



275 MATHILDA



WORK INSPIRED. LIVE CONNECTED.

CBRE

 CUSHMAN &
WAKEFIELD

 IRVINE COMPANY



HIGHLIGHTS

- » Unique, single-building campus with HQ opportunity in the heart of Sunnyvale
- » Four-story, ±135K SF building with flexible floor plates, customizable to meet your workplace needs
- » Walking distance to Sunnyvale Caltrain station and immediate freeway ingress/egress for a seamless Bay Area commuting experience that delivers top talent directly to your doorstep
- » Connected to Downtown Sunnyvale and Cityline with abundant local amenities

DETAILS

Centrally positioned along Mathilda Ave and Central Expressway, 275 Mathilda allows your campus an elevated brand identity

PROJECT SIZE:

- » 4-story, modern building design offering ±135K SF

BUILDING SPECS:

- » First floor: ± 34,000 SF
- » Typical floor size: ± 38,000 SF
- » Rooftop patios: 2; ± 4,750 SF per patio
- » First floor ceiling height: 16'
- » Floors 2 - 4 ceiling height: 14' 3"

PROPERTY AMENITIES:

- » Expansive outdoor area with terraced patios, event lawns and public art installation
- » Two rooftop patios activate the top level extending the workspace with seamless indoor/outdoor connectivity
- » Bike lockers and bike rack storage

SUSTAINABILITY:

- » Targeting LEED Gold certification
- » EV charging stations

PARKING:

- » Parking Ratio 3.3:1000
- » 4.5-story parking garage

ELECTRICAL/MECHANICAL:

