



Lakeside

OFFICE PLAZA

**±3.14 Acre Covered Land
Development Opportunity**

Sunnyvale, California

±3.14 AC
Site Area

±136,778 SF
Land Area

±52,695 SF
Office Project

disclaimer

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contents

03

executive
summary

07

the site

17

development
opportunity

19

market
overview

executive summary



executive summary

Lakeside Office Plaza is a ±3.14-acre site with five office buildings totaling ±52,695 SF. The project consists of both freestanding one and two-story buildings, all with flexible lease terms. This infill site in the Hwy 101 Sunnyvale corridor is actively seeing residential conversions up to the property line. The site across the streets is seeking over 300 units and over 500 Units have been constructed in the past 5 years directly adjacent. This offering combines near-term income, site control with flexibility, and the option to entitle for future redevelopment.



investment highlights

-  **Rare 3+ acre site with ±211 parking stalls**
-  **±960 homes ring the lake at the property line (712-unit Avalon + 250-unit 1250 Lakeside)**
-  **\$4B Applied Materials EPIC Center under construction 1/2 mile south**
-  **370 homes approved on a nearby office campus (Feb 2026) (590 De Guigne)**
-  **318 additional units in application next door (1250 Oakmead Pkwy)**
-  **The across-the-lake precedent: 250 apartments delivered 2021 & 263-room M Social hotel Opens Fall 2026 (First M Social in N. America)**
-  **Income in place on Short lease terms, 90% of SF rolls in early 2028**
-  **Residential approvals actively granted along the corridor**
-  **±5-min drive / ±15-min bike ride to Lawrence Caltrain**
-  **Direct Hwy 101 and Lawrence Expressway access**

the offering

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in Lakeside (Sunnyvale). Offers will be reviewed on receipt; pricing guidance is available through the exclusive advisors.

**Address**

1279-1299 Oakmead Pkwy
Sunnyvale, CA

**APN**

216-51-022

**Site Area**

±3.14 acres (±136,778 SF)

**Improvements**

5 buildings · ±52,695 RSF

**Parking**

±211 stalls (±4.0 / 1,000 SF)

**Zoning / GP**

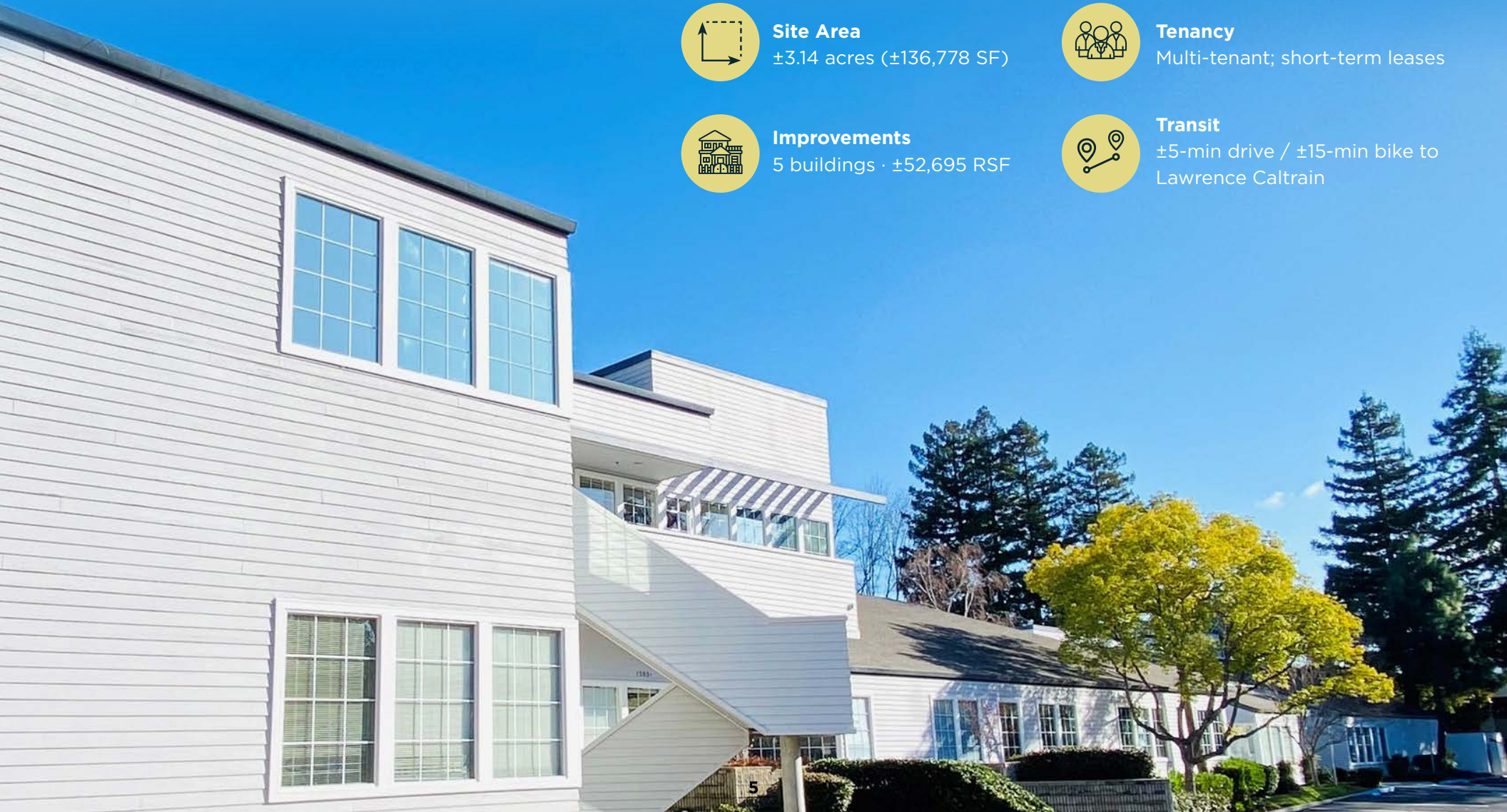
M-S with PD combining district /
Industrial

