

447 INDIO WAY

SUNNYVALE, CA



±19,105 SF Market-Ready Flex/R&D Space | Fully Furnished Office | Available Now



// PROPERTY FEATURES



±19,105 SF AVAILABLE



FULLY FURNISHED OFFICE SPACE



GRADE-LEVEL ROLL-UP DOORS



9 EV CHARGING STATIONS



16' LAB/R&D CLEAR HEIGHT



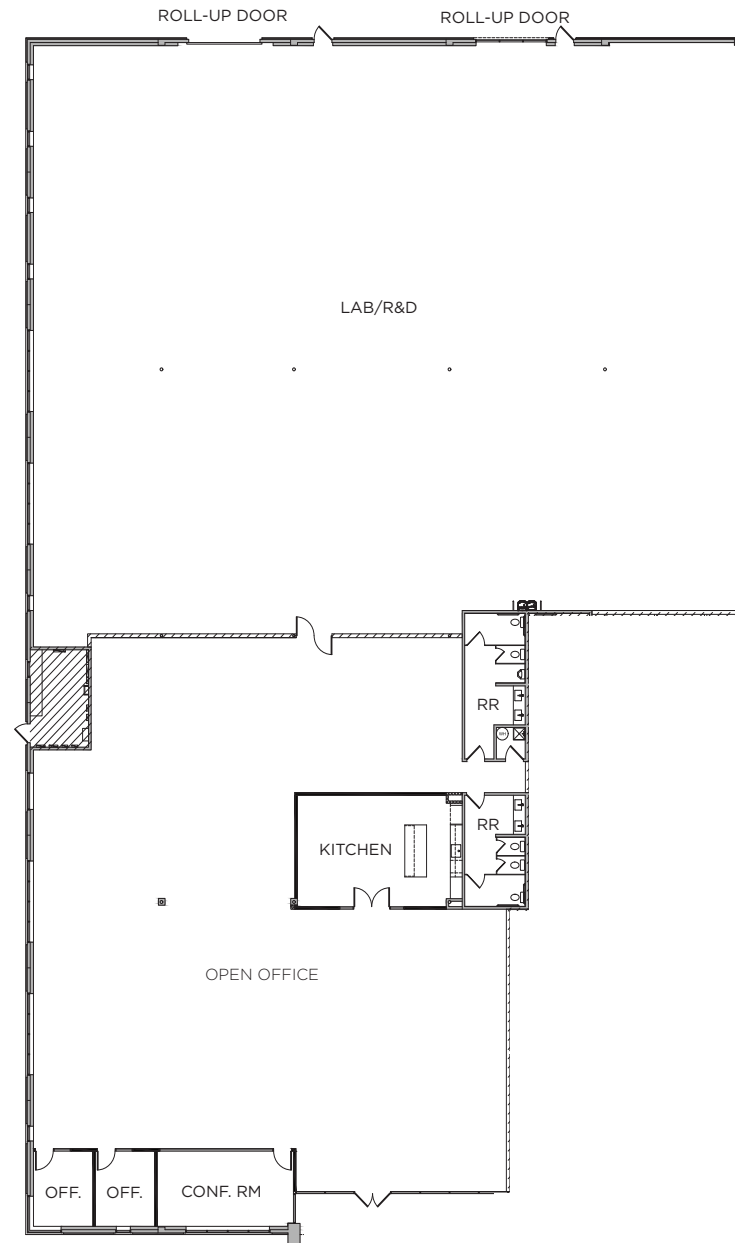
10' OFFICE DROP CEILING HEIGHT



