±21,410 SF AVAILABLE FOR SALE

145 N. WOLFE ROAD

SUNNYVALE, CALIFORNIA

Free-standing R&D/Office Building For Sale
Exceptional Owner/User or Investment Opportunity

CUSHMAN & WAKEFIELD | HealthMedRealty

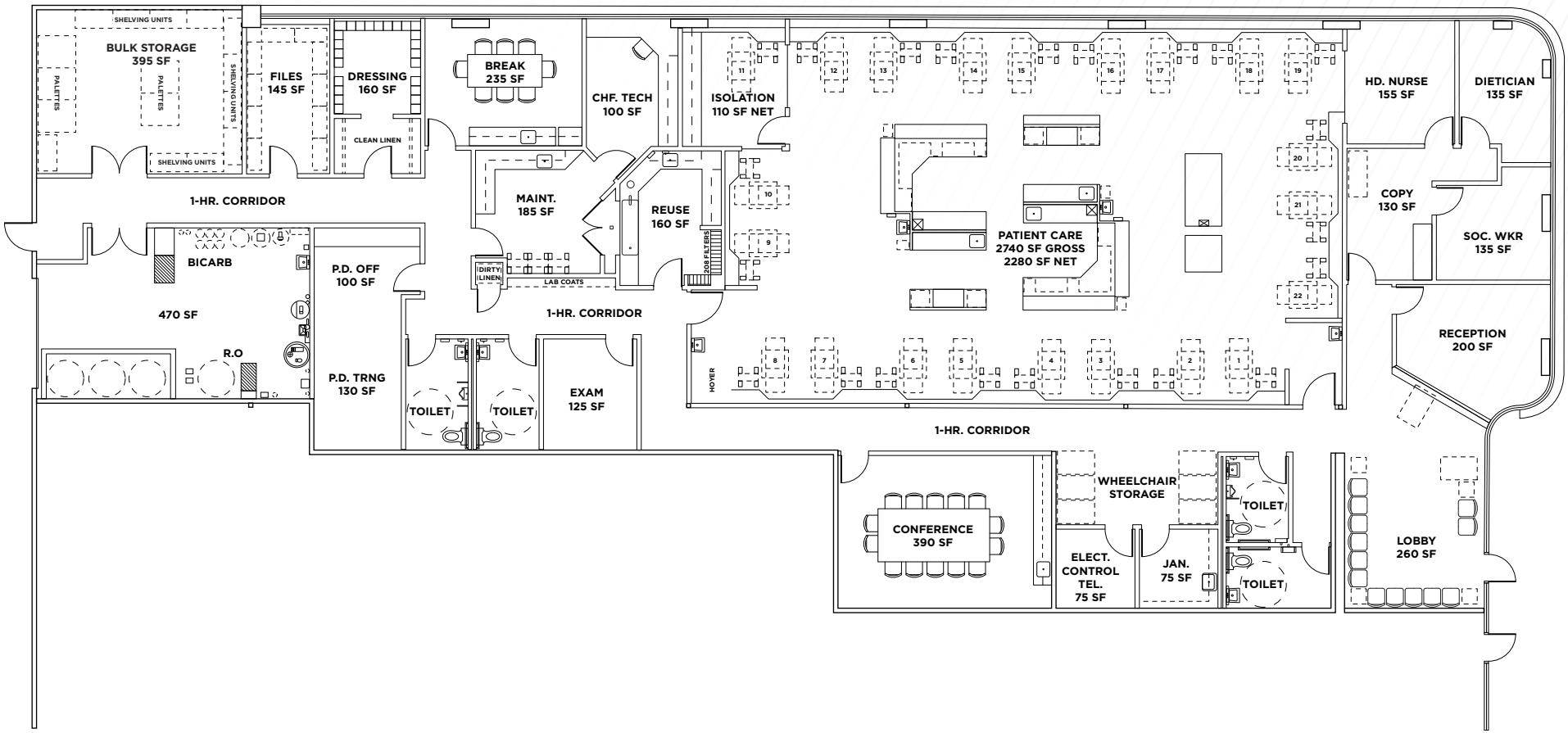
THE OPPORTUNITY

145 N. Wolfe Road, Sunnyvale offers a rare vacant owner/user opportunity in a highly desirable Central Sunnyvale location. The property is a clean building with ample on-site parking and signage opportunities. Half of the building is improved with office and lab build-out, while the balance features medical office improvements. The property benefits from an approved Medical Office Conditional Use Permit (CUP) from the City of Sunnyvale for the entire building, providing a streamlined path for a full-building medical user. Additional functionality includes two roll-up doors.

