

# / 305 N. MATHILDA AVENUE /

SUNNYVALE | CALIFORNIA



±33,355 SF



IRVINE COMPANY

**CBRE**



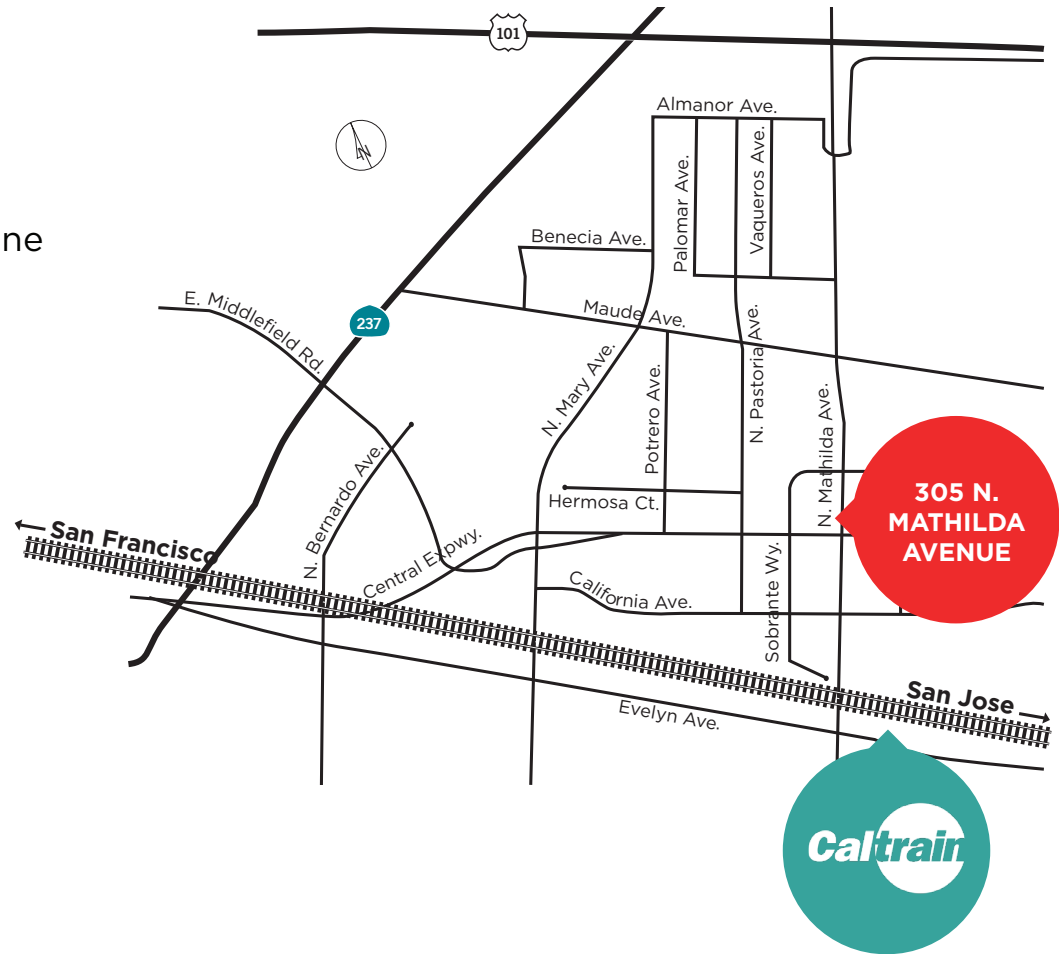
CUSHMAN &  
WAKEFIELD



# 305 N. MATHILDA AVENUE

## PROPERTY HIGHLIGHTS

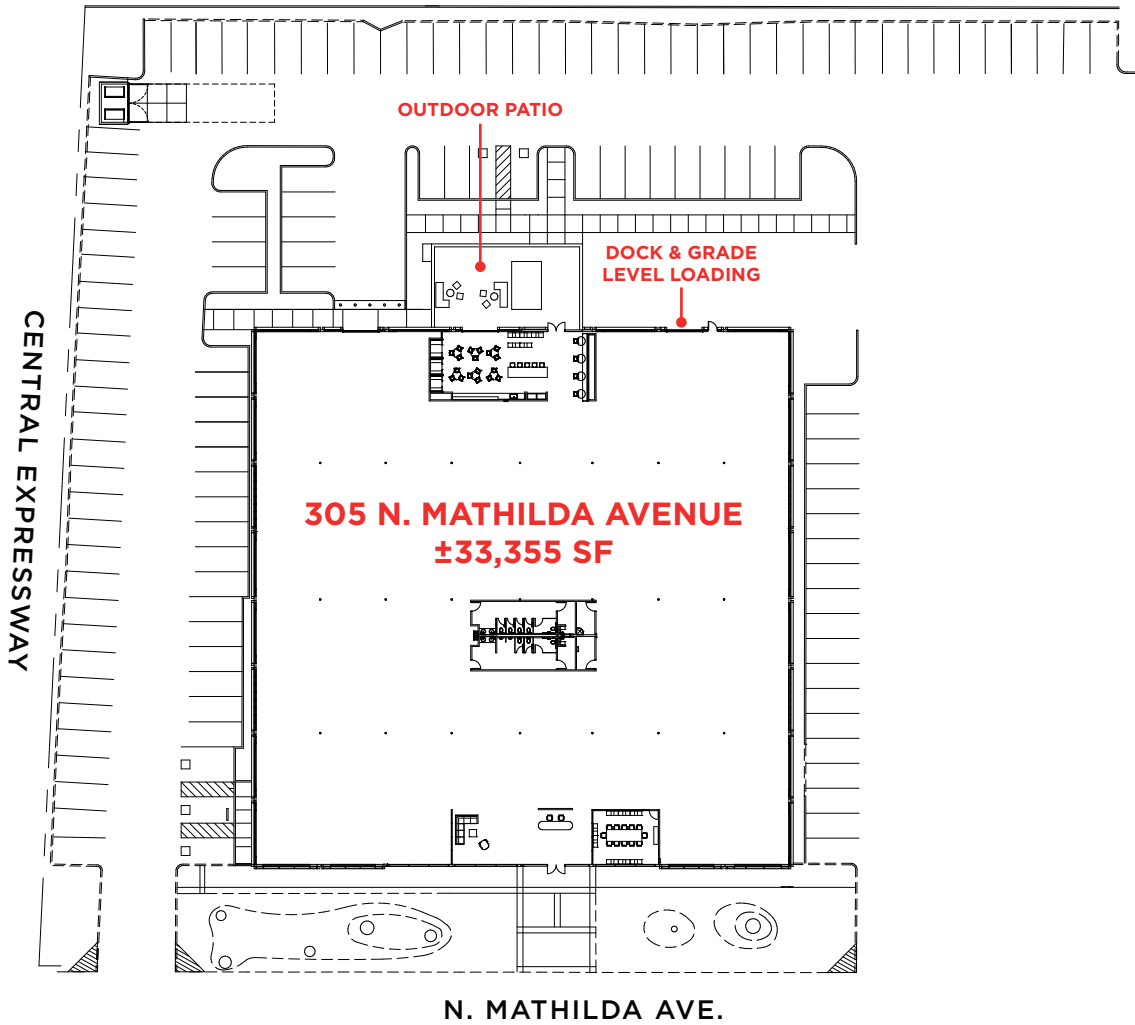
- Full Interior & Exterior Market Ready Planned
- Flexible Floor Plan with Great Glass Line
- Dock & Grade Level Loading
- Power: 2000 Amps at 120/208V
- Prominent Location
- 1/2 Mile to Sunnyvale Caltrain Station
- Excellent Signage Opportunities on Mathilda
- 4 Minute Drive to Whole Foods & Downtown Sunnyvale Retail



# 305 N. MATHILDA AVENUE

## SITE PLAN

- $\pm 3.8/1,000$  Parking
- Dock & Grade Level Loading





## NEW LOBBY WITH RECEPTION AREA AND COLLABORATION SPACE





**OPEN BREAK ROOM ADJACENT TO OUTDOOR AMENITY AREA**





## OUTDOOR AMENITY AREA

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.



