



# 645 N. MARY AVENUE

SUNNYVALE, CA

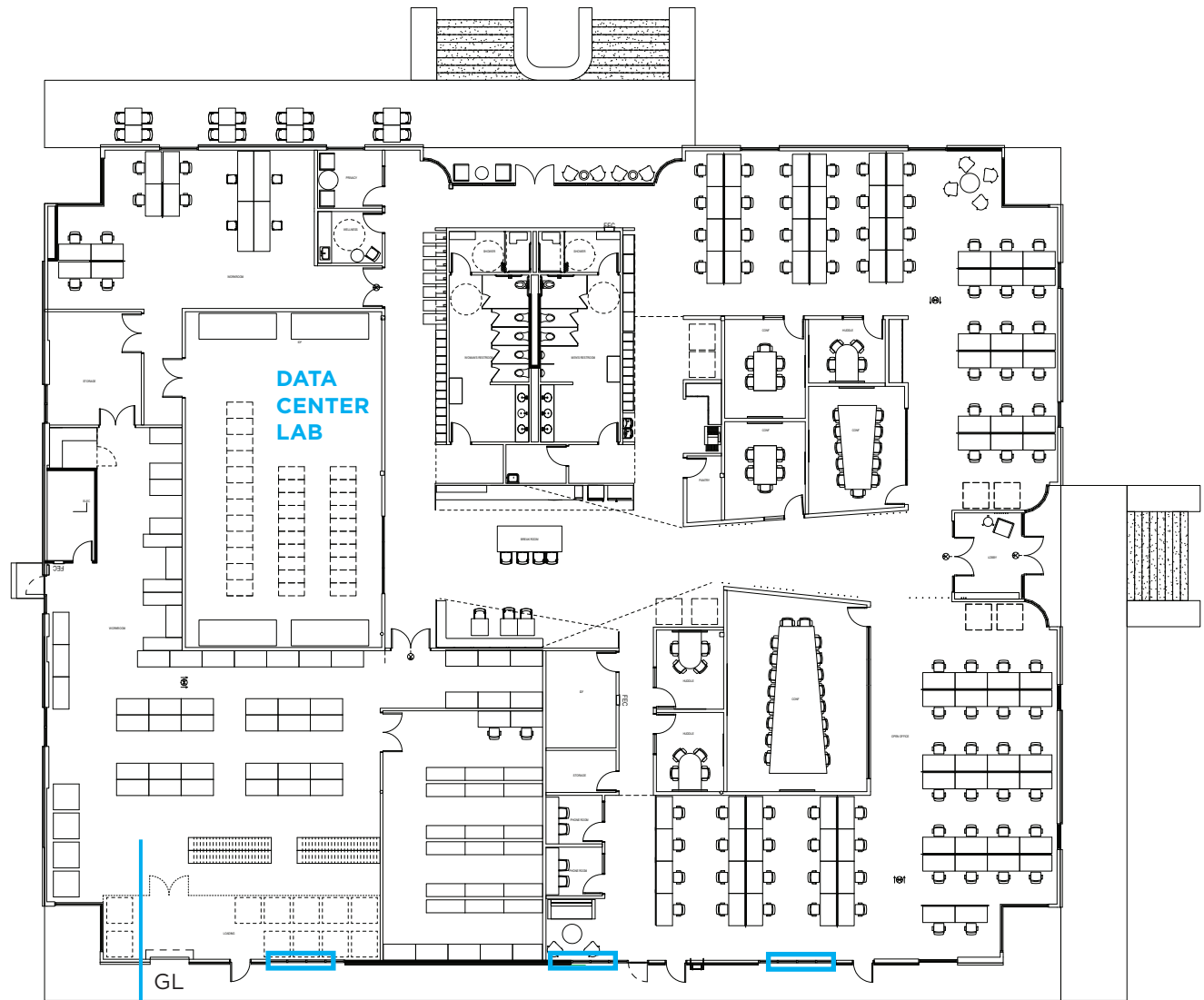
±20,000 SF STANDALONE R&D BUILDING FOR LEASE



# 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

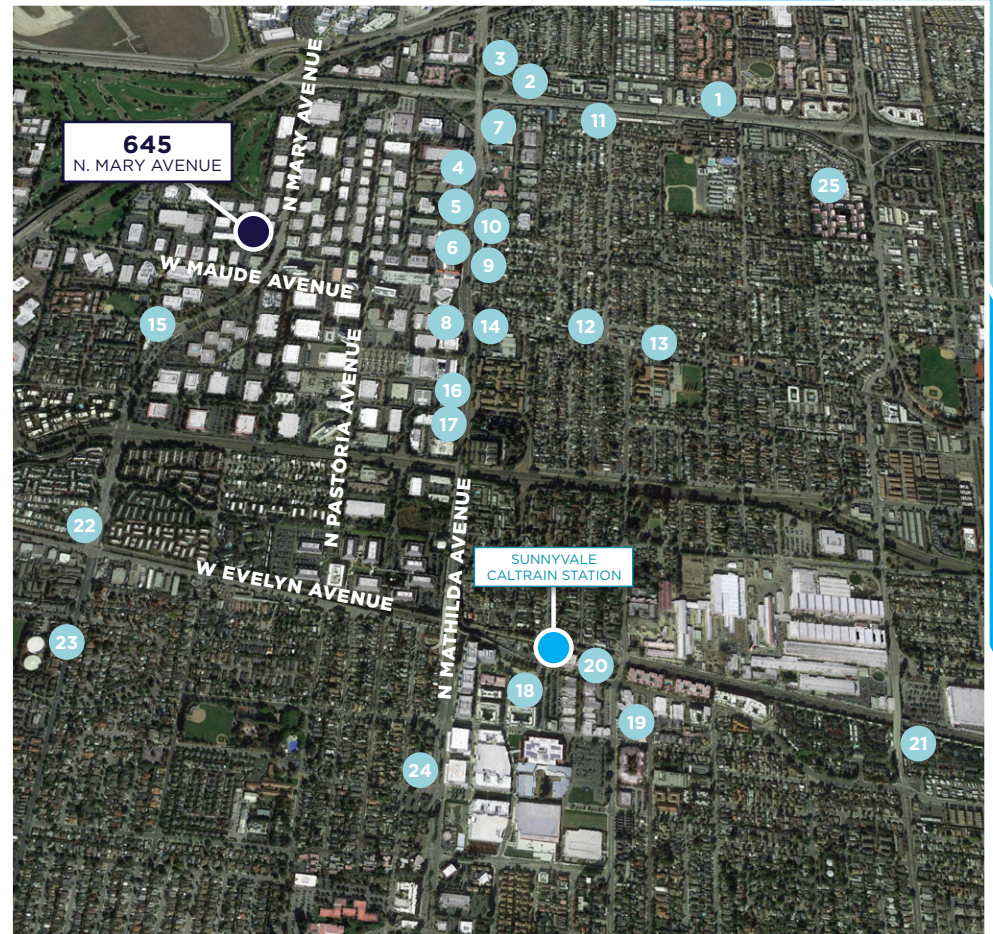


# PROPERTY PHOTOS



# 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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