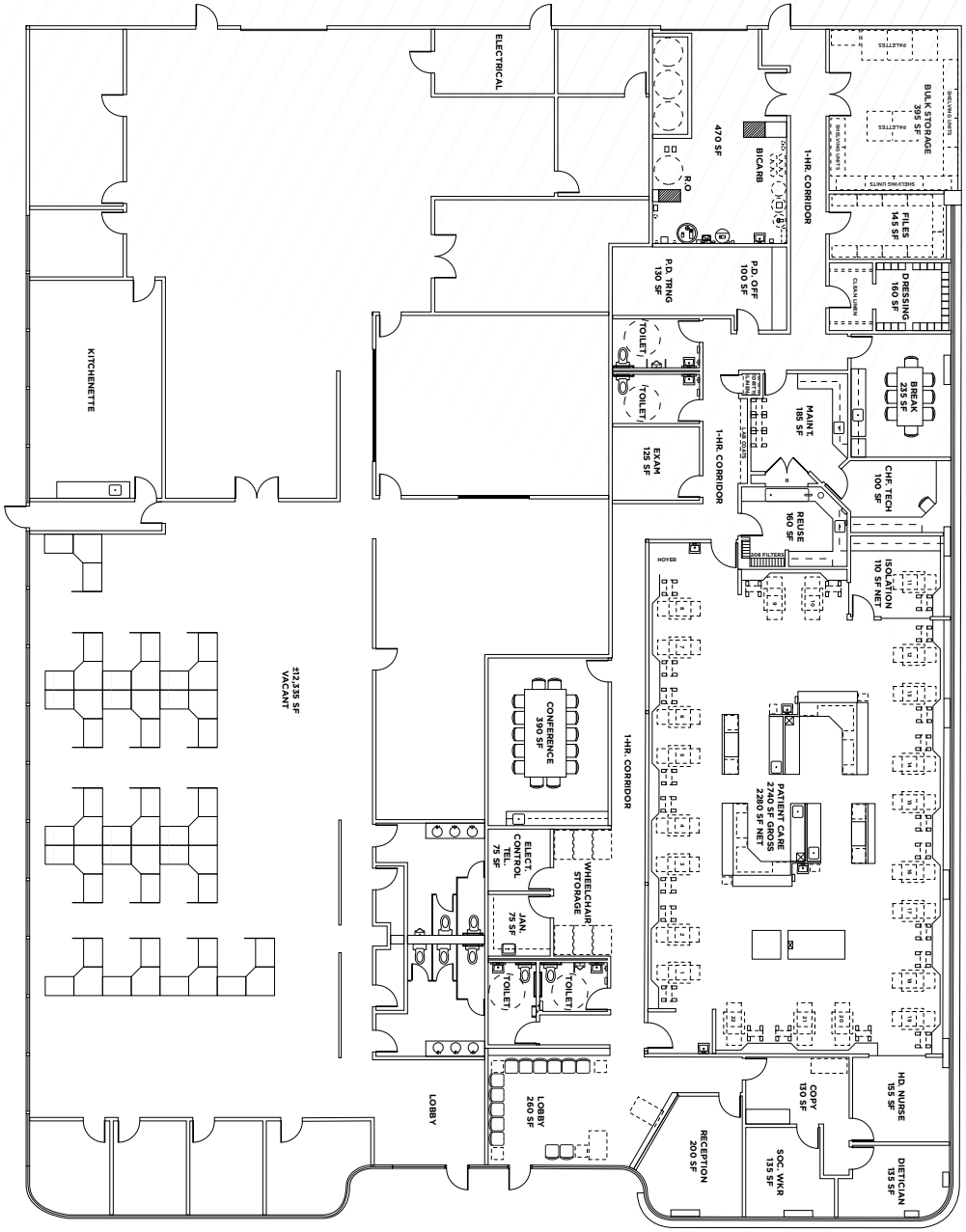
BUILDING HIGHLIGHTS

ADDRESS	145-155 North Wolfe Road, Sunnyvale, CA
ASSESSOR'S PARCEL NUMBER	205-44-003
OWNERSHIP TYPE	Fee Simple
ZONING	MP-TOD, Moffett Park Transit, Oriented District
TYPE OF PROPERTY	Medical / R&D / Office - 100% HVAC
BUILDING SIZE (SQ. FT.)	±21,410 SF (100% Vacant)
LAND SIZE	±62,435 SF / 1.43 Acres
EXISTING FAR	0.34 FAR
ELECTRICAL CAPACITY	1,200 Amps @ 277/480V
CLEAR HEIGHT	±15 Ft.
LOADING	2 Grade Level Doors
YEAR BUILT	1985
PARKING	4.0/1,000 SF

FLOOR PLAN


SHELVING UNITS
BULK STORAGE
395 SF
PALETTES
PALETTES
SHELVING UNITS
SHELVING UNITS
FILES
145 SF
DRESSING
160 SF
CLEAN LINEN
BREAK
235 SF
CHF. TECH
100 SF
ISOLATION
110 SF NET
HD. NURSE
155 SF
DIETICIAN
135 SF
1-HR. CORRIDOR
MAINT.
185 SF
REUSE
160 SF
208 FILTERS
PATIENT CARE
2740 SF GROSS
2280 SF NET
COPY
130 SF
SOC. WKR
135 SF
BICARB
470 SF
P.D. OFF
100 SF
DIRTY LINEN
LAB COATS
1-HR. CORRIDOR
RECEPTION
200 SF
R.O
P.D. TRNG
130 SF
TOILET
TOILET
EXAM
125 SF
HOVER
1-HR. CORRIDOR
CONFERENCE
390 SF
WHEELCHAIR
STORAGE
TOILET
ELECT.
CONTROL
TEL.
75 SF
JAN.
75 SF
TOILET
LOBBY
260 SF

