

# TASMAN5

SUNNYVALE, CA 94089

- › 1257 TASMAN DRIVE
- › 1233-1239 REAMWOOD AVENUE
- › 1243-1249 REAMWOOD AVENUE
- › 1253-1259 REAMWOOD AVENUE
- › 1240 ELKO DRIVE





TASMAN5

## PROJECT HIGHLIGHTS

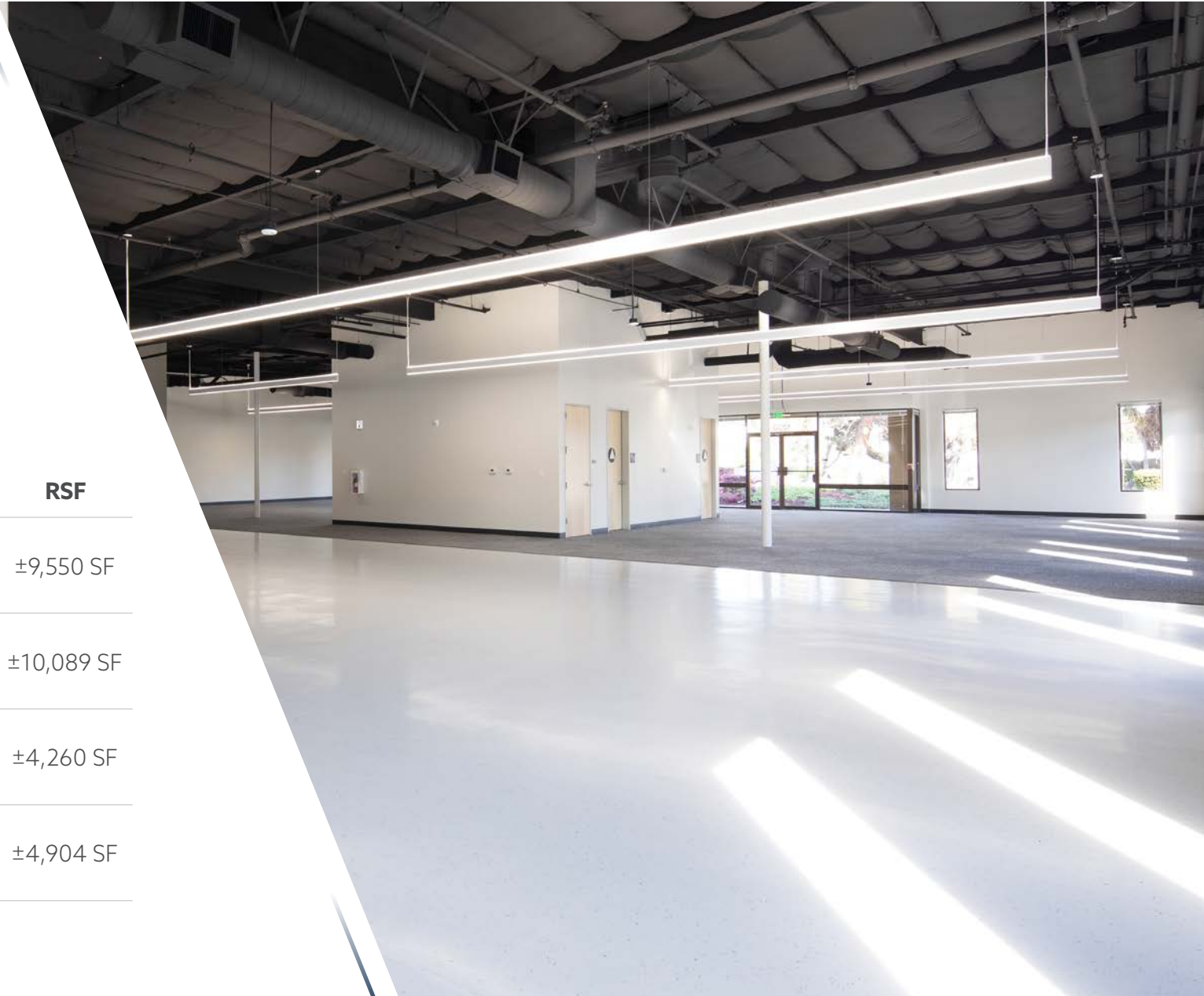
- **New, Modern Improvements**  
Market ready suites with high-end finishes
- **Connectivity**  
Comcast Fiber Ready
- **Life/Safety**  
Suites are equipped with fire sprinklers and fire alarms
- **Versatile Floorplan Options**  
R&D Flex and Industrial spaces from +/-4,260 SF to 10,089 SF with a mix of office, lab and warehouse space
- **Parking**  
3.0/1,000
- **Easy to Access**  
Adjacent from Reamwood Station VTA Light Rail, and close proximity to HWY 101 and Lawrence Expressway.
- **Amenities**  
Less than 10 minutes from Santa Clara Square and AMC Mercado with multiple options for food, coffee, fitness and retail.  
  
