



625 N MARY AVE SUNNYVALE, CA

CLASS A PLUG & PLAY FOR SUBLEASE
±40,000 SF to ±121,200 SF



**CUSHMAN &
WAKEFIELD**

SUBLEASE HIGHLIGHTS



The building offers a harmonious blend of wellness and tech amenities designed to pioneer the future of work.

625 N. Mary Avenue offers a rare and unique opportunity to sublease amongst the giants in the prestigious Pathline Park. Surrounded and inspired by tranquil redwoods and the nation's top tech companies, the building offers a harmonious blend of wellness and tech amenities designed to pioneer the future of work. The central Sunnyvale location offers prime freeway, transit, and bike path access as well as a short distance away from local amenities to fuel your every day.



625 N MARY AVE

- ±121,200 SF | 3-Story Building
- Divisible to ±40,000, ±60,000, ±80,000 or 100,000 SF
- Fully Furnished
- Lease Exp: 10/2031
- Executive Briefing Center
- ±706 Workstations
- ±45 Conference rooms
- ±29 Private Offices
- 2 Training Rooms



BUILDING HIGHLIGHTS

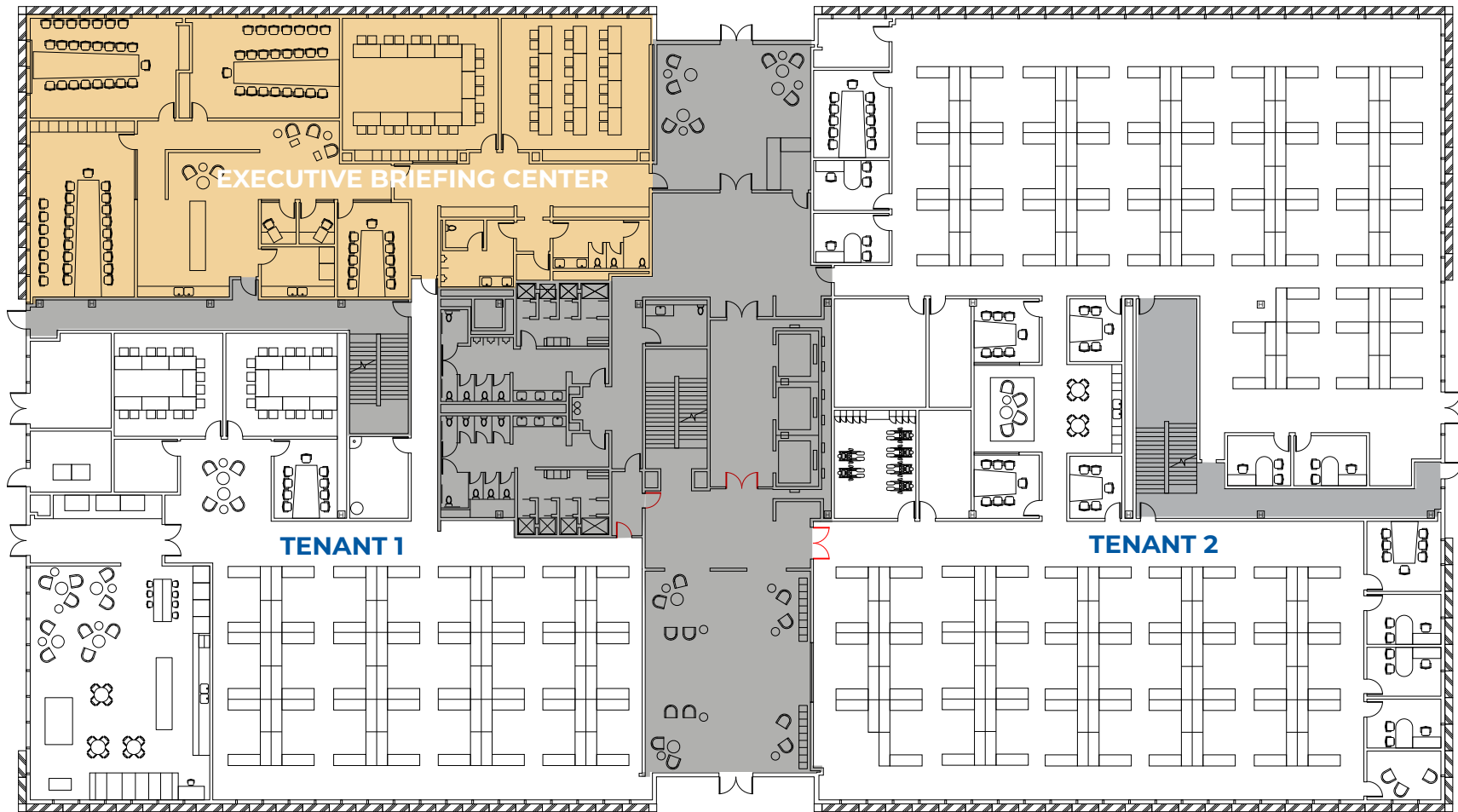
- Designed with Indoor/Outdoor Patios & Terraces
- LEED Gold 4.2 Certification
- Automated Building Systems
- Power: 2,500 amps, 3 phase, 277/480v
- High-end LED Light Fixtures
- Energy Efficient Lighting Controls by Lutron Vive
- Metering & Energy Monitor System by Schnieder Electric Metering
- 4,000 Lb. Elevator Load Capacity
- Automation/Intelligent HVAC System by WebCTRL
- Two 105-ton Boxcars for HVAC
- High-Efficiency Merv 13 Air Filtration
- 3.3/1,000 Parking
- Less than 2 miles from Downtown Sunnyvale Caltrain and Amenities





