

AVAILABLE FOR LEASE



NINE SEVENTY

970 STEWART DRIVE // SUNNYVALE, CA

±53,600 SF Stand-Alone Single-Story Building
Fully Remodeled Creative Office / Life Science / R&D Campus



MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management

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



Open air amenity space

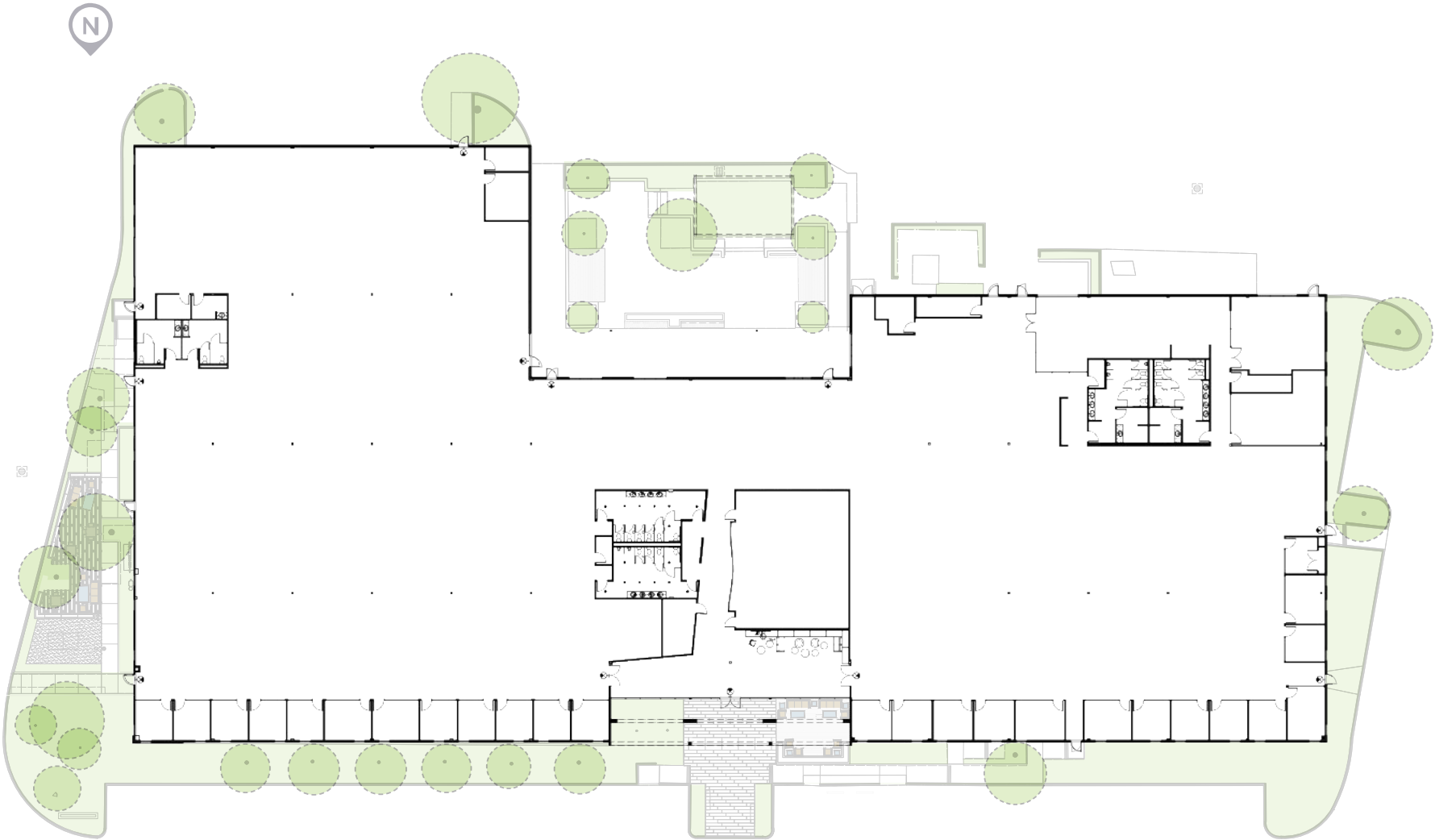
ACTIVATED OUTDOORS

Multiple curated outdoor terraces at NINE SEVENTY will feature:

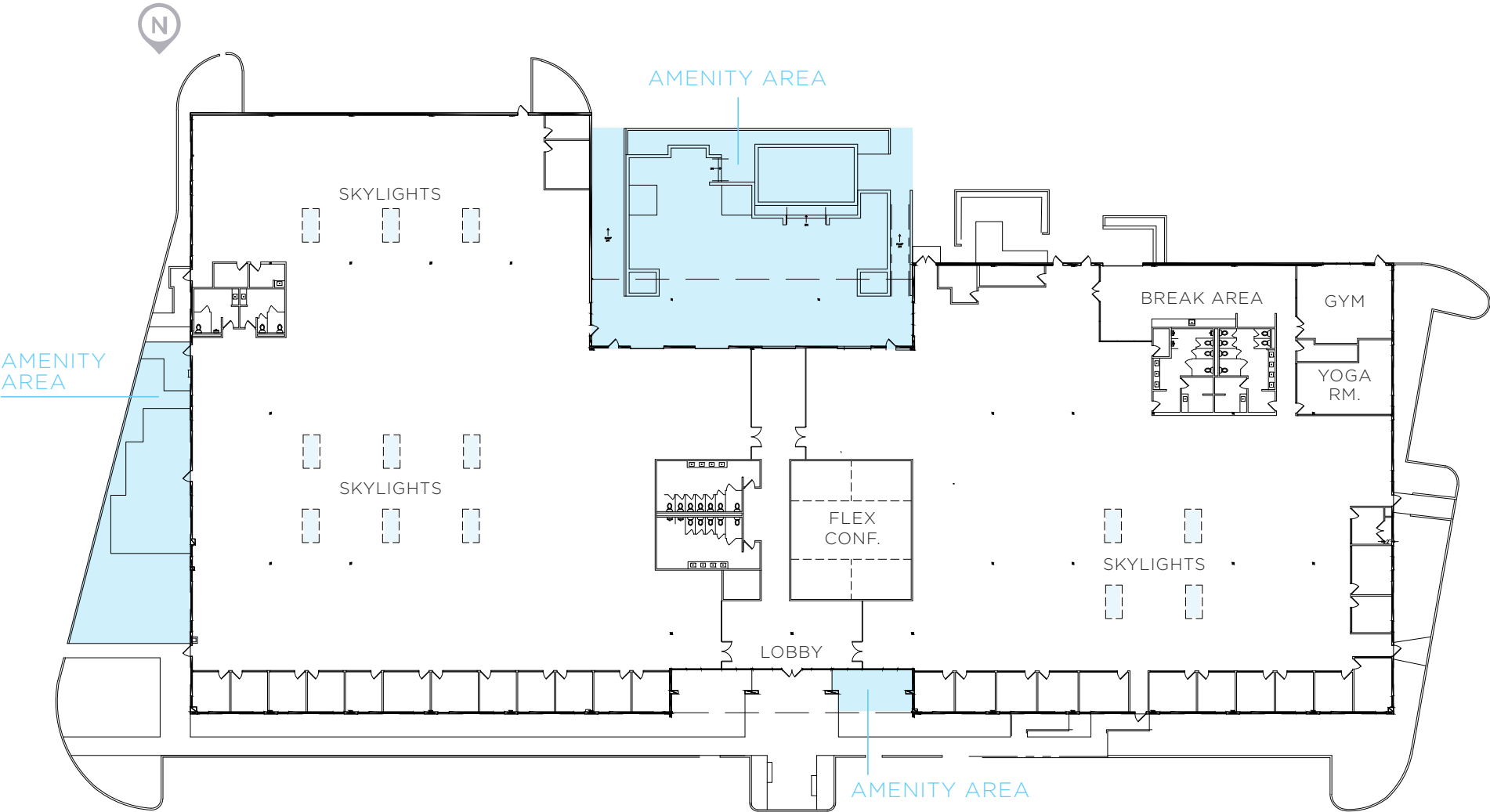
- Wifi support for seamless connectivity
- Tech bars for refreshing work environment
- Large roll-up glass doors for flexible indoor-outdoor use
- Green space for wellness and social events



