

1388 KIFER ROAD

SUNNYVALE | ±88,924 SF



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OPEN BREAK ROOM WITH ADJACENT PRIVATE OUTDOOR AMENITY AREA



TWO-STORY LOBBY





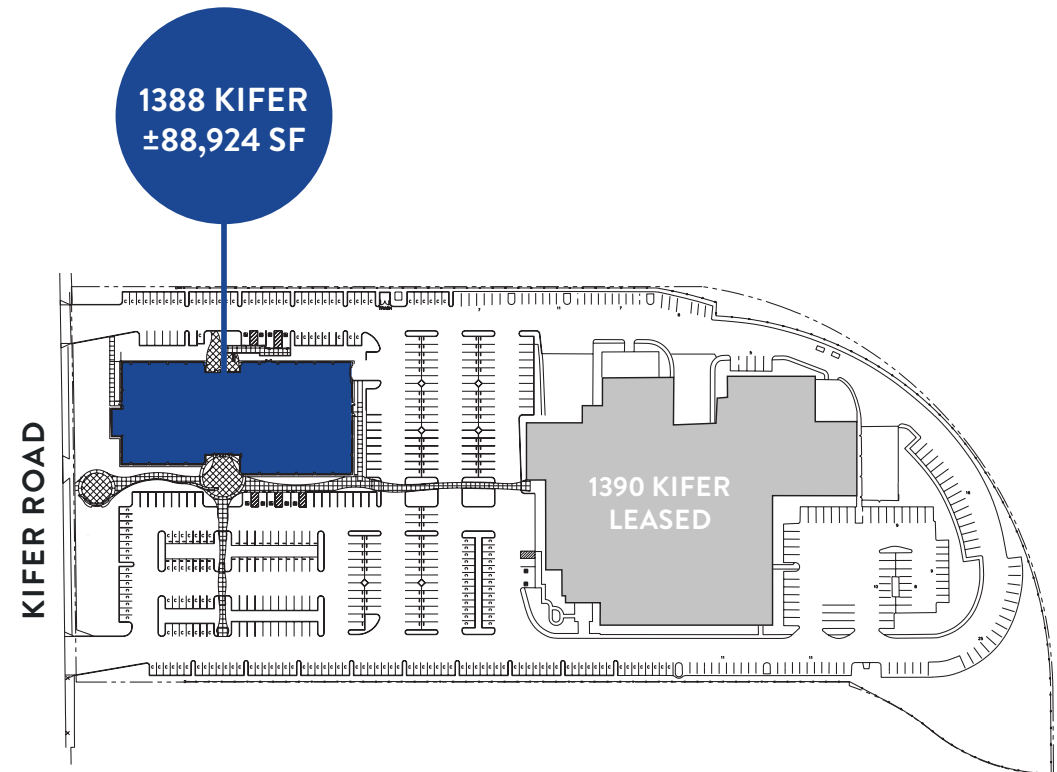
OUTDOOR DINING & MEETING SPACE



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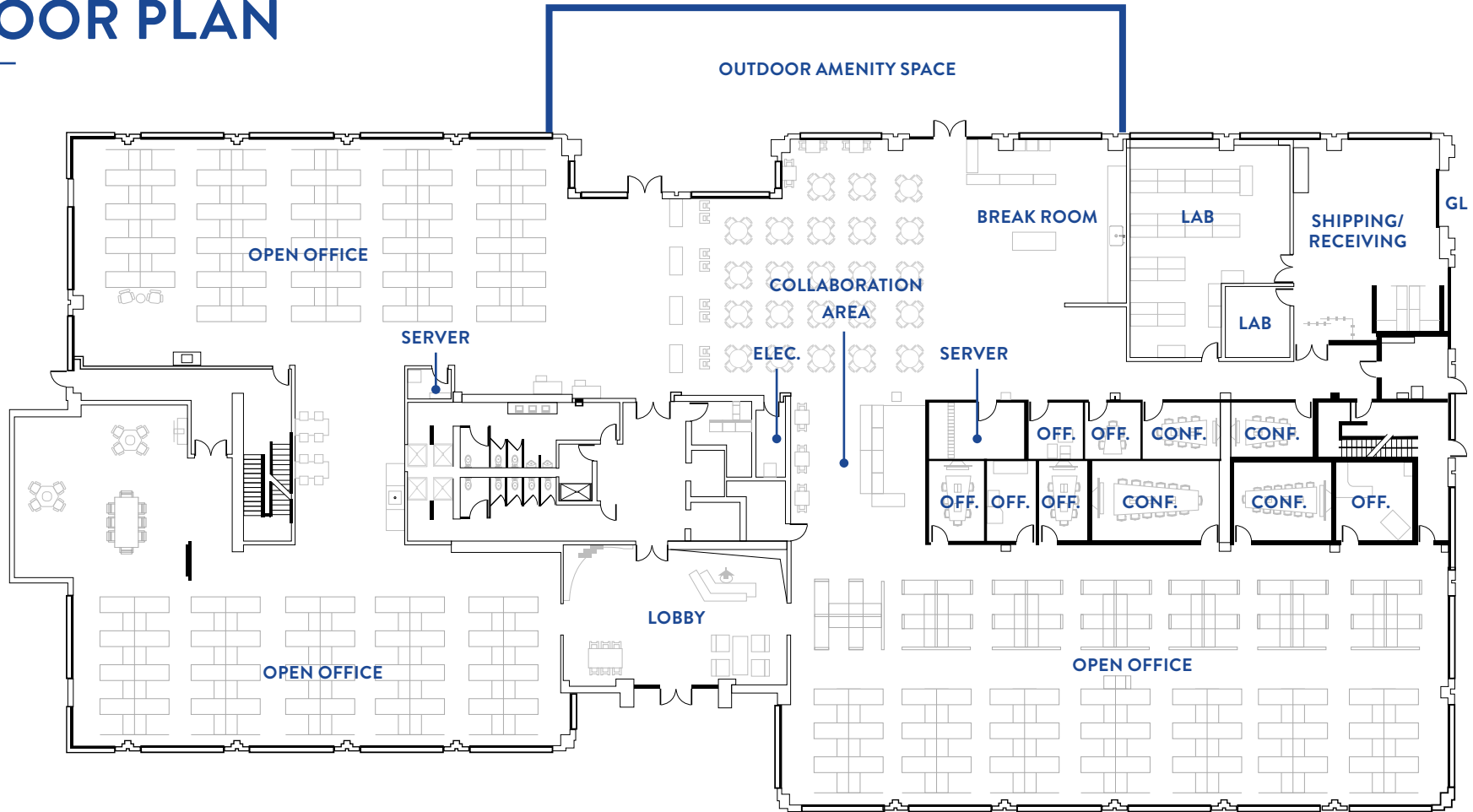
HIGHLIGHTS

- ±88,924 SF Available
- Class A Office/R&D Building with Exceptional Glass Line
- Move in Ready, Plug & Play
- ±16' Clear Height on the Ground Floor
- Open Breakroom with Adjacent Secured Outdoor Amenity Area
- Showers
- 2 Elevators (1 with Freight Capacity)
- Grade Level Loading
- Back-Up Generator:
 - 300kW WQ w/ 417 HP Motor,
 - 550 Gallon Tank
- ±3.6/1,000 Parking
- 2,000 Amps @ 277/480 Volts
- Monument & Building Signage
- Multiple Fiber Providers