» PHOTOS



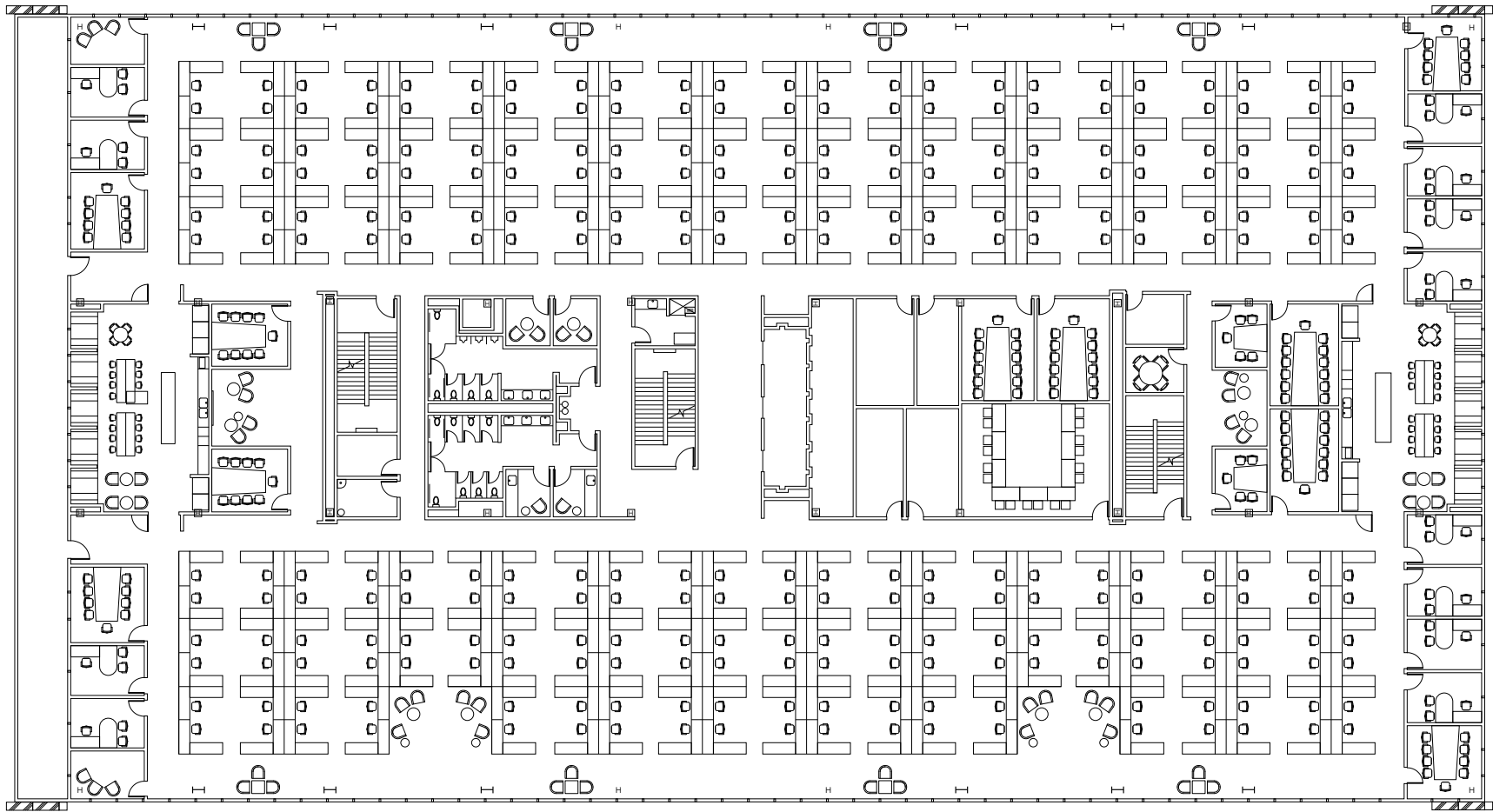


625 N MARY AVE

1ST FLOOR | $\pm 40,400$ RSF DIVISIBLE TO $\pm 20,200$ SF

- 178 Workstations (6x8)
- 2 Training Rooms
- 5 Large Conference Rooms