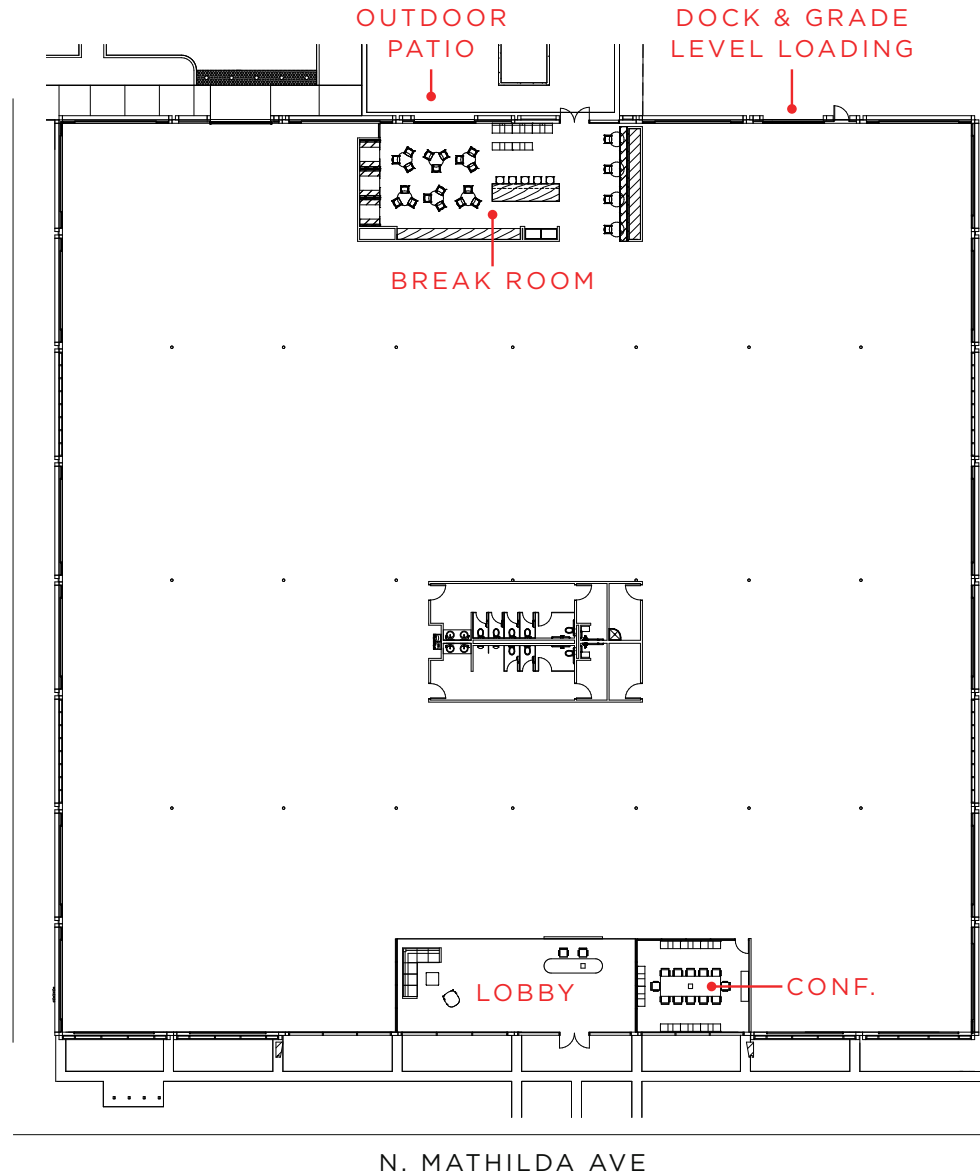
305 N. MATHILDA AVENUE

PLANNED MARKET READY

# FLOOR PLAN

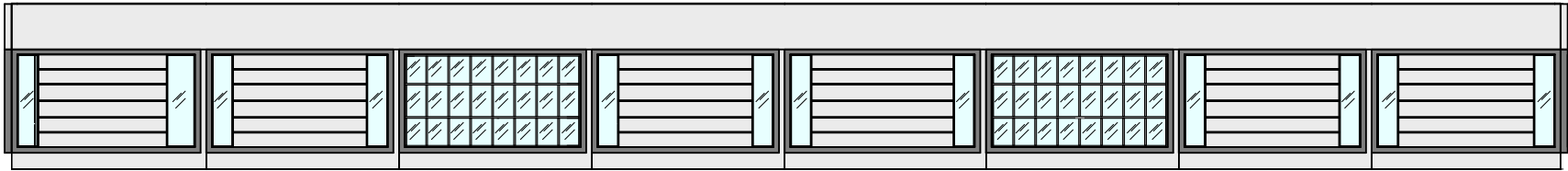
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CENTRAL EXPY



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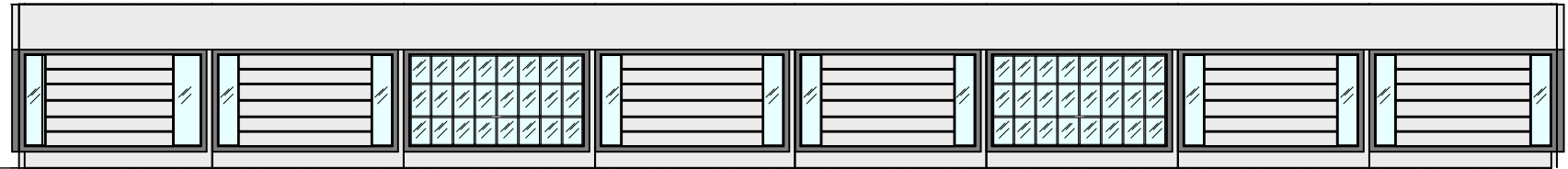
## NORTH ELEVATION