**Tenancy**

Multi-tenant; short-term leases

**Transit**

±5-min drive / ±15-min bike to
Lawrence Caltrain





the site



building inventory

Unit #	SF	Tenant/Status	Building Details
1279	23,042	Vacant 11/1/26 Womble Bond Dickinson LLP	2-Story Freestanding - 1200A 277/480V - Private Deck
1281 - 102	1,408	City Sport Physical Therapy	1st Floor - Medical Office
1281 - 201	4,006	Vacant	2nd Floor - Market Ready
1281 - 202	3,192	Praxis Intelligence, Inc.	2nd Floor - Renovated
1283 - A	1,672	Blue Cheetah Analog Design, Inc.	1st Floor - Renovated
1283 - B	2,657	Everside Health Group, Inc.	1st Floor - Renovated - Private Deck - Medical Office
1285	5,742	Blue Arcus Technologies & Kloudspot, Inc.	1st Floor - Renovated - Private Deck
1291 - 1295	5,376	Vacant	1-Story Freestanding - Private Deck
1299 - A	2,975	ParikhHealth, Inc.	Freestanding - 1st Floor - Renovated - Medical Office
1299 - B	2,625	ParikhHealth, Inc.	Freestanding - 1st Floor - Renovated - Medical Office
52,695			

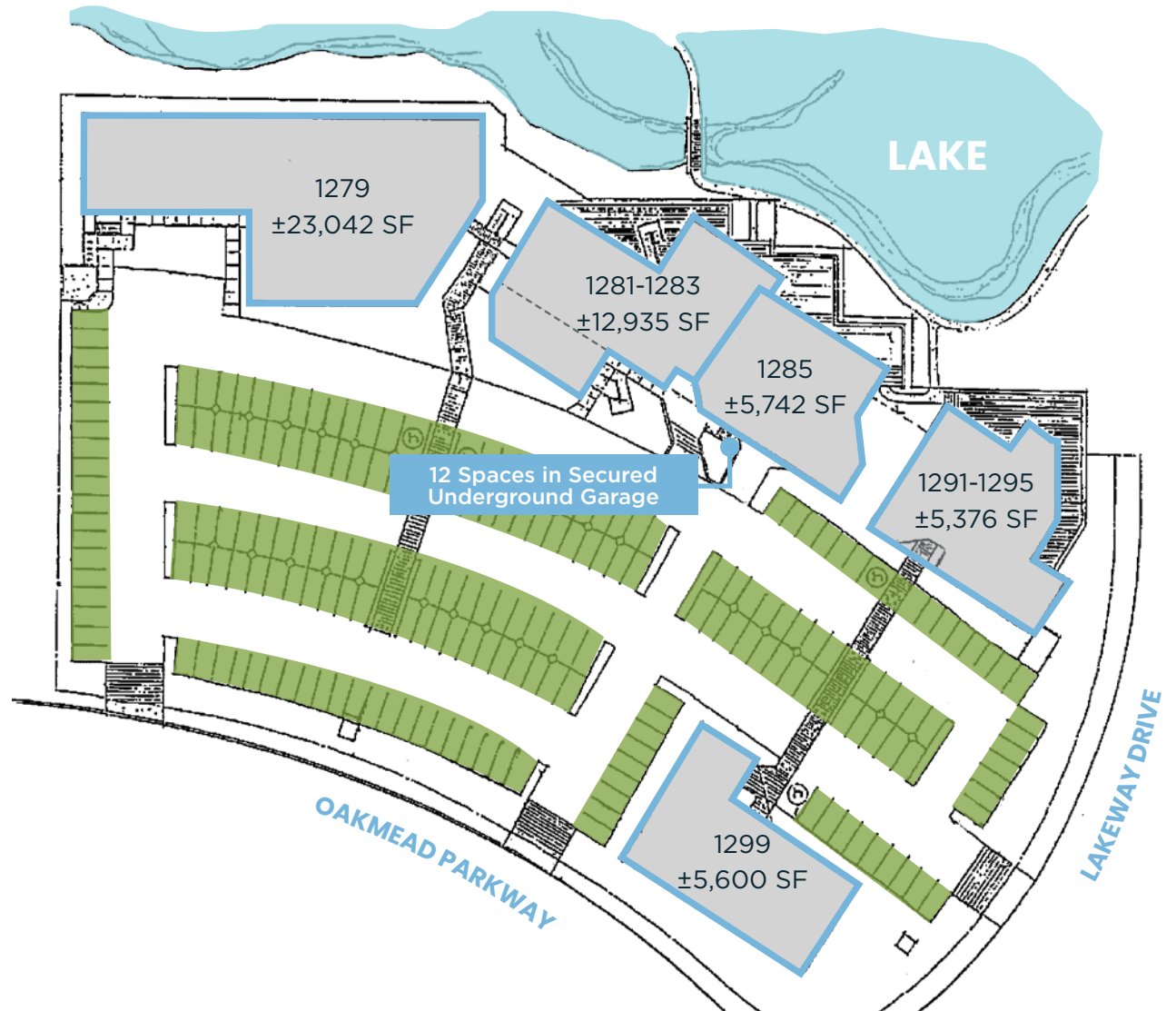
site plan

±211

parking spaces

4.0/1000

parking ratio

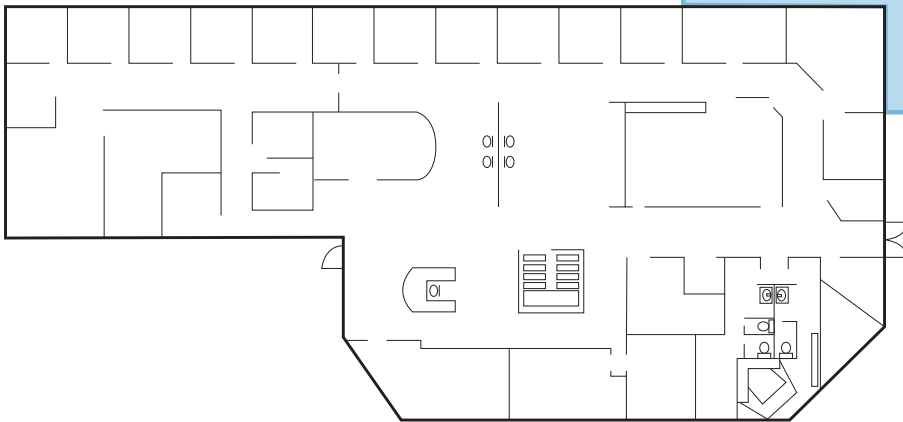


floor plans

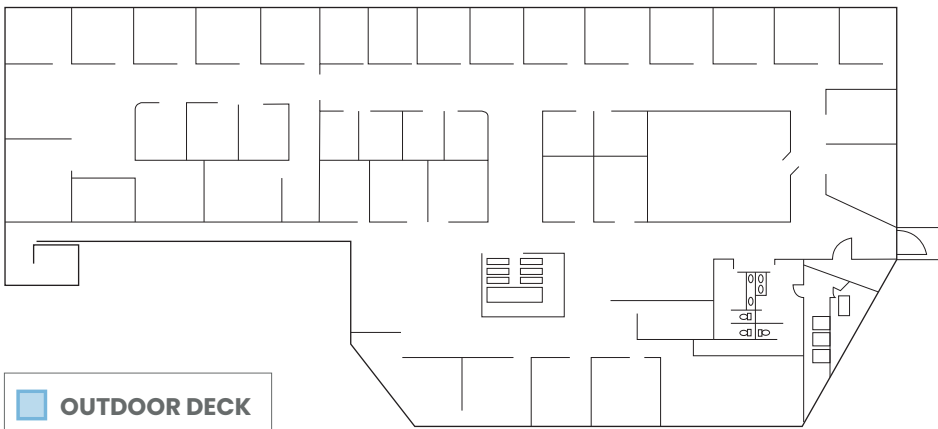
1279 OAKMEAD PARKWAY: ±23,042 SF

1200 AMPS 3P 480/277

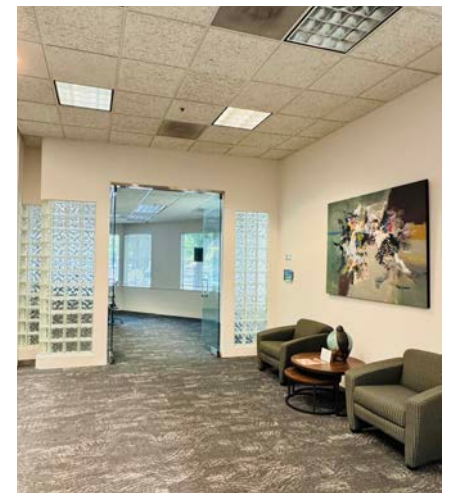
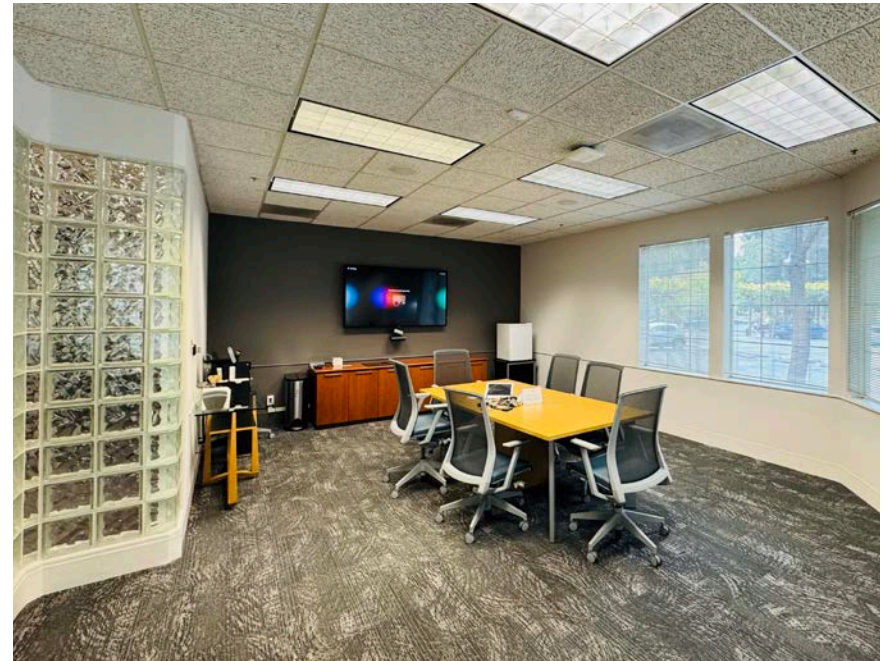
FIRST FLOOR | ±11,521 SF