- » 3000 A @ 277 V/480 V
- » 300 ton VRV/VRF system

NORTH ELEVATION



SOUTH ELEVATION



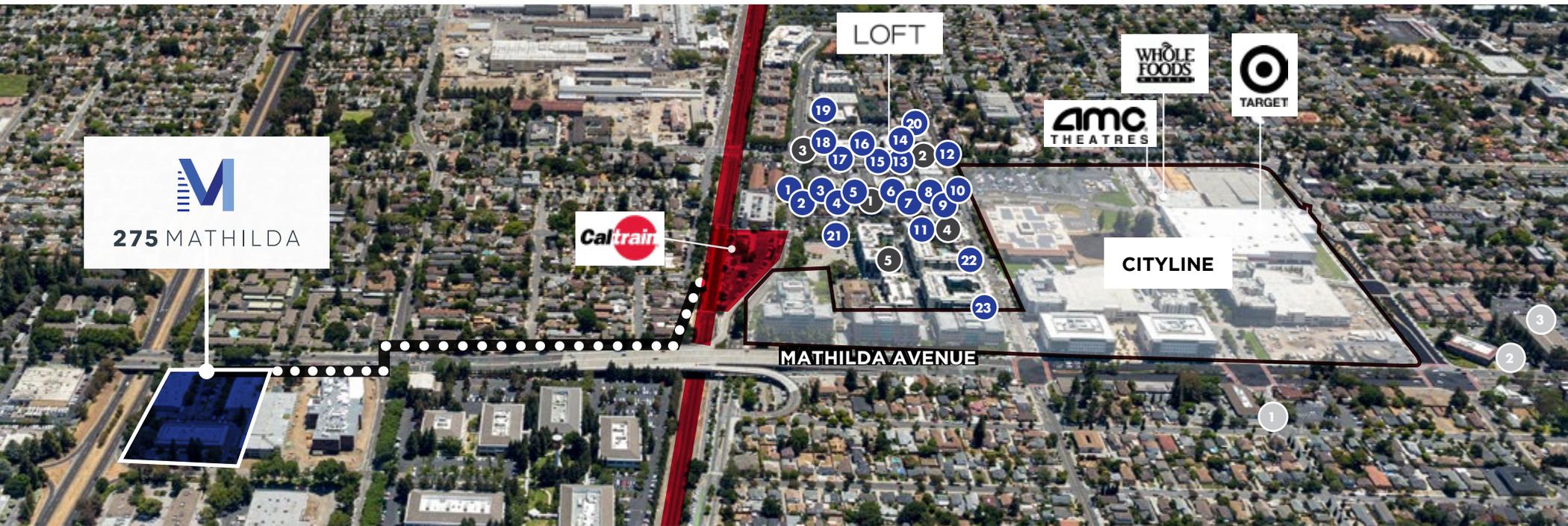
EAST ELEVATION



WEST ELEVATION



AMENITIES



DINING

1. Thai Basil
2. Firehouse Brewery
3. Murphy's Law
4. Tumeric
5. Metro City
6. Chef Yu
7. Ramen Seas
8. Tao Tao
9. Lily Macs
10. Rokko Fine Japanese Cuisine, Bambu Desserts & Drinks, Inchin's Bamboo Garden
11. Dishdash
12. Siam Taste Thai Cuisine
13. House of Kabobs
14. Fibber MGees
15. Pure Lounge & Restaurant
16. Tarragon
17. Rak Bistro
18. Sizzling Pot King
19. King Wah Chinese
20. Vitality Bowls. The Don's Deli, Sajj
21. Norn Burger, TAP'T Beer & Kitchen The Prolific Oven. City Place Wine Bar
22. Kabul Afghan Cuisine, Pho Ever

