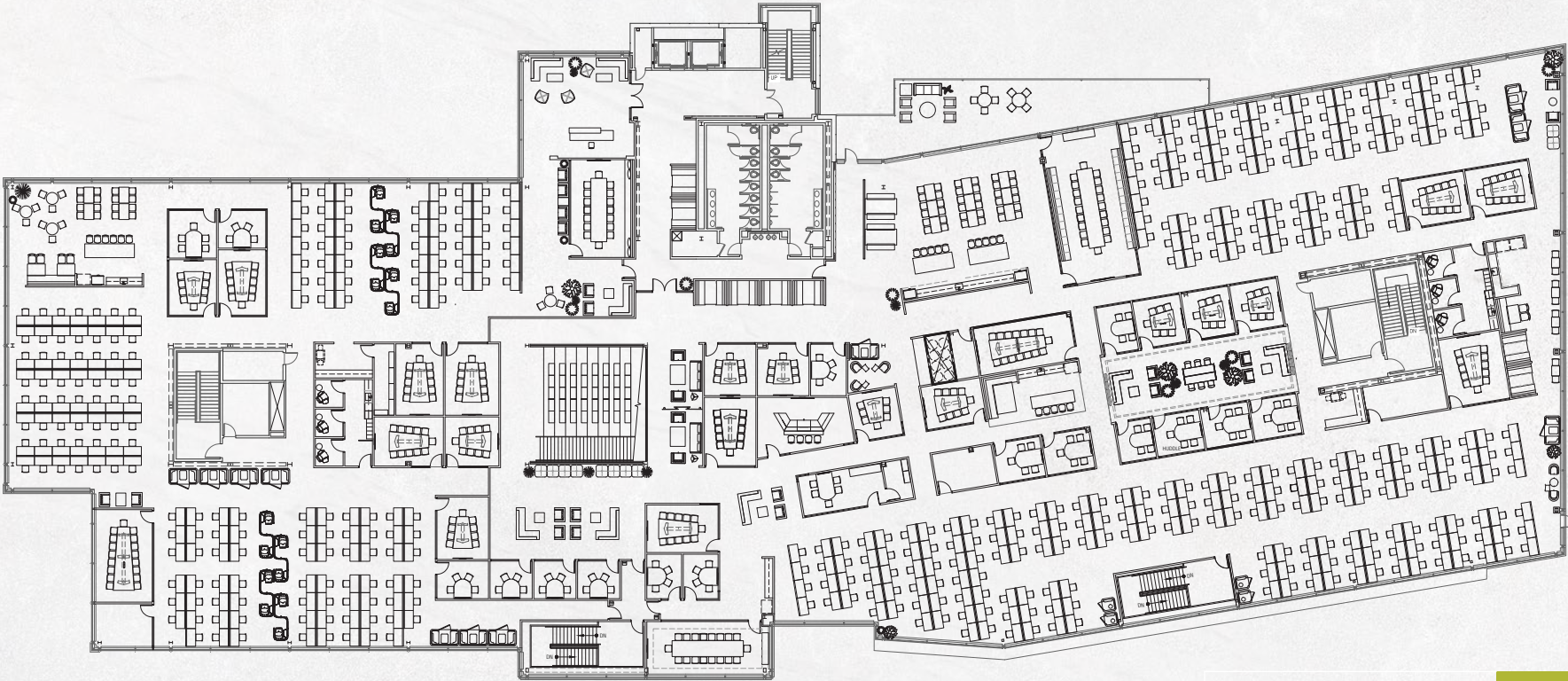
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	COUNT
OFFICES	6
WORKSTATIONS	500
CONFERENCE ROOMS	17
HUDDLE ROOMS	18
IDF	2

3rd Floor

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	COUNT
OFFICES	8
WORKSTATIONS	447
CONFERENCE ROOMS	20
HUDDLE ROOMS	16
IDF	2

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