- 8 Additional Conference Rooms
- 7 Private Offices



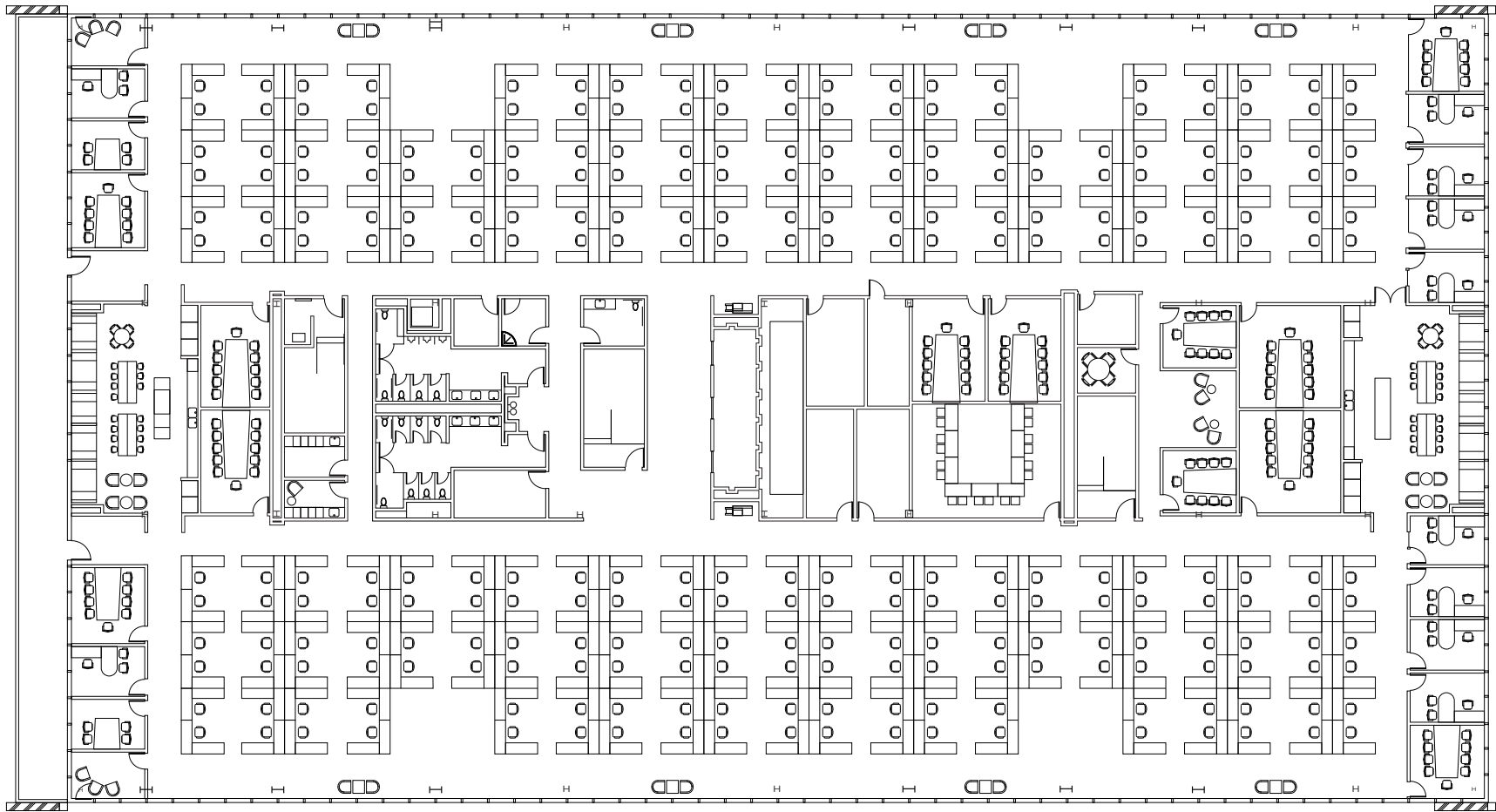


625 N MARY AVE

2ND FLOOR | ±40,400 RSF

- 268 Workstations (6x8)
- 12 Private Offices
- 15 Conference Rooms
- Outdoor Patio





