



330 Potrero Avenue

SUNNYVALE, CA

±35,654 SF (Divisible to ±10,000 SF)

 IRVINE COMPANY | **CBRE**

Workplace Highlights

WORKSPACE

- ±35,654 SF (Divisible to ±10,000 SF)

NEW MARKET READY WORKSPACE

- Excellent signage and identity opportunity
- New 10' floor-to-ceiling storefront glass and entry feature
- Large 24K SF open floor plan with high-end improvements
- Large 12K SF production/assembly/lab area
- New restroom cores with showers
- Title 24 compliant

NEW OUTDOOR AREA

- New outdoor dining and collaboration space
- New landscaping throughout
- Nine (9) EV charging stations

HVAC SERVICE

- Multiple units, 138 tons of capacity

LOADING

- Two (2) ground-level loading doors

ELECTRICAL SERVICE

- 2,700 amps @ 120/208 volts

PUBLIC TRANSPORTATION

- Walking distance to Sunnyvale Caltrain station
- Immediate access to Central Expressway, Highways 237 and 101

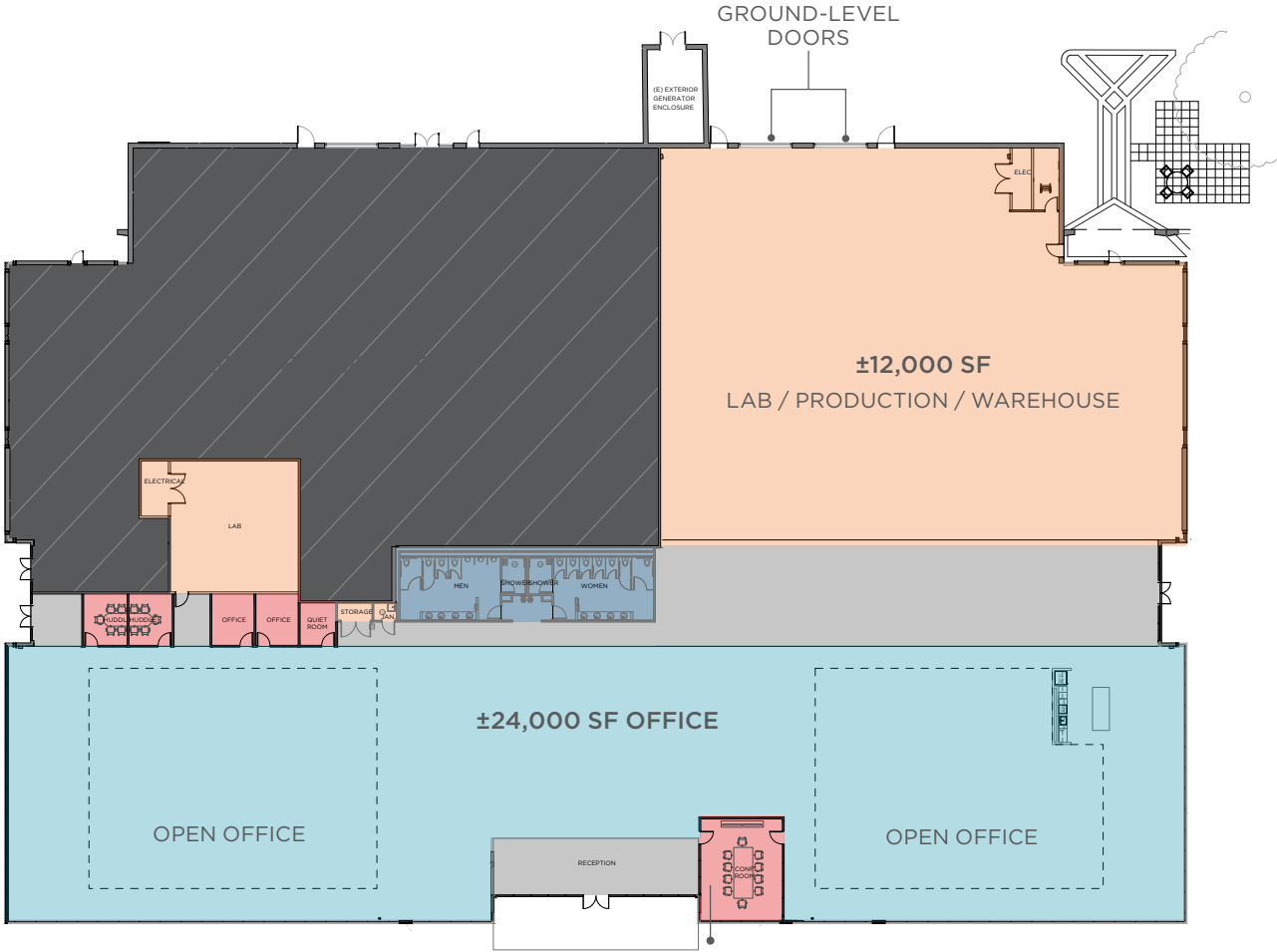


Floor Plan

330 POTRERO AVENUE, SUNNYVALE

±35,654 SF (DIVISIBLE TO ±10,000)