5 minutes from Levi's Stadium, hotels, dining, executive conference centers, and local retail.

TASMAN5

## AVAILABLE MARKET READY SUITES

RSF

- |                                    |            |
|------------------------------------|------------|
| ▶ <b>1257</b> Tasman Drive, Unit A | ±9,550 SF  |
| ▶ <b>1233-1235</b> Reamwood Avenue | ±10,089 SF |
| ▶ <b>1245</b> Reamwood Avenue      | ±4,260 SF  |
| ▶ <b>1259</b> Reamwood Avenue      | ±4,904 SF  |



# TASMAN5

**1240 Elko Drive**  
Fully Leased

**1259 Reamwood Avenue**  
±4,904 SF Available

**1245 Reamwood Avenue**  
±4,260 SF Available

**1233-1235 Reamwood Avenue**  
±10,089 SF Available

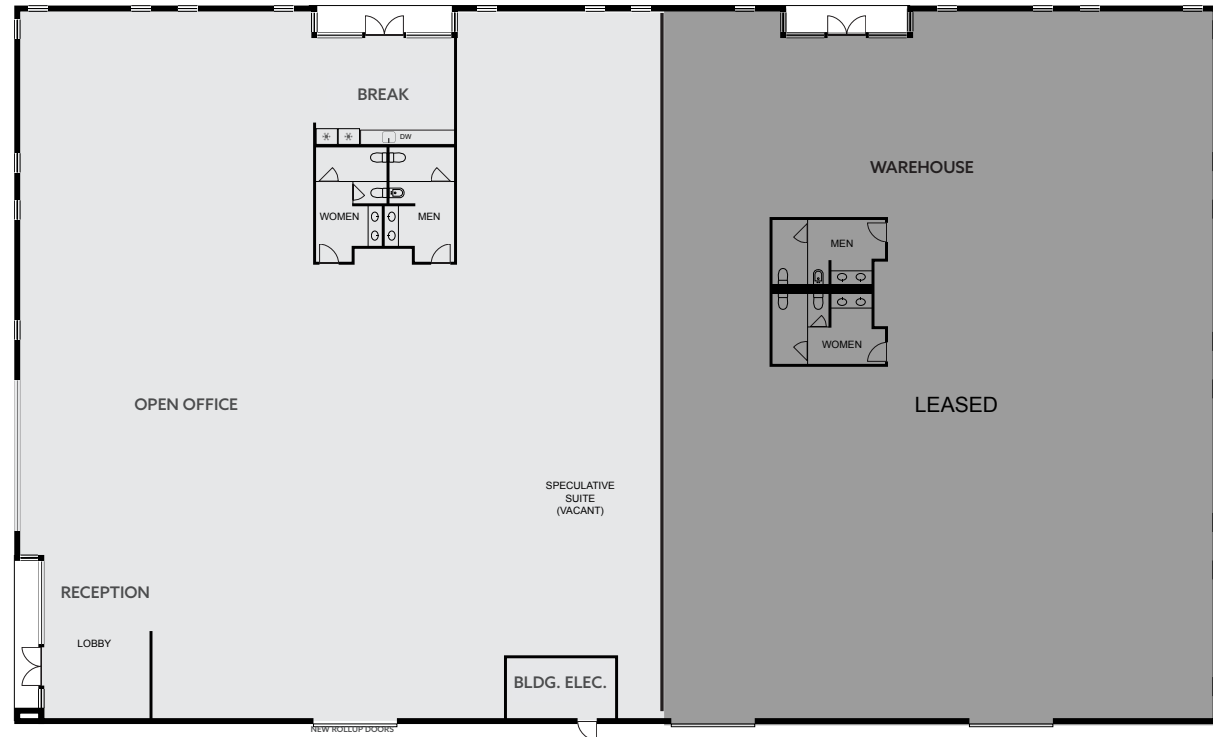
**1257 Tasman Drive, Unit A**  
±9,550 SF Available