625 N MARY AVE

3RD FLOOR | ±40,400 RSF

- 260 Workstations (6x8)
- 10 Private Offices
- 17 Conference Rooms
- Outdoor Patio



INNOVATIVE BY NATURE



Pathline Park is nestled amidst the serene landscapes of Sunnyvale and boasts a harmonious blend of contemporary amenities and breathtaking natural surroundings. The iconic architecture stands as a beacon of innovation, beckoning forward-thinking companies to thrive in an unparalleled environment. From the central pedestrian pathline to the open-air meeting spaces, every aspect of Pathline Park is designed to empower your workforce to excel with confidence.



Centralized
Pedestrian Promenade



Adaptable
Indoor/Outdoor Lounge



ALL ROADS LEAD TO FUN



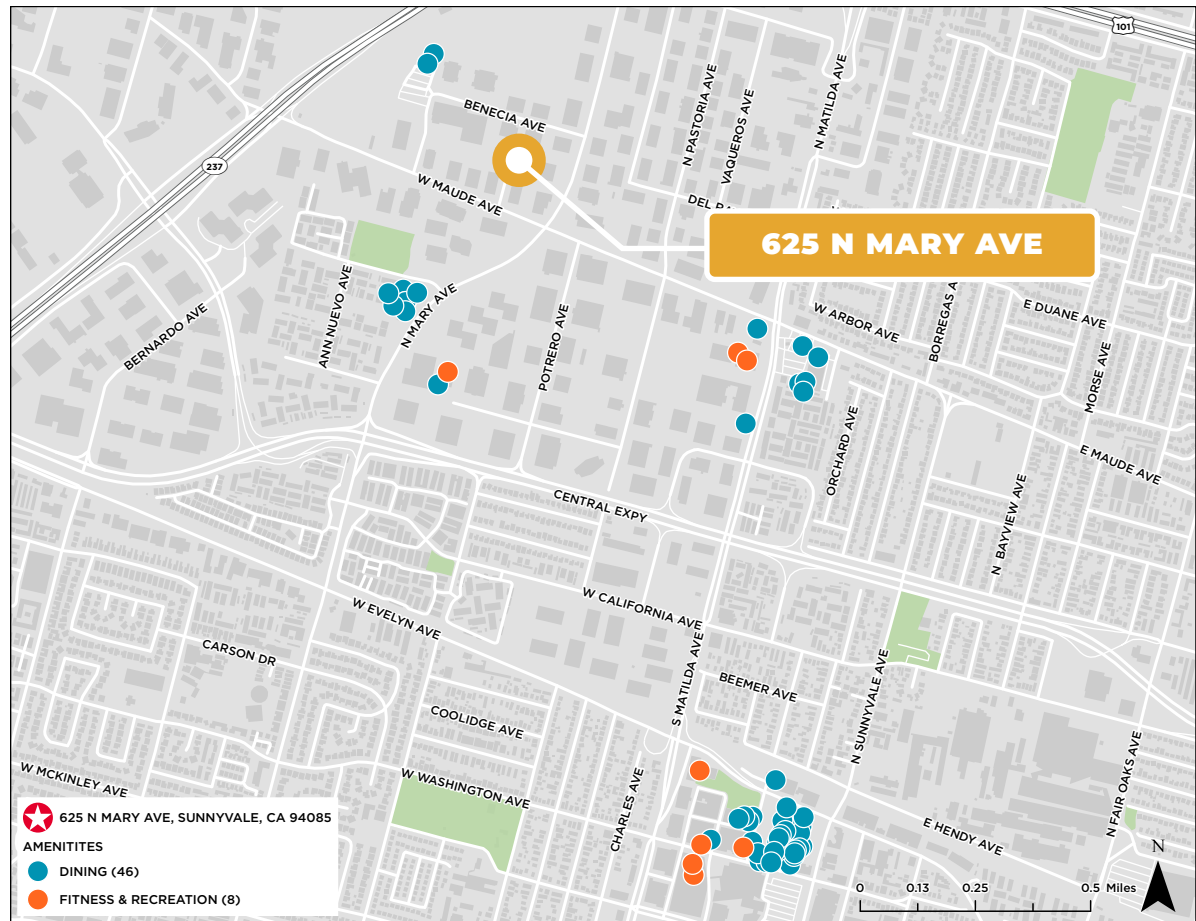
Close proximity to dozens of restaurants and entertainment options



