



±54,479 SF Available for lease

535 OAKMEAD PARKWAY, SUNNYVALE

PROPERTY HIGHLIGHTS



54,479 SF Stand-alone, single story office/R&D facility



Prime Sunnyvale Location



2,000 Amp, 3 Phase Power



2 dock high loadings door
1 grade level loading door



Ample onsite parking



Covered outdoor patio area



18 ft Ceiling Height



New Roof and HVAC renovations underway



Tenant Improvements Available

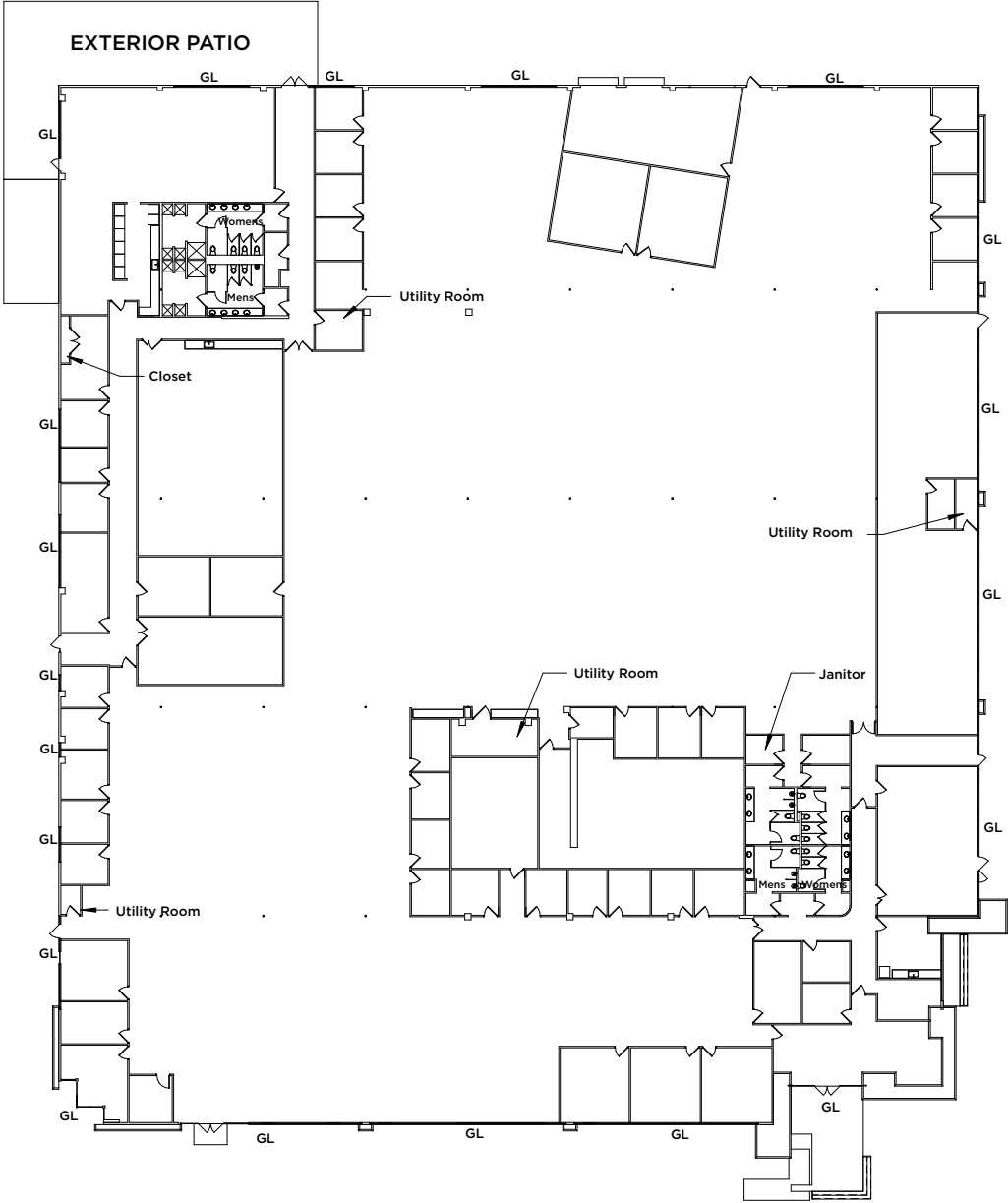