EXISTING FLOOR PLAN: ± 53,600 SF

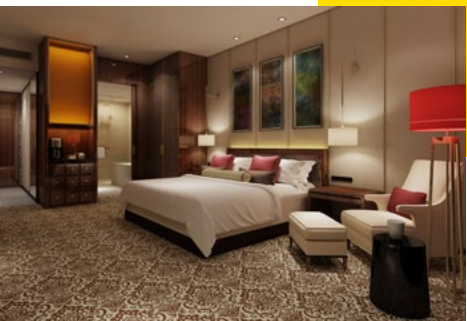
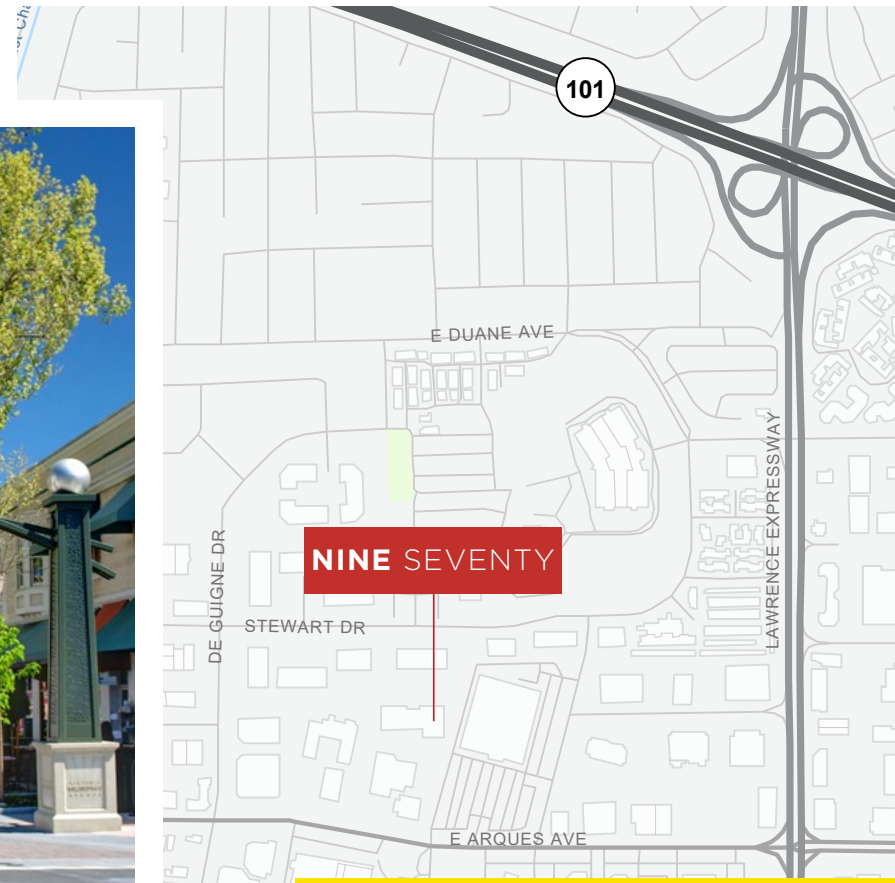


HYPOTHETICAL FLOOR PLAN: ±53,600 SF

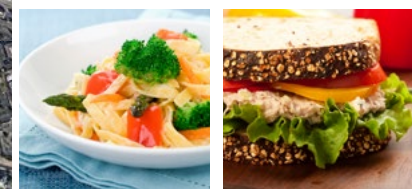
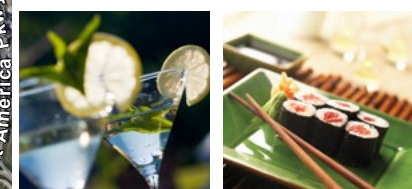