SECOND FLOOR | ±11,521 SF



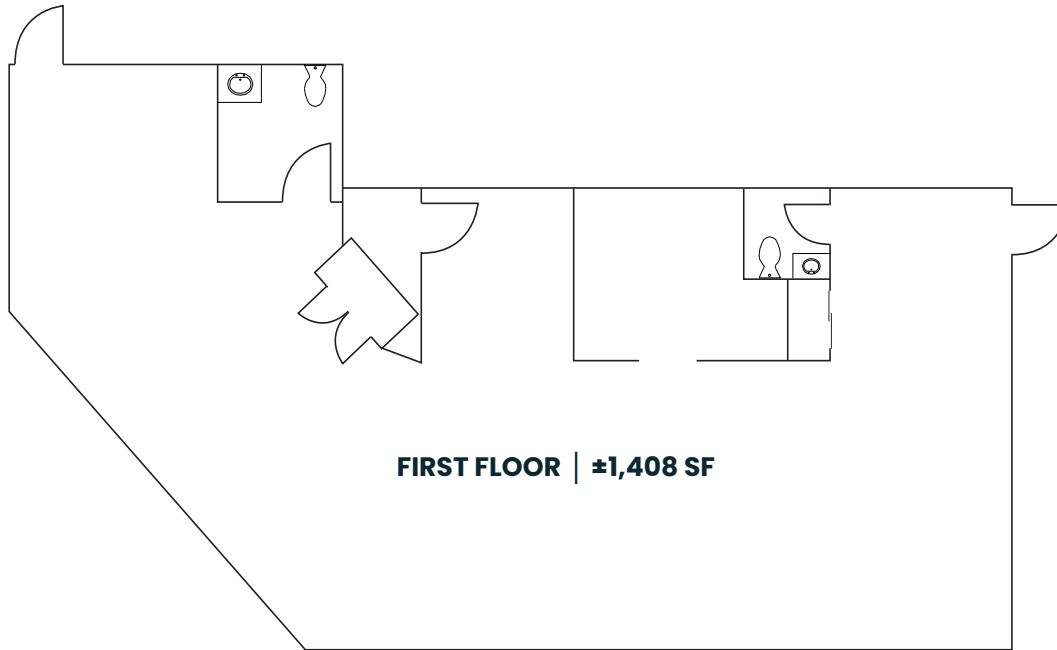
 OUTDOOR DECK



floor plans

1281 OAKMEAD PARKWAY

Suite 102



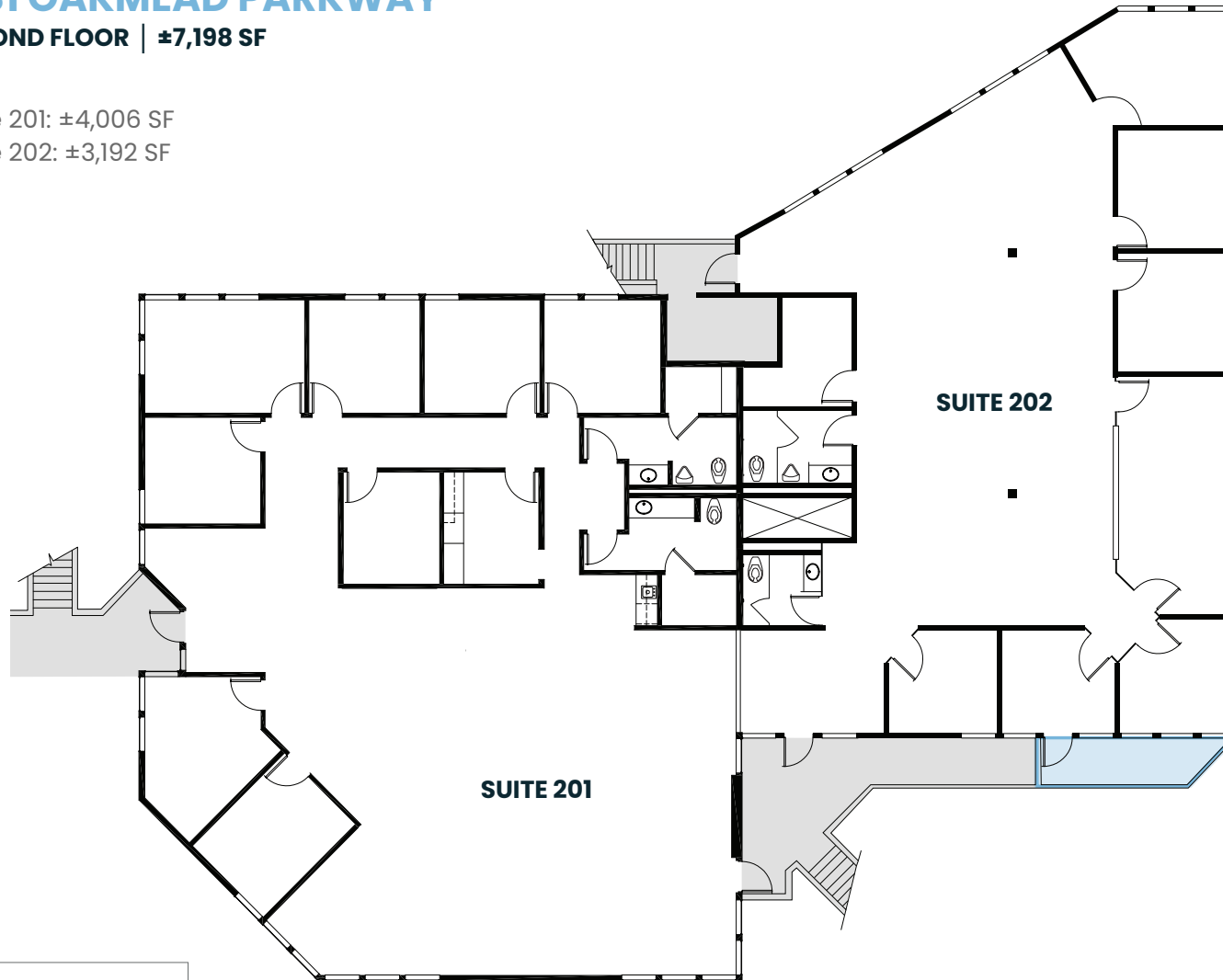
floor plans

1281 OAKMEAD PARKWAY

SECOND FLOOR | ±7,198 SF

Suite 201: ±4,006 SF

Suite 202: ±3,192 SF



OUTDOOR DECK

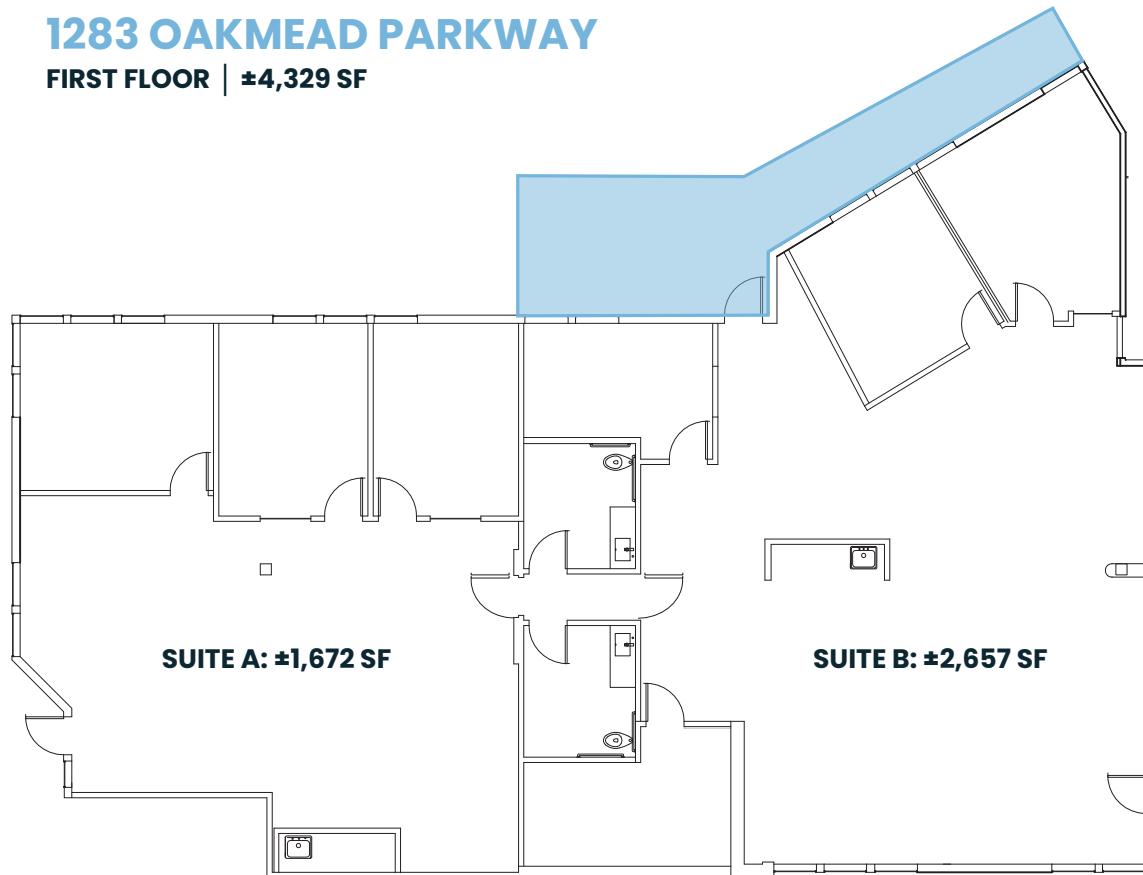
MARKET
READY!



