

1292 KIFER ROAD, SUITE 808, SUNNYVALE, CA

±3,600 SF FLEX/OFFICE CONDO FOR LEASE



BUILDING FEATURES

Full Commission

\$1.70 NNN PSF per month lease rate

OPEX estimated \$0.70 PSF/month
(Tenant pays property tax, insurance and HOA)

Highly improved flex/office condo

Prime Sunnyvale Office Park location

Easy access to major highways, expressways, and Caltrain

Excellent proximity to local tech giants (Nvidia, AMD, Intel, Apple, Applied Materials, Intuitive Surgical, etc.)

Zoned M1, Light Industrial

200 Amps at 208/120V, 3 Phase, 4W

DAVE GEISSBERGER

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PROPERTY HIGHLIGHTS

±3,600 SF available

Open cubicle areas, and 6 private offices/conference rooms

IT Room and 3 restrooms

Break room / kitchen

Built in 2005

9' - 12' ceilings
(100% office with drop ceiling)

Fire sprinklers

100% HVAC

Abundant open parking stalls

HOA includes garbage, insurance, landscape, roof, irrigation water

Roll up door possible

±3,600 SF

AVAILABLE FOR LEASE

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FLOOR PLAN

SUITE 808

$\pm 3,600$ SF

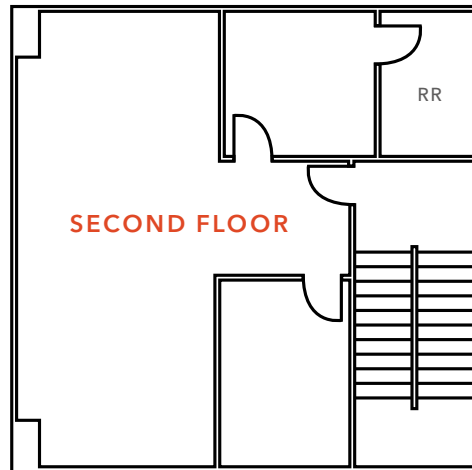
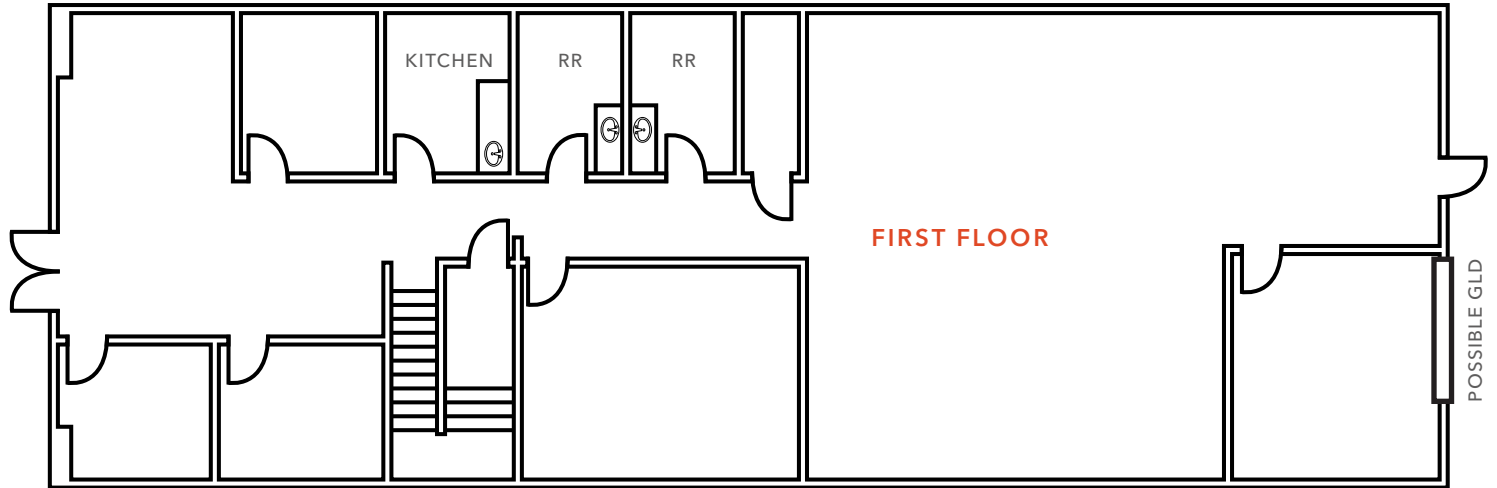
AVAILABLE FOR LEASE

9'-12'

CEILING HEIGHT

\$1.70

NNN LEASE RATE



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