

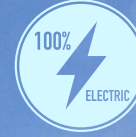
100ALTAIR.COM

±180,417 SF

DIVISIBLE BY FLOOR

Q4 2023

DOWNTOWN SUNNYVALE



# Altair



**DIVISIBLE BY FLOOR**

FLOOR 7: 29,073 SF

FLOOR 6: 29,084 SF

FLOOR 5: 28,767 SF

FLOOR 4: 29,132 SF

FLOOR 3: 28,766 SF

FLOOR 2: 23,218 SF

FLOOR 1: 12,377 SF

# WELCOME TO WORK RE-IMAGINED

100 Altair is Silicon Valley's workplace of the future. A ground-breaking, life-enhancing space engineered for the brightest tech talent to thrive on an unprecedented scale.



# STEPS FROM CALTRAIN, CONNECTION TO THE WORLD



WiredScore  
PLATINUM

## SILICON VALLEY'S WORKPLACE OF THE FUTURE

- » Five fiber providers confirmed their infrastructure
- » Two fully diverse cable pathways from the street
- » Two riser pathways to each tenant space
- » Ample communications infrastructure capacity
- » Backup power for communications equipment





## AIR

- Operable Windows
- 100% Outside Air
- HVAC MERV 15 Filtration
- Rooftop Workspace
- Ionization of Air
- Microbe and Mold Control
- Humidity Control



## MOVEMENT

- Rooftop Workspace
- Walking to Local Amenities
- Staircases Open to Natural Light
- Access to Nature
- Abundant Bicycle Storage



## LIGHT

- Natural Light Exposure
- Enhanced Daylight Access
- North Facing Windows
- Window Glazing Reduces Heat + Glare
- Nature + Light throughout
- Ample Daylight to Support Circadian Rhythm



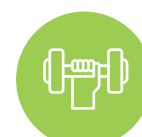
## WATER

- Enhanced Water Quality
- Water Quality Consistency
- Moisture Management
- Touchless Faucets



## TOUCHLESS

- Elevators
- Entrys
- Security
- Faucets
- Fixtures
- Restrooms



## FITNESS

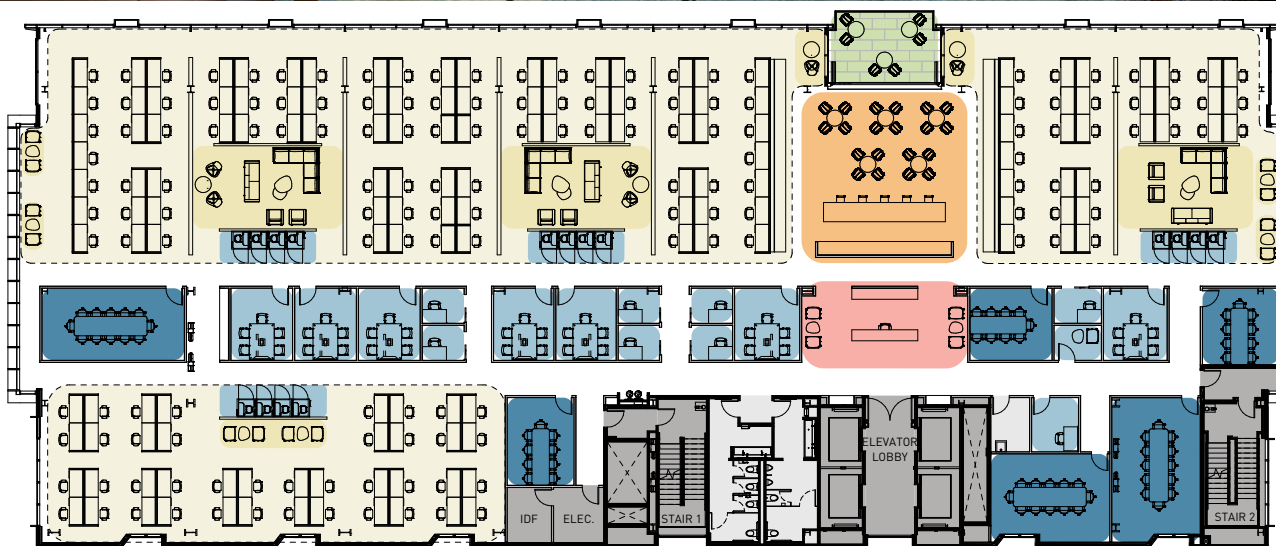
- Fitness Facilities
- Cardio/Strength/Yoga
- Peloton, Ellipticals, Treads, Rowers
- Highly appointed locker rooms

