



±53,600 SF STAND-ALONE SINGLE-STORY BUILDING
R&D / LIFE SCIENCE CAMPUS

NINE SEVENTY

970 STEWART DRIVE, SUNNYVALE, CA 94085



MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

- ◆ ±53,600 SF stand-alone, single-story building
- ◆ Completely renovated core and shell with experienced landlord ready for R&D build out
- ◆ Private outdoor space with large roll-up doors
- ◆ Approx. 16' - 17' ceiling height
- ◆ On-site gym and showers
- ◆ 3 renovated restroom cores
- ◆ ±3.3/1,000 parking ratio with EV charging stations
- ◆ Ability to add dedicated shipping/receiving areas
- ◆ 1,600 amps at 277/480 volts switchgear with additional capacity as requested
- ◆ ±3.98-acre independent parcel





ACTIVATED OUTDOORS

Multiple curated outdoor terraces at NINE SEVENTY will feature:



Wifi support for seamless connectivity



Tech bars for refreshing work environment



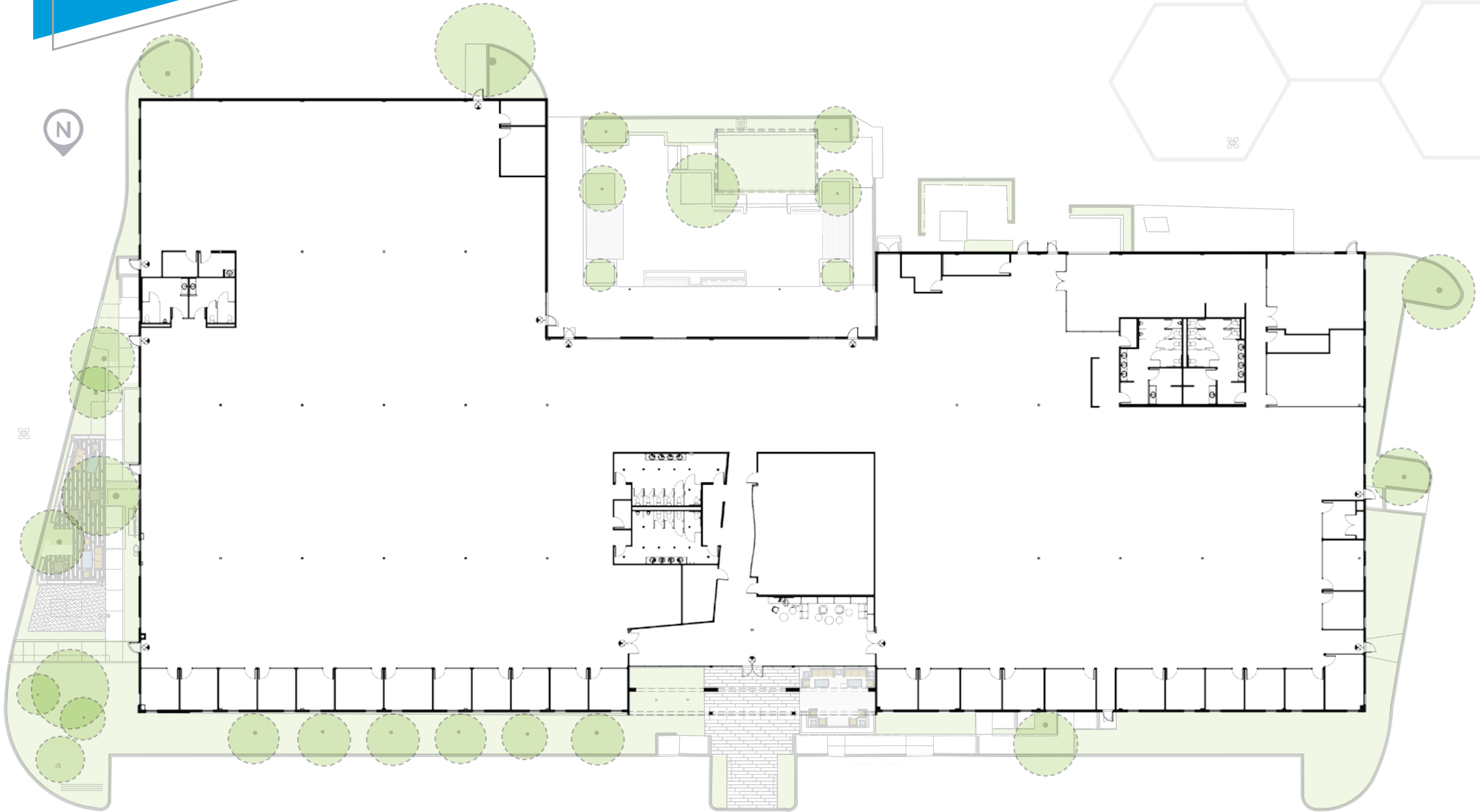
Large roll-up glass doors for flexible indoor-outdoor use



