



MOFFETT POINT



141,375 SF WITH POTENTIAL EXPANSION UP TO ±296,375 SF

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**MOFFETT
POINT**

Designed to enhance productivity and growth, **MOFFETT POINT** merges superior construction with modern indoor and outdoor amenities. Over $\pm 141,375$ SF of Class A office with expansion up to $\pm 269,375$ SF of space provides tenants flexible and efficient floor plans suited for both private and open layouts. Floor to ceiling windows frame views of the Bay and unique outdoor gathering areas promote collaboration.

PHASE 1 | 1389 MOFFETT PARK DRIVE 141,375 SF

PHASE 2 | 920 E. CARIBBEAN DRIVE 155,000 SF



HIGHLIGHTS



FLEXIBILITY

- Large and Efficient Floor Plates
- Site Designed for Future Expansion
- 6 acre site



VISIBILITY

- Exceptional Glass Line with Bay Front Views
- Prominent Single Building Identity



SURROUNDINGS

- Spacious First Floor
- ±20,000 SF of Ground Floor Outdoor Plaza Area
- Adjacent to Bayland Park with 70 Acres of Parkland



LOCATION

- Immediate Freeway Access
- 1-mile to Crossman Light Rail Station



SUSTAINABILITY

- Target: LEED Gold
- Carbon Neutral
- All Electric



WELLNESS

- Hands Free Door Operations
- Anti-Microbial Finishes
- Ventilated Stairwells
- Merv-14 Air Filters

PHASE 1
Conceptual Rendering



ENTRANCE VIEW
Conceptual Rendering



AMENITIES

- Three Expansive Roof Terraces
- Custom Shading Structures
- Event Lawn with Stepped Seating
- Informal Outdoor Office/Work Space
- BBQ and Outdoor Kitchen Area
- Indoor/Outdoor Dining Terrace
- Interior Kitchen
- Indoor/Outdoor Fitness Center
- Bicycle Lockers and Rack