floor plans

1283 OAKMEAD PARKWAY

FIRST FLOOR | ±4,329 SF



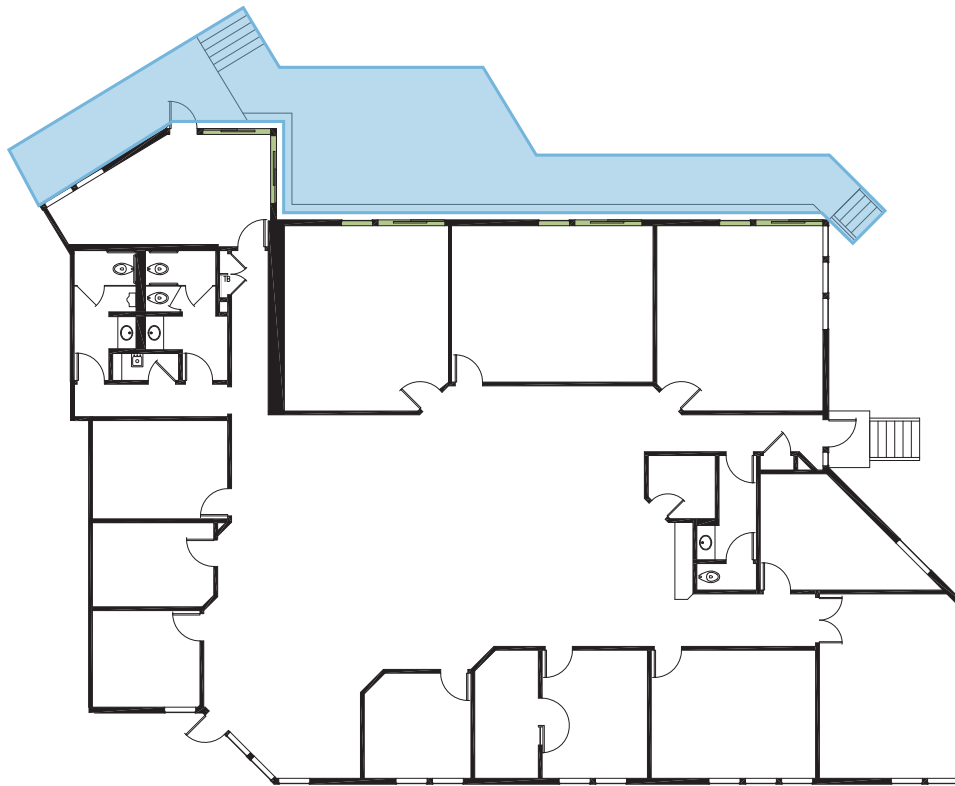
 OUTDOOR DECK



floor plans

1285 OAKMEAD PARKWAY

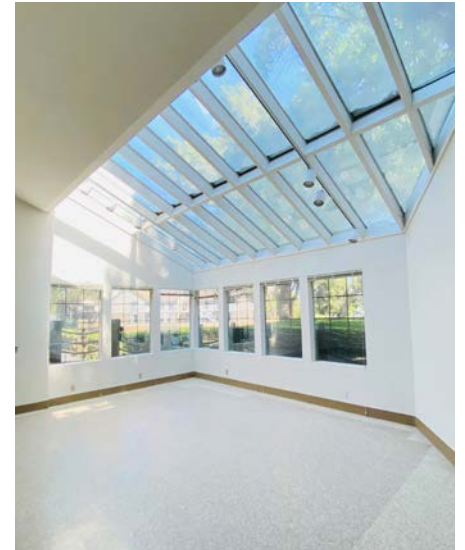
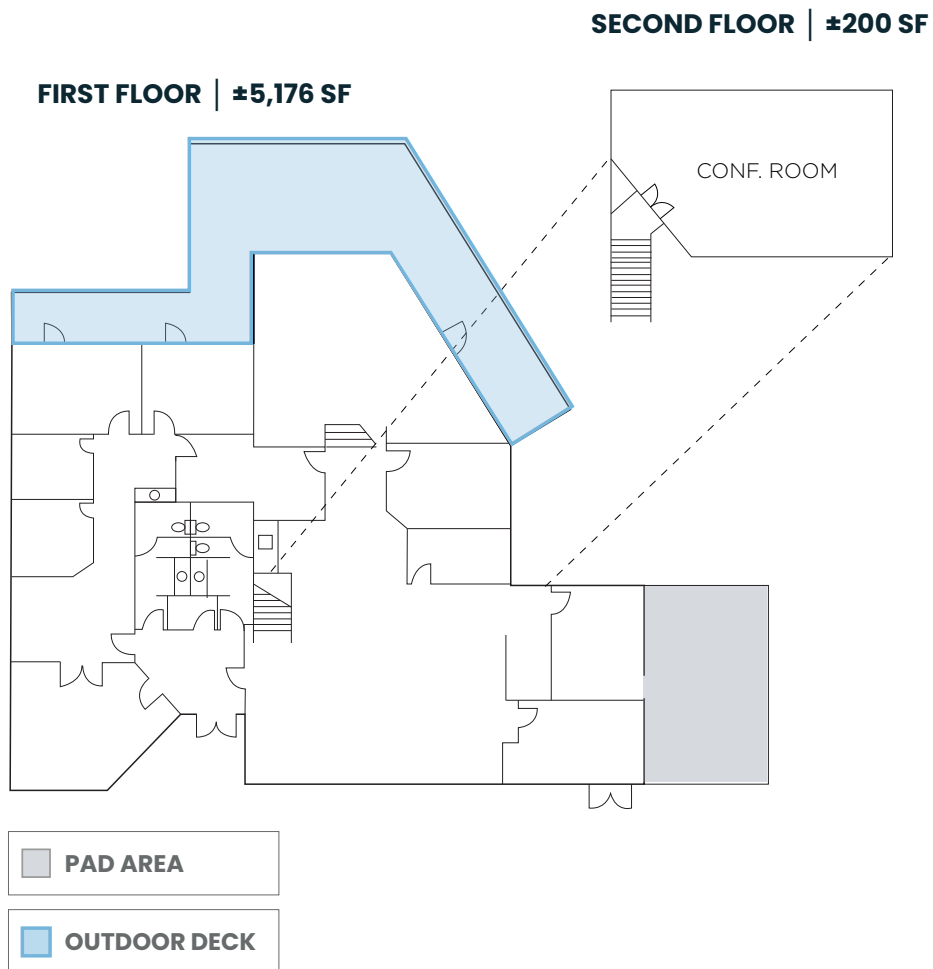
FIRST FLOOR | ±5,742 SF