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# 1257 TASMAN DR

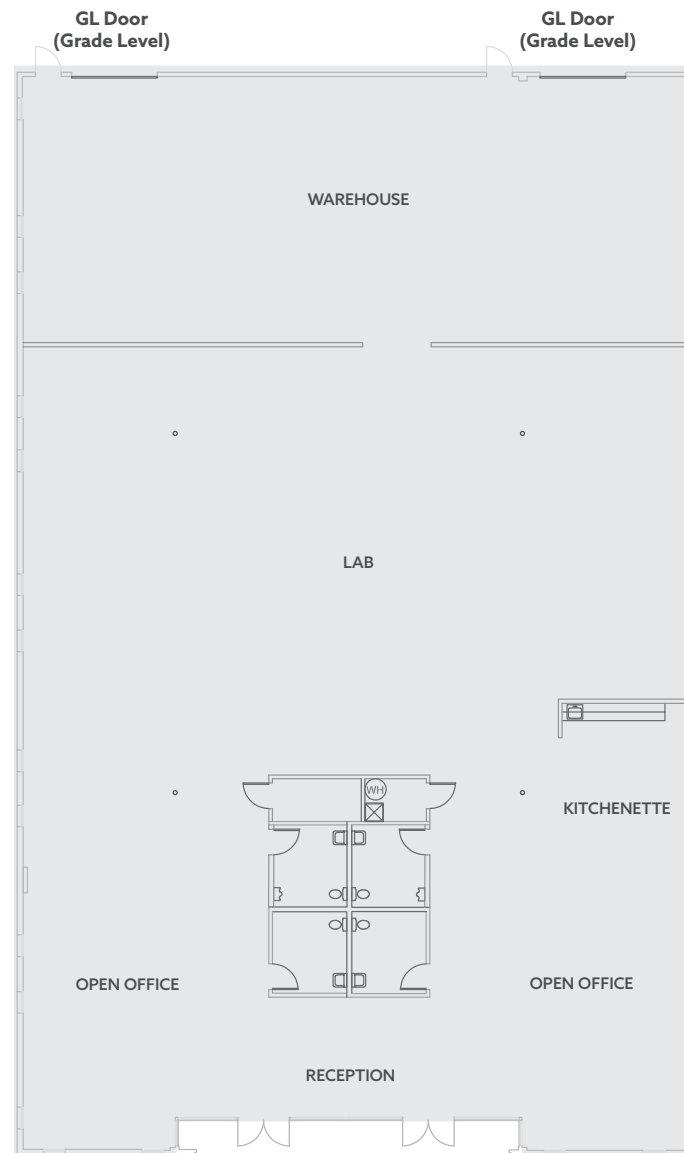
- » ±9,550 SF
- » Approximately 33% Office, 33% Lab and 33% Warehouse
- » 12-16' Clear Height
- » 208/120v 3-Phase power
- » 1,400 Amps
- » 1 Glass Grade Level Door
- » Shell Improvements
- » Market Ready Coming in Fall 2021



