

970 Stewart Drive

SUNNYVALE, CA

±53,600 SF R&D & OFFICE CAMPUS SPACE AVAILABLE FOR LEASE

Highly amenitized, newly renovated with core and shell work complete





Property Highlights

1 Private Campus Setting

±53,600 SF stand-alone, single story building
±3.98-acre independent parcel
3.3/1,000 parking ratio with EV charging stations as requested

2 Robust Infrastructure

Renovated core and shell ready for tenant buildout
Open floor plate flexible for most layout
1,600A 277/480V with additional capacity as requested
14' x 12' clear glass grade level loading door

3 Thoughtful details for Wellbeing

Expansive 17' ceiling height with skylights throughout
Fitness center, shower, yoga room, multiple outdoor amenity area
Fresh air easily available through 4 glass rollup doors

NINE 70

is a premium R&D office campus conveniently located in Sunnyvale, an attractive submarket in Silicon Valley.

The Property offers a standalone and secure campus-style environment with robust infrastructure to accommodate a wide range of R&D and office uses.

Award-winning architectural firm, Ware Malcomb, thoughtfully designed every detail with employees' productivity and wellbeing in mind.



970

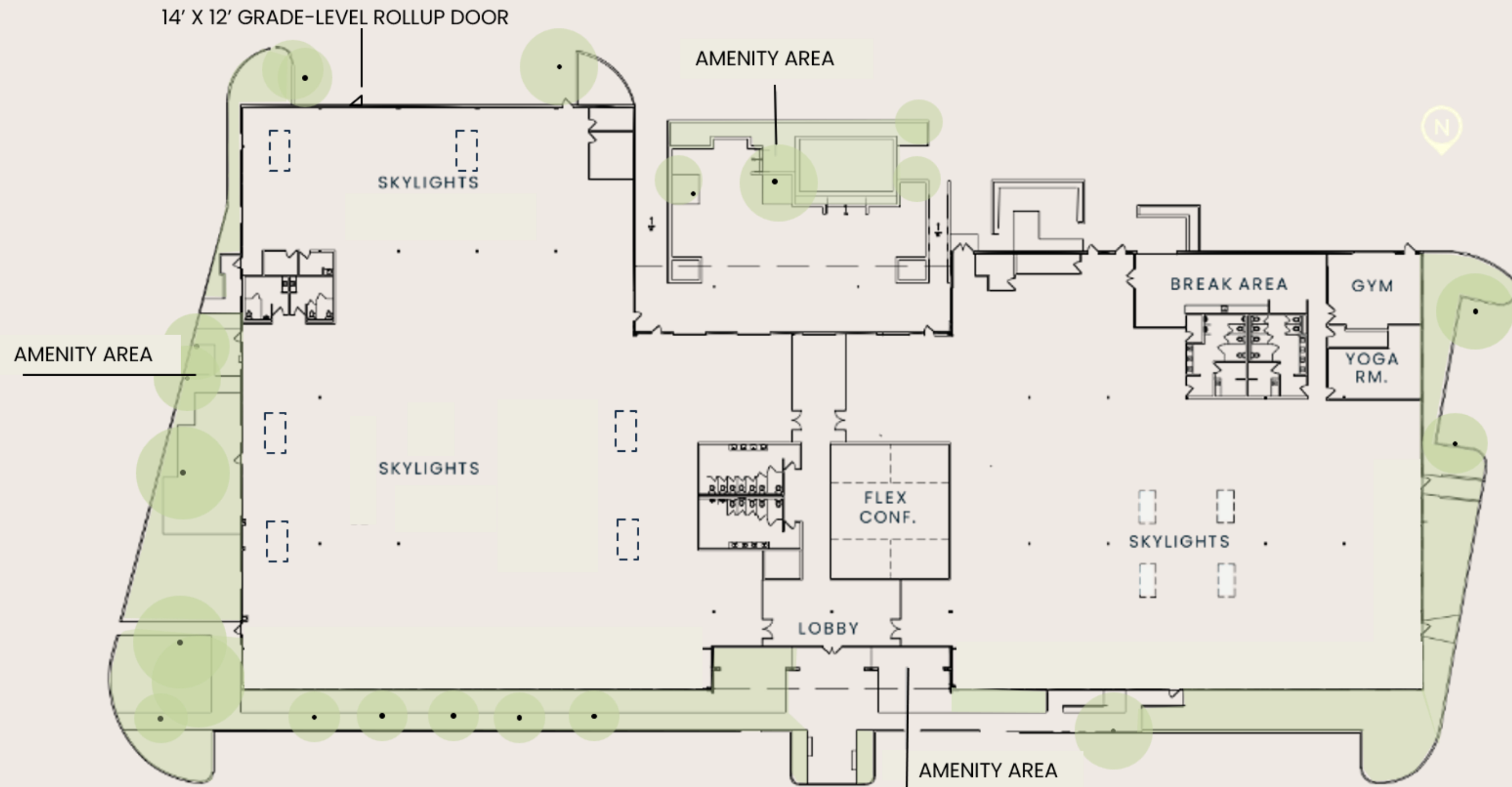
Elevate Your Innovation in Complete Privacy