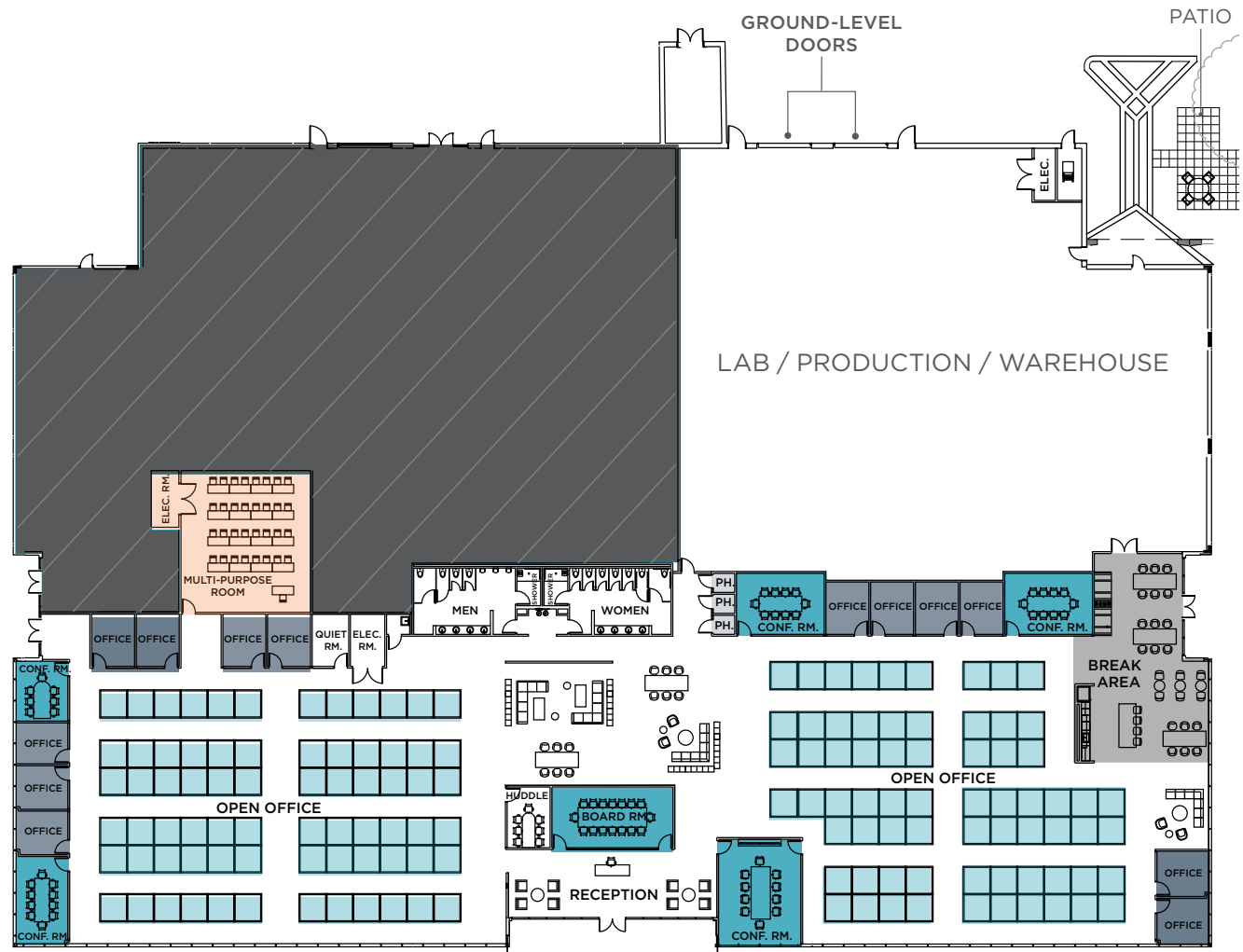
- CARPET TILE
OPEN CEILING W/ SUSPENDED
LIGHT FIXTURES
- CARPET TILE
ACOUSTIC CEILING TILE W/
RECESSED LIGHT FIXTURES
- SEALED CONCRETE
OPEN CEILING W/ SUSPENDED
LIGHT FIXTURES
- POLISHED CONCRETE
OPEN CEILING W/ SUSPENDED
LIGHT FIXTURES
- CERAMIC TILE
GYP BD CEILING W/ RECESSED
LIGHT FIXTURES
- NOT IN SCOPE
- LINE OF CEILING
CLOUD ABOVE
- NEW STOREFRONT SYSTEM