Designed with indoor & outdoor
Patios and Terraces



Indoor/outdoor break room



Less than 2 miles to Historic Murphy
Avenue and Downtown Sunnyvale



NEARBY TENANTS <<

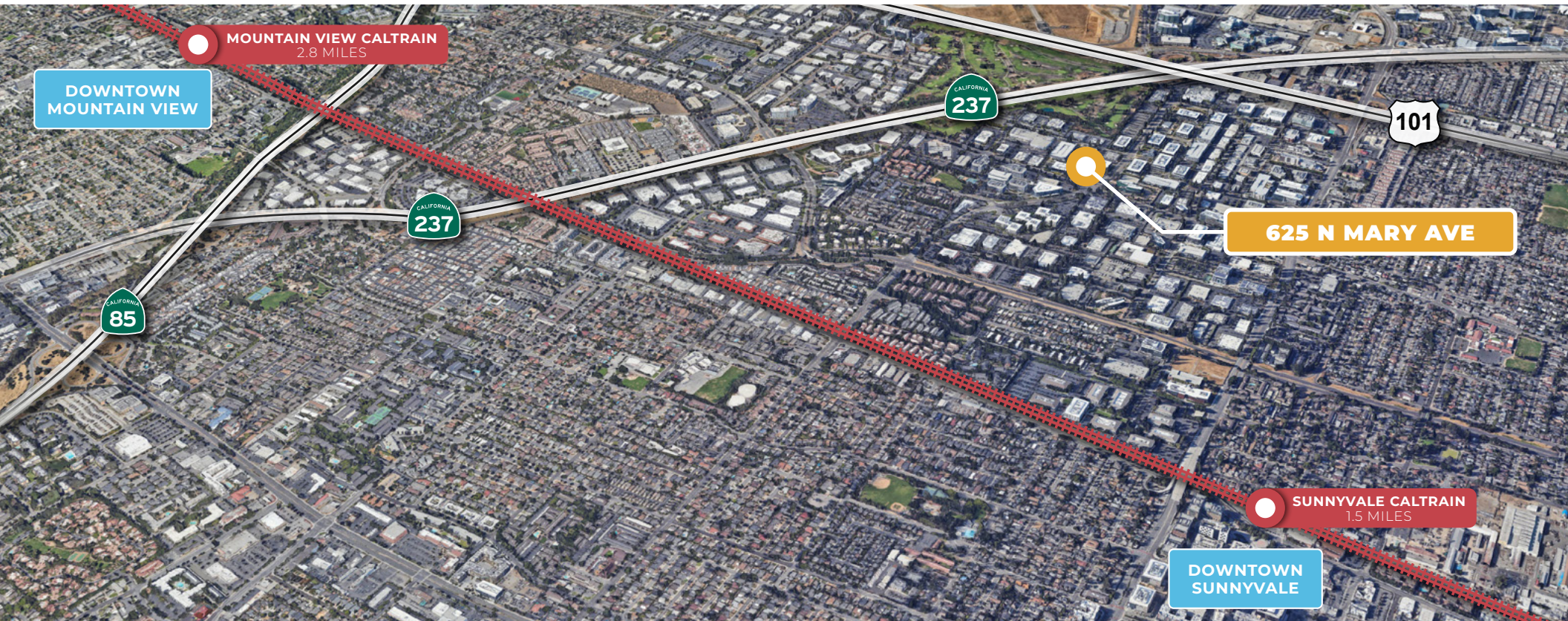
TRANSIT AND ACCESS



Located off Central Expressway with convenient access to highways 237, 101, and 85



Biking distance to Sunnyvale Central Station



Wherever you need to go in the Bay Area, 625 N Mary Avenue has access to get you there. By car, enjoy immediate access to highways 101, 237, and Central Expressway. Cyclists can ride into Sunnyvale's bicycle network, offering seamless multi-county commuting. Shuttle programs offer on-demand travel to local Caltrain stations and Downtown Sunnyvale.



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