FLOOR PLAN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(TOILET)
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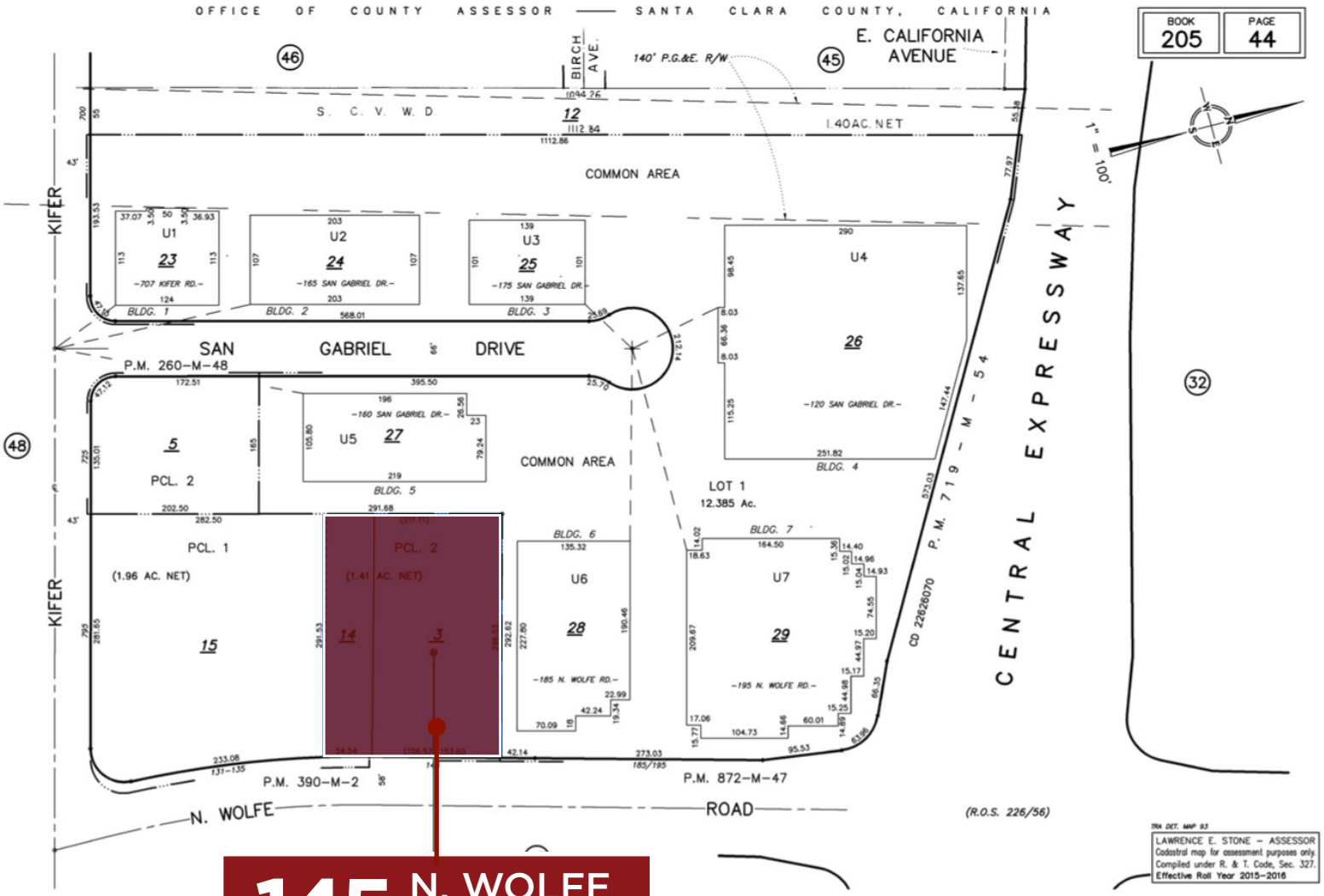
2280 SF NET
1-HR. CORRIDOR
CONFERENCE
390 SF
WHEELCHAIR
STORAGE
ELECT.
CONTROL
TEL
75 SF
JAN.
75 SF
(TOILET)
(TOILET)
LOBBY
LOBBY
260 SF
RECEPTION
200 SF
COPY
130 SF
SOC. WKR
135 SF
HD. NURSE
155 SF
DIETICIAN
135 SF
ELECTRICAL
KITCHENETTE
±12,335 SF
VACANT

HYPOTHETICAL MEDICAL TEST FIT

TENANT MAP

1. Fortinet 909 Kifer Rd.
   Sunnyvale, C 94086
2. Intuitive Surgical 1020-1272 Kifer Rd.
   Sunnyvale, CA 94086
3. Trimble 510 De Guigne Dr.
   Sunnyvale, CA 94085
4. Illumio 920 De Guigne Dr.
   Sunnyvale, CA 94086
5. Applied Materials 1140-1154 E. Arques Ave.
   Sunnyvale, CA 94086
6. Palo Alto Networks 3000 Tannery Way
   Santa Clara, CA 95055
7. Nvidia 2788 San Toma Expy.
   Santa Clara, CA 95051

