

# 1388 KIFER ROAD

SUNNYVALE | ±88,924 SF



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TWO-STORY LOBBY





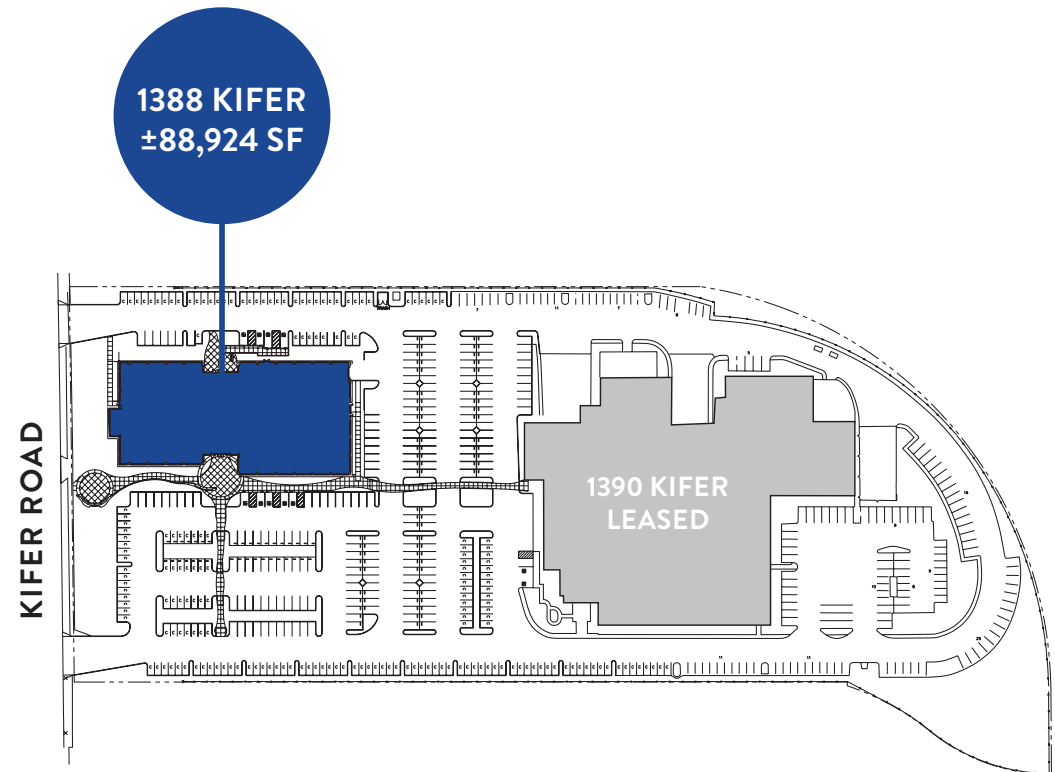