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FLOOR PLAN

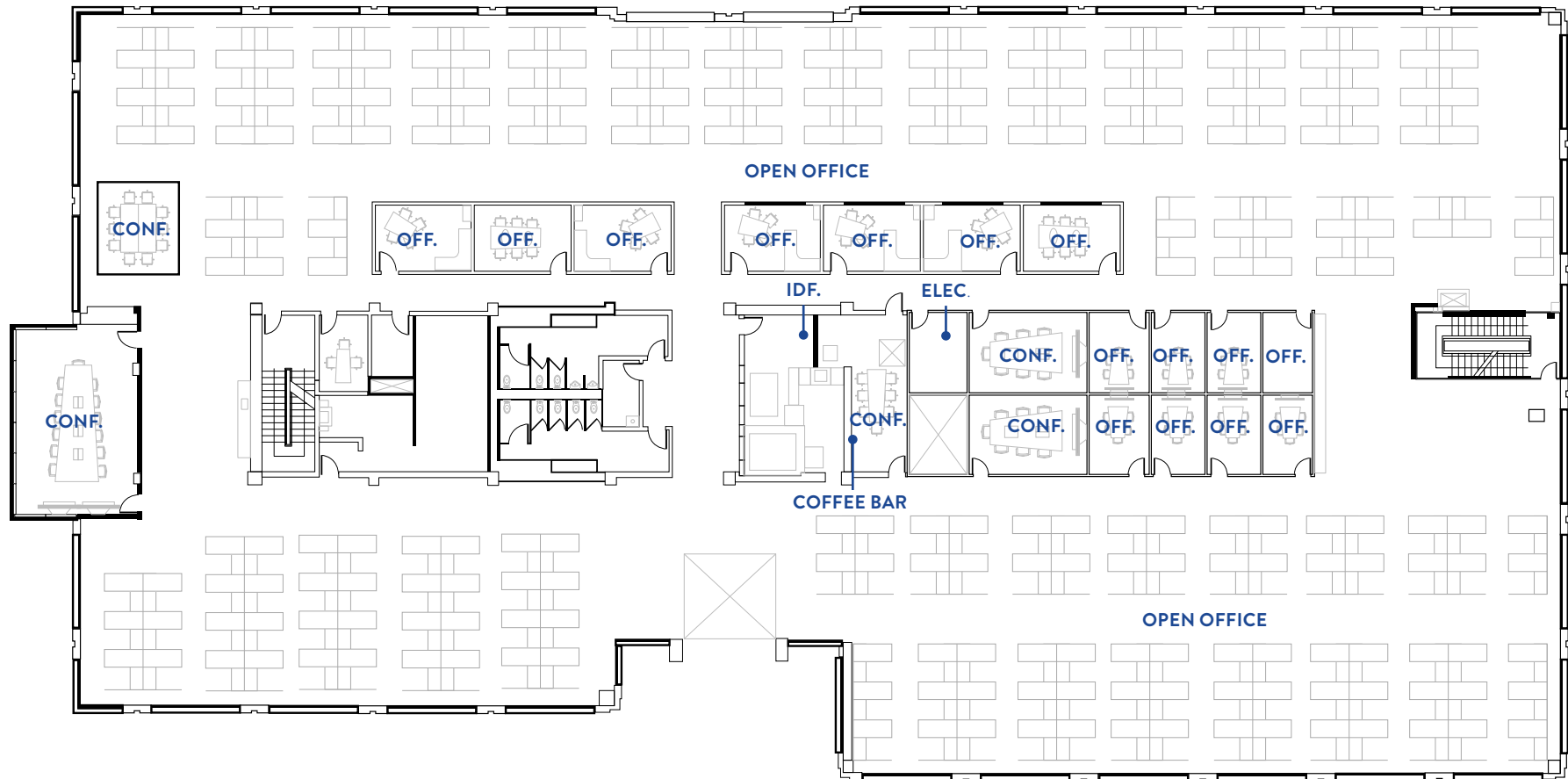


FIRST FLOOR: ±29,321 SF

- 158 Cubicles
- 4 Conference Rooms
- 6 Offices
- Break Room

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FLOOR PLAN

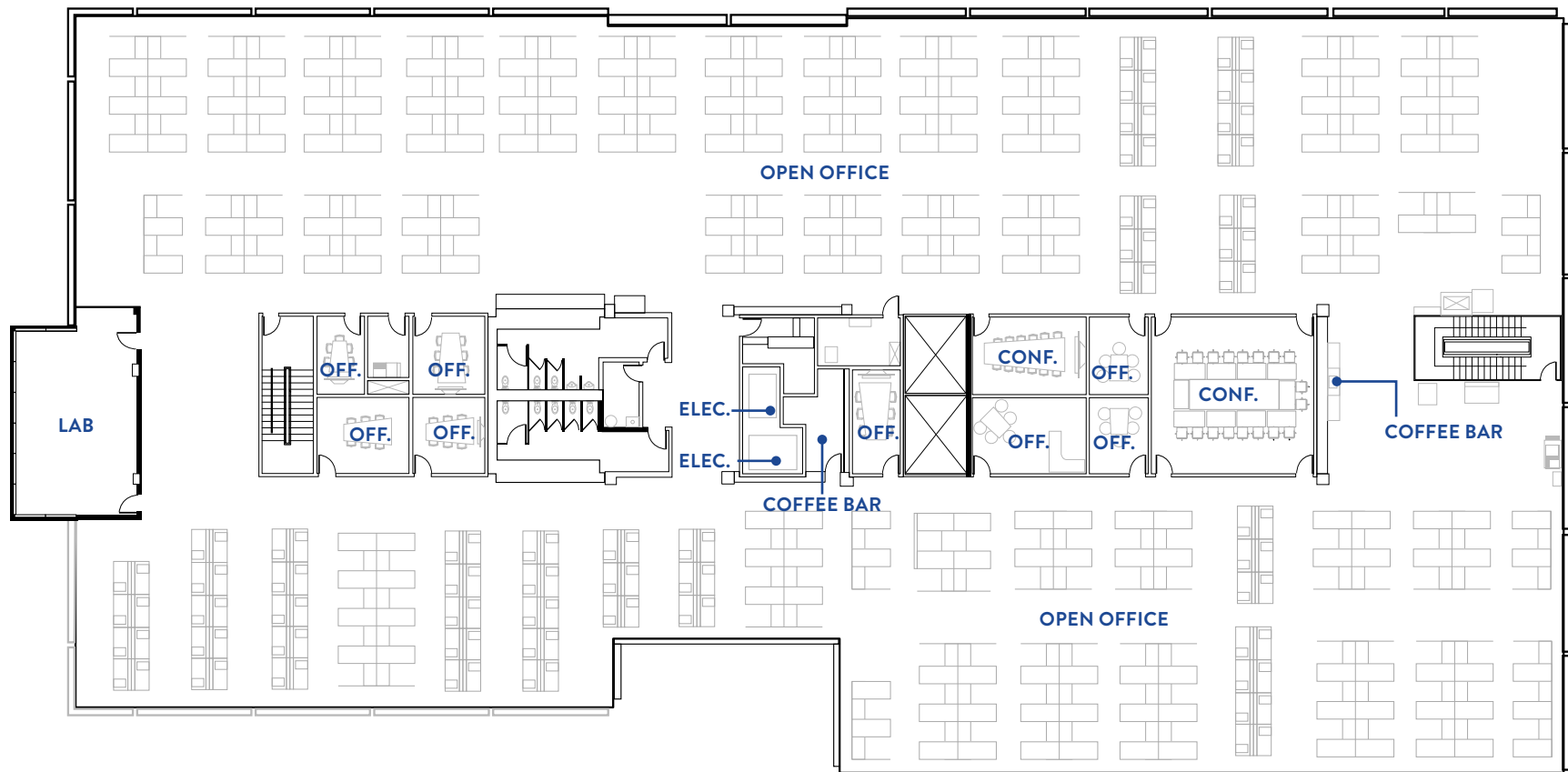


SECOND FLOOR: ±29,695 SF

- 214 Cubicles
- 5 Conference Rooms
- 15 Offices
- Coffee Bar

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FLOOR PLAN



THIRD FLOOR: ±29,904 SF

- 187 Cubicles
- 102 Benches
- 8 Offices
- 3 Conference Rooms
- 2 Coffee Bars
- Lab with Drop Power

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BAY CLUB SANTA CLARA AMENITIES



- WINE BAR & 2 RESTAURANTS
- MASSAGE THERAPY
- BAYSPORT PHYSICAL THERAPY
- CHILDCARE & YOUTH PROGRAMS
- LOCKER ROOMS & LAUNDRY

- 3 HEATED SWIMMING POOLS
- PICKLEBALL
- SQUASH COURTS
- BADMINTON
- 3 FULL SIZE BASKETBALL COURTS

- GROUP EXERCISE
- PERSONAL FITNESS TRAINING
- INDOOR SOCCER
- VOLLEYBALL

AMENITY & NEIGHBORHOOD MAP

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 Burritozilla
House of Bagels
Togo's Sandwiches

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
Silverlake Ramen
Il Fornaio
Starbucks
The Halal Guys

