



645 N. MARY AVENUE

SUNNYVALE, CA

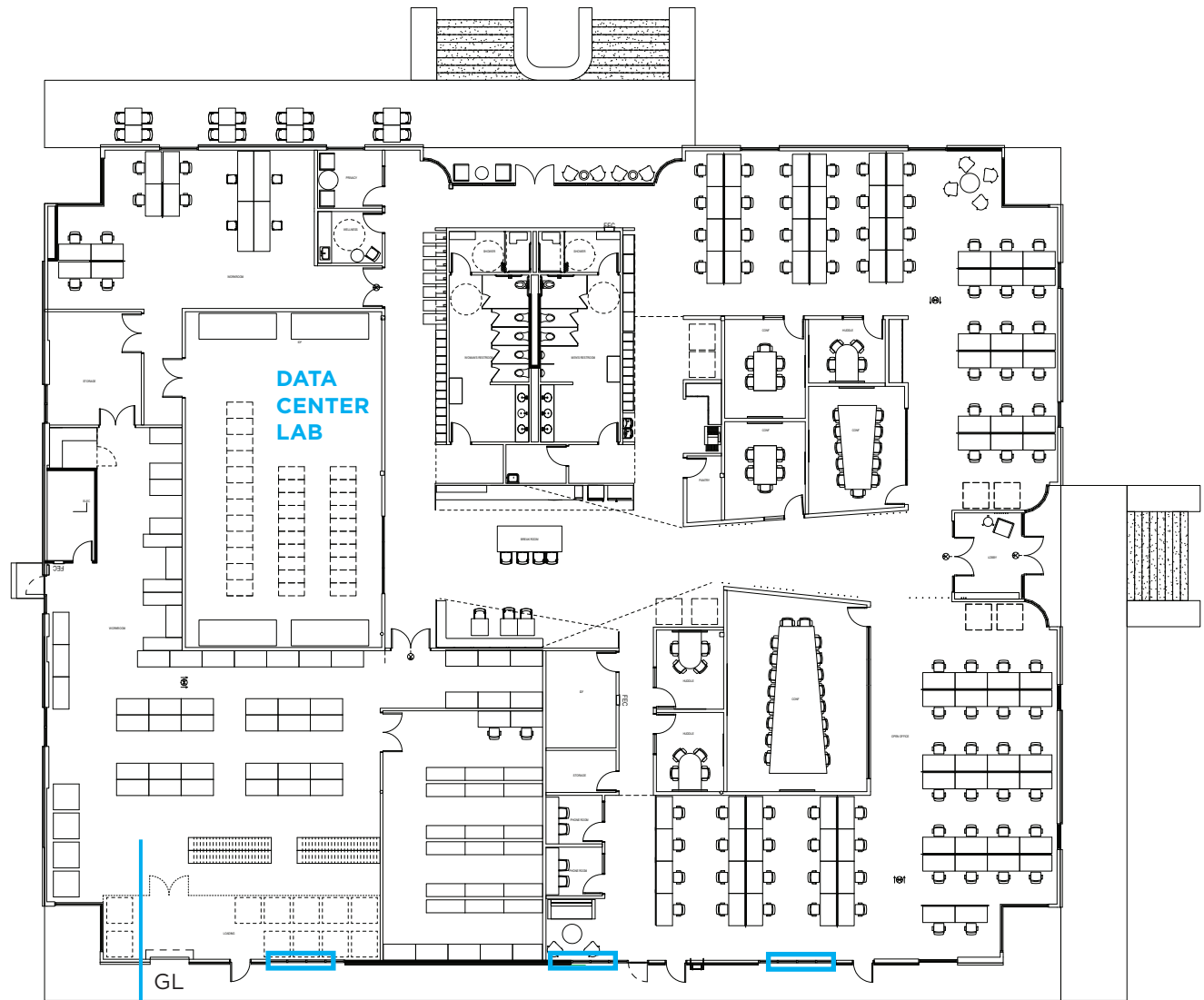
±20,000 SF STANDALONE R&D BUILDING FOR LEASE



PROPERTY HIGHLIGHTS

- ± 20,000 SF
- Furnished
- 100 Workstations
- 4 R&Ds
- 7 Conference Rooms
- Warehouse / Auto Lab
- Data Center Lab
- All New Interiors
- 100% Open Ceiling HVAC
- Power: 2,000 Amps
- Break Room
- Showers
- ±15' Clear Height
- EV Charging Station
- ±3.1/1,000 Parking