OUTDOOR DINING & MEETING SPACE



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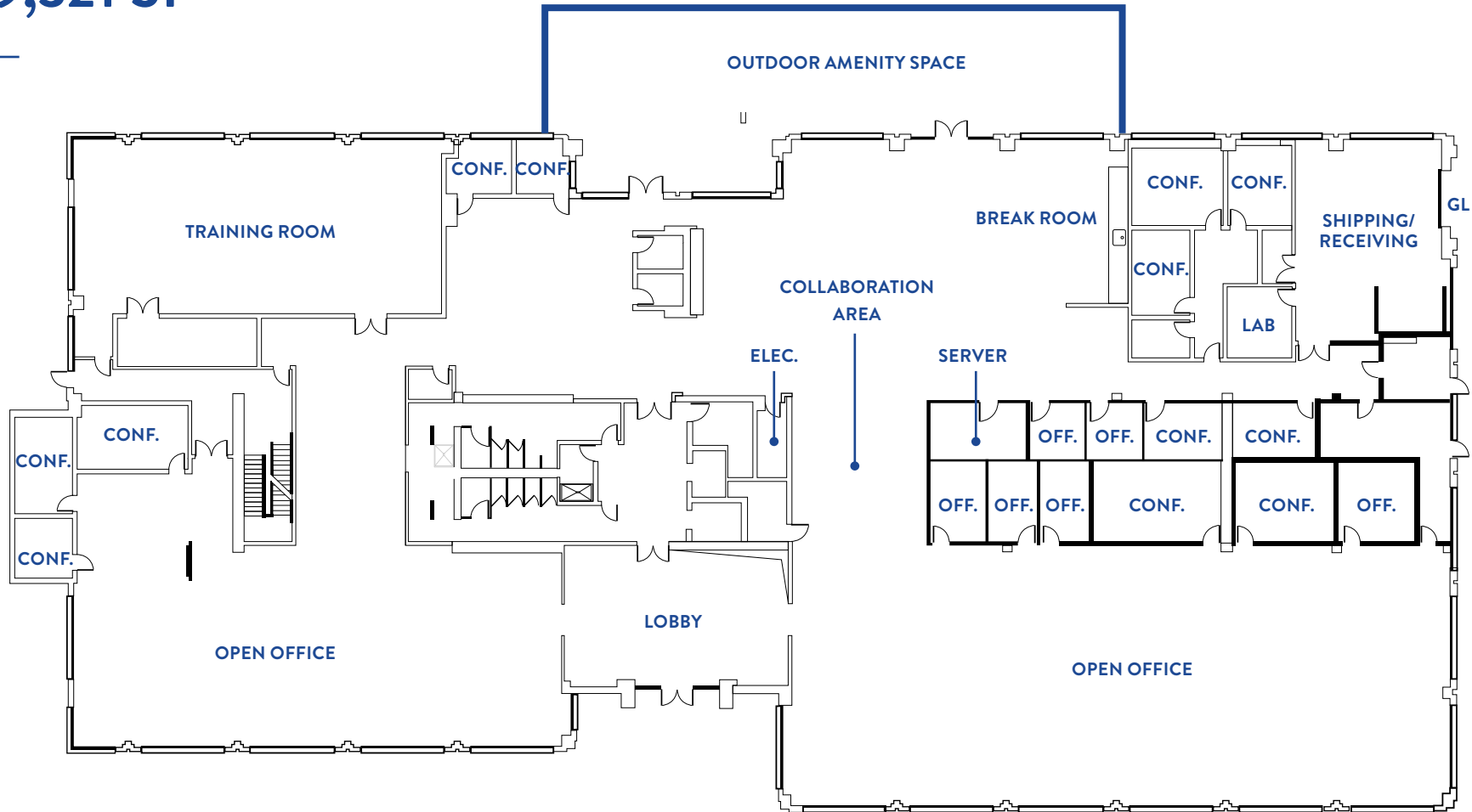
## HIGHLIGHTS