COFFEE

1. Palace Cafe
2. Bean Scene
3. Coffee & More
4. Starbucks
5. Philz Coffee

BANKING

1. Wells Fargo
2. Chase Bank
3. Bank of America

NEIGHBORHOOD



Google

Yahoo

NetApp

hp

Juniper

Google

Google

Amazon

Microsoft

Apple

Nokia

M
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LinkedIn

LinkedIn

LinkedIn

Apple

Apple

Apple

LinkedIn

Apple

Apple

SAP Ariba

Avantec

Volvo

Apple

Mercedes-Benz

23andme

Walmart

Twitter

Caltrain

Target

Crowdstrike

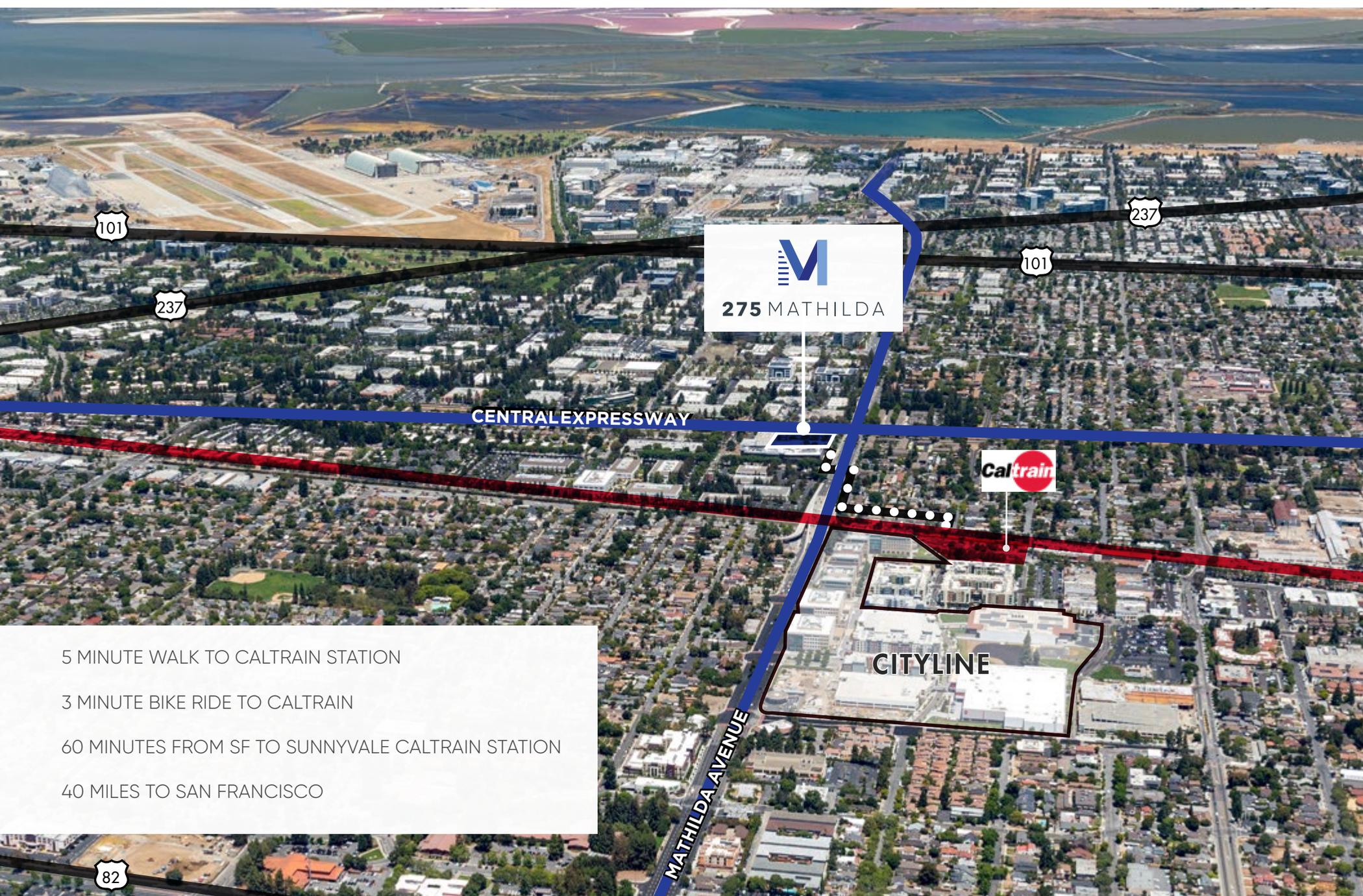
RedHat

Nokia

Apple

CITYLINE

TRANSPORTATION



M
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CENTRAL EXPRESSWAY