970 Stewart stands out with its unique flag-shaped lot, providing a perfect blend of **innovation and privacy**. Shielded from urban hustle, it offers an ideal environment for focused research and development.

The layout ensures seclusion, fostering an exclusive atmosphere for cutting-edge technological pursuits. Equipped with top-notch facilities, 970 Stewart is the practical choice for tenants seeking a balanced workspace in the dynamic field of research and technology.



Existing Open Floor Plan



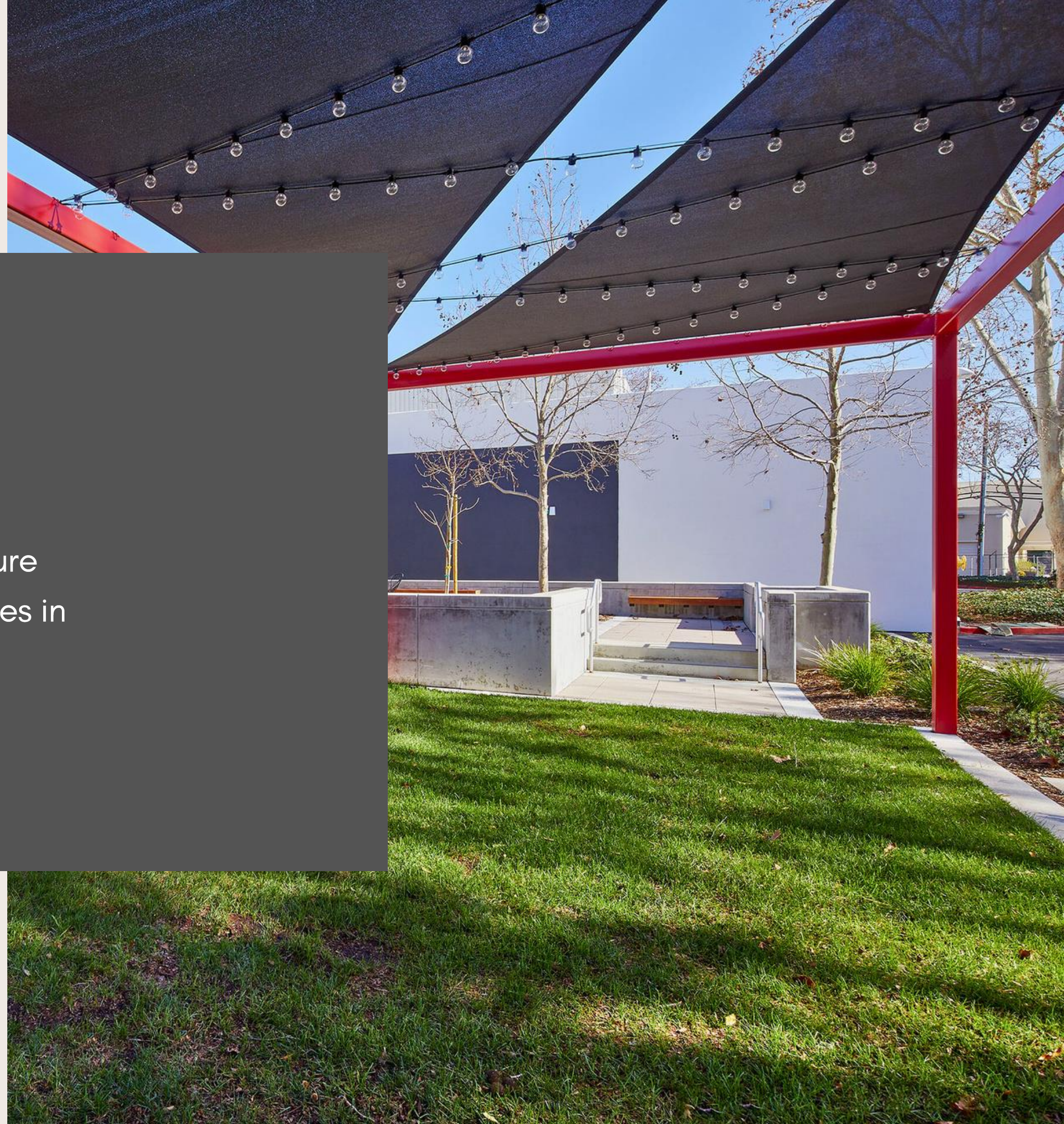
Tailored for Efficient Build-Outs and Workplace Transition

