



330 Potrero Avenue

SUNNYVALE, CA

±35,654 SF (Divisible to ±10,000 SF)

 IRVINE COMPANY | 

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

- Expandable to 2,700 amps @ 120/208 volts being upgraded to 1,600 amps @ 480 volts in September 2026

PUBLIC TRANSPORTATION

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

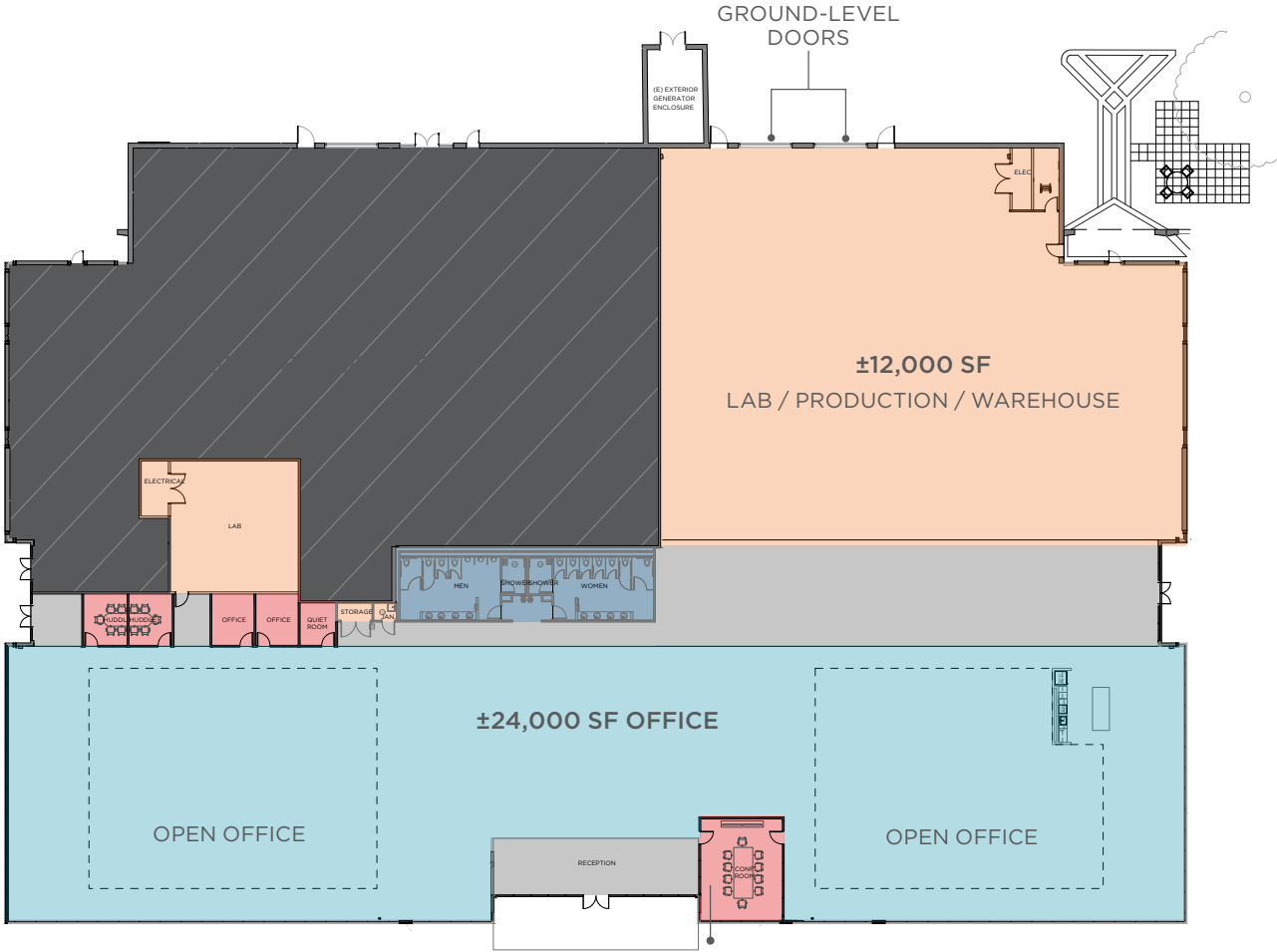


Floor Plan

330 POTRERO AVENUE, SUNNYVALE

±35,654 SF (DIVISIBLE TO ±10,000)

