

# 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



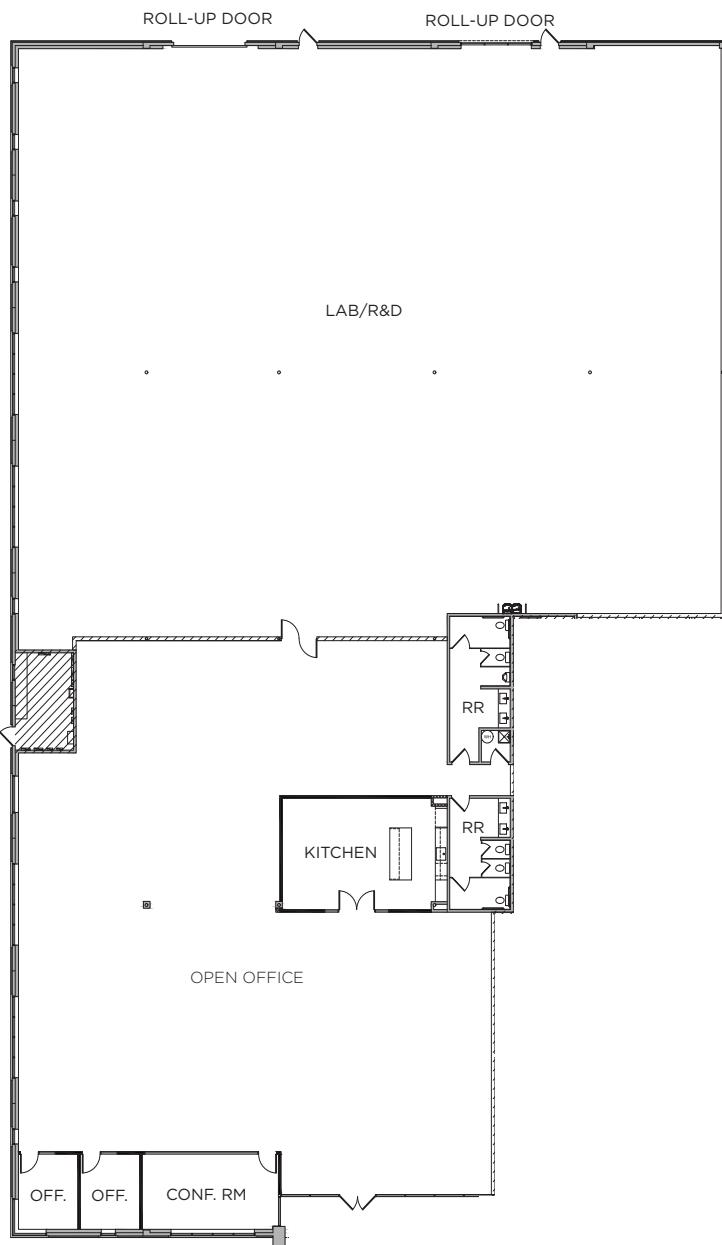
10' OFFICE DROP CEILING HEIGHT



3.5/1,000 PARKING



100% HVAC @ ±90 TONS

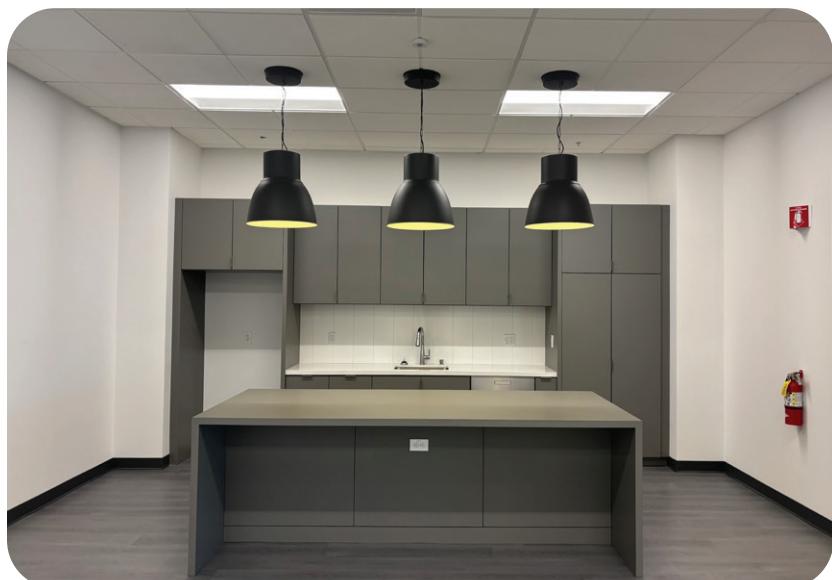
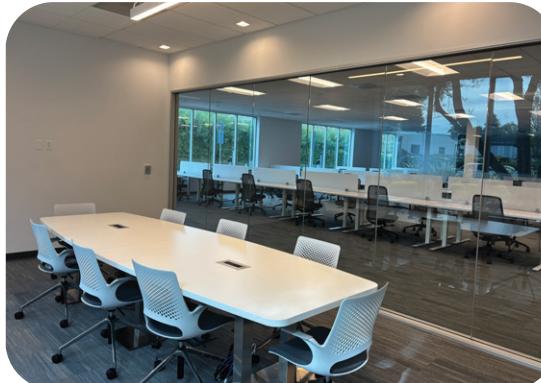


