

1281 REAMWOOD AVENUE

SUNNYVALE | CALIFORNIA

±16,260 SQUARE FEET



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HIGHLIGHTS

- ±16,260 SF Available
- Open Office with Excellent Glass Line
- New Modern Interiors with Open Ceiling
- Lab and Manufacturing Space
- Grade Level Loading
- ±3.4/1,000 Parking
- Two Blocks from VTA Light Rail (Reamwood Station)
- 10 Minute Walk to ACE Train Shuttle Stop
- Located Near Levi's Stadium, Hyatt Santa Clara, Santa Clara Convention Center, Calabazas Creek/Baylands Park Trail

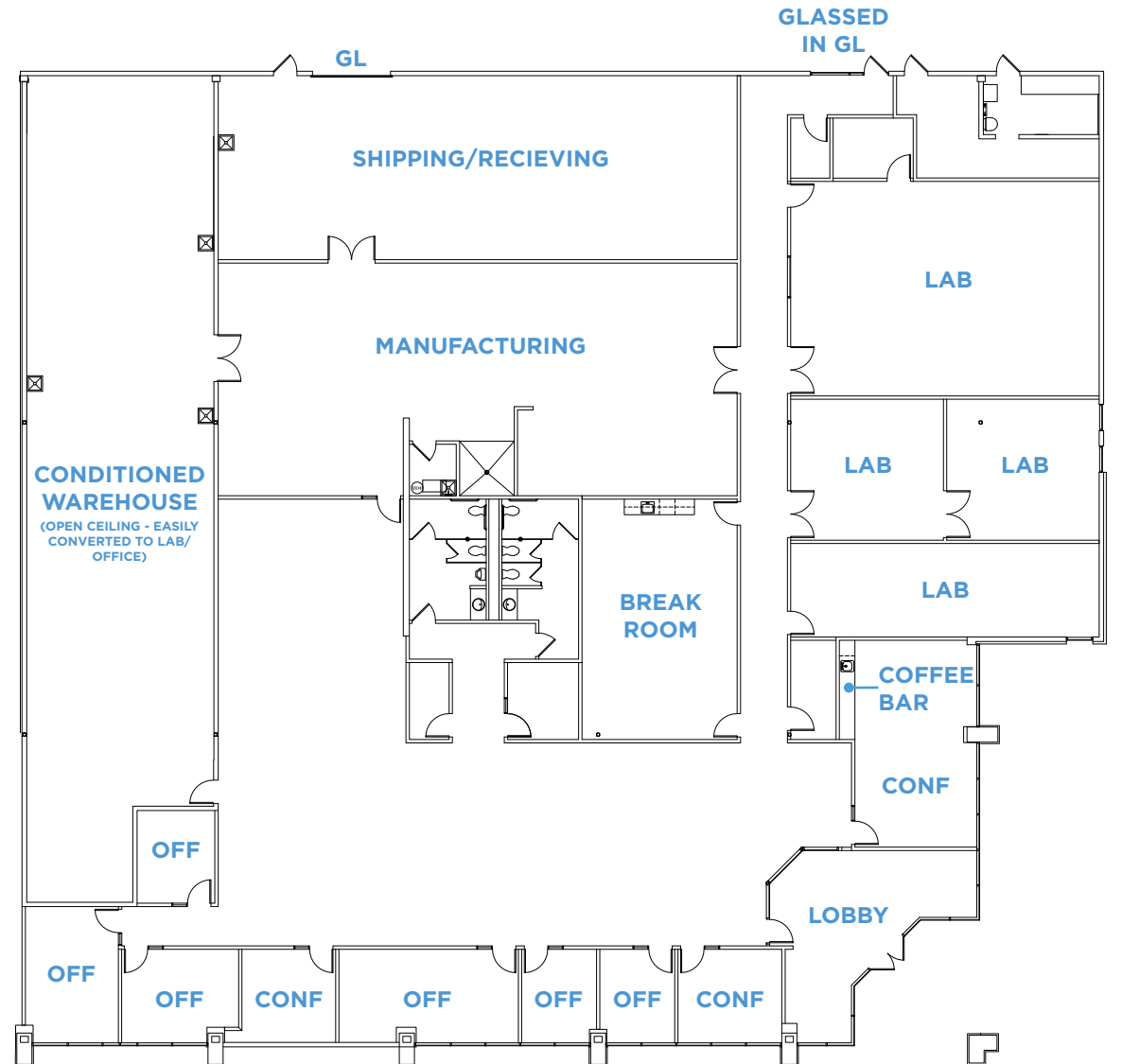


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AS-BUILT FLOOR PLAN

- 6 Offices
- 3 Conference Rooms
- 4 Labs
- Break Room
- Grade Level Loading

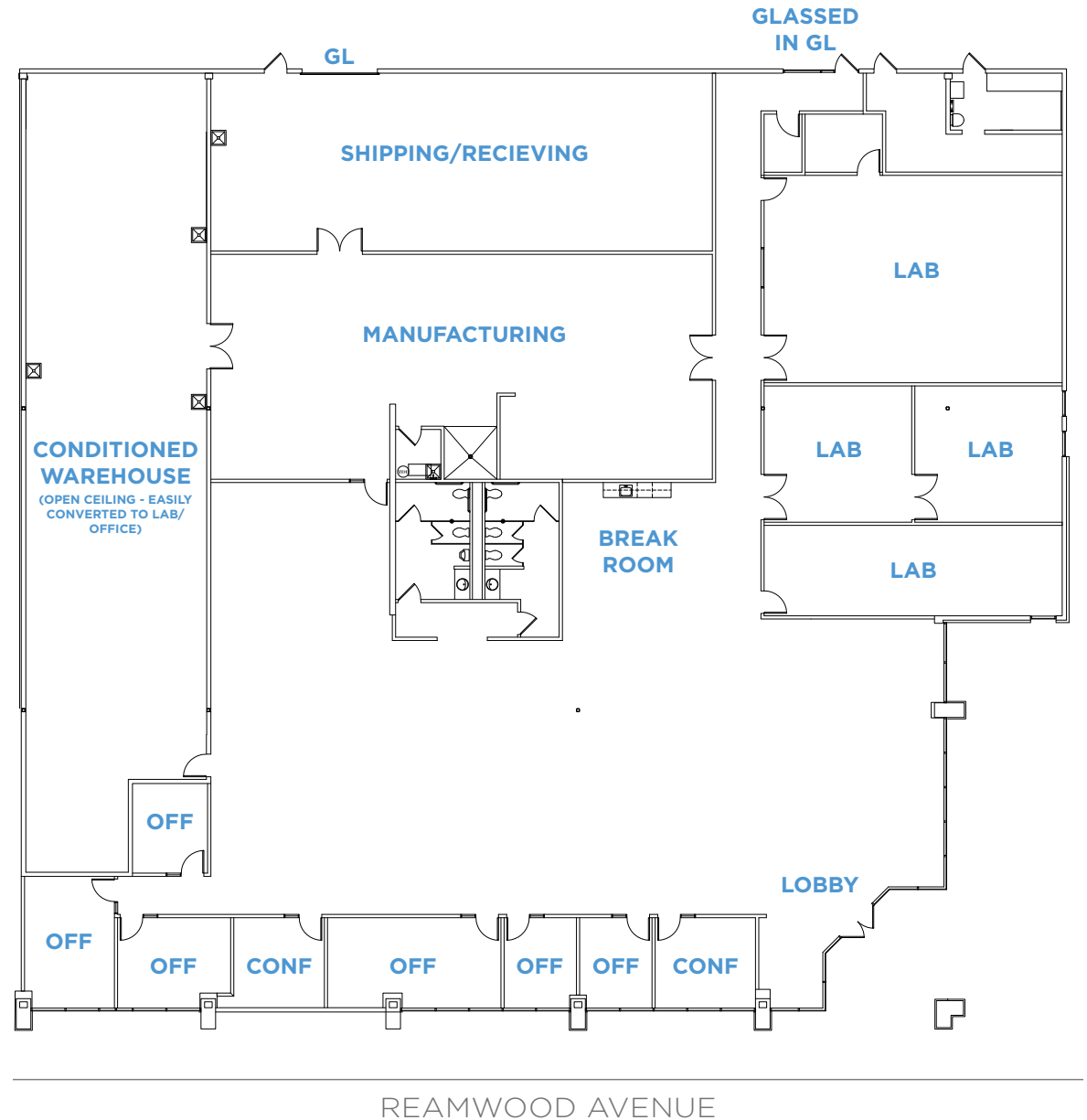


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HYPOTHETICAL FLOOR PLAN

- 6 Offices