Green space for wellness and social events



EXISTING FLOOR PLAN

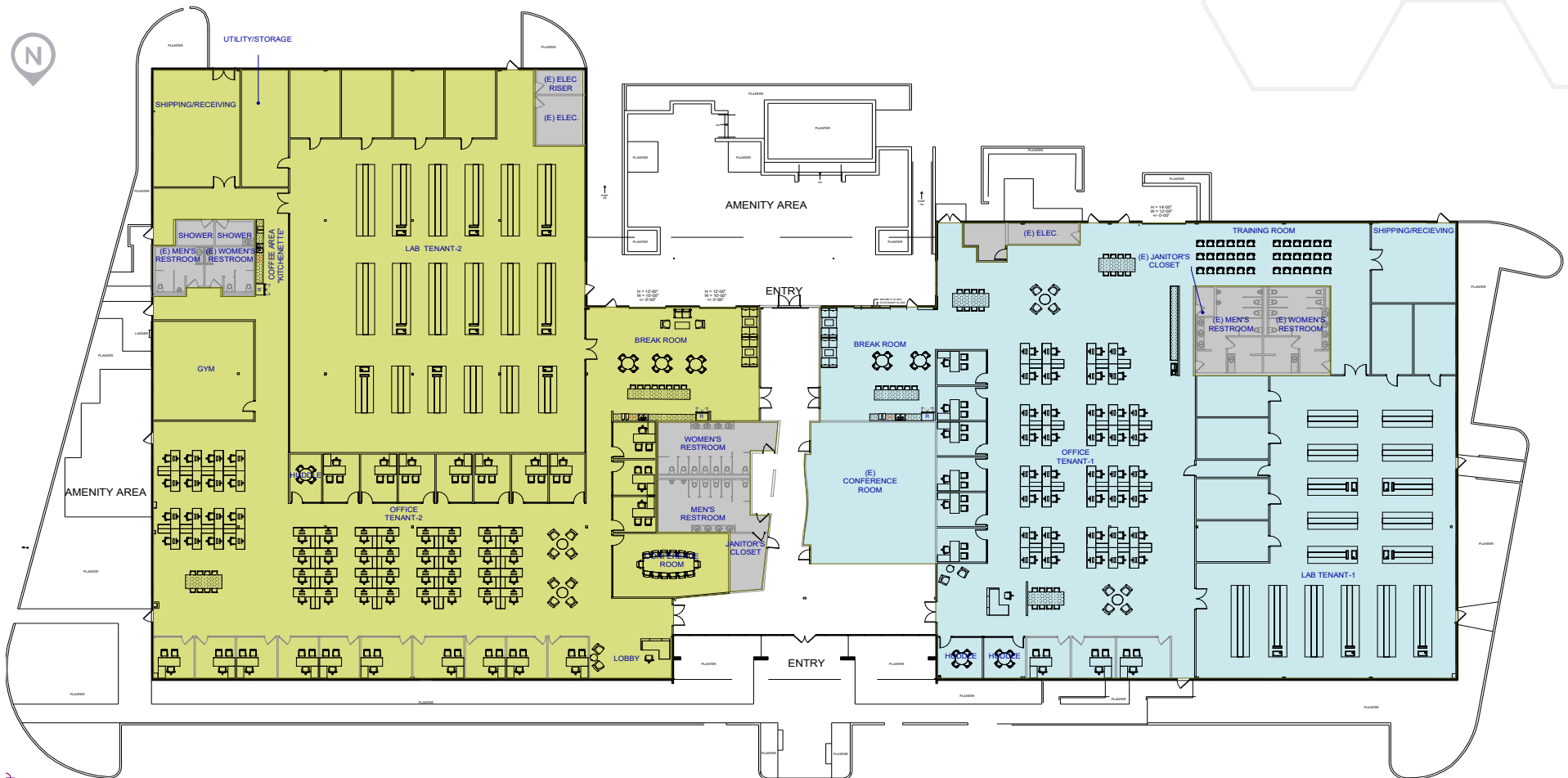


HYPOTHETICAL LAB FLOOR PLAN

OPTION 1: TWO-TENANT FLOOR PLAN

LAB TENANT 1 - ±24,780 SF

LAB TENANT 2 - ±28,820 SF



HYPOTHETICAL LAB FLOOR PLAN

OPTION 2: THREE-TENANT FLOOR PLAN

LAB TENANT 1 - ±24,780 SF

LAB TENANT 2 - ±13,180 SF

LAB TENANT 3 - ±15,640 SF



**COMMUNAL
LOUNGE
AREA**



ACCOMODATING
CEILING
HEIGHT





**COLLABORATIVE
WORK SPACE**

EXPERIENCED
LANDLORD

Experienced life science landlord with over 500,000 SF of life science leases/buildouts across California and Boston over the last 3 years

