

FOR SUBLEASE

400 W California Avenue

Sunnyvale, CA 94086

NEW REDUCED RATE:
\$4.00 PSF FULL SERVICE



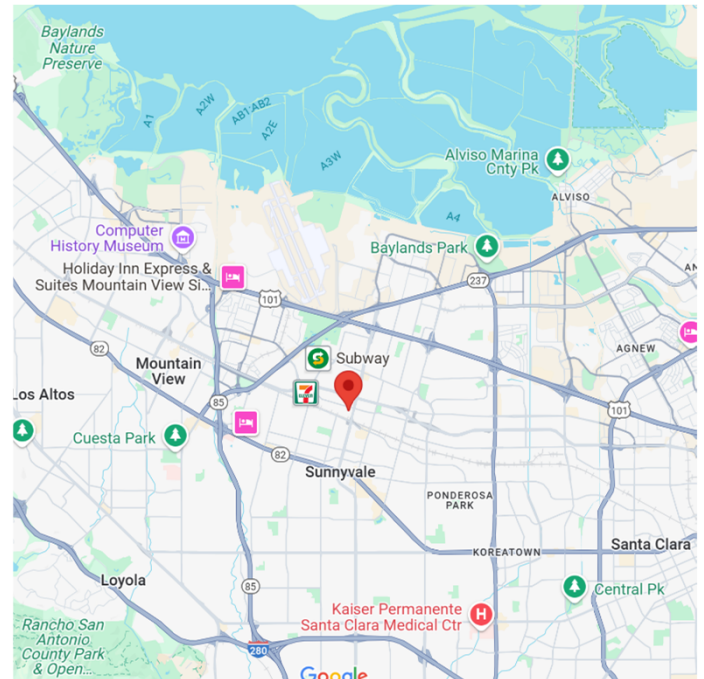
LED 01/31/2028

Office Sublease

±11,000 - 18,871 SF Available

Property Highlights

- Fully Furnished Plug & Play Office Space
- Within One Block of Caltrain Station and Downtown Sunnyvale Amenities
- Excellent Access to Highway 101, Interstate 280 and Central Expressway
- New 6,400 SF Indoor/Outdoor Fitness Center
- Outdoor Park Setting with Amenities Including a Gourmet Kitchen, Bar-B-Que Grills, Fire Pits, Ping-Pong, Putting Green and Lounge Seating. Bikes Available for Tenants Enjoyment
- 37 Shared EV Charging Stations
- Secured Bike Lockers
- 2.6/1000 Parking



5201 Great America Pkwy, Suite 455
Santa Clara, California 95054
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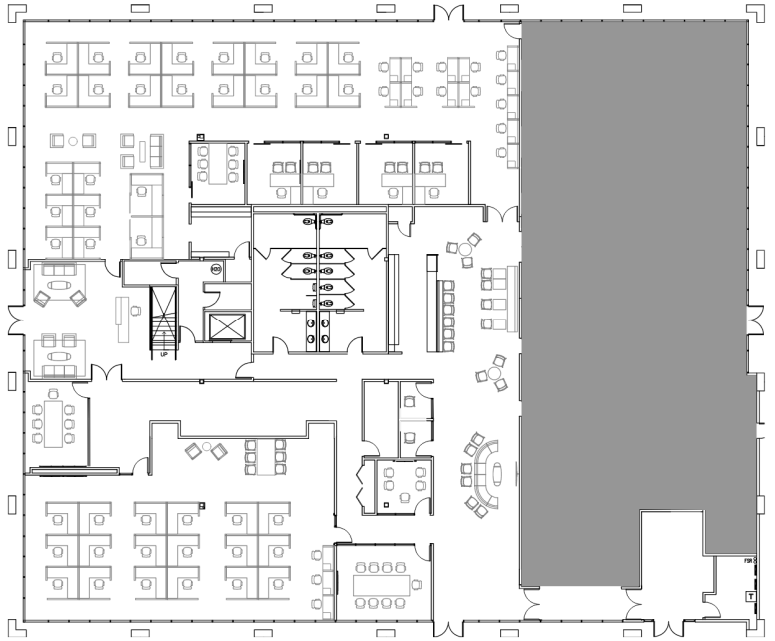
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1st Floor Highlights

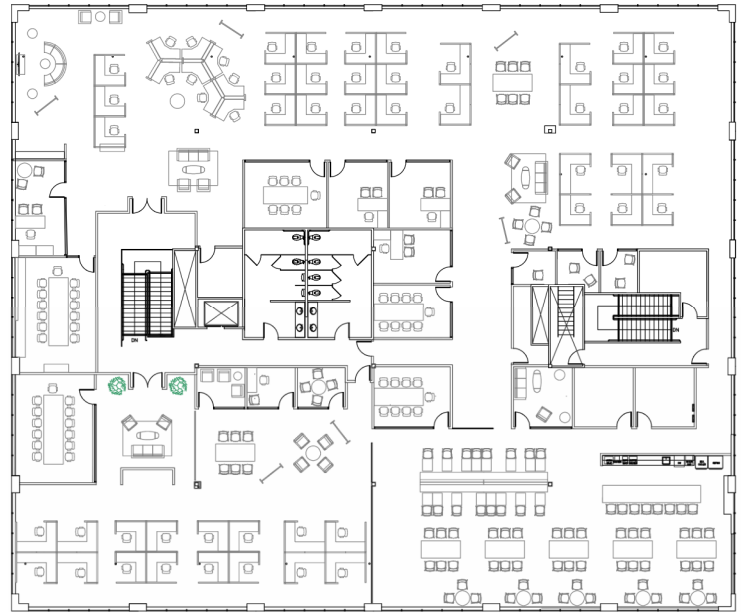
- 6 Meeting Rooms / 2 Conference Room
- 2 Storage Rooms
- 2 Phone Rooms
- Reception Area
- Large Break Room
- 17'6" Floor to Slab
- Grade Level Door
- Loading Dock Ramp



1st Floor Plan
±11,000 SF *Not to Scale*

2nd Floor Highlights

- 3 Meeting Rooms / 14 Conference Rooms
- 2 Storage Rooms
- Large Break Room / Server Room / Electrical Room
- Reception Area
- 13'6" Floor to Roof
- Floor Loading 150 lbs/sf
- 2,000 Amps, 277/480V Total Building
- *2.5 Ton Unit IDF Room / *0.75 Ton Unit Server Room



2nd Floor Plan
±18,871 SF *Not to Scale*



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