EAST TERRACE VIEW
Conceptual Rendering



SOUTH VIEW
Conceptual Rendering



BBQ AND OUTDOOR KITCHEN AREA VIEW
Conceptual Rendering



SOUTH VIEW
Conceptual Rendering





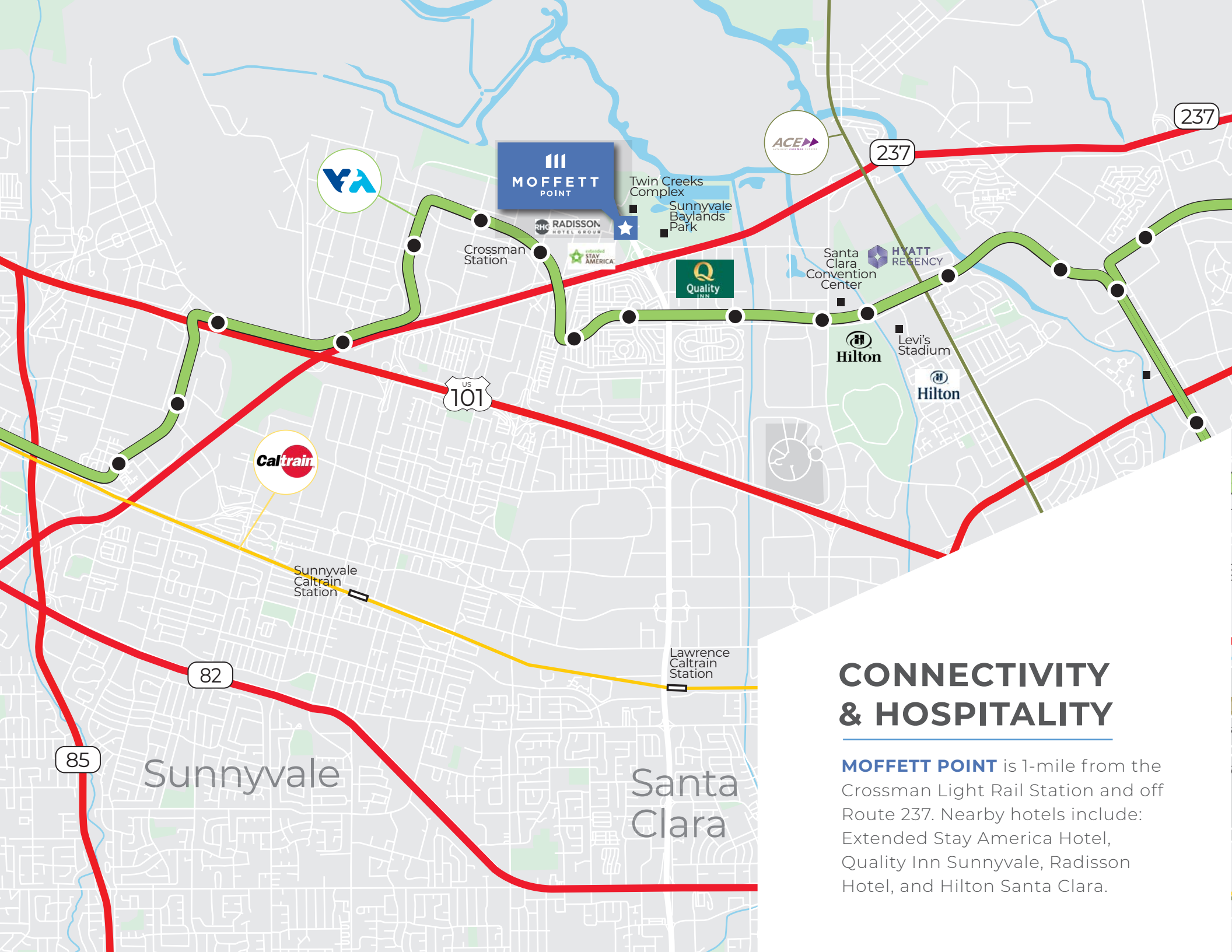
OFFICE VIEW
Conceptual Rendering

INSPIRATION ALL AROUND

Throughout **MOFFETT POINT**, areas are designed specifically to establish connections, promote creativity and productivity. Tenants can enjoy panoramic views of the Bay and wetland. Outdoor terraces, adjacent Bayland Park and Twin Creeks provide perfect places for fitness, social interaction, collaboration, or private reflection. In every direction, there's an opportunity to explore, work and play.



TERRACE VIEW
Conceptual Rendering



MOFFETT POINT

CONNECTIVITY & HOSPITALITY

MOFFETT POINT is 1-mile from the Crossman Light Rail Station and off Route 237. Nearby hotels include: Extended Stay America Hotel, Quality Inn Sunnyvale, Radisson Hotel, and Hilton Santa Clara.



