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680 W MAUDE AVE

±39,311 SF High-End Office/R&D Building For Sale or Lease on 2.58 Acres, Move-In Ready & Conveniently Located Near Downtown

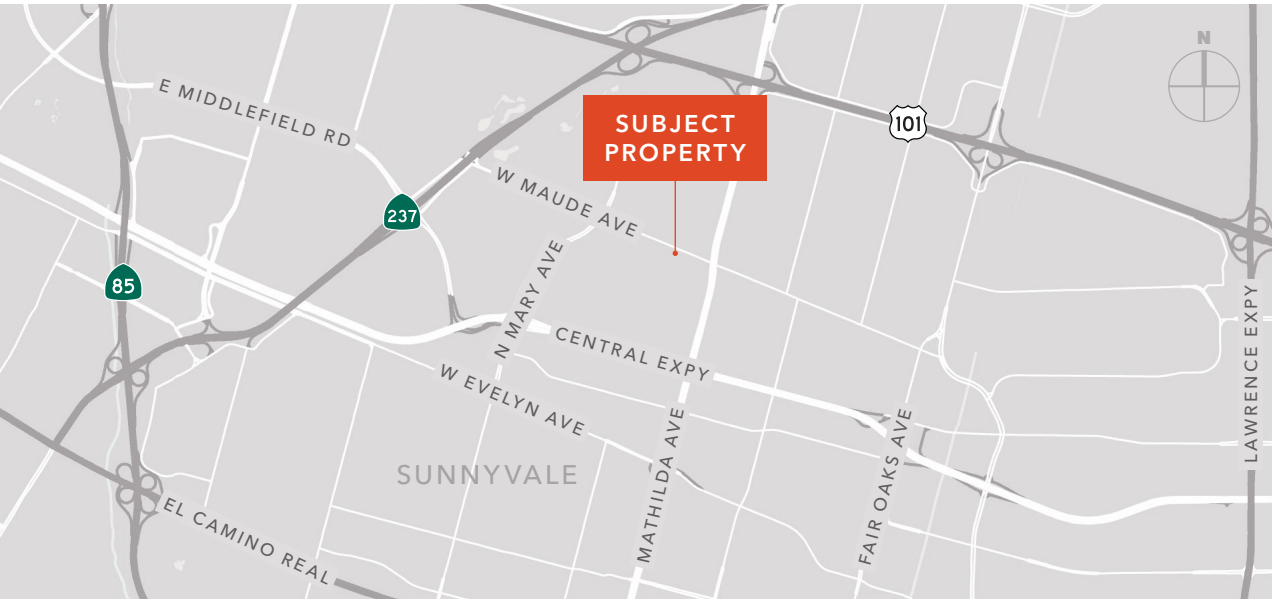
SUNNYVALE, CA

±39,311 SF
AVAILABLE

±2.58 AC
PARCEL SIZE

$23.00M
SALE PRICE ($585.00/SF)