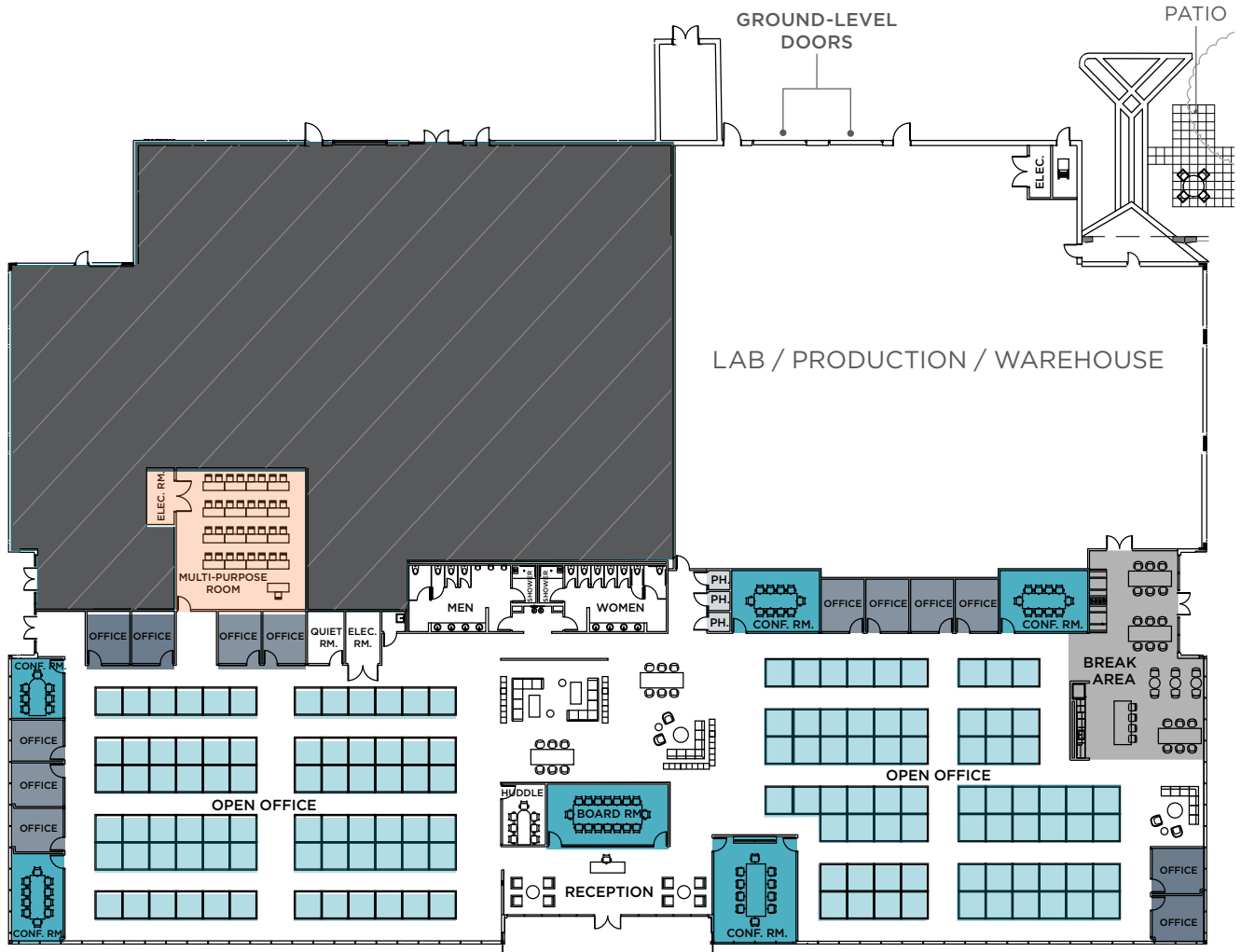
- CARPET TILE
OPEN CEILING W/ SUSPENDED
LIGHT FIXTURES
- CARPET TILE
ACOUSTIC CEILING TILE W/
RECESSED LIGHT FIXTURES
- SEALED CONCRETE
OPEN CEILING W/ SUSPENDED
LIGHT FIXTURES
- POLISHED CONCRETE
OPEN CEILING W/ SUSPENDED
LIGHT FIXTURES
- CERAMIC TILE
GYP BD CEILING W/ RECESSED
LIGHT FIXTURES
- NOT 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