sanofi

**Binding
Site** 
THE
BINDING
SITE

ACON


PRECIGEN

stryker

 **Source
BioScience**

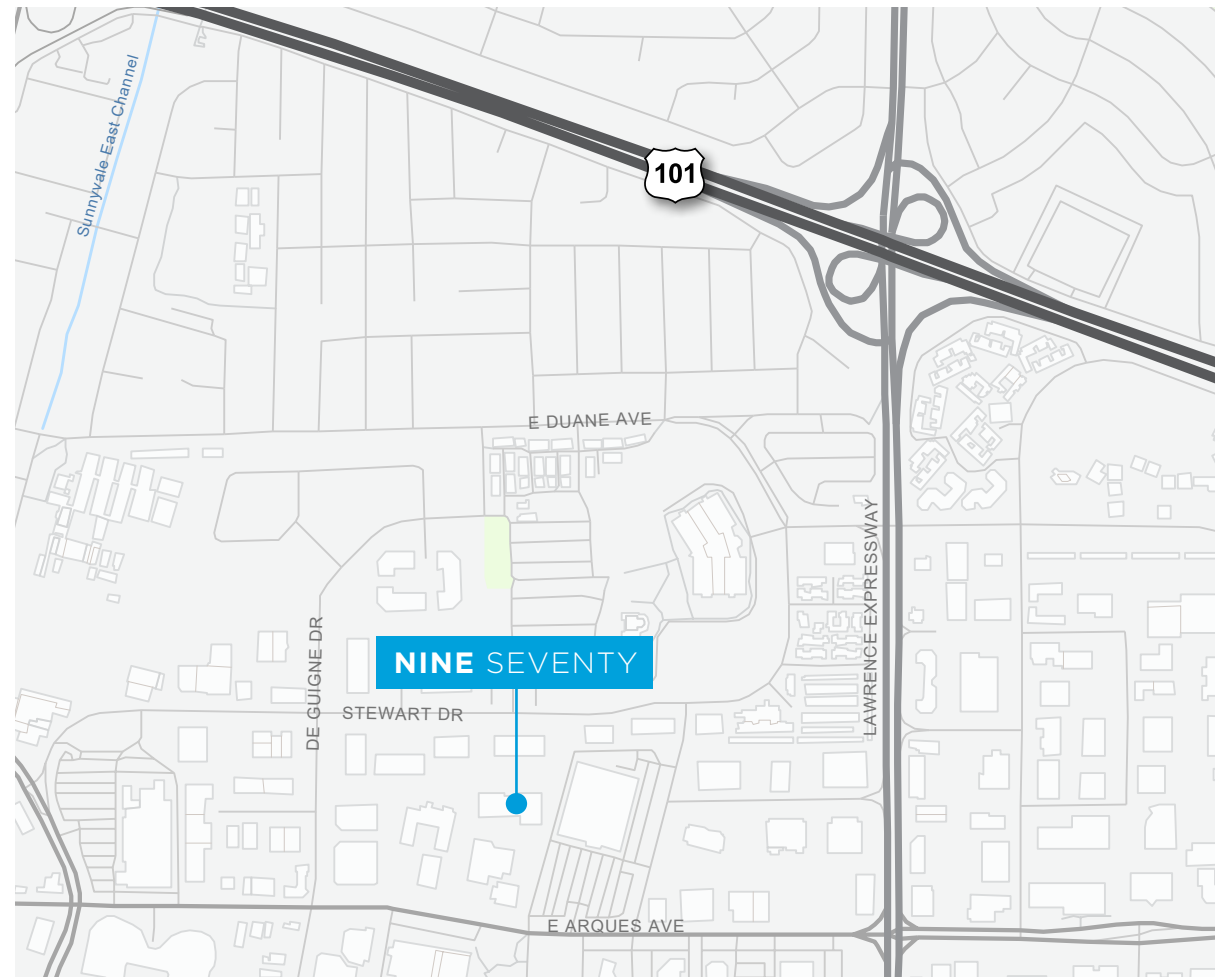
Vitrolife 


ARMATA

Curology

LOCATION HIGHLIGHTS

- Convenient access to downtown Sunnyvale amenities
- Immediate access to Highway 101, Central and Lawrence Expressway
- Caltrain stops within 2 miles
- Walkable to an abundance of vibrant amenities, including City Sport Club, Planet Granite Climbing Gym, Marriott Residence Inn and multiple restaurants



NEARBY AMENITIES

101

Oasis **Sushi Blvd** Speedy
Western Pacific **BARN THAI** Obed
Filipino Grocery **Clarita's Filipino Cuisine**
TAJ Mahal Fresh Market **Pho Vy La Ronda**

Bagel Place **TOGO'S**
Cafe **TRUE 2 SANDWICH**
UNAMAS! **McDonald's**
Kodi Kura **Chitti Gaare**

NINE SEVENTY

Combet Bento
TAQUERIA EL POLLO
Sunnywich Cafe

PLANET GRANITE
CLIMBING • YOGA • FITNESS

LOWE'S

CITY SPORTS CLUB

Residence INN
BY HARRIOTT

FITNESS Myzen Ramen **FRESH U ORDER**
LAVI PHO **Falafel Bite** **Paathai** **Tamara**
Tasty **happy lemon** **St. John's**

Lucky **KFC**
Joy Wok **Starbucks** **Pizza Hut**
Bagel Street Café **MARTY'S DONUTS**