IN THE AREA

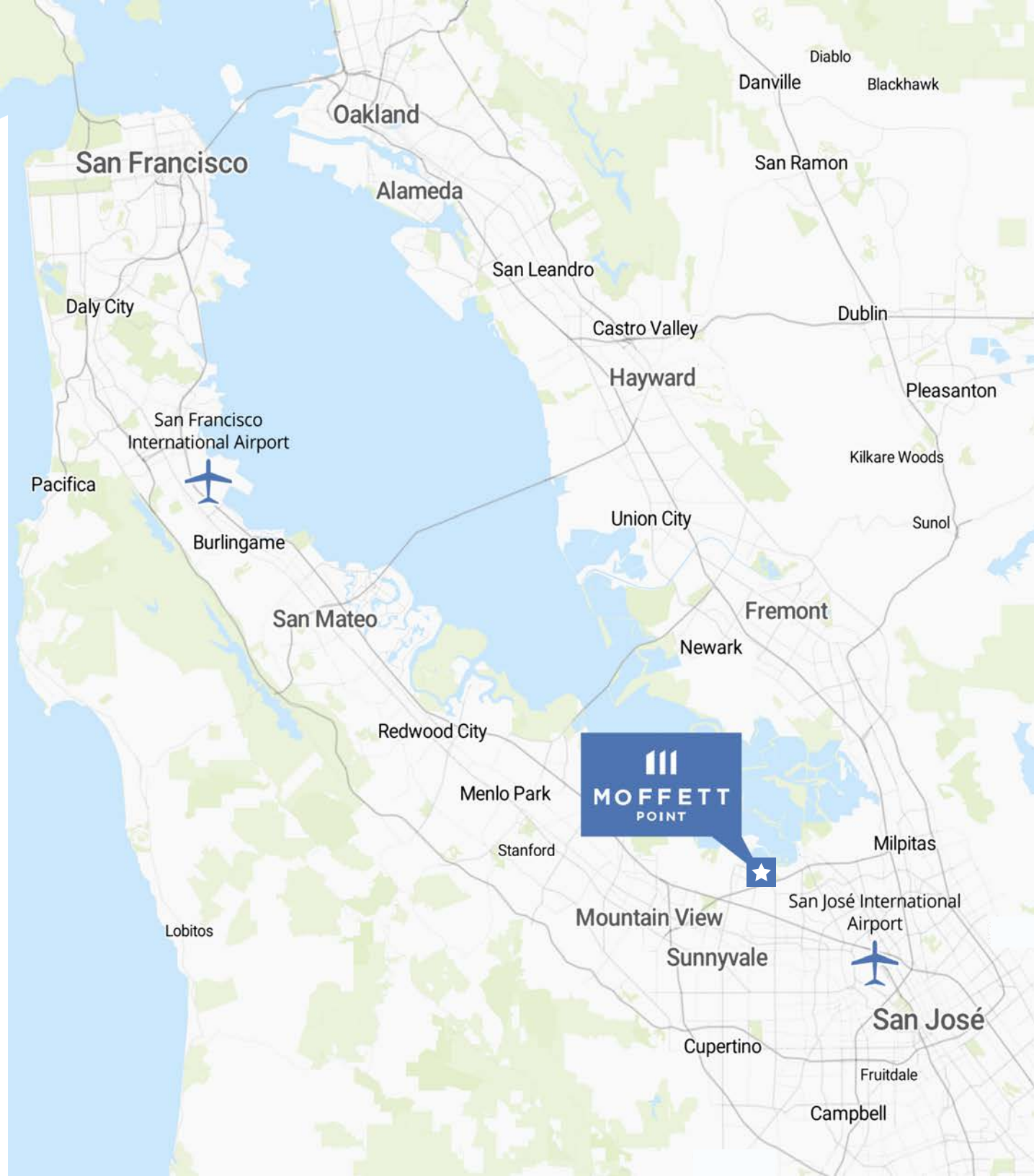
MOFFETT POINT provides convenient access to a concentrated area of the Valley's brightest talent; more than 1.2 million Silicon Valley employees. Surrounded by nature, dining, hotels, and entertainment options, Moffett Point offers the perfect environment for your business to thrive, balancing workstyle and lifestyle.



IN PROXIMITY

MOFFETT POINT is positioned favorably within the Silicon Valley with quick and immediate access to highways 237, 101 and 85.

DESTINATION	DRIVE TIME	MILE
SJC Airport	12 min	7 mi
Palo Alto	13 min	10 mi
Fremont	20 min	16 mi
Los Gatos	22 min	18 mi
SFO Airport	26 min	27 mi
Pleasanton	33 min	25 mi
OAK Airport	34 min	33 mi
Morgan Hill	35 min	30 mi
San Francisco	48 min	40 mi



PHASE I SITE PLAN

MOFFETT PARK DR



PHASE I
1389 Moffett Drive
±141,375 SF

E CARIBBEAN DRIVE

BAYLANDS PARK

BUILDING SPECS

OVERALL BUILDING DIMENSIONS:

- 4-story building, plus roof terraces
- ±290' x ±145' overall building dimensions
- ±141,375 RSF on ±6 Acres
- Steel Structure Building

FLOOR HEIGHTS:

- First floor: 18'
- Second and Third floor: 15'
- Fourth floor to roof: Varies at ±15'

ROOF TERRACES:

- ±13,000 SF of usable indoor/outdoor workspace (Located on 4th Floor)

ELEVATORS:

- 3 elevator cabs
- Traction elevator
- Destination Elevators to Minimize Trips

BUILDING ENVELOPE:

- Curtain wall glazing system
- 1" insulated high performance vision glass

GROUND FLOOR ENTRY AREAS:

- Starphire glazing
- Frameless glass entry doors

HVAC:

- MERV-14 Air Filtration System
- Built-up mechanical penthouse
- 250 ton air cooled chiller system
- Boiler system

FIRE PROTECTION:

- Automatic Fire Sprinkler Systems (in Accordance with NFPA 13)

ELECTRICAL SYSTEM:

- Main electrical service via underground utilities
- 4,000 Amps at 277/480V

TELECOMMUNICATION SYSTEM:

- Stacked telecommunication rooms
- Service TBD

PARKING:

- Parking ratio: 3.3/1,000
- 14 EV chargers, 14 additional EV chargers possible

LEED:

- Targeting Gold certification level

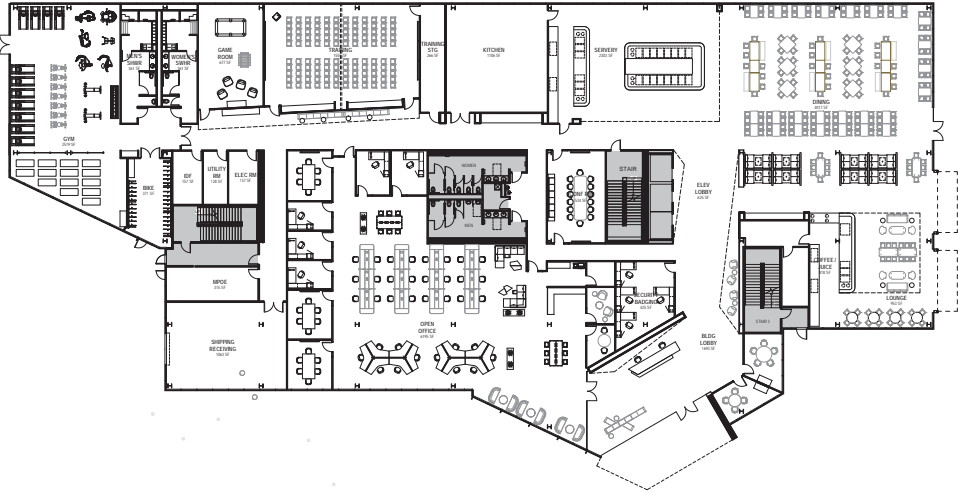
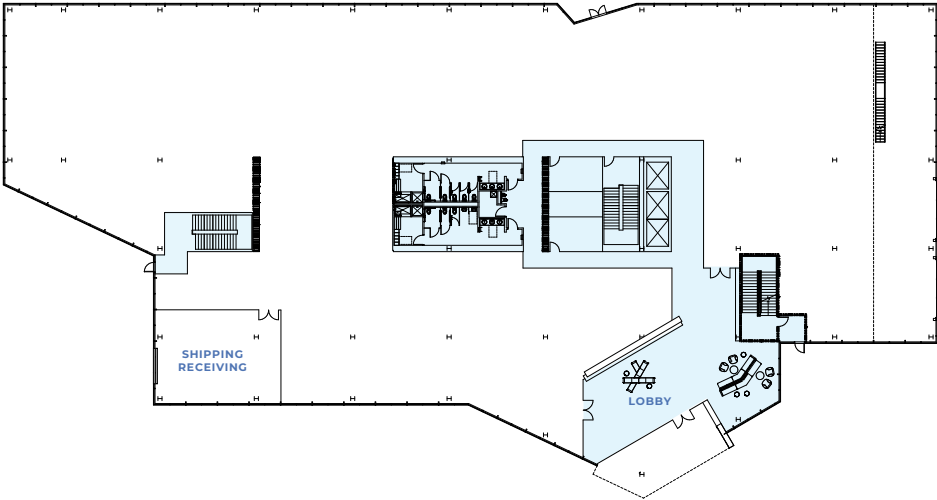