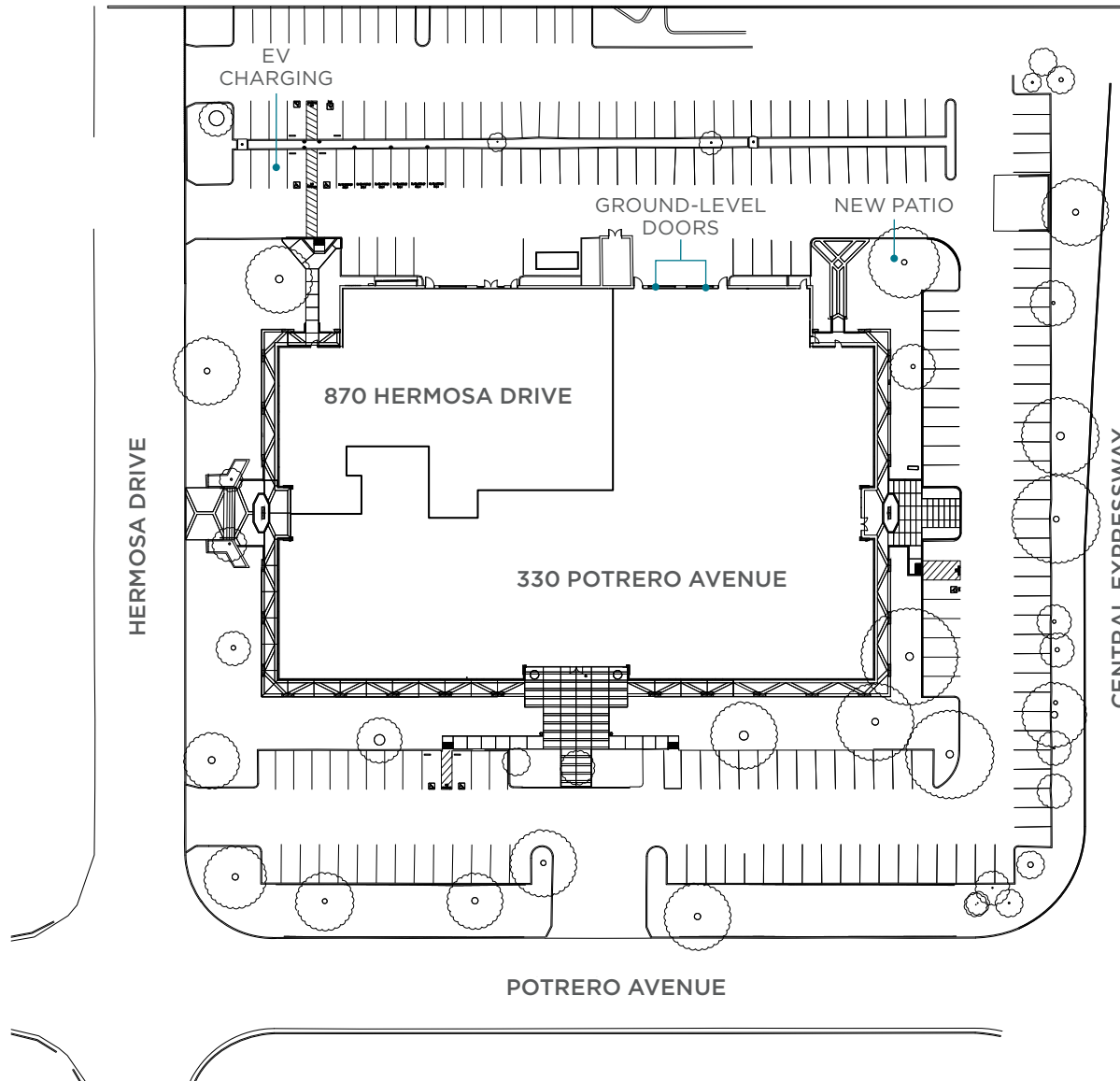
Hypothetical Interiors

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Site Plan

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Amenities & Transit

330 POTRERO AVENUE, SUNNYVALE



WE CREATE PLACES THAT Bring People Together to Succeed

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — *all backed by our industry-leading financial stability and commitment to long-term ownership.*

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





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