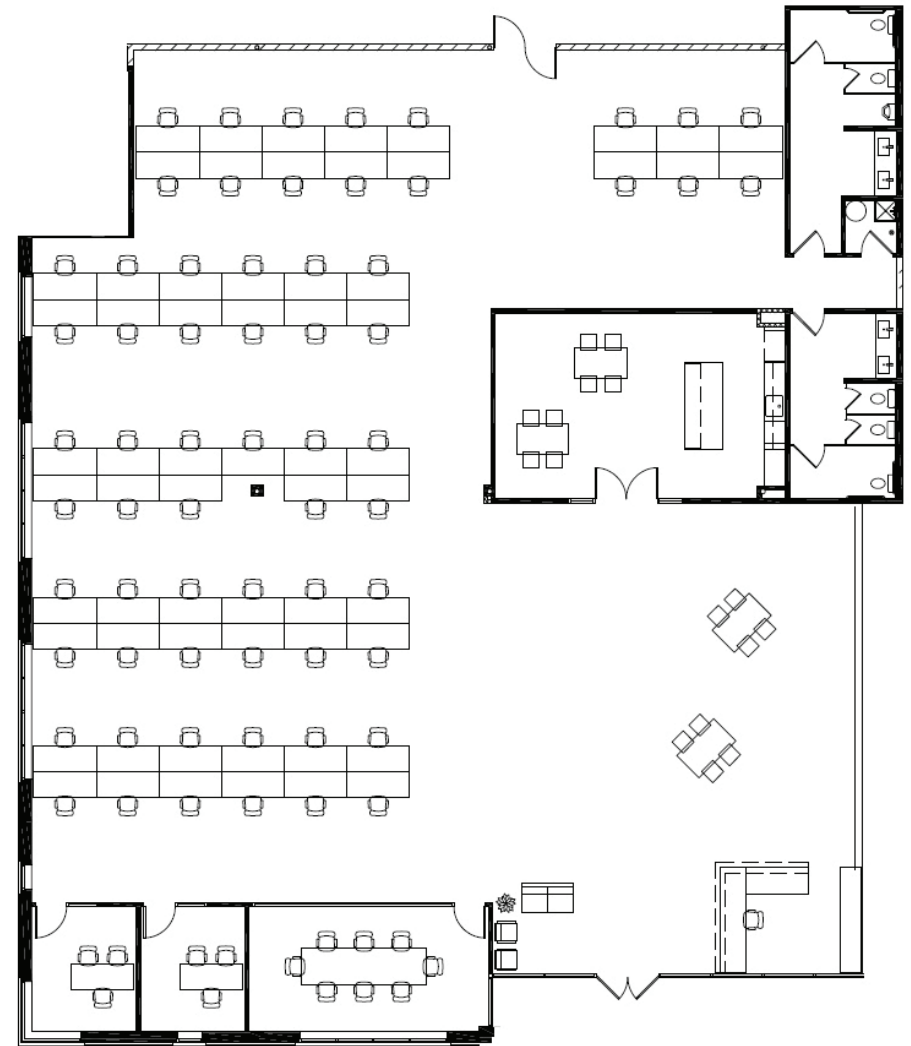
3.5/1,000 PARKING



100% HVAC @ ±90 TONS



// MARKET READY OFFICE SPACE PLAN



// PROPERTY INTERIOR

447 Indio is a newly renovated, high-end office and R&D space offering a flexible layout and premium finishes. The office portion comes fully furnished, and the space is market-ready for immediate occupancy.