- ±88,924 SF Available
- Class A Office/R&D Building with Exceptional Glass Line
- Move-in Ready Interiors
- ±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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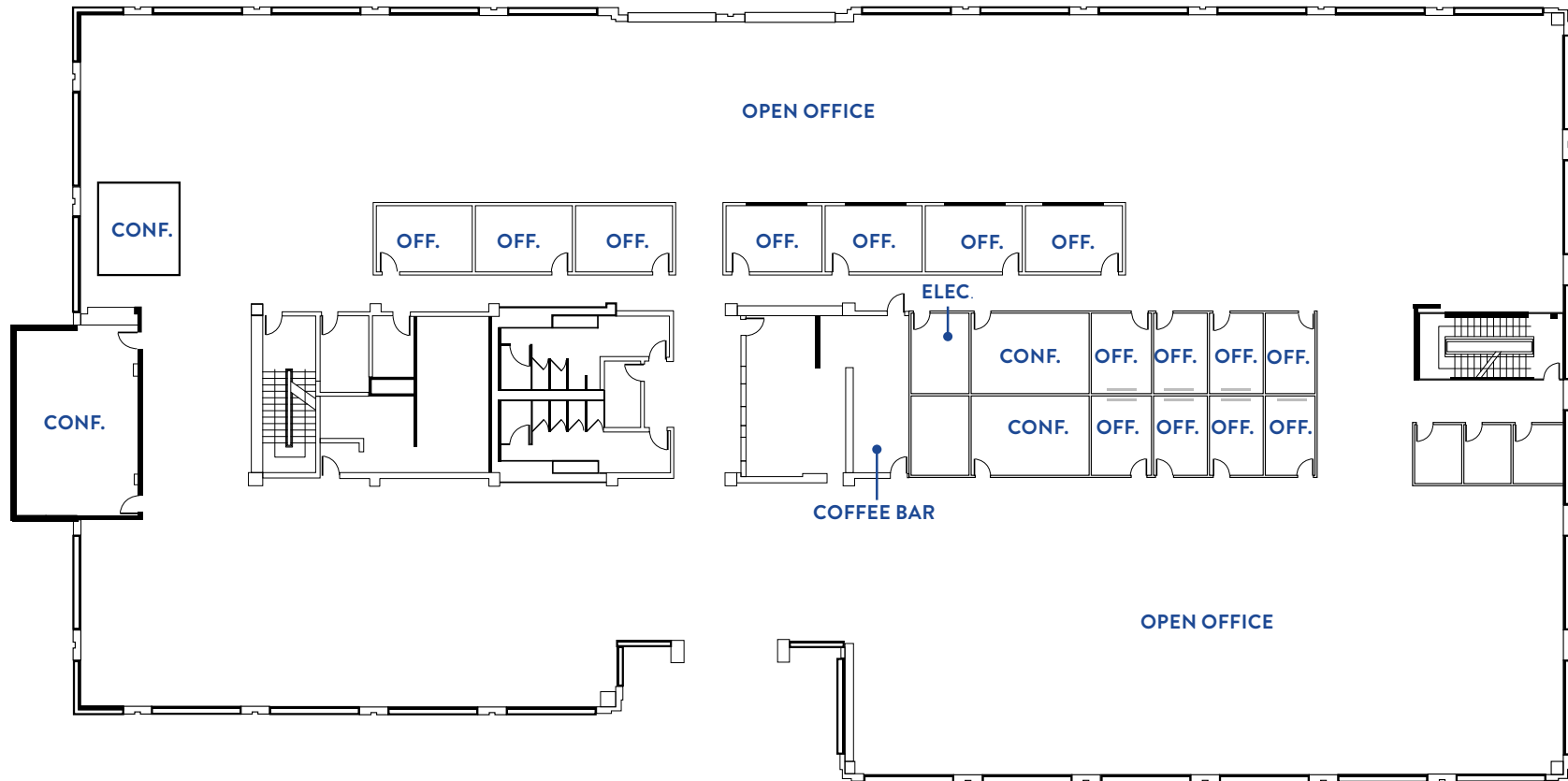
FIRST FLOOR  
±29,321 SF