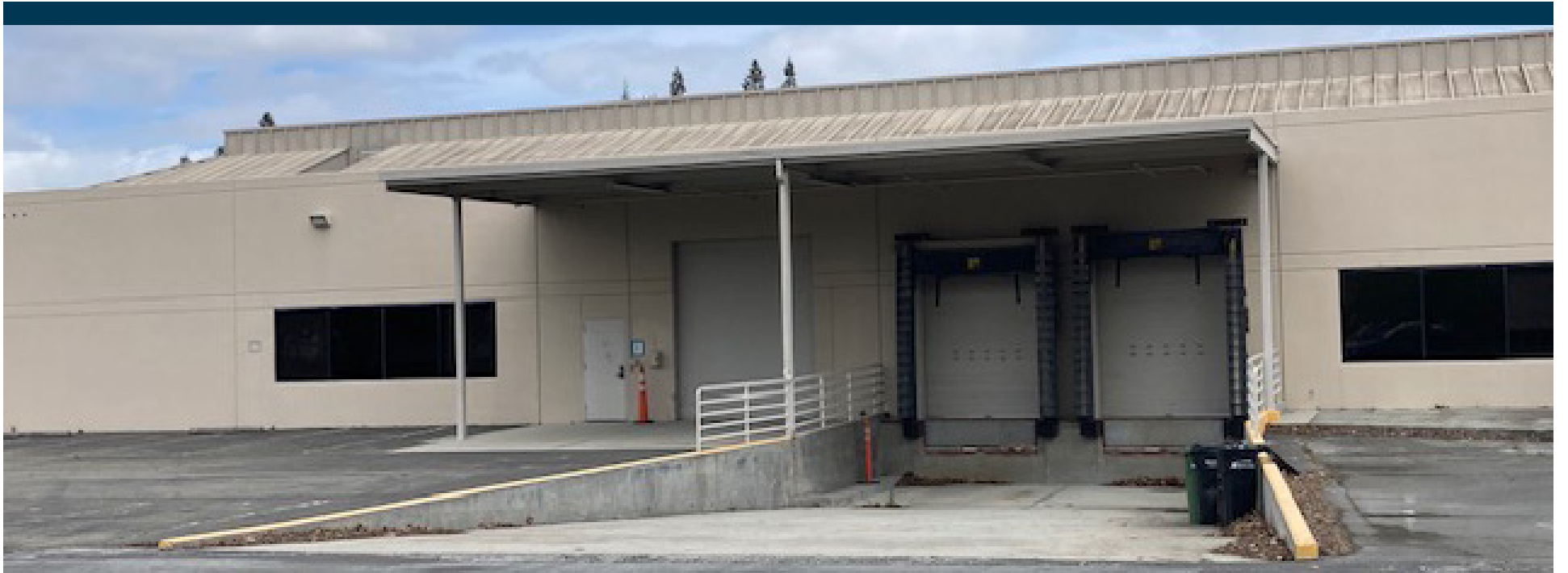
Call for pricing



FLOOR PLAN

±54,479 SF





AMENITY MAP

BANKS

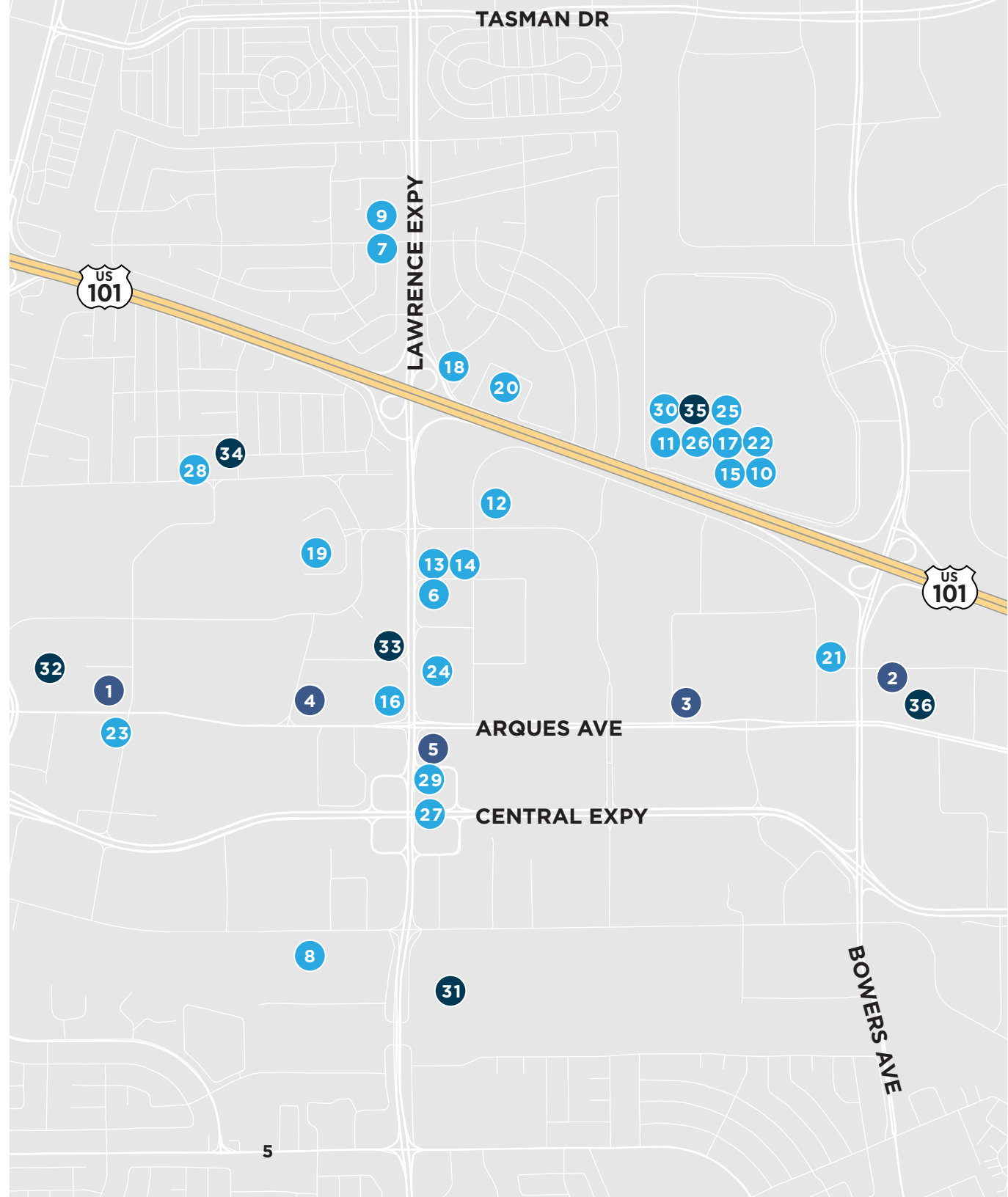
1. Bank of America Financial Center
2. Chase Bank
3. Simplicity Bank
4. US Bank Branch
5. Wells Fargo Bank

RESTAURANTS

6. Bagel Place Cafe
7. Calcutta Chaat & Chinese
8. Chun Yang Tea
9. Giovanni's New York Pizzeria
10. In-&-Out Burger
11. krispy Kreme
12. Laughing Monk
13. McDonald's
14. Merit Vegan
15. Panda Express
16. Panera Break
17. Paris Baguette
18. Pho Nam
19. Redwood Place Cafe & Market
20. Sifu Wong Kitchen
21. Sizzler
22. SmokeEaters
23. Sri Ananda Bhavan
24. St John's Bar & Grill
25. Starbucks
26. Subway Sandwiches
27. Swathi Tiffins
28. Tia Juana Grill
29. Urban Grill Indian Cuisine
30. Wal-Mart

SHOPPING

31. Costco Wholesale
32. Lowe's Home Improvement
33. Sports Basement
34. Taj Mahal Fresh Market
35. TJ Maxx
36. Whole Foods Market





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