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# 1233-1235 REAMWOOD AVE

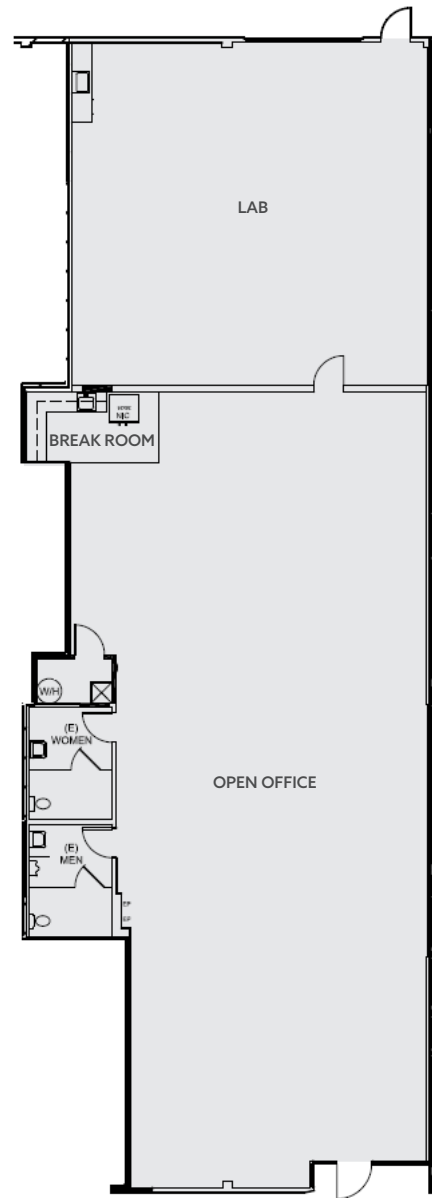
- » ± 10,089 SF
- » Approximately 33% Office,  
33% Lab and 33% Warehouse
- » 12-16' Clear Height
- » 208/120v 3-Phase power
- » 600 Amps
- » 2 Grade Level Doors with  
Frosted Glass
- » Market Ready Complete



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# 1245 REAMWOOD AVE

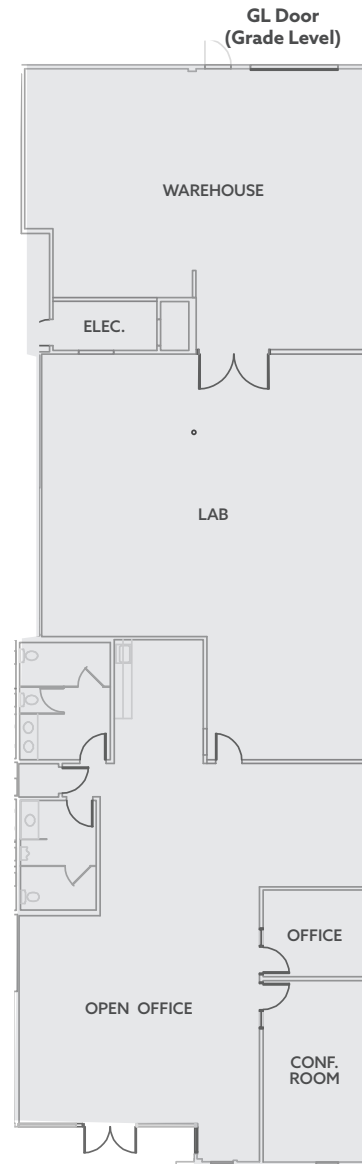
- » ±4,260 SF
- » Approximately 70% Office and 30% Lab
- » 12-16' Clear Height
- » 208/120v 3-Phase power
- » 400 Amps
- » Open Office
- » Lab
- » Kitchenette
- » 1 Grade Level Door with Frosted Glass



