



323 N. Mathilda

323-325 N. Mathilda Avenue • Sunnyvale, CA 94085

Silicon Valley
Sunnyvale

Power productivity at 323 N. Mathilda, a single-story Office/R&D building in sought-after Peery Park. This prime location puts your business in the heart of Silicon Valley's innovation corridor near leading Fortune 500 tech firms.



Productive Workplace Community

- 20,000 SF of efficient Office/R&D workspace
- Plush and comfortable outdoor lounge furniture
- Exterior facade upgrades and complete interior renovations
- Signage opportunities offer visibility for prominent brand recognition
- Attentive customer service with industry-leading response times
- Near Sunnyvale Square Shopping Center and Sunnyvale Town Center
- Close to world-class universities and research centers
- Minutes to the San Jose International Airport
- Easy access to all 4 major North/South freeways

/ Work Smart. Live Well.® /



Culinary Experiences

Whether your team needs a quick lunch or catered meal, satisfying options like Tu Mero Mole, Pasta Market and Katana Sushi & Sake are just minutes away.

Silicon Valley Innovation Hub

An ideal location near world-class universities and research centers drive discovery and innovation through collaborative partnerships and talent recruitment.

Exterior & Interior Reinvestment (Arriving Spring 2018)

Exterior facade upgrades including sizable window additions and complete interior improvements.

Workday Conveniences

Shopping and amenities abound in 49+ neighborhood/regional centers in revitalized downtown Sunnyvale, including Sunnyvale Town Center.

Service + Support

Irvine Company's dedicated Customer Resource Team proactively anticipates your needs to provide seamless support and uninterrupted service.

For leasing information, call: **418.330.0100**
5451 Great America Parkway, Suite 201
Santa Clara, California 95054
IrvineCompanyOffice.com



Our mission is to provide you with **Vibrant Workplace Communities®**, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.