floor plans

1291-1295 OAKMEAD PARKWAY: ±5,376 SF

- 400 Amps 3P 240/120V
- 8-10 Tons Dedicated HVAC

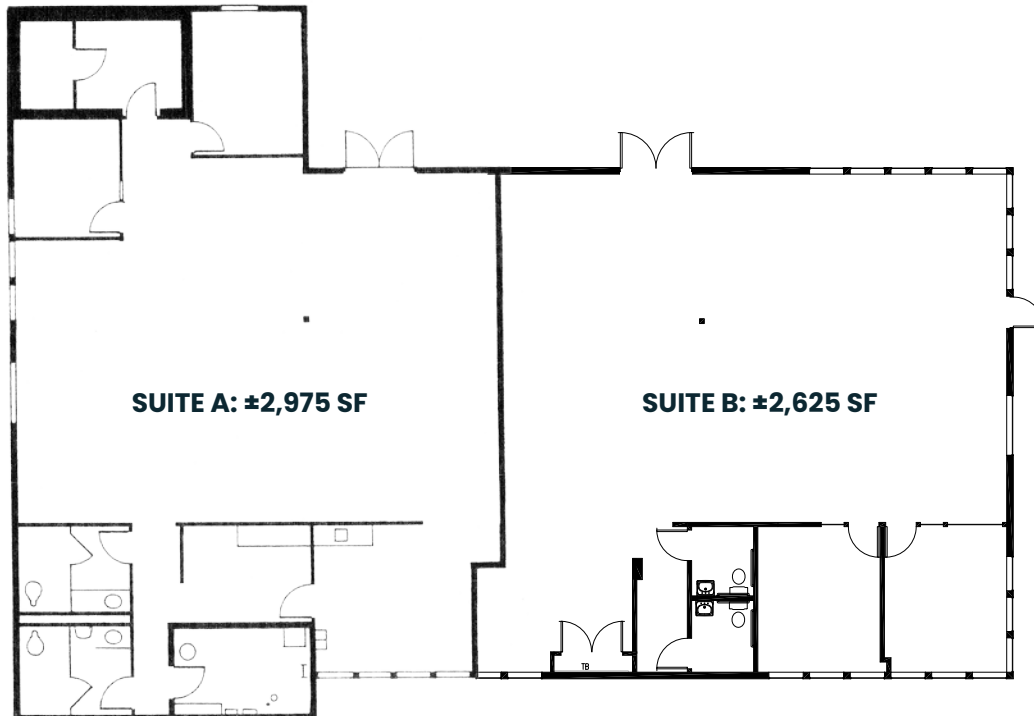


floor plans

1299 OAKMEAD PARKWAY

400 Amps 3P 240/120V

FIRST FLOOR | ±5,600 SF



development opportunity



zoning & entitlement pathway

ZONING M-S Industrial & Service, PD combining district	GENERAL PLAN Industrial APN 216-51-022	SITE ±136,778 SF 3.14 acres	BUILT ±52,695 SF 5 buildings, 1982	INTENSITY 38.5% FAR as improved today	PARKING 211 stalls 4.0 / 1,000 SF, surface
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WHAT THE ZONING ALLOWS TODAY

SMC 19.22, M-S DISTRICT PURPOSE

- Offices · research · limited manufacturing
- Hotels and motels · restaurants · financial uses
- Retail sales and services · professional services

THREE PLAYS AVAILABLE NOW

- **Re-tenant the campus:** Office and R&D, the standing use, with re-leasing flexibility through 2028.
- **Medical office:** Three medical tenants are in place today, so the use is established on site.
- **Build-to-suit or expansion:** The district allows up to 70% FAR, well above what stands.



THE DEVELOPMENT ENVELOPE

STANDARD	BUILDABLE	VS. TODAY
Standing improvements	52,695 SF	38.5% FAR
M-S district maximum, 70% FAR	95,745 SF	+43,050 SF

Computed on the 136,778 SF site area. Height in the city's industrial areas is documented at 75 feet, roughly five to six office stories. Intensity, height and parking standards for this parcel to be confirmed with the City.

THE RESIDENTIAL PATHWAY

- Residential requires a General Plan amendment and rezone, or an amendment to the Lakeside Specific Plan adopted for the property across the lake. Both are legislative approvals decided by the City Council.
- The corridor has converted: 250 apartments and a 263-room hotel across the lake, 1,051 homes on the former AMD campus, 370 homes approved at 510 De Guigne, and a 318-unit application pending directly across Oakmead Parkway.
- Entitlement research, precedent timelines and statutory pathway analysis are in the data room are available upon request

Zoning and General Plan per City of Sunnyvale records and the parcel report for APN 216-51-022. District purpose and the 70 percent FAR maximum per Sunnyvale Municipal Code Ch. 19.22. Development capacity shown is the zoning district maximum and is not a representation of approvable building area; General Plan and site standards govern. No representation is made regarding entitlement outcomes. Buyer to verify all zoning, permitted uses and development standards with the City of Sunnyvale.

market overview



market momentum



2.1 MSF

GOOGLE RENEWAL IN
SUNNYVALE (2026)



TOP 5

U.S. MARKET FOR CLASS A NET
ABSORPTION, PAST 12 MONTHS



FULLY LEASED

DOWNTOWN SUNNYVALE'S CITYLINE
OFFICES; +200K SF EXPANSION EXPLORED



23% TO 18%

SILICON VALLEY OFFICE
VACANCY SINCE EARLY 2024



11,966

SUNNYVALE RHNA OBLIGATION
(CERTIFIED 2024)



10.9%

SUNNYVALE CLASS A
AVAILABILITY

"Few U.S. markets outpace Silicon Valley's Class A office rebound."

Silicon Valley Business Journal, July 2026, citing Cushman & Wakefield. Google renewed 2.1M SF in Sunnyvale; Amazon backfilled ±317,000 SF at Moffett Towers; the development pipeline sits at its lowest level since the early 2000s.

Sources: Cushman & Wakefield Research, Q2 2026; Silicon Valley Business Journal (Jul 2026), citing Cushman & Wakefield; City of Sunnyvale adopted Housing Element. Multifamily detail available on request.

housing market fundamentals



3.5%

SAN JOSE MSA APARTMENT VACANCY,
DOWN 1.6 PTS YEAR OVER YEAR



+7.4%

MSA ASKING RENT GROWTH, TRAILING
12 MONTHS (+9.1% EFFECTIVE)



0 VS 2,652

MSA UNITS DELIVERED VS UNITS
ABSORBED, TRAILING 12 MONTHS



\$3,445/MO

MSA AVERAGE ASKING RENT
(\$4,118 AT 4 & 5 STAR)



4,680

UNITS UNDER CONSTRUCTION
ACROSS THE MSA



#1

SUNNYVALE IS THE MSA'S LARGEST
APARTMENT SUBMARKET (30,045 UNITS)

Per CoStar, Sunnyvale, the region's largest apartment submarket, posted above-average rent growth, with rents exceeding \$3,300 per month as absorption remained strong and recent investor activity underscored confidence in continued upside.