# // MARKET READY OFFICE SPACE PLAN



# // 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.



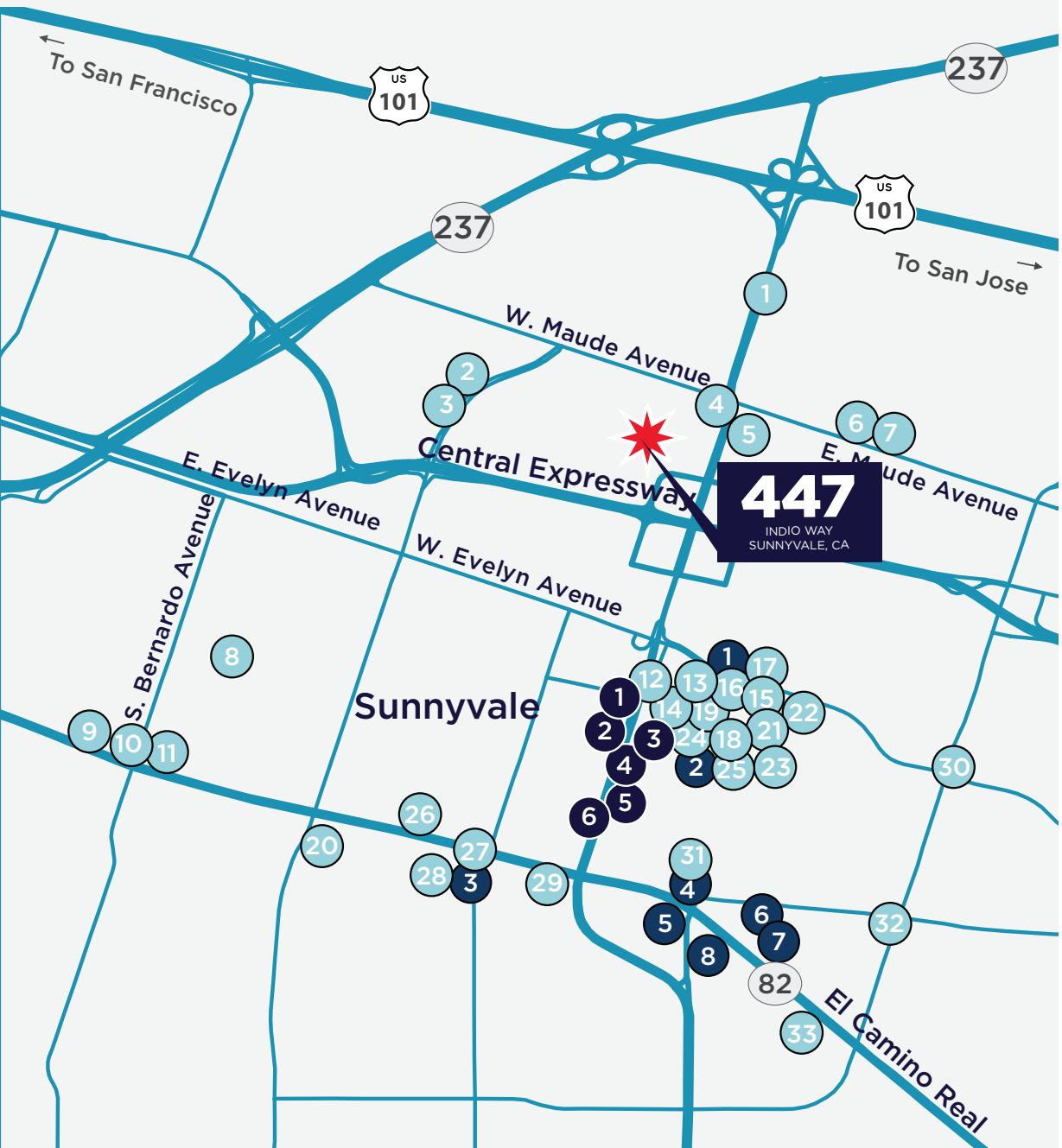
## // PROPERTY EXTERIOR



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

## GENERAL SHOPPING

1. Leigh's Favorite Books
2. Target
3. Peter Cassara Clothiers
4. Walgreens
5. Big 5 Sports
6. Ross
7. Dick's Sporting Goods
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](mailto:erik.hallgrimson@cushwake.com)  
Lic #01274540

**KATE MYERS**

Associate  
+1 408 502 0196  
[kate.myers@cushwake.com](mailto:kate.myers@cushwake.com)  
Lic #02253804

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

