

/ 305 N. MATHILDA AVENUE /

SUNNYVALE | CALIFORNIA



±33,911 SF



IRVINE COMPANY

CBRE

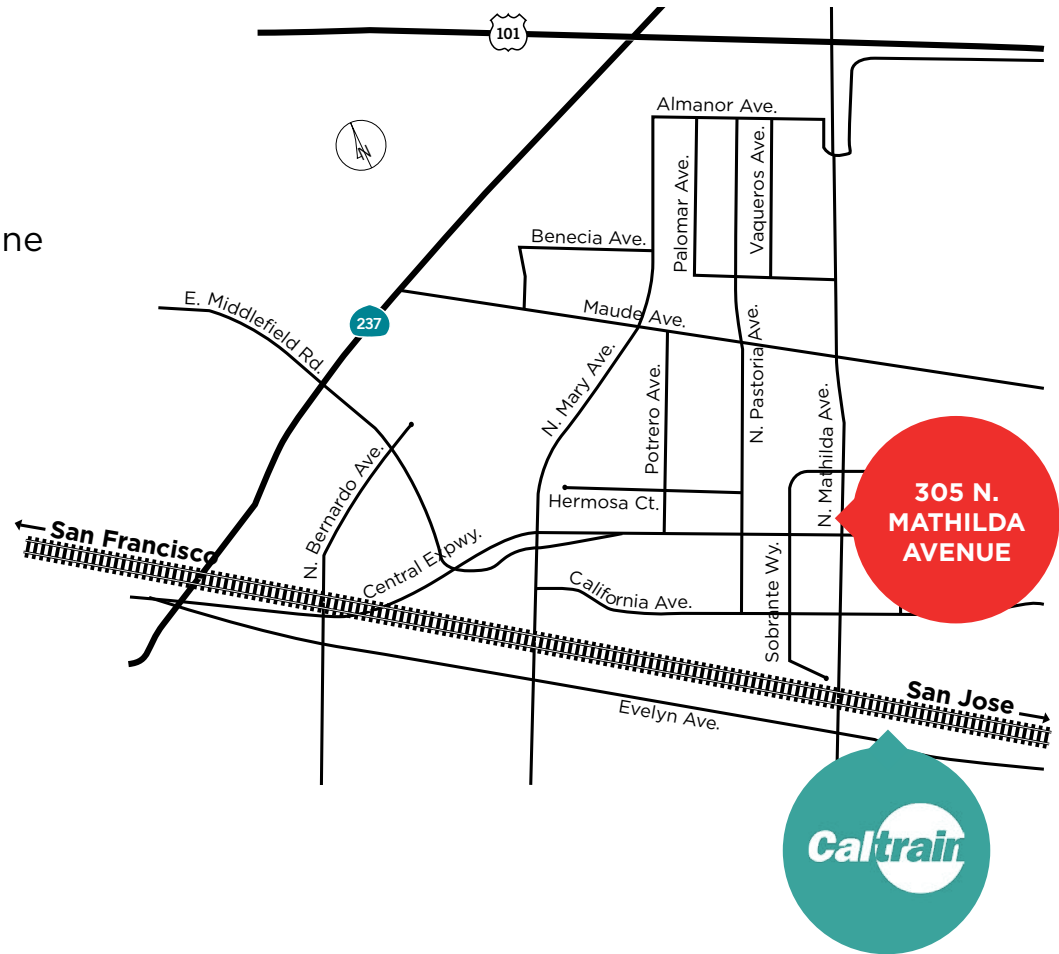


CUSHMAN &
WAKEFIELD

305 N. MATHILDA AVENUE

PROPERTY HIGHLIGHTS

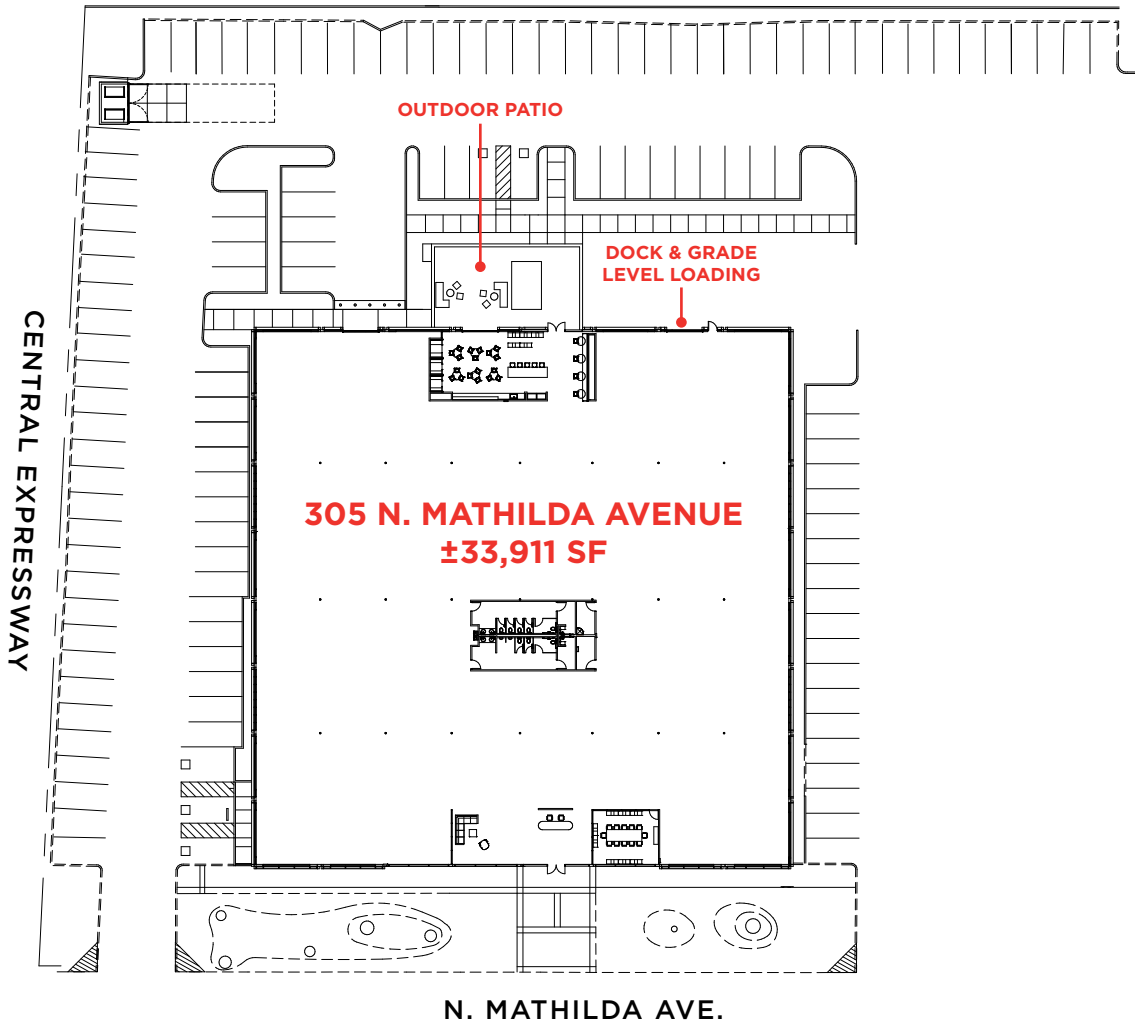
- Full Interior & Exterior Market Ready Planned
- Flexible Floor Plan with Great Glass Line
- Dock & Grade Level Loading
- Power: 2000 Amps at 120/208V
- Prominent Location
- 1/2 Mile to Sunnyvale Caltrain Station
- Excellent Signage Opportunities on Mathilda
- 4 Minute Drive to Whole Foods & Downtown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