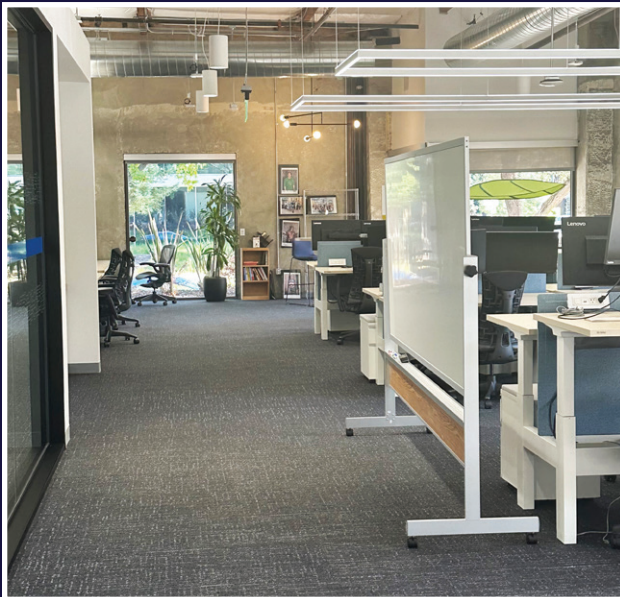
FLOOR PLAN



WAREHOUSE/
AUTO LAB

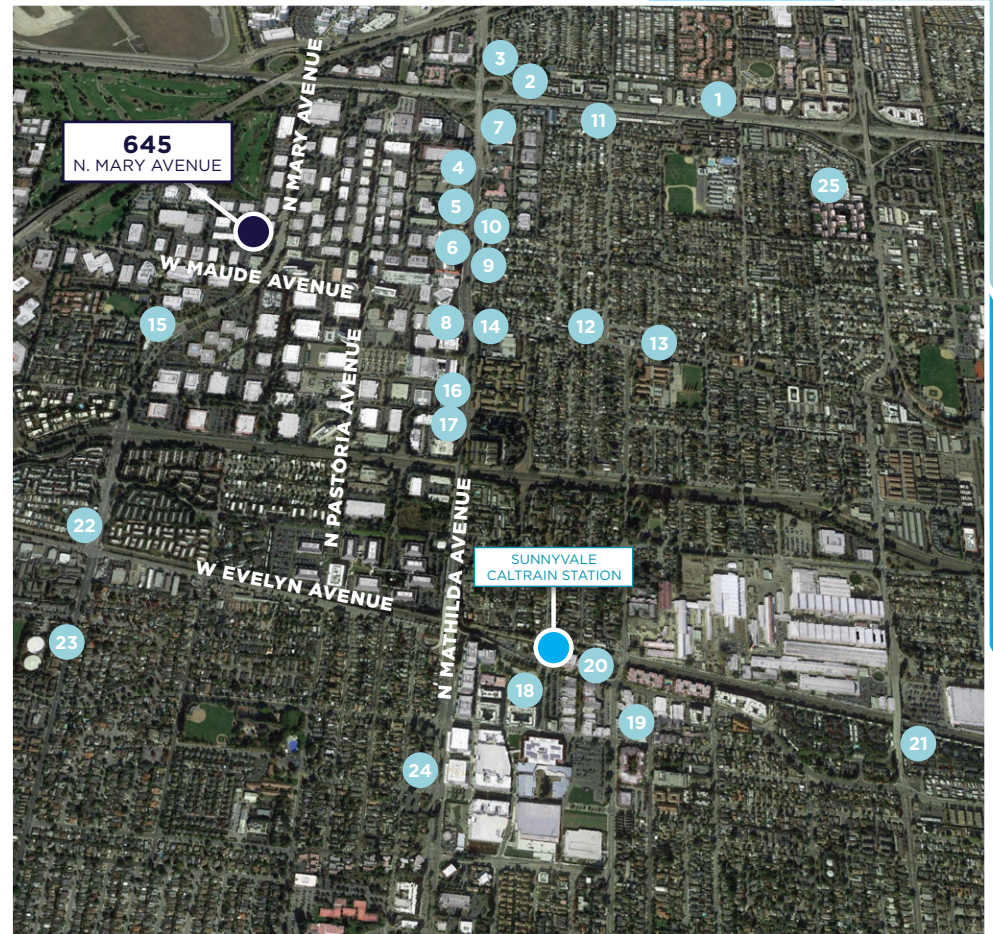
GL Potential

PROPERTY PHOTOS



AMENITIES MAP

- 1 America's Best Value Inn
- 2 Quality Inn
- 3 Asteria Grill
Days Inn & Suites
- 4 Motel 6
Burger King
- 5 Jack's Tavern
- 6 Denny's
Vagabond Inn
Hobee's
- 7 McDonald's
- 8 Wendy's
- 9 Travel Inn
- 10 Best Western
- 11 Ruby's Taqueria
Guadalajara Market
- 12 Seto Japanese Sushi
- 13 Save & Go Market
Shanghai Restaurant
Mi Ranchito Produce
Sunnyvale Café
Taqueria Latina
Gombei Bento
- 14 Sunnyvale Square
7-Eleven
Joy-Wok
Prestige Liquors
Lucky's
Shaw's Sandwiches
Pizza Hut
Starbucks
KFC
Bagel Street Café
Marty's Donuts
- 15 Little India Café
Sushi Club
Subway
Bib mbowl
Jamba Juice
Round Table
Señor Jalapeño
- 16 Kal's BBQ
- 17 Le Boulanger
- 18 Downtown Sunnyvale
Bambu
Rokko
Ramen Seas
Chef Yu
Phuong Thao
Pebble Roppengi
Turmeric
Palace Café
Taverna Bistro
Tutti Frutti
Inshin's Bamboo
Garden
Postall
iClounge
Rasam's
Lilly Mac's
Siam Taste
Gumba's
Tao Tao
Brandon's
Chocolatier Desirée
Murphy's Law
Fire House
Thai Basil
Coffee & More
Del Monte Restaurant
Rok
Cocktails Paul & Henry
Tarragon
Club Ascend
Fibbar McGee's Irish
Pub
Roberto's Cantina
House of Kabobs
- 18 Bean Scene Café
Dish Dash
Brewhouse Eatery
- 19 Pacific Inn
- 20 Bay Leaf
Daily Donuts &
Sandwiches
- 21 Blue Bonnet
- 22 7-Eleven
- 23 Mary Minor
Starbucks
Quiznos Sub
- 24 Denny's
- 25 Fiesta Liquors
Taqueria Los Tres Portillos
Chavez Supermarket
7-Eleven





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