

100 ALTAIR WAY / SUNNYVALE, CA

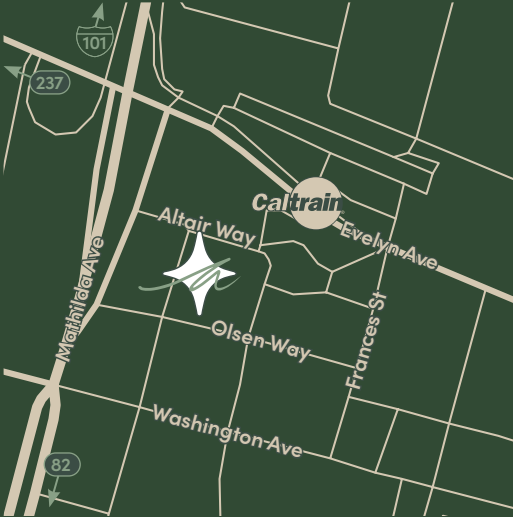
Altair

The workplace,
ILLUMINATED



TRANSCEND TRADITIONAL

Rising high above downtown Sunnyvale, 100 Altair presents a bright new home for Silicon Valley’s shining innovators. Highlighted by abundant natural light, a seamless indoor/outdoor environment, informal workspaces, and sustainably sourced materials, the building’s innovative design is raising the bar for modern productivity and workplace wellness.



±180,417 TOTAL SF | DIVISIBLE BY FLOOR

- | | |
|---|---|
| Ready for immediate tenant improvements | ±12,000 - ±30,000 SF full floor suites available now |
| 7 floors of office space | Private landscaped rooftop work and entertainment space |
| In the center of Downtown Sunnyvale dining & retail | Multiple fitness centers (cardio, weights, and yoga) |
| Across the street from Sunnyvale CalTrain Station | Indoor/outdoor lobby with 2-story living wall |
| Balcony on the 4th floor | High-end locker rooms with showers |



DYNAMIC BY DESIGN

100 Altair is leading a new era of work with a vertically integrated campus that seamlessly combines business and lifestyle amenities. Designed to enhance the traditional office experience, 100 Altair creates an environment where employees can thrive before, during, and after the workday.



CERTIFICATIONS





FLEXIBILITY ON EVERY LEVEL

- 7 Floor 7
±29,073 SF
- 6 Floor 6
±29,084 SF
- 5 Floor 5
±28,767 SF
- 4 Floor 4
±29,132 SF
- 3 Floor 3
±28,766 SF
- 2 Floor 2
±23,218 SF
- 1 Floor 1
±12,377 SF



BUILDING SPECS



YEAR BUILT	2024
SQUARE FOOTAGE	±180,417 SF
CONSTRUCTION	Steel frame building Efficient side core design High visibility signage opportunity Specialized operable windows on each floor with glazing to reduce heat & glare
PARKING	4 levels of private & secured underground parking in building 26 electric vehicle charging spaces Dedicated & secured bike storage on every level of the garage Over 1,700 stalls in neighboring parking garages Unlimited free employee parking permitted in adjacent underground garage
SLAB-TO-SLAB	Floor 1: 16’ high Floors 2-7: 14’ high
FLOOR LOAD	100 PST live load for office floors
ELECTRICITY	4000A, 480V
ELEVATORS	4 touchless elevators with 4,000lbs load capacity

EMERGENCY BACKUP

- Emergency power for fire and life safety loads, essential base building loads including security and operation of the base building vertical circulation systems, and MPOE Room
- Dedicated mechanical areas on roof for additional generators or cooling equipment

HVAC

- MERV 15 Filtration
- Base building system to consist of a 240-ton variable refrigerant flow system
- Highly efficient (VRF) with 35,000 CFM energy recovery (ERV) dedicated outside air units (DOAS)
- Refrigerant piping supplied to each office floor for future connection
- Microbe, mold, and humidity control