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# 1255 REAMWOOD AVE

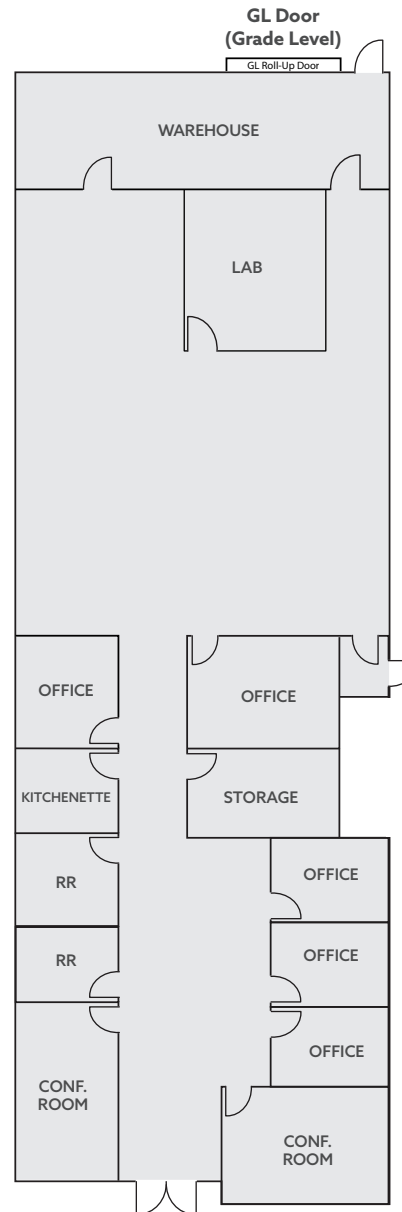
- » ±4,956 SF
- » Approximately 40% Office,  
40% Lab and 20% Warehouse
- » 12-16' Clear Height
- » 208/120v 3-Phase power
- » 200 Amps
- » 1 Grade Level Door with  
Frosted Glass
- » Market Ready Complete
- » 1 Office
- » 1 Conference Room
- » Lab
- » Warehouse



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# 1259 REAMWOOD AVE

- » ±4,904 SF
- » Approximately 90% Office and 10% Warehouse
- » 12-16' Clear Height
- » 208/120v 3-Phase power
- » 200 Amps
- » 5 Offices
- » 2 Conference Rooms
- » Kitchenette
- » Storage
- » Lab
- » Warehouse
- » 1 Grade Level Door



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MARKET READY SPACES



# TASMAN5

## AREA AMENITIES

TASMAN 5 is conveniently located close to Lawrence Expressway, adjacent to the Reamwood Light Rail Station, with access to Hwys 101 and 237. Enjoy nearby amenities for lunch and after-hours fun! Check out Levi's Stadium, AMC Mercado and Santa Clara Square for dining, shopping, entertainment and fitness! Take advantage of the area's hotels, conference centers and local retail.



- Sunnyvale Fitness
- ATM
- Subway
- Taco Bell
- Mongolian BBQ
- Donuts
- Noodles

- LAKESIDE SHOPPING CENTER**
- Saigon Seafood Harbor
  - Homi Japanese Ramen
  - Giovanni's New York Pizzeria
  - New Wing Yuan Market
  - Hot Pot
  - ATM
  - Dental Care
  - Salon & Barber
  - Dry Cleaning

- Starbucks
- In-N-Out
- AMC Mercado
- Mexicali Grill
- TJ Maxx/Home Goods
- Subway
- Jamba Juice
- Fed-Ex
- Panda Express
- Tomatina

- UPS Store
- Hertz
- Parcel 104
- Character Sports
- Bar & Grill
- Santa Clara Marriott

- SANTA CLARA SQUARE**
- Whole Foods
  - CorePower Yoga
  - Puesto
  - IlFornaio
  - Specialties Café & Bakery
  - Tender Greens
  - Barebottle Brewing Company
  - Pacific Catch
  - Chipotle Mexican Grill
  - Gong Cha
  - Opa!
  - Fleming's Prime Steakhouse and Wine Bar



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