- 6 Offices
- 13 Conference Rooms
- 1 Training Room
- Break Room

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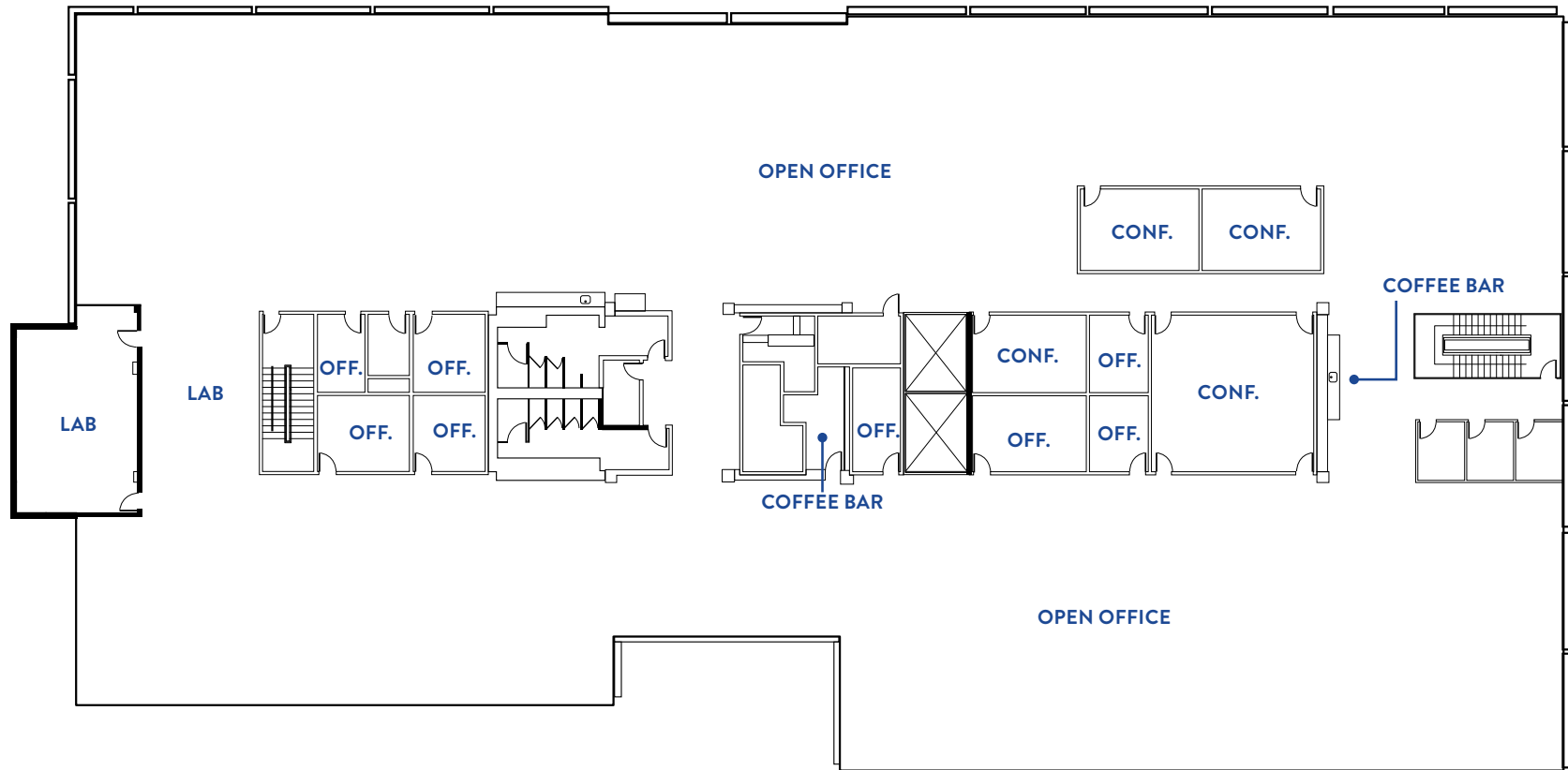
SECOND FLOOR  
±29,695 SF



- 15 Offices
- 5 Conference Rooms
- Coffee Bar

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THIRD FLOOR  
±29,321 SF



- 5 Conference Rooms
- 8 Offices
- 2 Coffee Bars
- Lab with Drop Power

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## BAY CLUB SANTA CLARA AMENITIES