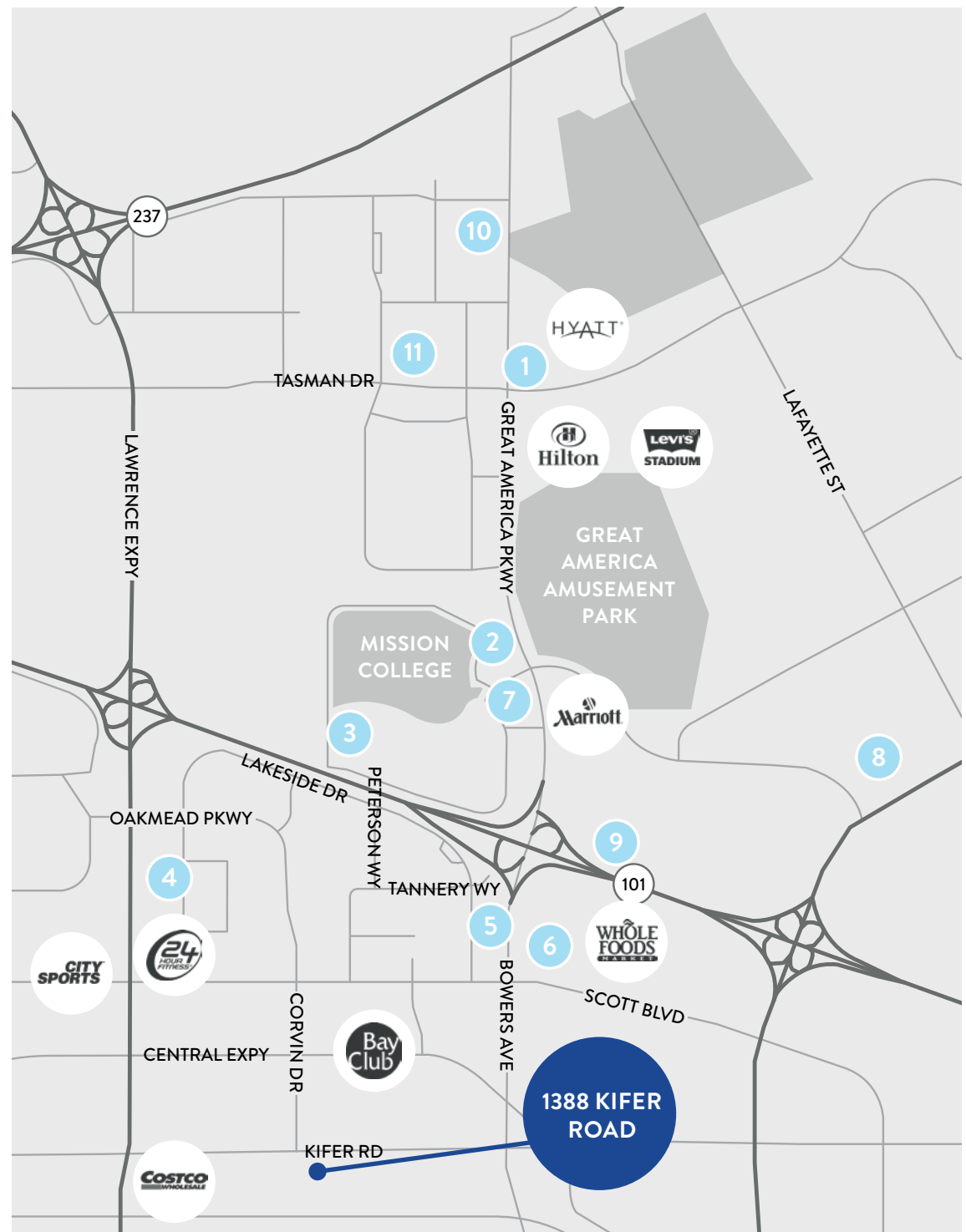
7 Kish Indian Kitchen & Bar
IHOP

8 Starbucks
Element Hotel
Orange Theory Fitness

9 Pedro's Mexican
Birk's

10 Loop Neighborhood Market
TOGO's

11 1Oz Coffee



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TRANSPORTATION MAP



LESS THAN 1 MILE
(5 MINUTE BIKE RIDE) TO
LAWRENCE CALTRAIN
STATION

26 MINUTES TO SAN JOSE
DIRIDON CALTRAIN STATION
FROM LAWRENCE CALTRAIN
STATION

73 MINUTES TO
SAN FRANCISCO FROM
LAWRENCE CALTRAIN
STATION

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