PARCEL MAP



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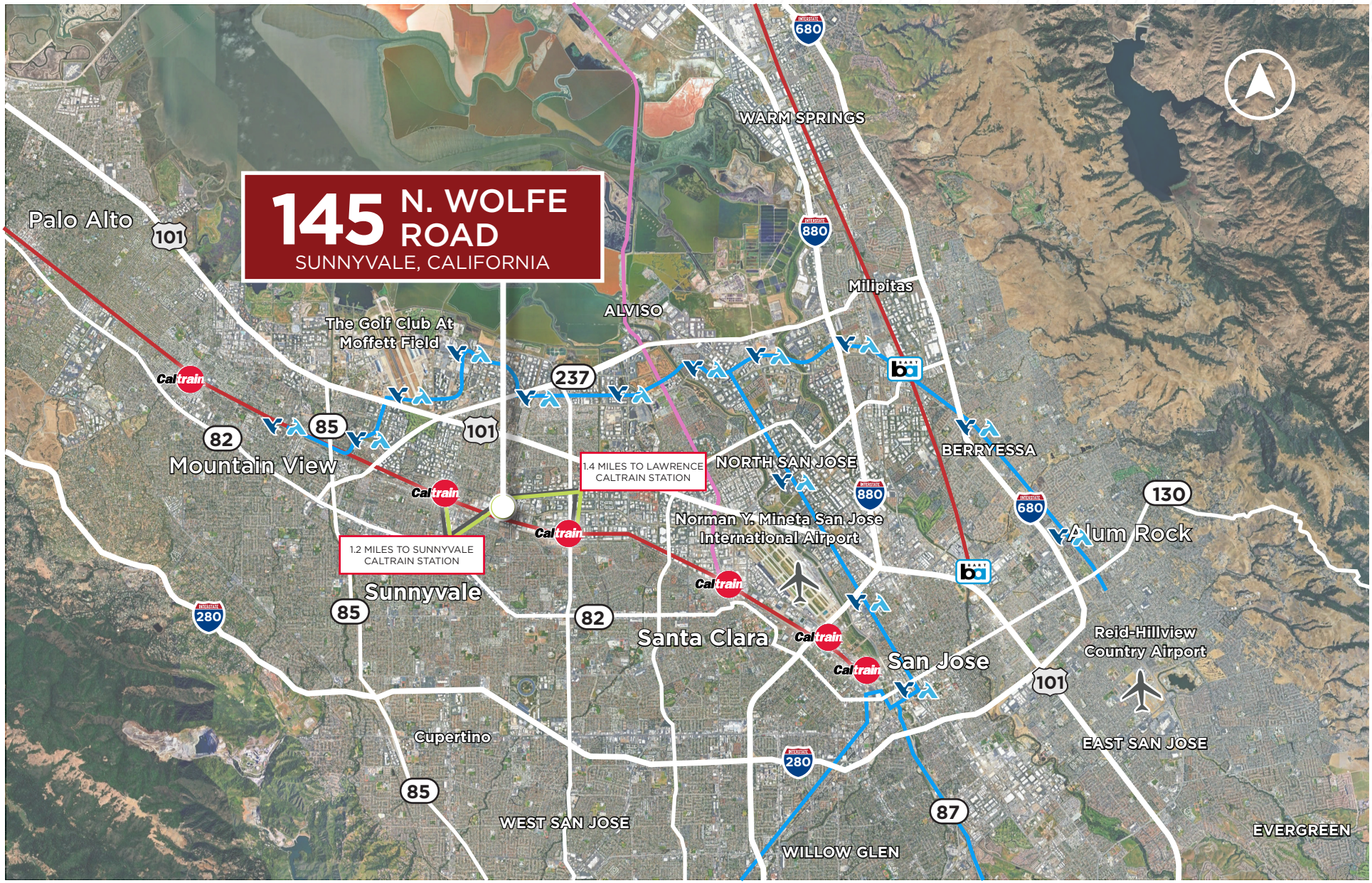
SUNNYVALE, CALIFORNIA

AMENITIES MAP

TRANSIT MAP


145 N. WOLFE ROAD
SUNNYVALE, CALIFORNIA
Palo Alto
101
WARM SPRINGS
680
880
Milipitas
ALVISO
The Golf Club At Moffett Field
237
Caltrain
82
85
101
Mountain View
1.4 MILES TO LAWRENCE CALTRAIN STATION
NORTH SAN JOSE
BERRYESSA
130
Norman Y. Mineta San Jose International Airport
Alum Rock
1.2 MILES TO SUNNYVALE CALTRAIN STATION
Sunnyvale
280
Santa Clara
San Jose
Reid-Hillview Country Airport
Cupertino
EAST SAN JOSE
87
WEST SAN JOSE
WILLOW GLEN
EVERGREEN

FOR MORE INFORMATION, PLEASE CONTACT:

Kalil Jenab
Cushman & Wakefield | Vice Chairman
+1 408 200 8800
kalil.jenab@cushwake.com
Lic #00848988

Steven Ali Jenab
Cushman & Wakefield | Executive Director
+1 650 320 0211
steven.jenab@cushwake.com
Lic #02085072

Kevin K. Heravi
HealthMed Realty | Principal
+1 408 457 8800
kevin@healthmedrealty.com
Lic # 01875398

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