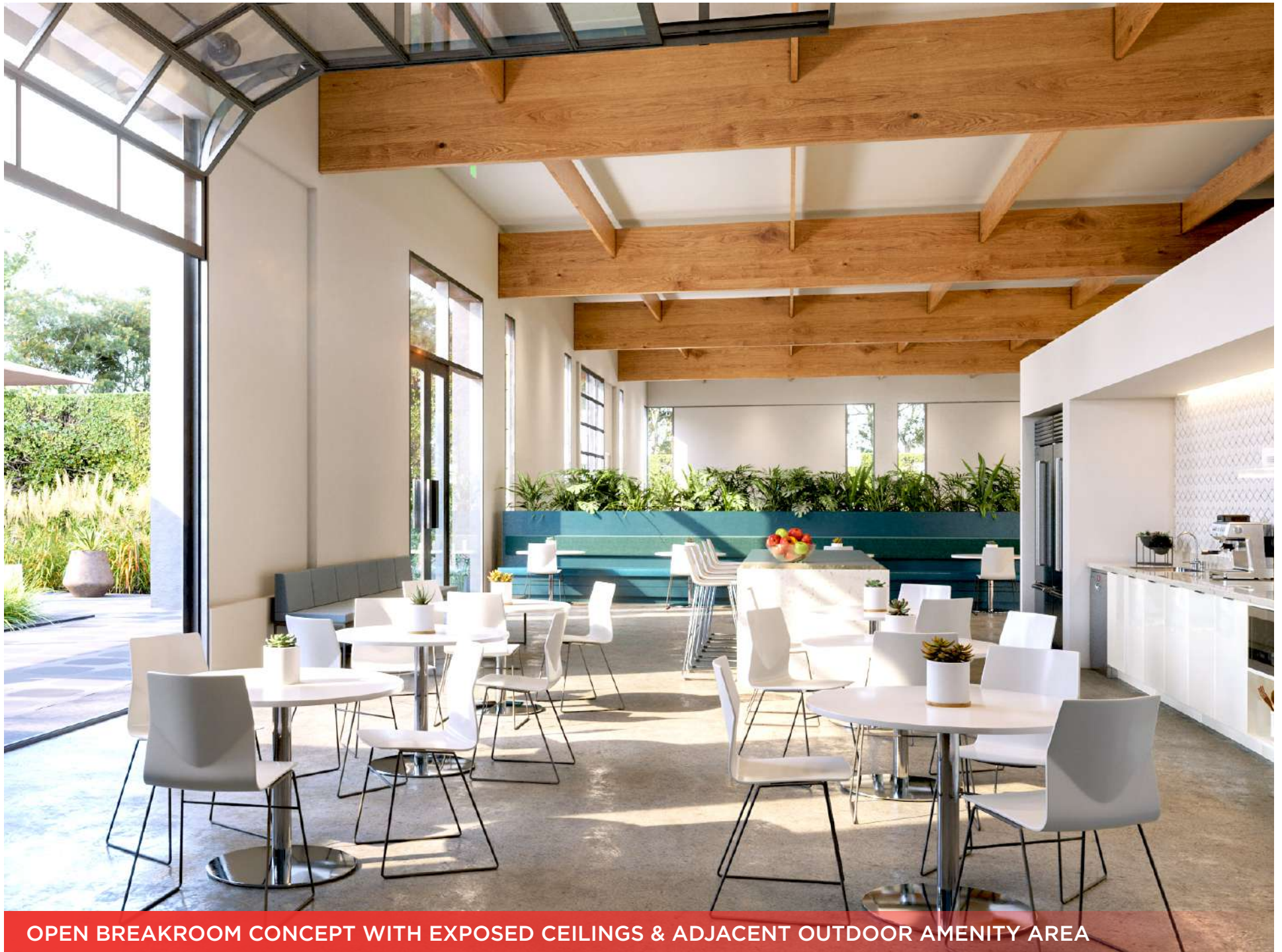


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SITE PLAN

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





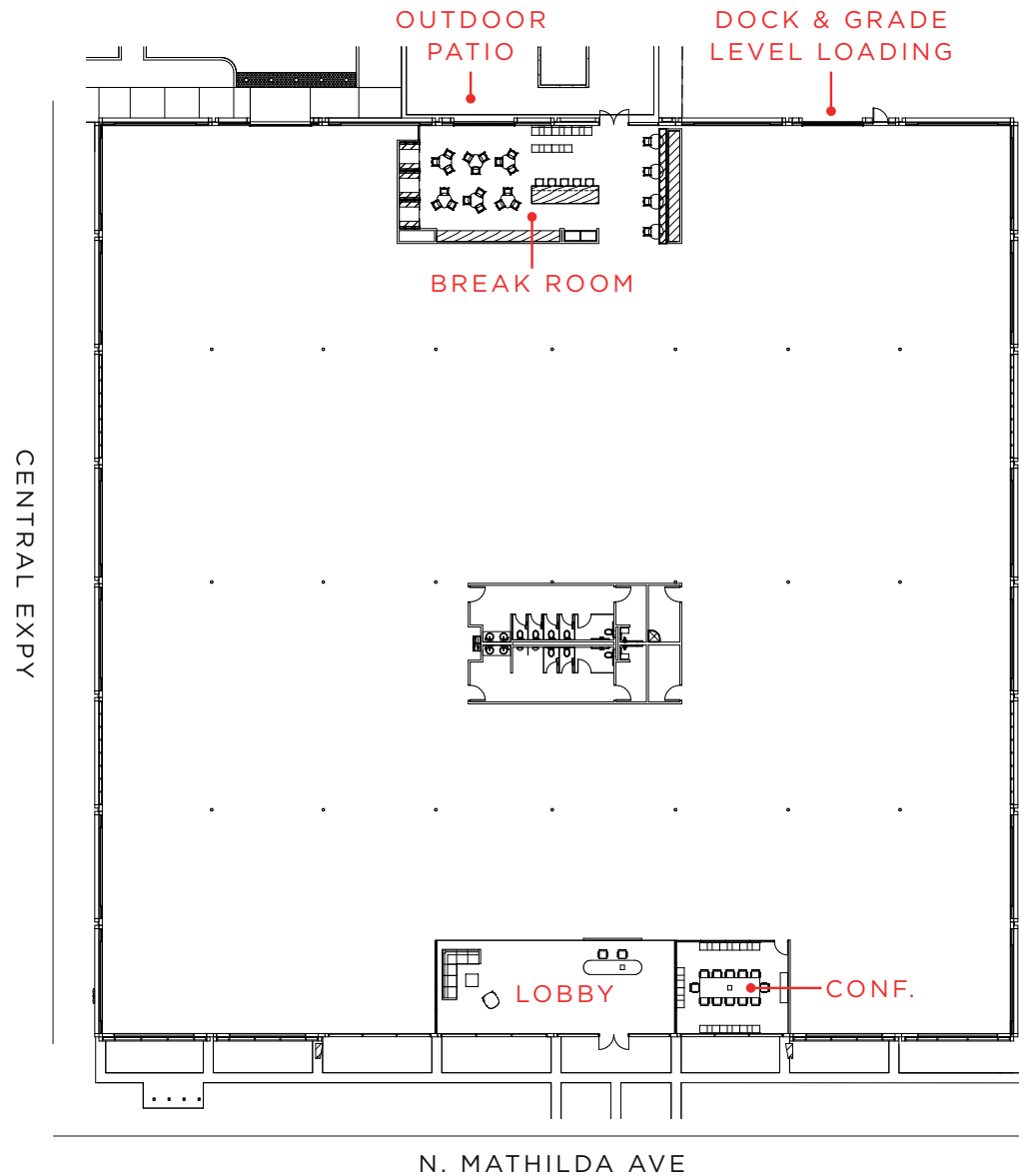
OPEN BREAKROOM CONCEPT WITH EXPOSED CEILINGS & ADJACENT OUTDOOR AMENITY AREA



OUTDOOR AMENITY AREA

305 N. MATHILDA AVENUE

MARKET READY
FLOOR PLAN
±33,911 SF



NEARBY AMENITIES



TRANSPORTATION



8

MINUTE WALK TO CALTRAIN STATION

3

MINUTE BIKE RIDE TO CALTRAIN STATION

60

MINUTE DRIVE FROM SF TO SUNNYVALE

CALTRAIN SHUTTLE



1 BLOCK
TO CALTRAIN
SHUTTLE STOP

0.5 MILE
TO SUNNYVALE
CALTRAIN

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[View Site Specific COVID-19 Prevention Plan](#)

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