## EAST ELEVATION



## SOUTH ELEVATION



## WEST ELEVATION



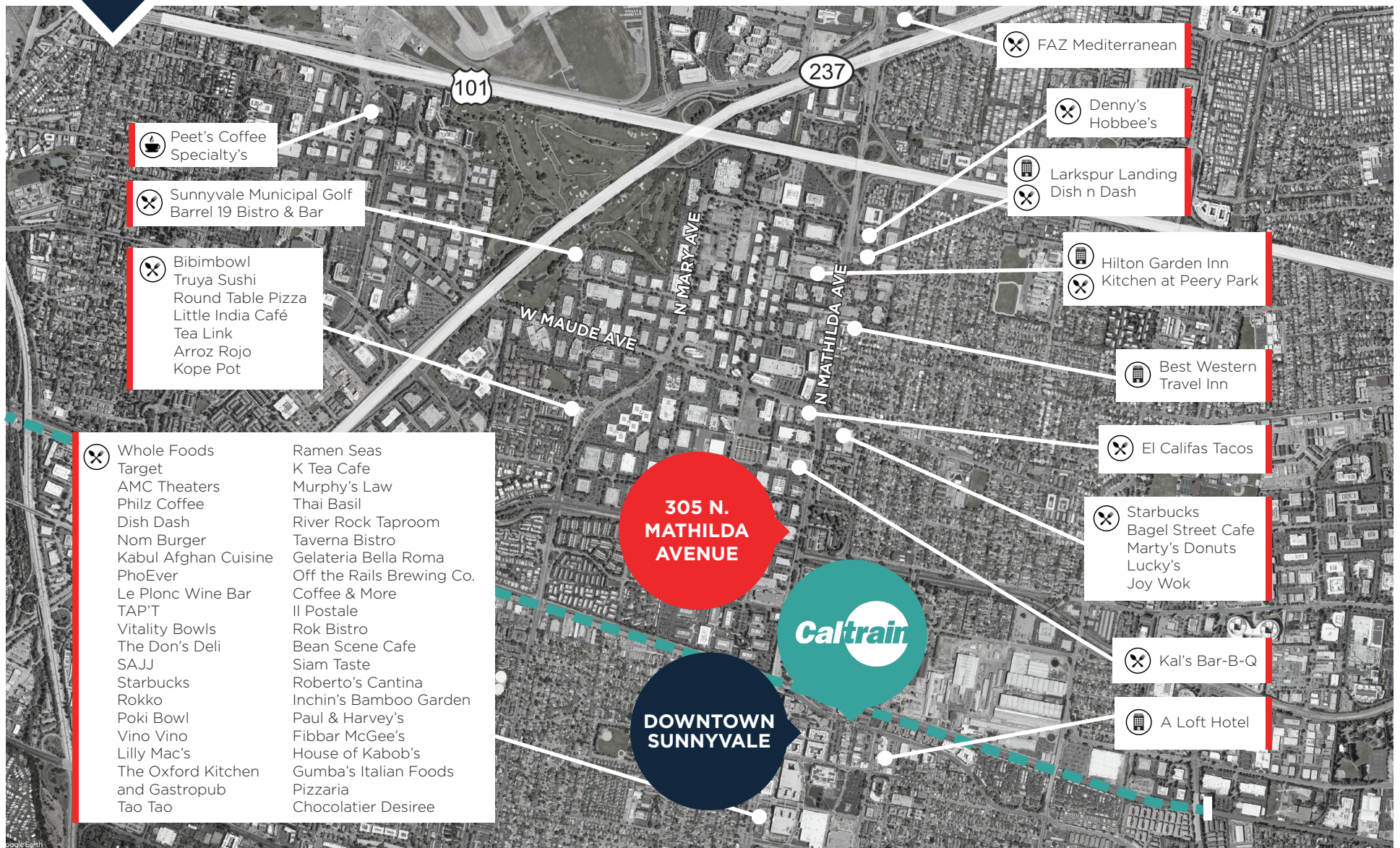


# 305 N. MATHILDA AVENUE





# NEARBY AMENITIES





# TRANSPORTATION





# CALTRAIN SHUTTLE



1 BLOCK  
TO CALTRAIN  
SHUTTLE STOP

0.6 MILE  
TO SUNNYVALE  
CALTRAIN



# contact

TODD HEDRICK  
+1 408 330 0126  
thedrick@irvinecompany.com

MARK SCHMIDT  
+1 408 453 7440  
mark.schmidt@cbre.com  
LIC #00872826

WILL SCHMIDT  
+1 408 453 7408  
william.schmidt@cbre.com  
LIC #01988485

KELLY YODER  
+1 408 615 3427  
kelly.yoder@cushwake.com  
LIC #01821117

STEVE HORTON  
+1 408 615 3412  
steve.horton@cushwake.com  
LIC #01127340

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