Caltrain

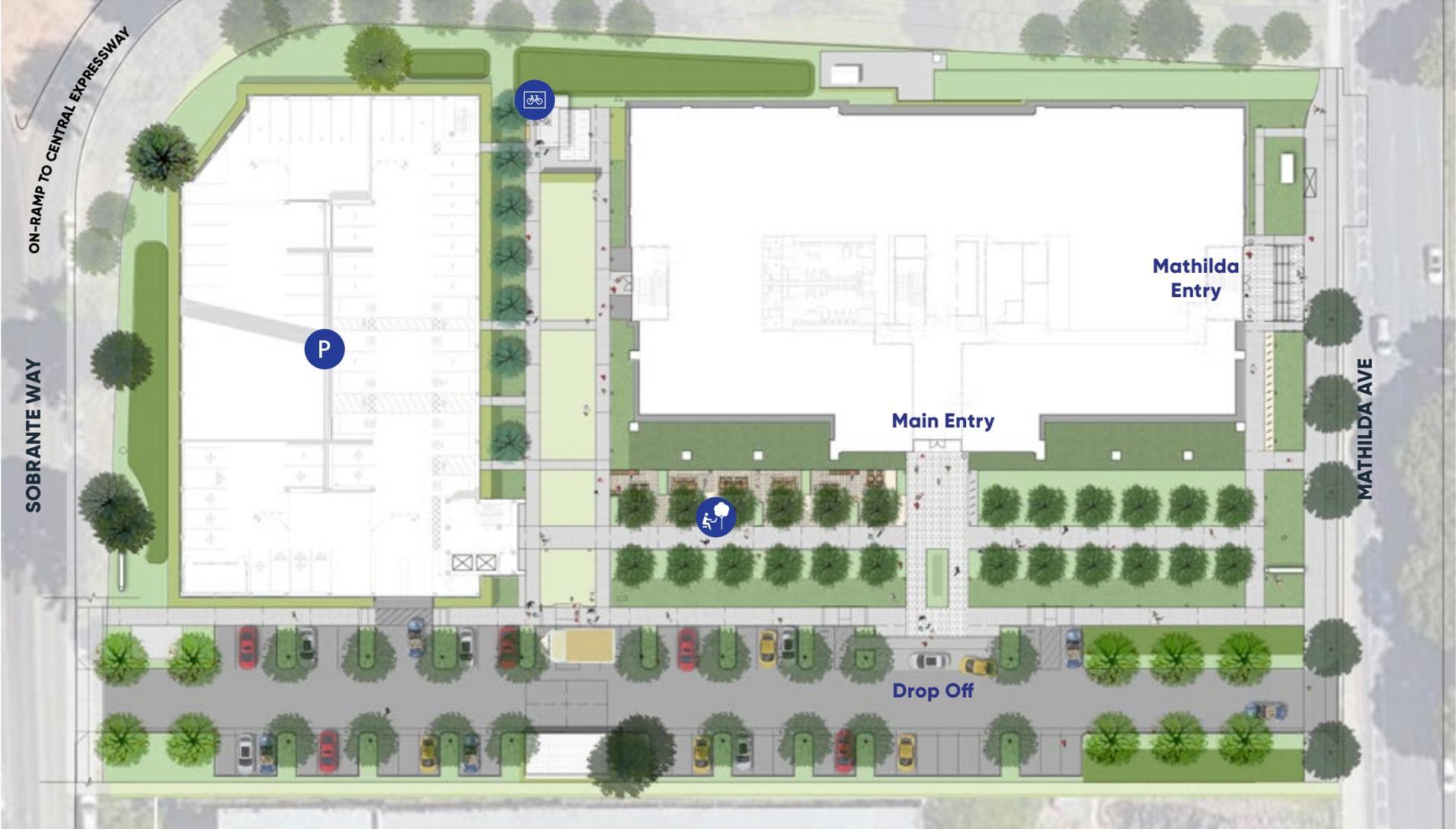
CITYLINE

MATHILDA AVENUE

5 MINUTE WALK TO CALTRAIN STATION
3 MINUTE BIKE RIDE TO CALTRAIN
60 MINUTES FROM SF TO SUNNYVALE CALTRAIN STATION
40 MILES TO SAN FRANCISCO

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SITE PLAN



Bike Lockers



Outdoor Workspace

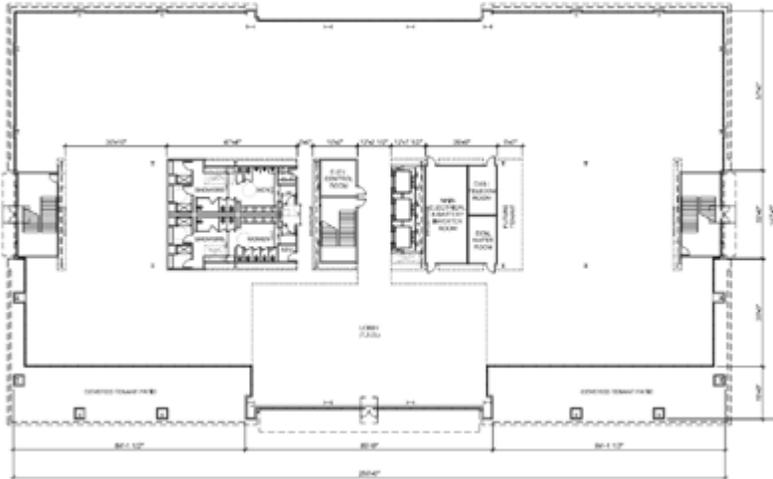


Parking Structure

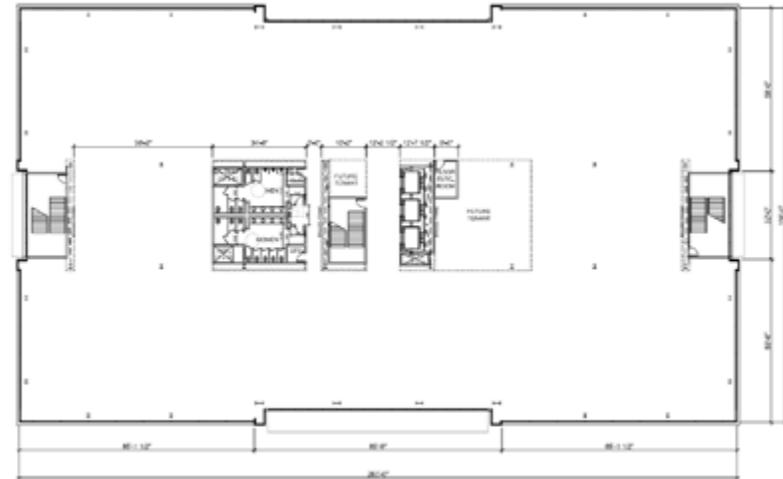
FLOOR PLANS

Outdoor gathering spaces, rooftop patios and open, flexible floor plans mean boundless opportunities to envision a space that maximizes team connectivity, productivity and efficiency, or company brand and culture.