970 Stewart offers a **flexible floor plate**, designed for dynamic businesses looking to adapt effortlessly. The space encourages collaboration while boasting ample **skylight features**, enhancing natural light and creating an inspiring work environment. Elevate your in-person office policy with a versatile workspace at 970 Stewart.



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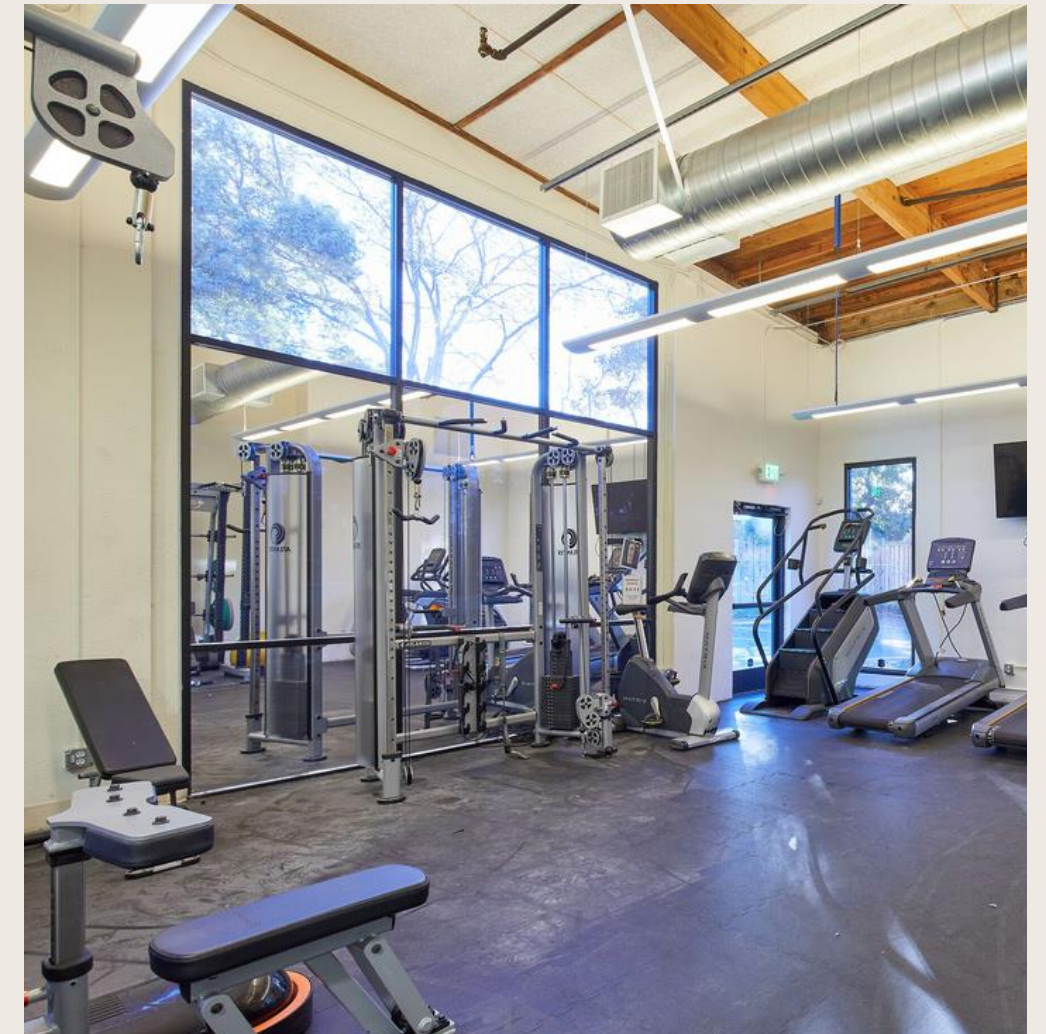
is designed with the productivity of future tenants and the well-being of employees in mind