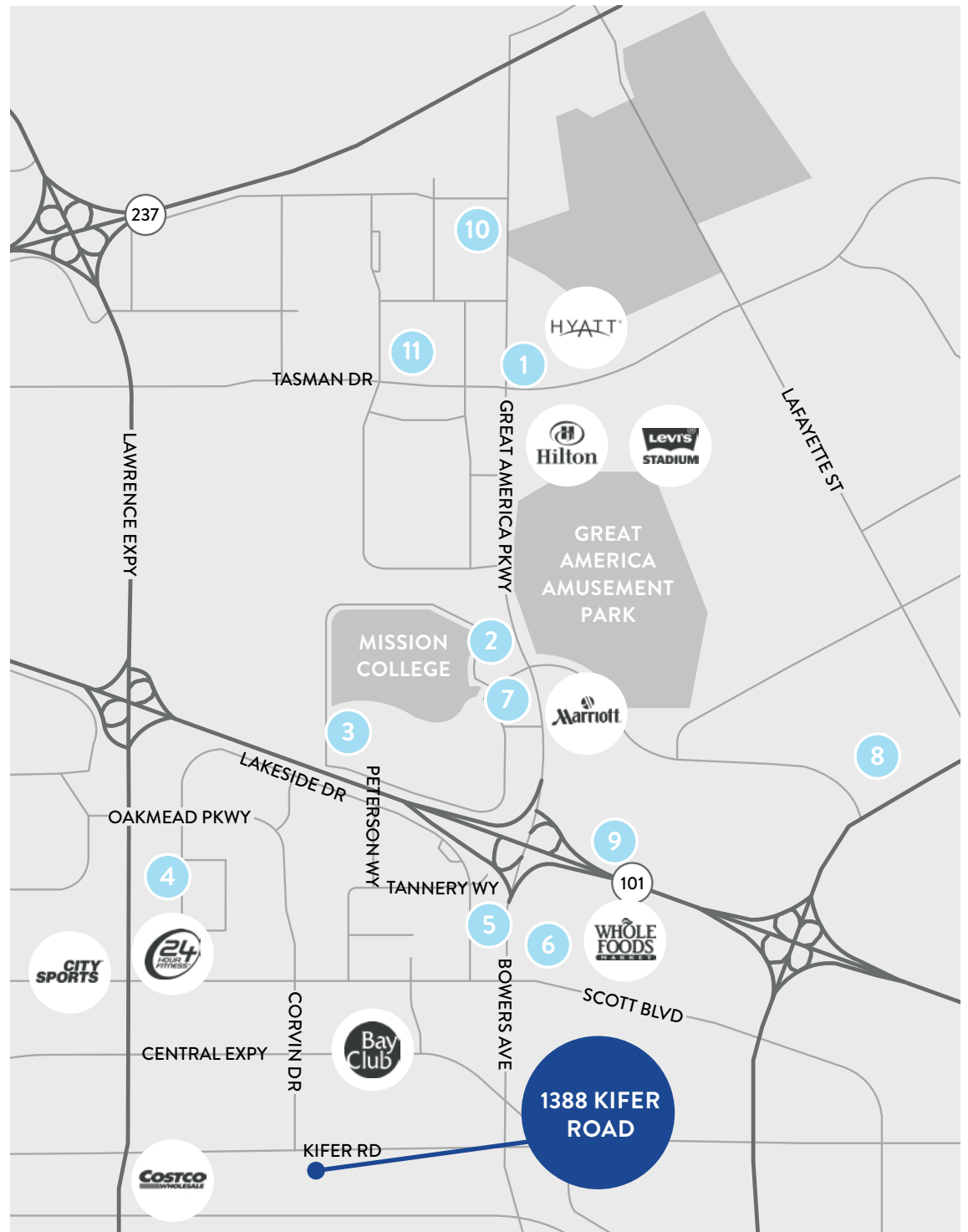
- WINE BAR & 2 RESTAURANTS
- MASSAGE THERAPY
- BAYSPORT PHYSICAL THERAPY
- CHILDCARE & YOUTH PROGRAMS
- LOCKER ROOMS & LAUNDRY

- 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 Burittozilla  
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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