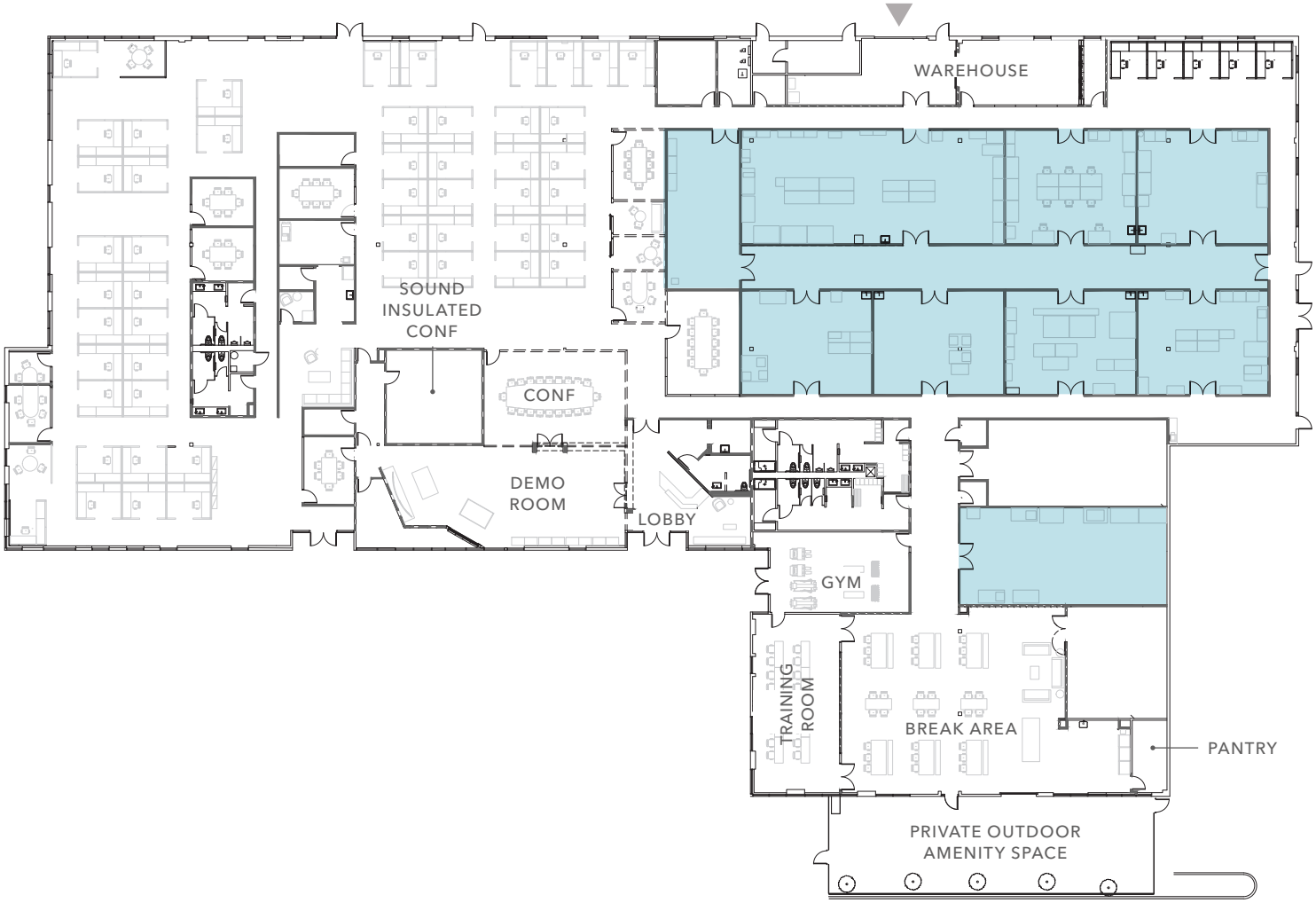
$3.50
LEASE RATE, NNN



Free-Standing ±39,311 SF Office R&D Building is Move-In Ready

- High-end interiors, plug & play potential
- Situated on 2.58 Acre parcel
- Good mix of conference rooms, private offices, and phone rooms
- 2,000 Amps of power at 277/480 (Tenant to verify)
- Existing labs with CDA, nitrogen, vacuum pump, and a gas monitoring system
- Multiple restroom cores, 1 set with showers
- Expansive break room and all hands area
- Grade level loading, with ability to add more
- ±4.0/1,000 parking, with 1 dual EV charging station
- Bike lockers and private outdoor amenity space
- Walking distance to downtown Sunnyvale Caltrain and amenities
- Parcel number: 165-28-017
- $3.50 lease rate, NNN
- $23,000,000 sale price
- Assumable financing available: 3.75% interest rate (call for details)