LOCATION HIGHLIGHTS

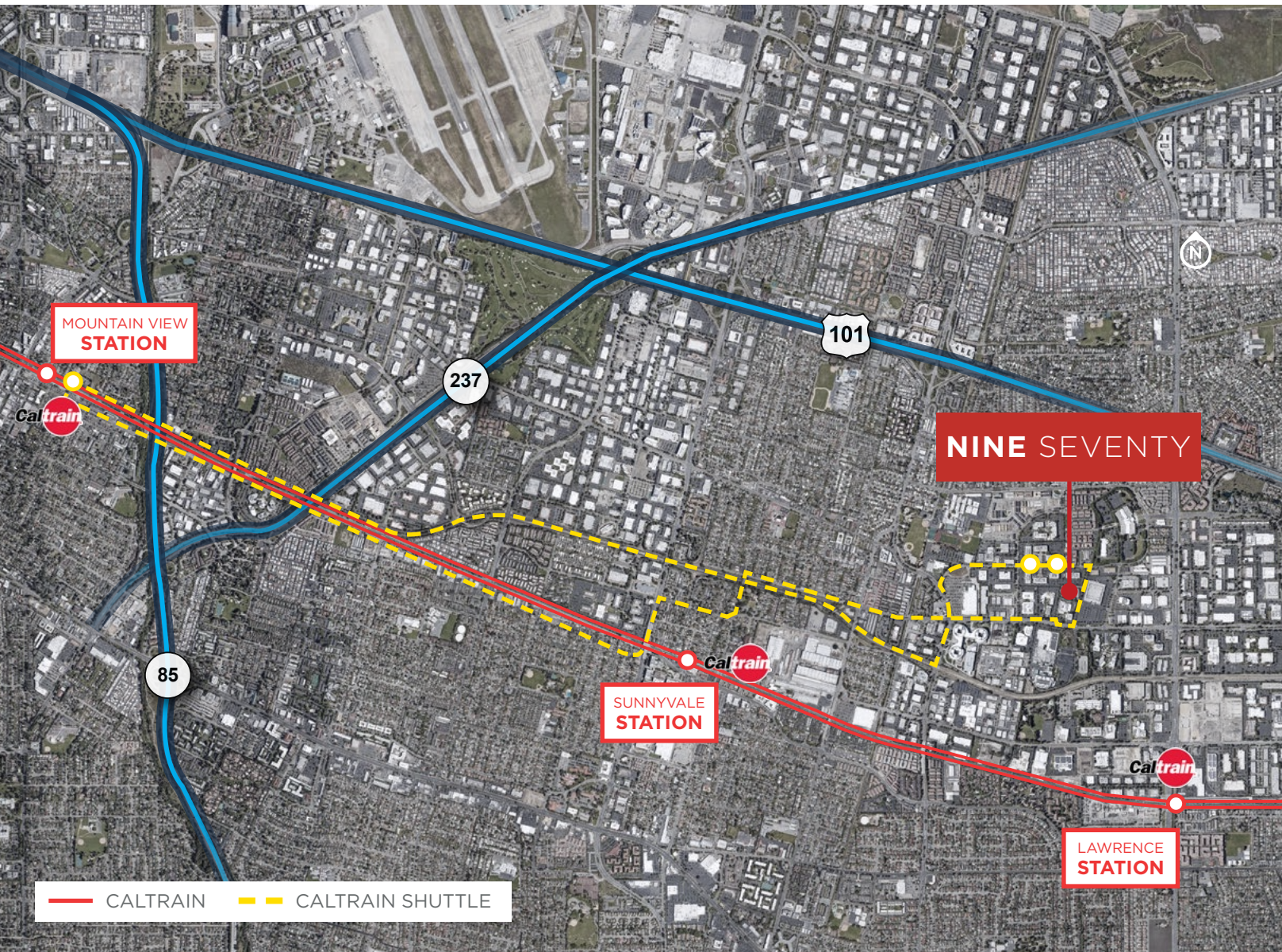
- Convenient access to downtown Sunnyvale amenities
- Immediate access to Highway 101, Central and Lawrence Expressway
- Caltrain stops within 2 miles
- Walkable to an abundance of vibrant amenities, including City Sport Club, Planet Granite Climbing Gym, Marriott Residence Inn and multiple restaurants



NEARBY AMENITIES



TRANSPORTATION MAP



CALTRAIN SHUTTLE STOP
IN FRONT OF 970 STEWART DRIVE

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

NINE SEVENTY

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 [VIEW SITE SPECIFIC COVID - 19 PREVENTION PLAN](#)

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