FLOOR PLATES

E. CARIBBEAN DRIVE

1ST FLOOR ±34,593 SF

- Slab to Slab
Height: 18'
- Grade Level Loading
- Large Efficient
Floor Plate
- Seamless Integration
to Outdoor
Amenity Areas

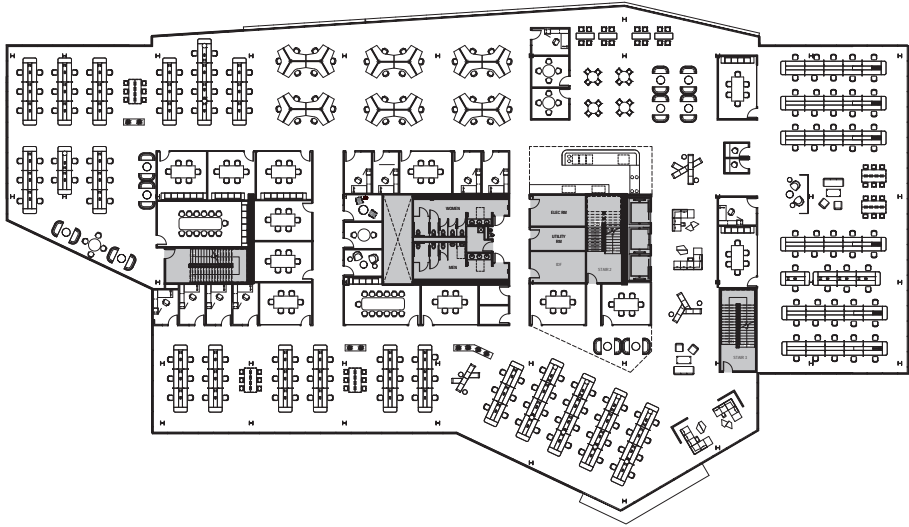
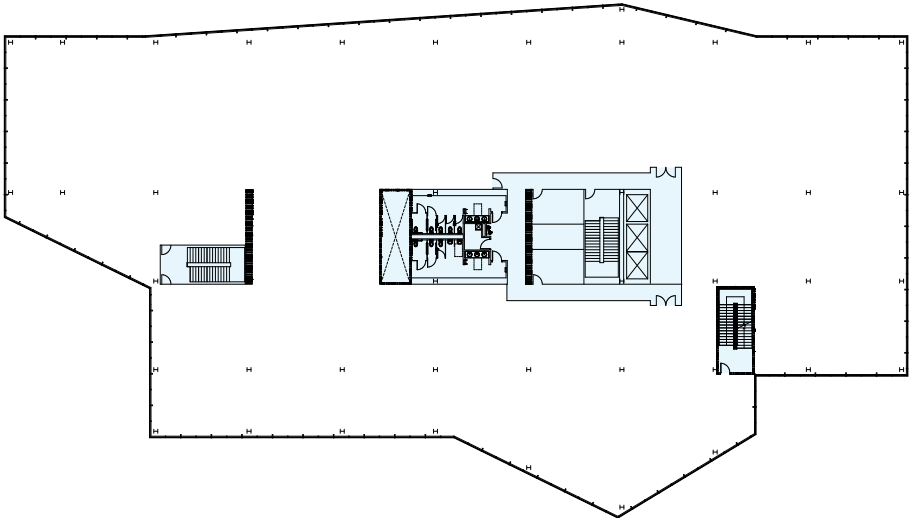