TELECOM

- Five fiber service providers: Wave Broadband, CenturyLink, Zayo, AT&T, and Comcast Business
- Two riser pathways to each tenant in the building
- Two fully diverse cable pathways from the street

COMMON AREAS

- Multiple fitness centers (weights, cardio, yoga) with men’s and women’s shower and locker rooms
- Landscaped rooftop
- 30’ indoor/outdoor lobby with living wall
- Conference center, lobby improvements, and roof deck enhancements all coming soon

RESTROOMS

- Restroom cores complete with the ability to add two additional gender neutral restrooms per floor
- Touchless faucets
- Enhanced water quality



TEST FITS

3



4



- Arrival / Reception
- Core / Base Building
- Private Outdoor Terrace
- Open Workspace
- Lounge / Breakout
- Conference / Huddle Room
- Focus Room

3RD FLOOR

WORKSTATIONS: 176
CONFERENCE ROOMS: 3
HUDDLE ROOMS: 9
FOCUS ROOMS: 11

4TH FLOOR

WORKSTATIONS: 176
CONFERENCE ROOMS: 3
HUDDLE ROOMS: 10
FOCUS ROOMS: 7



SKY-HIGH WORKSPACE



THE ENVY OF THE NEIGHBORHOOD

Experience one of the region’s most exquisitely curated outdoor spaces at the 100 Altair rooftop, Penthouse 8, where employees are elevated above Downtown Sunnyvale, expanding their workspace to new heights. This premier amenity provides a unique opportunity to make a lasting impression, hosting happy hours, meetings, and team events that are sure to become the envy of the neighborhood.



CONVENIENTLY CONNECTED

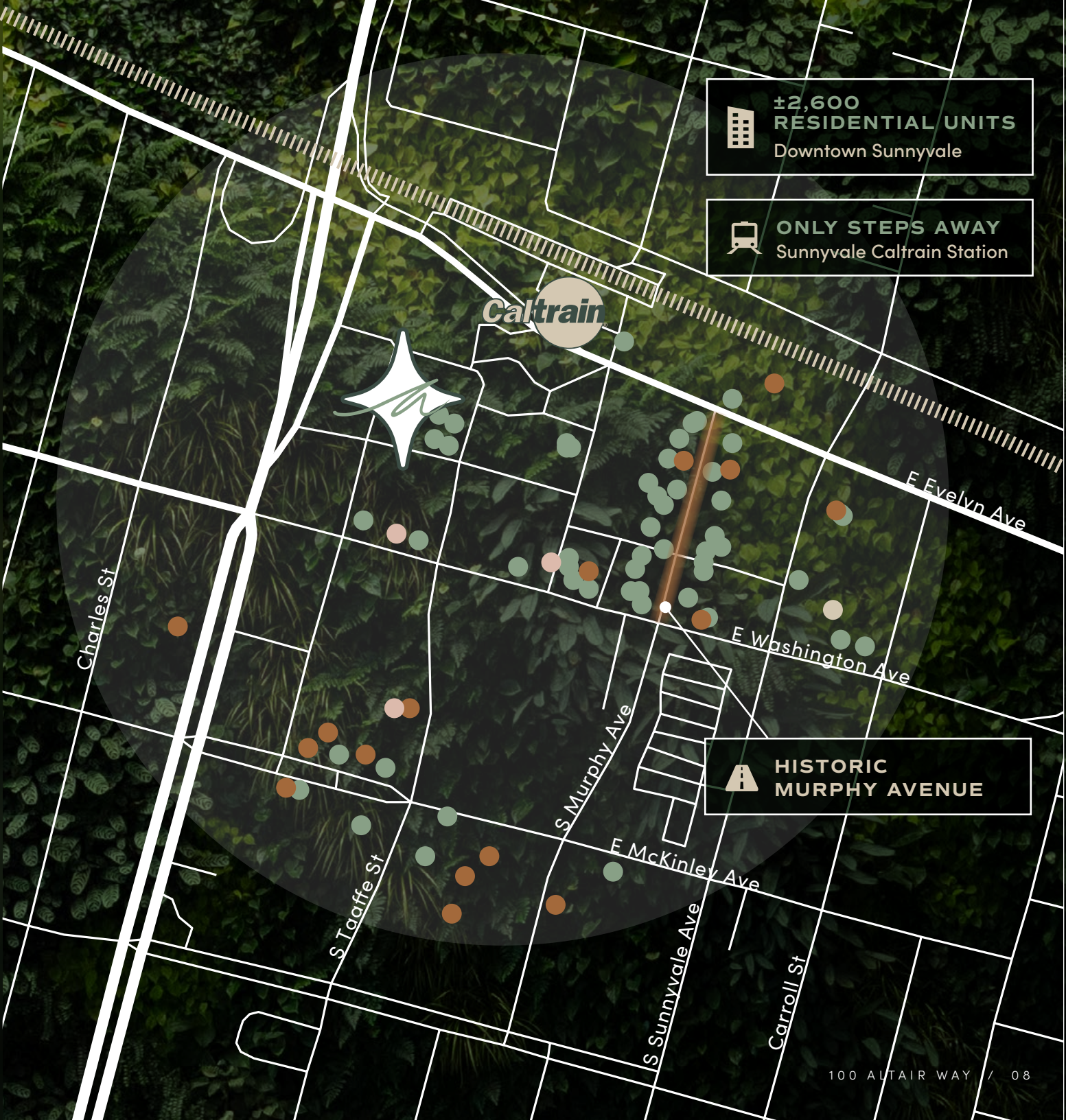
Centrally located in the heart of Silicon Valley, Downtown Sunnyvale represents the epicenter of activity for the region’s premier tech workforce, residents and visitors. Downtown Sunnyvale offers a vibrant array of amenities and experiences that sit just steps away from 100 Altair, including Historic Murphy Avenue.