Topex Taqueria

Ananda Bhavan
Authentic South Indian Vegetarian Restaurant

SUBWAY
JIN JIN GOURMET
LE THE OSTICK
Inspired by nutrition

COSTCO WHOLESALE Sweet Tomatoes
SALADS • SOUPS • BAKERY

THE HOME DEPOT

TACO BELL

Sunnyvale Saratoga Rd

82

Old San Francisco Rd

S Fair Oaks Ave

N Fair Oaks Ave

E Maude Ave

N Wolfe Rd

E Evelyn Ave

Reed Ave

S Wolfe Rd

Monroe St

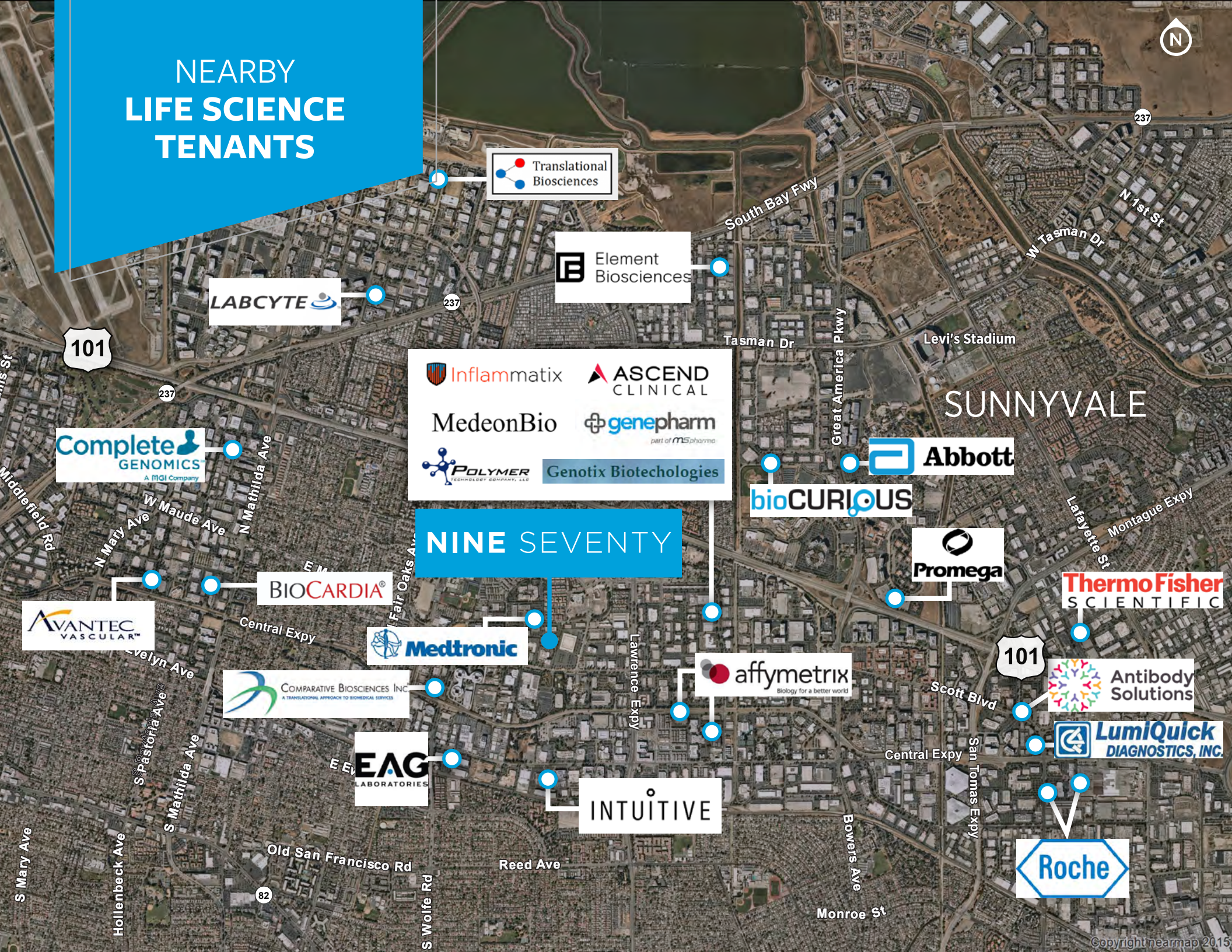
Bowers Ave

Great America Pkwy

101



NEARBY LIFE SCIENCE TENANTS



Translational Biosciences

Element Biosciences

LABCYTE

Inflammatix ASCEND CLINICAL
MedeonBio genepharma part of mspharma
POLYMER TECHNOLOGY COMPANY, LLC Genetix Biotechnologies

NINE SEVENTY

bioCURI0US Abbott

Promega

ThermoFisher SCIENTIFIC

AVANTEC VASCULAR™

BIOCARDIA®

Medtronic

affymetrix
Biology for a better world

Antibody Solutions

COMPARATIVE BIOSCIENCES INC.
A TRANSLATIONAL APPROACH TO BIOMEDICAL SERVICES

LumiQuick DIAGNOSTICS, INC.

EAG LABORATORIES

INTUITIVE

Roche

TRANSPORTATION MAP

Caltrain Shuttle stops in front of 970 Stewart Dr

9 minute bike ride from Lawrence Station to **NINE SEVENTY**

12 minute bike ride from Sunnyvale Station to **NINE SEVENTY**

12 minutes to Lawrence Caltrain Station via the Duane Avenue Shuttle

18 minutes to Mountain View Caltrain via the Duane Avenue Shuttle



MOUNTAIN VIEW STATION



237

101

NINE SEVENTY

85

SUNNYVALE STATION



LAWRENCE STATION



— CALTRAIN — CALTRAIN SHUTTLE



Kalil Jenab

Vice Chairman

+1 408 200 8800

kalil.jenab@cushwake.com

LIC # 848988

Steven Jenab

Associate

+1 650 320 0211

steven.jenab@cushwake.com

LIC # 20850725

Owned and managed by:



MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-04.7.2022