FLOOR PLATES

E. CARIBBEAN DRIVE

2ND & 3RD FLOORS ±35,052 SF

- Slab to Slab
Height: 15'
- Baylands Park View
- Large Efficient
Floor Plates

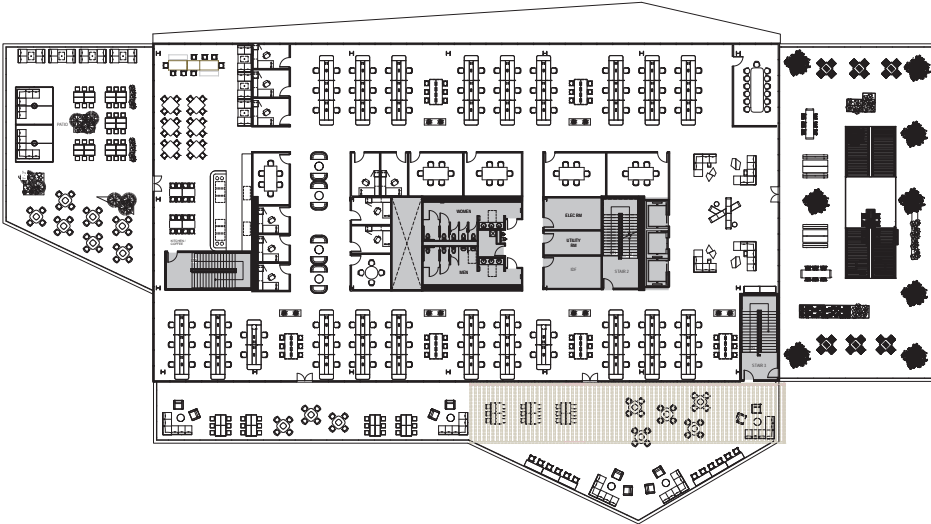
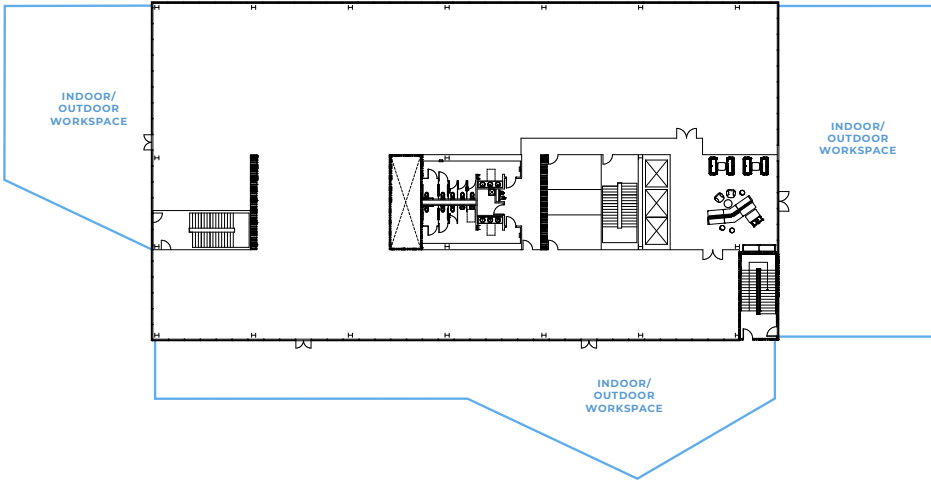


FLOOR PLATES

E. CARIBBEAN DRIVE

4TH FLOOR ±36,677 SF

- Slab to Slab Height: Varies at 15'
- Indoor/Outdoor Workspaces
- Large Efficient Floor Plates
- Baylands Park View





MOFFETT POINT

1389 MOFFETT PARK DRIVE, SUNNYVALE, CA
±141,375 SF

POTENTIAL EXPANSION UP TO ±296,375 SF



**DOWNLOAD
BROCHURE**

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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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