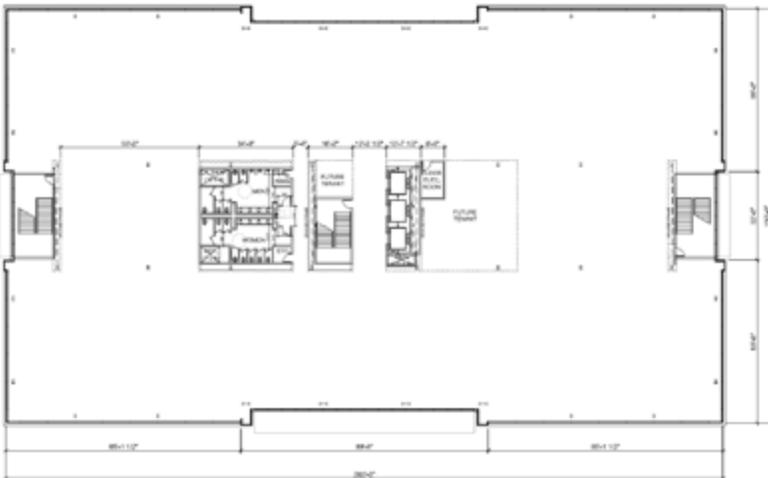
GROUND LEVEL ±34,000 SF



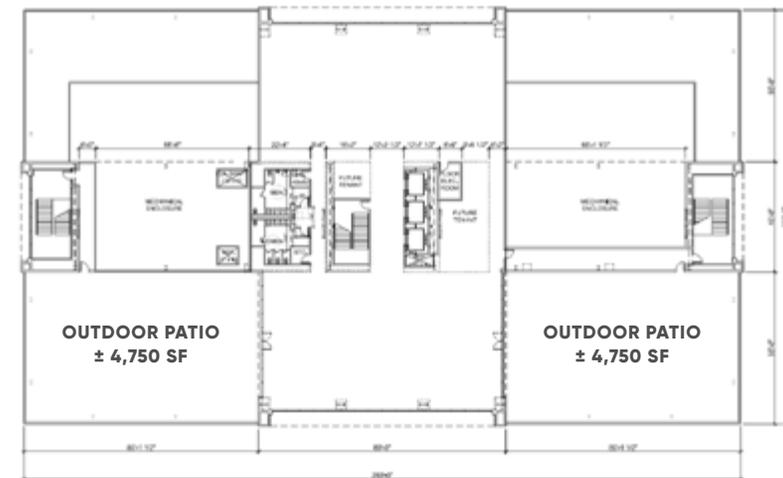
SECOND LEVEL ±38,000 SF



THIRD LEVEL ±38,000 SF



FOURTH LEVEL ±25,000 SF



IMAGINE DYNAMIC INDOOR/OUTDOOR SPACES



Imagine the possibilities for customization and flexibility when you have your own building. Providing seamless indoor-outdoor connectivity, rooftop patios can refresh and energize your workforce to keep their momentum and creativity going.

DO MORE WITH YOUR SPACE



This unique, modern, single-building campus is designed for ambitious businesses seeking to elevate the workplace and differentiate their brand and culture.

CUSTOMIZE YOUR FIRST IMPRESSION



Make an impactful first impression with customizable entry experiences built to flex to businesses' brand and culture.

FOUR-STORY MODERN GLASS BUILDING



SEAMLESS BAY AREA COMMUTER LIFESTYLE



CONVENIENTLY ACCESS YOUR OWN PRIVATE PARKING STRUCTURE



EASY ACCESS TO AND FROM CENTRAL EXPRESSWAY





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