Directly across from 100 Altair, the Sunnyvale CalTrain Station provides seamless connectivity to neighborhoods and destinations along the San Francisco Peninsula, with San Francisco just an hour away.



WITHIN A FEW BLOCKS:

- 45+ Dining
- 15 Retail
- 3 Fitness
- 1 Hotel



REIMAGINING THE ROUTINE



7:30AM

Hop on the CalTrain from Redwood City and enjoy a stress-free commute to Downtown Sunnyvale Station.



8:00AM

Begin your day with a workout at one of our on-site fitness centers, or take a short stroll to a nearby exercise studio.



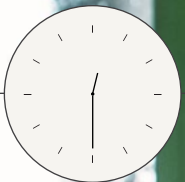
10:15AM

Make the most of the unique campus design and inviting common areas by diving into spontaneous brainstorming sessions with your colleagues.



12:30PM

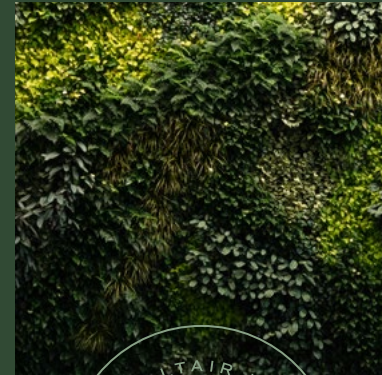
Savor the fresh air and take a leisurely stroll to lunch at one of Downtown Sunnyvale's many diverse restaurants.



5:00PM

Wrap up your workday with happy hour on the rooftop, where you and your teammates can unwind while taking in the stunning views of Silicon Valley.







Caltrain



HISTORIC
MURPHY AVENUE



SUNNYVALE DOWNTOWN

Learn more >> sunnyvaledowntown.org



100altair.com

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ALTAIR

[al - tair] **noun**

Altair, the brightest star in the Aquila constellation and the 12th brightest star in the night sky, is renowned for its visibility and unique characteristics.

ALTAIR