- 2 Conference Rooms
- 4 Labs
- Break Room
- Grade Level Loading



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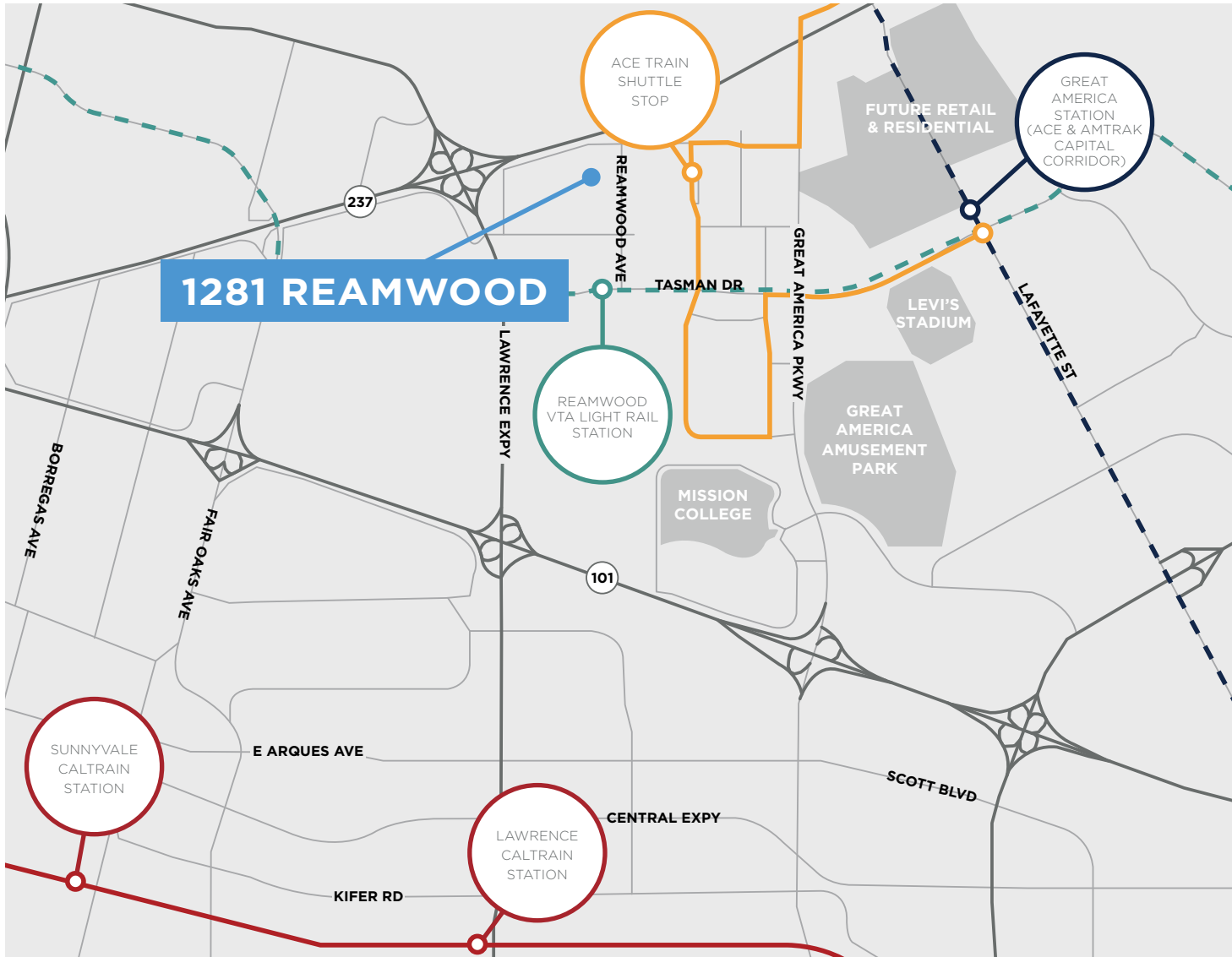
- 1** Hyatt Regency & Convention Center
Truya Sushi
Evolution Cafe & Bar
Peet's Coffee
- 2** Tea Spot Cafe
Feride's Bakery
HiroNori Ramen
Cafe Falafel
Pizza My Heart
Iguanas Burittozilla
House of Bagels
- 3** **MERCADO**
In-N-Out
Tomatina
Subway
Jamba Juice
Starbucks
SmokeEaters
Krispy Kreme
World Wrapps
Pho Hoa Noodle Soup
- 4** Una Mas
Merit Vegan
Bagel Place Cafe
Tasty Subs & Pizza
Chaats & Curry
Myzen Raman
Happy Lemon
St. Johns Bar & Grill
Mission City Cafe
Falafel Bite
Luv Pho
Pad Thai Cuisine
Panera Bread
24 Hour Fitness
City Sports
TOGO's
- 5** AC Marriott Hotel
Town Place Suites
The Plaza Suites
Embassy Suites

- 6** **SANTA CLARA SQUARE**
Whole Foods Market
CorePower Yoga
Chipotle
Gong Cha
Kumar's
Pacific Catch
Puesto
Tender Greens
Fleming's Steakhouse
Lula's Chocolates
Barebottle Brewing Co.
Opa! Santa Clara
Floodcraft Taproom
Il Fornaio
Starbucks
The Halal Guys
Silverlake Ramen
- 7** Kish Indian Kitchen & Bar
IHOP
- 8** Starbucks
Element Hotel
Orange Theory Fitness
- 9** Pedro's Mexican
Birk's
- 10** Loop Neighborhood Market
TOGO's
- 11** 1 Oz Coffee
- 12** Gobi Mongolian BBQ
Pho Queen Noodle House
Xiang Xiang Noodle
Susan's Donuts
- 13** Johal Chatt & Curry
Momo Grill
Khana Indian Street Food
The Feast Indian Company
Taco De Oro
Mumu Hot Pot



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2 BLOCKS FROM REAMWOOD VTA LIGHT RAIL STATION

10 MINUTE WALK TO ACE TRAIN SHUTTLE STOP

15 MINUTE RIDE ON ACE TRAIN SHUTTLE TO GREAT AMERICA STATION

- ACE TRAIN SHUTTLE
- VTA LIGHT RAIL
- ACE TRAIN
- CALTRAIN