Source: CoStar Multi-Family Market Report, July 23, 2026 (© 2026 CoStar Group; licensed to Cushman & Wakefield). All "San Jose" figures refer to the San Jose metro area (MSA), not the City of San Jose.

oakmead submarket highlights

A Neighborhood in Conversion

The Oakmead submarket sits where Highway 101, Lawrence Expressway and the Lawrence Caltrain station converge, and that access keeps this pocket tighter than the market around it. Sunnyvale closed the second quarter of 2026 at 13.7% office vacancy against an 18.2% Silicon Valley average, and absorbed 231,000 square feet in the quarter, the highest of any submarket in the Valley and more than half of the region's total. Rents follow the same line: \$5.33/SF/Mo full service across all classes and \$6.20/SF/Mo for Class A, both ahead of the Valley at \$5.22 and \$5.80.

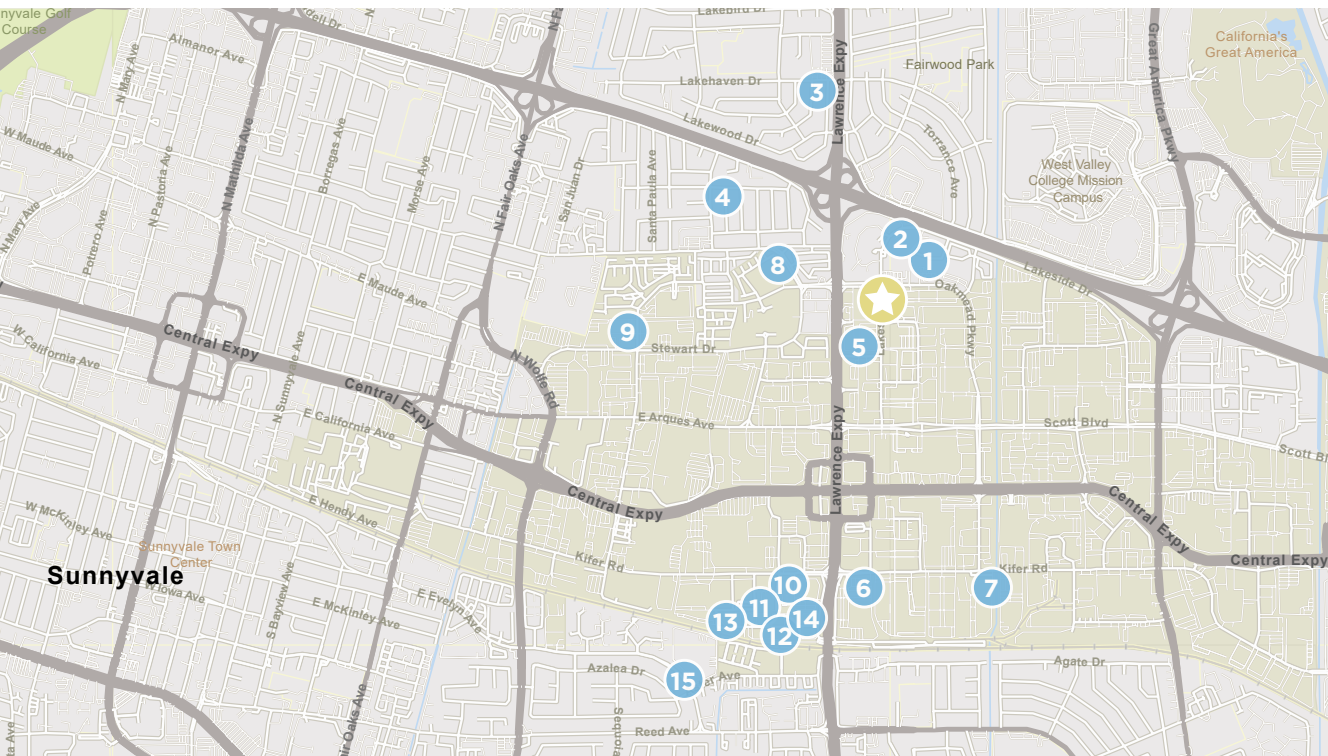
The residential conversion is the larger story, and it is already at the property line. Directly across Oakmead Parkway, 318 homes are in application on a 7.93-acre office site. Across the lake, 250 apartments delivered in 2021 and traded to Essex Property Trust for \$143.5 million last year, with the 263-room M Social hotel opening this fall. In all, roughly 4,100 homes are delivered, under construction, approved or in application within a mile and a half of the site. With direct access to transportation, an improving base of retail nearby, and Santa Clara County venture funding posting its strongest first half on record at \$50.4 billion, expect the Oakmead submarket to keep appreciating as the surrounding area evolves.

USE TYPE

- Mixed Use
- Residential
- Hotel



nearby development



1,106 HOMES within **1 MILE**
835 apartments and 271 for-sale
homes across 5 projects, of which 856
are still to come.

4,149 HOMES within **1.5 MILES**
across 16 projects; 3,899 of them
under construction, approved, or in
application.

318 HOMES in application **DIRECTLY
ACROSS OAKMEAD PARKWAY**
215 apartments and 103 townhome
condominiums on the 7.93-acre office
site opposite the property.