Functional design to support wide range of R&D and lab uses



Thoughtful details for promoting employee engagement and wellness



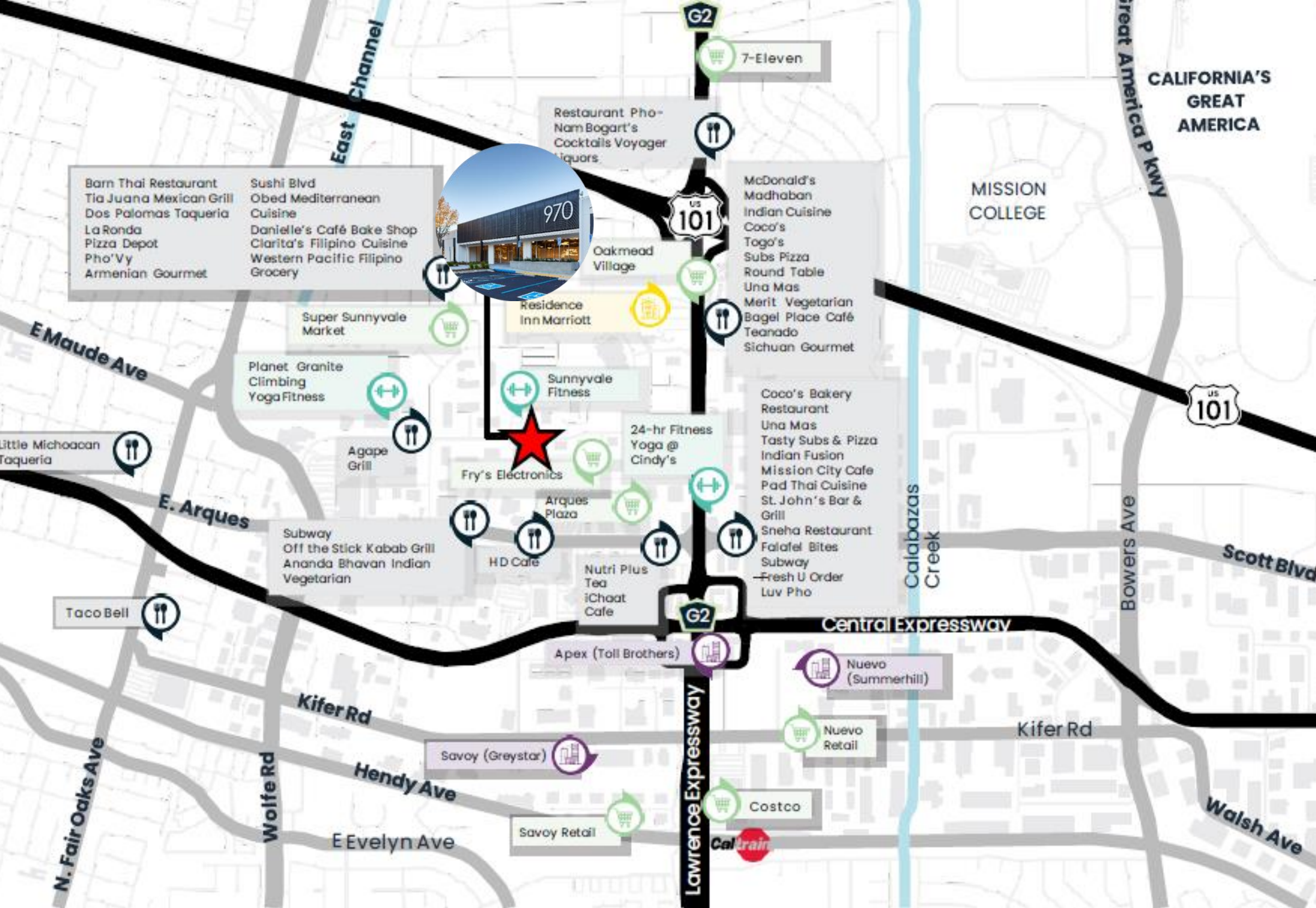
1 tech-bar working space to recharge your ideas






3 outdoor terraces easily accessible from all areas of the building

Effortless Access just 5 Minutes from Highways 101 and 237



Strategically situated, 970 Stewart is not only an ideal workspace but also offers convenient accessibility. Located in close proximity to major highways 101 and 237, this property ensures seamless connectivity for your team. Embrace efficiency and connectivity at 970 Stewart, where a practical workspace meets convenient access to key transportation routes.



-  Restaurants
-  Retail
-  Fitness
-  Hotels
-  New Residential Projects

Montana Avenue Capital Partners

has successfully renovated and delivered over 3.2 million square feet of similar, high quality space over the last decade.



2040 Mariposa

89,000 SF Creative Office Campus

621 Hawaii

47,600 SF R&D Campus

5005 McConnell

56,000 SF Life Science Campus

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