## AMENITIES TO RECHARGE INNOVATION



- ✓ ROOFTOP WORKSPACE
- ✓ BIKE STORAGE
- ✓ FITNESS CENTERS
- ✓ TOUCHLESS ELEVATORS
- ✓ STEPS TO CALTRAIN
- ✓ QUICK ACCESS TO RESTAURANTS
- ✓ WALK TO EVERYTHING
- ✓ UNRIVALED URBAN OFFICE PARKING

FLEXIBILITY ON EVERY LEVEL



WORK INSPIRED:

SEE FLOOR PLANS +  
TEST FITS ON WEBSITE



TEST-FIT COLOR LEGEND

- CORE
- LOUNGE/BREAKOUT
- RESTROOM/SHOWER
- DESK WORKSPACE
- AMENITY
- OUTDOOR SPACE
- RECEPTION
- SMALL CONFERENCE ROOM
- EATING/BREAK AREA
- MEDIUM/LARGE CONFERENCE ROOM

## LOCATION AMENITIES



Altair

**INTERACTIVE MAP:**

SEE MORE ON WEBSITE

[100ALTAIR.COM](http://100ALTAIR.COM)



### TRAIN

Steps to Caltrain station with Baby Bullet service.



### PARKING

4 levels of secure underground parking in building (25 EV stations).

Unlimited free employee parking permitted in adjacent underground garage.



### RESTAURANTS RETAIL/BARS

Just steps to coffee, bars, restaurants, and fitness.

Plus another 182,000 sq ft of new retail coming soon to the area.



### APARTMENTS

Directly adjacent to over 750 Class A apartments.

Plus another 800 new apartments coming soon to the area.



### OFFICE

Over 1M sq ft of Class A office in the surrounding area.



# ALL THE ELEMENTS ALIGN – INSIDE + OUT

## COMPLETE

Q4 2023

## TRANSPORTATION

400' from Sunnyvale CalTrain Station and various public bus lines

## PARKING

- » 4 levels of private and secured underground parking in building
- » Unlimited free employee parking permitted in adjacent underground garage
- » 26 electric vehicle charging spaces

## GREEN SPACE

- » Living walls along Altair Way streetscape and interior living wall in main lobby
- » Plaza del Sol Park directly across main lobby
- » 30' tall Indoor/Outdoor Lobby
- » Landscaped Rooftop Workspace
- » Close proximity to historic Murphy Avenue

## FITNESS FACILITIES

- » Men's and Women's shower and locker rooms
- » 3 On-Site Fitness Rooms – Weights, Cardio, Yoga

## BICYCLES

- » Dedicated and secured bike storage in garage levels
- » Flexibility to add additional bike/shower lockers on every level

## CORE+SHELL ELEMENTS

- » Finished restrooms on each floor
- » Operable windows on each floor

## FLOOR-TO-FLOOR

- » Floor 1: 16' high
- » Floors 2-7: 14' high

## FLOOR LOAD

100 psf live load for office floors

## ELECTRICITY

4000A, 480V

## HVAC

- » MERV 15 Filtration
- » Base building system to consist of a 240-ton variable refrigerant flow system (VRF) with 35,000 CFM energy recovery (ERV) dedicated outside air units (DOAS)
- » Refrigerant piping supplied to each office floor for future connection

## EMERGENCY BACKUP

- » Emergency power for fire and life safety loads, essential base building loads including security and operation of the base building vertical circulation systems, and MPOE Room
- » Dedicated mechanical areas on roof for additional generators or cooling equipment.

## TELECOM

- » Five fiber service providers: Wave Broadband, CenturyLink, Zayo, AT&T, and Comcast Business
- » Two riser pathways to each tenant in the building
- » Two fully diverse cable pathways from the street

# LIVE YOUR BEST WORK LIFE

# A

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NEWMARK



brick.



VIEW THE 360°  
EXPERIENCE

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