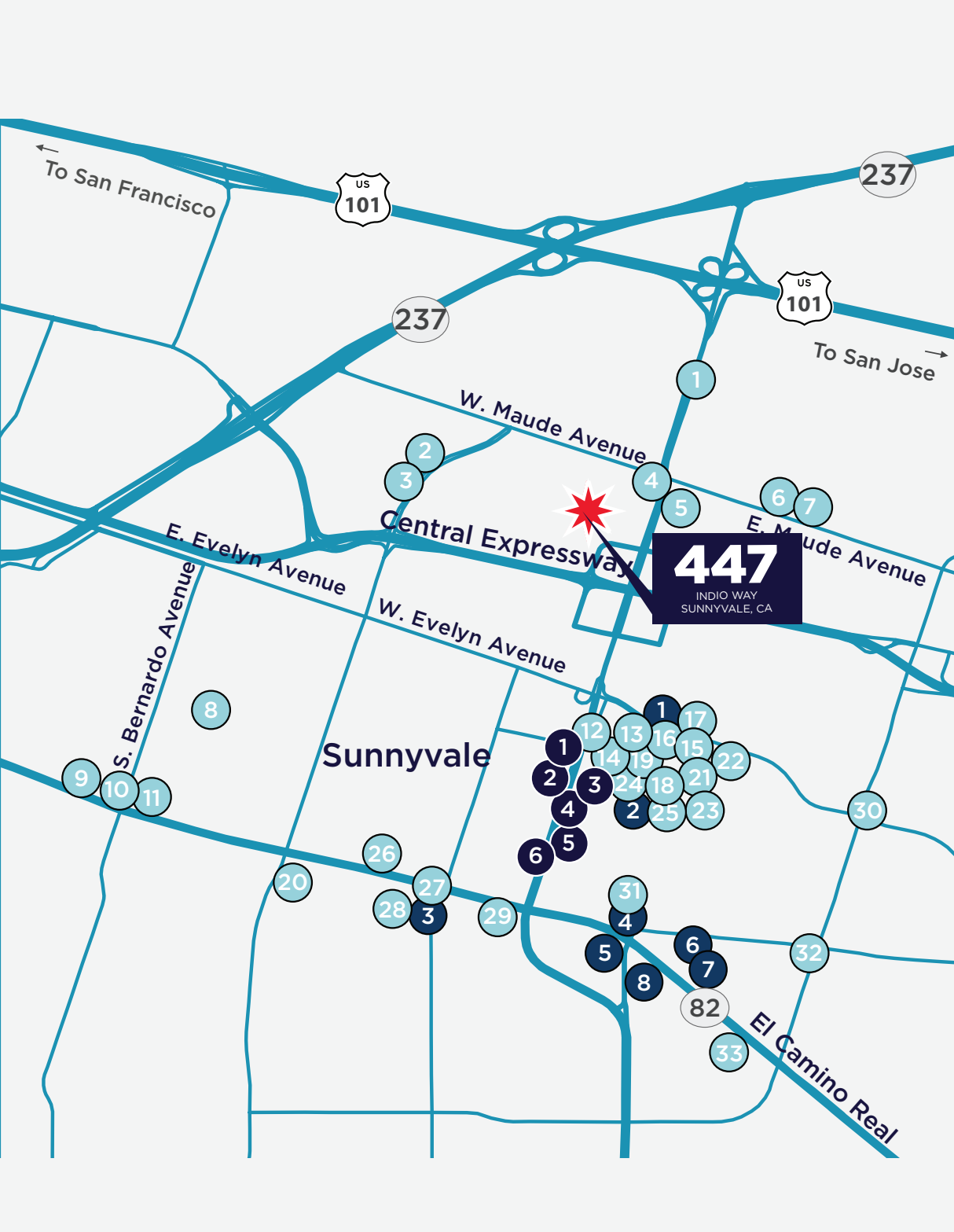
// PROPERTY EXTERIOR



// PROPERTY INDUSTRY

447 Indio Way is located in the heart of Sunnyvale's Peery Park, proximate to some of the nation's leading tech, life science companies, and universities.





// AMENITIES

RESTAURANTS

- | | |
|--------------------------|--------------------------------------|
| 1. Dish N Dash | 18. Metro City Restaurant & Bar |
| 2. Little India Cafe | 19. Fugetsu - Sunnyvale |
| 3. Bibimbowl | 20. Greek Spot |
| 4. El Califas Tacos | 21. Ramen Seas |
| 5. Falafel Flame | 22. Roberto's Cantina |
| 6. Gombei Bento | 23. Gumba's Italian Restaurant |
| 7. Pho Lovers | 24. The Oxford Kitchen and Gastropub |
| 8. The Waffle Roost | 25. DishDash |
| 9. A Slice of New York | 26. Thai Spoons |
| 10. The Everest Momo | 27. Adamson;s French Dip |
| 11. Madras Cafe | 28. Dim Sum King |
| 12. Kabul Afghan Cuisine | 29. Chick-fil-A |
| 13. SAJJ Mediterranean | 30. Tacos El Noa Noa |
| 14. PhoEver | 31. Dumpling Depot |
| 15. Sweet Sicily | 32. Delhiwala Chaat |
| 16. Mayan Kitchen Food | 33. Bonchon |
| 17. Burma Taste | |

GENERAL SHOPPING

- | | |
|----------------------------|--------------------------|
| 1. Leigh's Favorite Books | 5. Big 5 Sports |
| 2. Target | 6. Ross |
| 3. Peter Cassara Clothiers | 7. Dick's Sporting Goods |
| 4. Walgreens | 8. REI |

BANKS

- | |
|-----------------------|
| 1. PNC |
| 2. Wells Fargo |
| 3. City National Bank |
| 4. Bank of the West |
| 5. Chase Bank |
| 6. Union Bank |

447 INDIO WAY

SUNNYVALE, CA



FOR MORE INFORMATION, PLEASE CONTACT:

ERIK HALLGRIMSON

Vice Chairman
+1 408 615 3435
erik.hallgrimson@cushwake.com
Lic #01274540

KATE MYERS

Associate
+1 408 502 0196
kate.myers@cushwake.com
Lic #02253804



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