CURRENT FLOOR PLAN

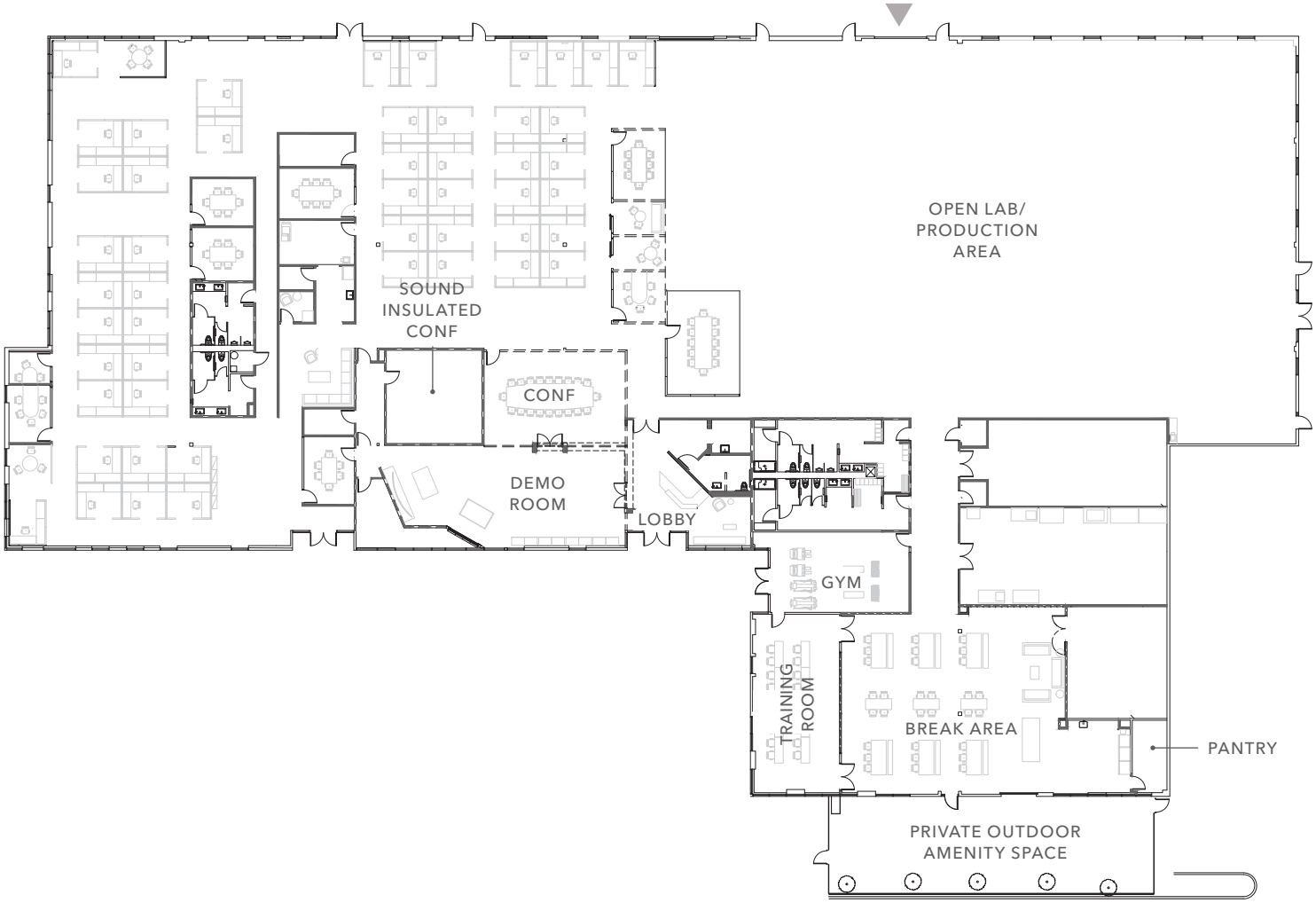


LEGEND

- Labs w/nitrogen, CDA, & vacuum
- Grade Level door

FLOOR PLAN NOT TO SCALE

POTENTIAL FLOOR PLAN



LEGEND

▲ Grade Level door

FLOOR PLAN NOT TO SCALE

CYBEX

For more information on this property, please contact

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