Hypothetical Layout

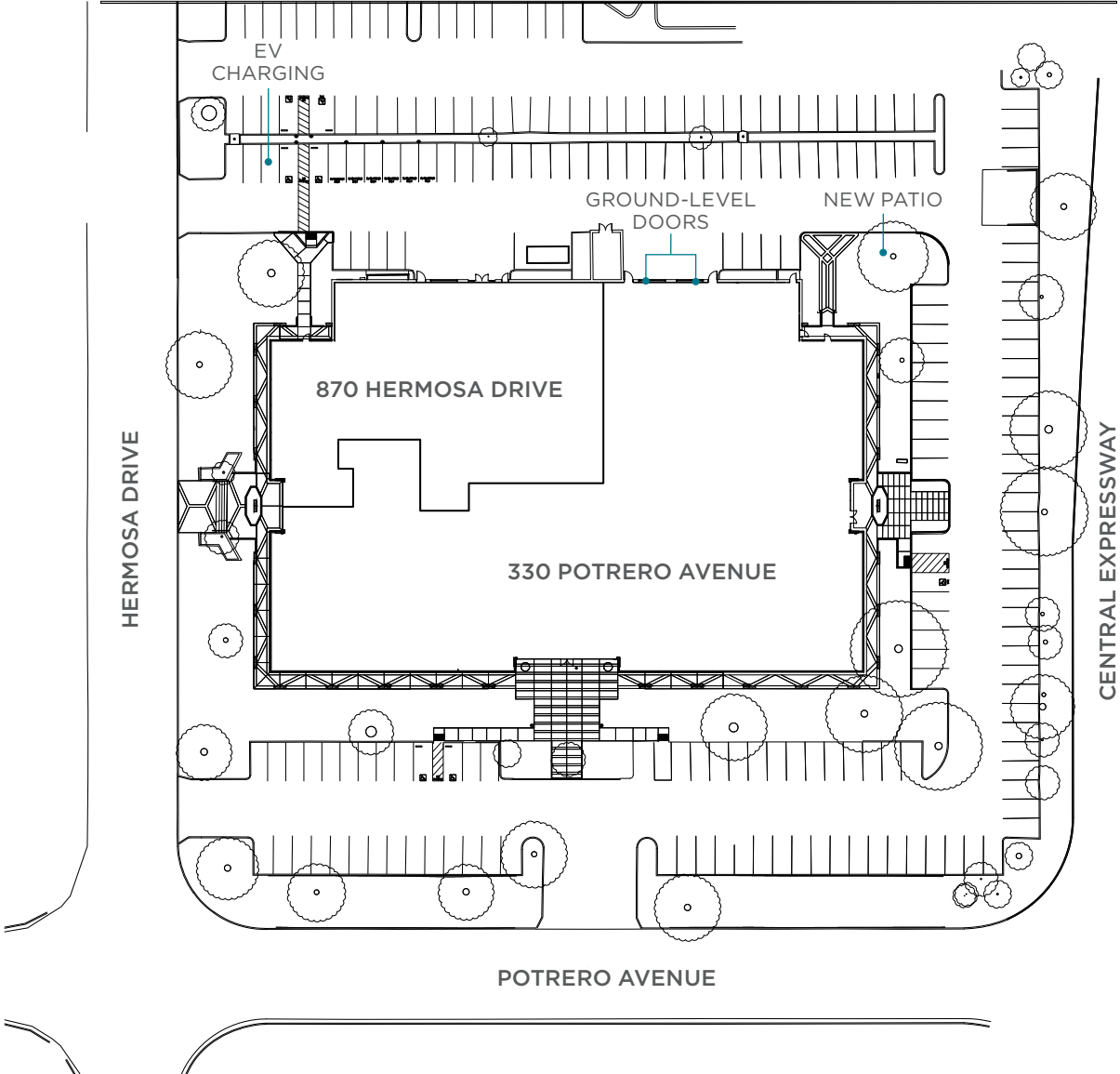
330 POTRERO AVENUE, SUNNYVALE

- PRIVATE OFFICES
- 6' X 6' CUBES
- BREAK AREA
- MULTI-PURPOSE ROOM
- MEETING ROOMS
- PHONE ROOMS



Site Plan

330 POTRERO AVENUE, SUNNYVALE



Amenities & Transit

330 POTRERO AVENUE, SUNNYVALE



330 POTRERO AVENUE



15 MIN WALK TO STATION

PHOVEVER
FLYWHEEL SPORTS
KABUL AFGHAN CUISINE

FIREHOUSE GRILL & BREWERY	VINO VINO
TAVERNA BISTRO	POKI BOWL
MEZZE TURKISH BBQ	DISH DASH
K TEA	BEAN SCENE CAFE
RIVER ROCK TAPROOM	GUMBA'S ITALIAN
CHEF YU CHINESE	BELLA ROMA
METRO CITY	SIAM TASTE THAI
CHOCOLATIER DESIREE	ROBERTO'S CANTINA
RAMEN SEAS	IL POSTALE
TAO TAO CHINESE	COFFEE & MORE
LILY'S MAC'S	
THE OXFORD	


Sunnyvale
Caltrain Station

PHILZ COFFEE
VITALITY BOWL
THE DON'S DELI
SAJJ MEDITERRANEAN

ORANGETHEORY FITNESS
STARBUCKS
NOM BURBER
TAPT
THE PROLIFIC OVEN
CITY PLACE WINE BAR
BEACH HUT DELI



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