263 ROOMS the M Social hotel across
the lake, opening Fall 2026, alongside
250 apartments delivered there in 2021.

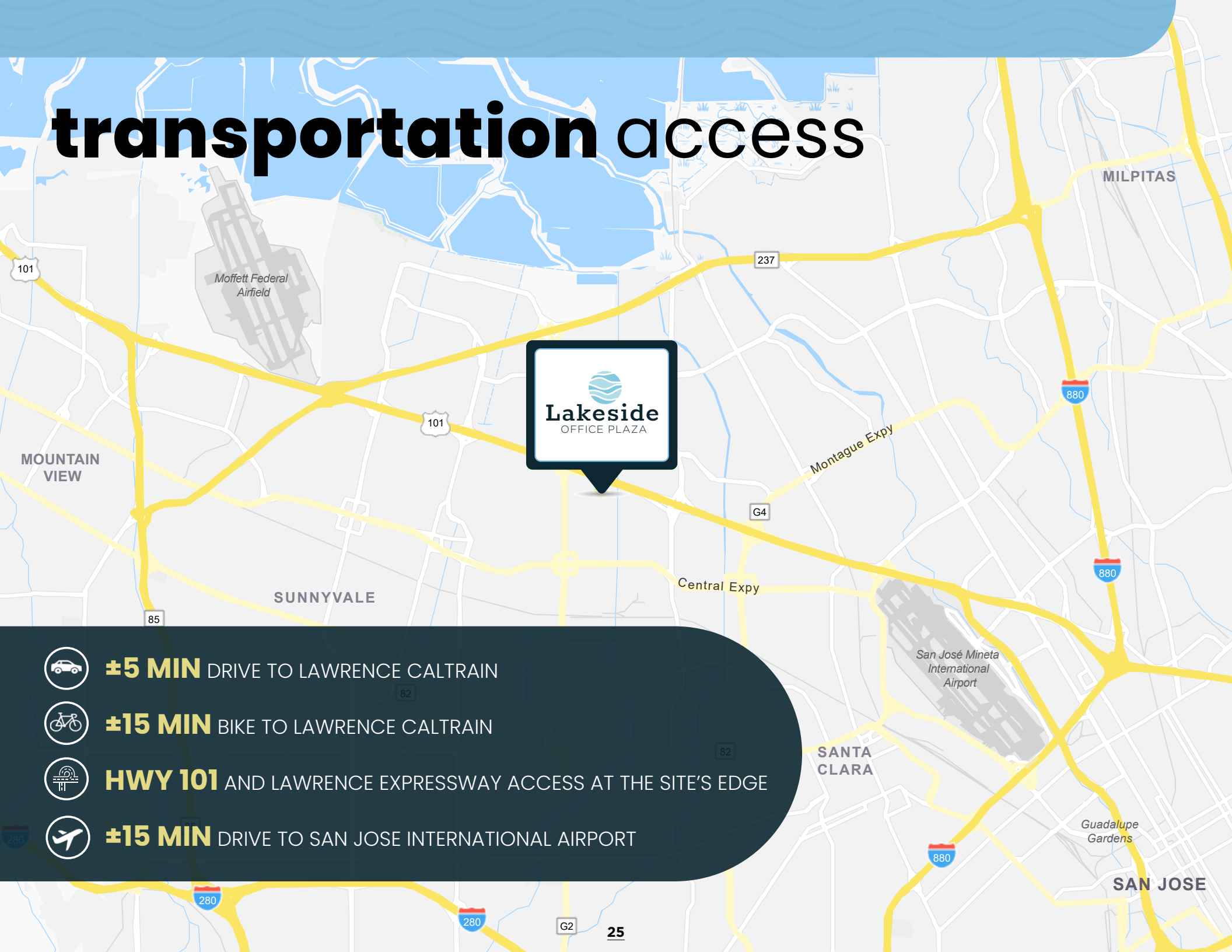
	Address	Homes	Distance (Miles)
1	1250 Oakmead Pkwy	318	0.12
2	1250 Lakeside Dr	250	0.22
3	1123 Lawrence Expy	101	0.77
4	929 E Duane Ave	67	0.78
5	510 De Guigne Dr	370	0.96
6	1202 Kifer Rd	29	1.00
7	1484 Kifer Rd	136	1.01
8	1 AMD Place	1,074	1.02
9	845 Stewart Dr	28	1.04
10	1150-1170 Kifer Rd	225	1.08
11	1171 Sonora Ct	172	1.17
12	1178 Sonora Ct	177	1.20
13	1170 Sonora Ct	107	1.22
14	1154 Sonora Ct	173	1.26
15	1155 Aster Ave	741	1.33

Unit counts and status as described in the City of Sunnyvale Development Update tracker (July 2026 export), the projects selected by the listing team. Distances are straightline from 1281 Oakmead Parkway (the subject's legal address), geocoded; drive distances run longer. Apartments means rental units as described in the application; for sale means townhomes and condominiums. 888 Ross Drive is carried at zero homes: the tracker lists it under Residential, but the application is for a two-story data center with an office building. Figures may not foot due to rounding. Entitlement status changes; confirm current status with the City before relying on any figure.

nearby development

	Project	Miles	Homes	Apts	For Sale	Hotel	Status
1	1250 Oakmead Pkwy	0.12	318	215	103	N/A	In Application
2	1250 Lakeside Dr	0.22	250	250	N/A	263	Delivered / Opening
3	1123 Lawrence Expy	0.77	101	N/A	101	N/A	In Application
4	929 E Duane Ave	0.78	67	N/A	67	N/A	In Application
5	510 De Guigne Dr	0.96	370	370	N/A	N/A	Approved
6	1484 Kifer Rd	1.01	136	136	N/A	N/A	In Application
7	1 AMD Place	1.02	1,074	944	130	N/A	Under Construction
8	1150-1170 Kifer Rd	1.08	225	225	N/A	N/A	Approved
9	1171 Sonora Ct	1.17	172	172	N/A	N/A	In Application
10	1178 Sonora Ct	1.2	177	177	N/A	N/A	Approved
11	1170 Sonora Ct	1.22	107	107	N/A	N/A	Approved
12	1154 Sonora Ct	1.26	173	173	N/A	N/A	Approved
13	1133 Sonora Ct	1.28	181	181	N/A	N/A	In Application
14	1155 Aster Ave	1.33	741	412	329	N/A	Under Construction
TOTAL			4,092	3,362	730	263	

transportation access



±5 MIN DRIVE TO LAWRENCE CALTRAIN



±15 MIN BIKE TO LAWRENCE CALTRAIN



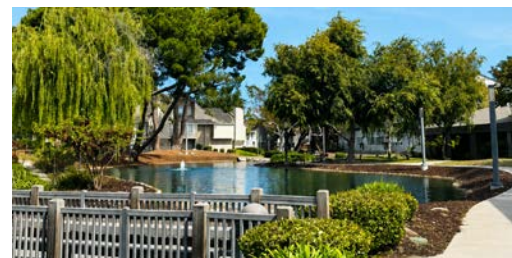
HWY 101 AND LAWRENCE EXPRESSWAY ACCESS AT THE SITE'S EDGE



±15 MIN DRIVE TO SAN JOSE INTERNATIONAL AIRPORT

Lakeside public park improvements

- Pedestrian Paths
- Enclosed Dog Park
- Lawn Areas for Picnics & Lounging
- 3 Decks
- 2 Fitness Stations
- 43 Trees to be Planted
- Landscaping & Irrigation
- Green Infrastructure (Bioretention & Grass-Pave EVA route)
- 15 Bike Racks
- 25 Benches North of Lake
- 34 Chaise Lounges on Decks
- 12 Picnic Tables North of Lake
- 9 Benches South of Lake
- 5 Picnic Tables South of Lake



nearby retail amenities





Lakeside

OFFICE PLAZA

exclusive advisors

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**CUSHMAN &
WAKEFIELD**