MATHILDA PARK

755 N MATHILDA
& 680 VAQUEROS
SUNNYVALE

RENOVATIONS UNDERWAY

±110,000 SF CLASS A CAMPUS

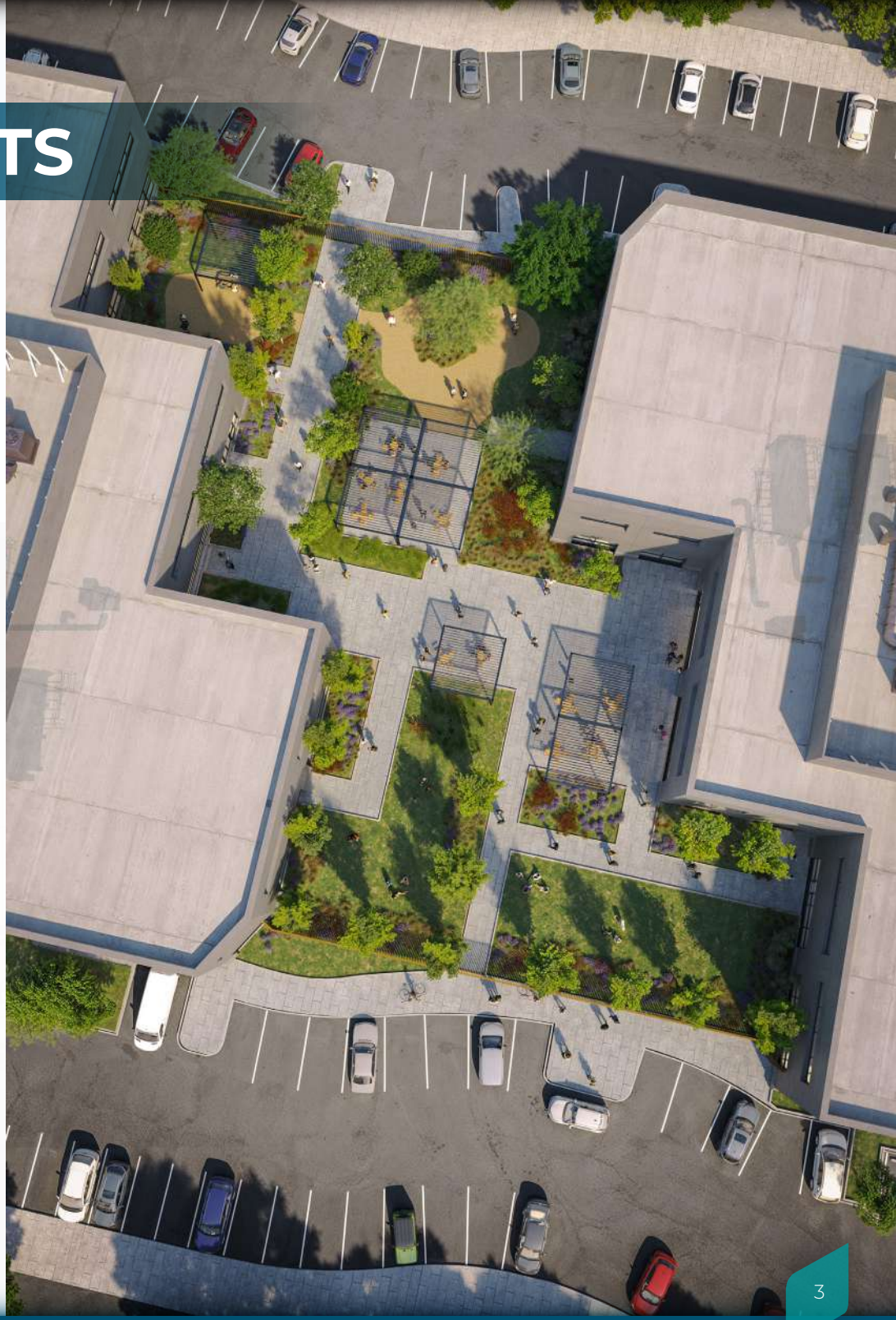
FOR LEASE

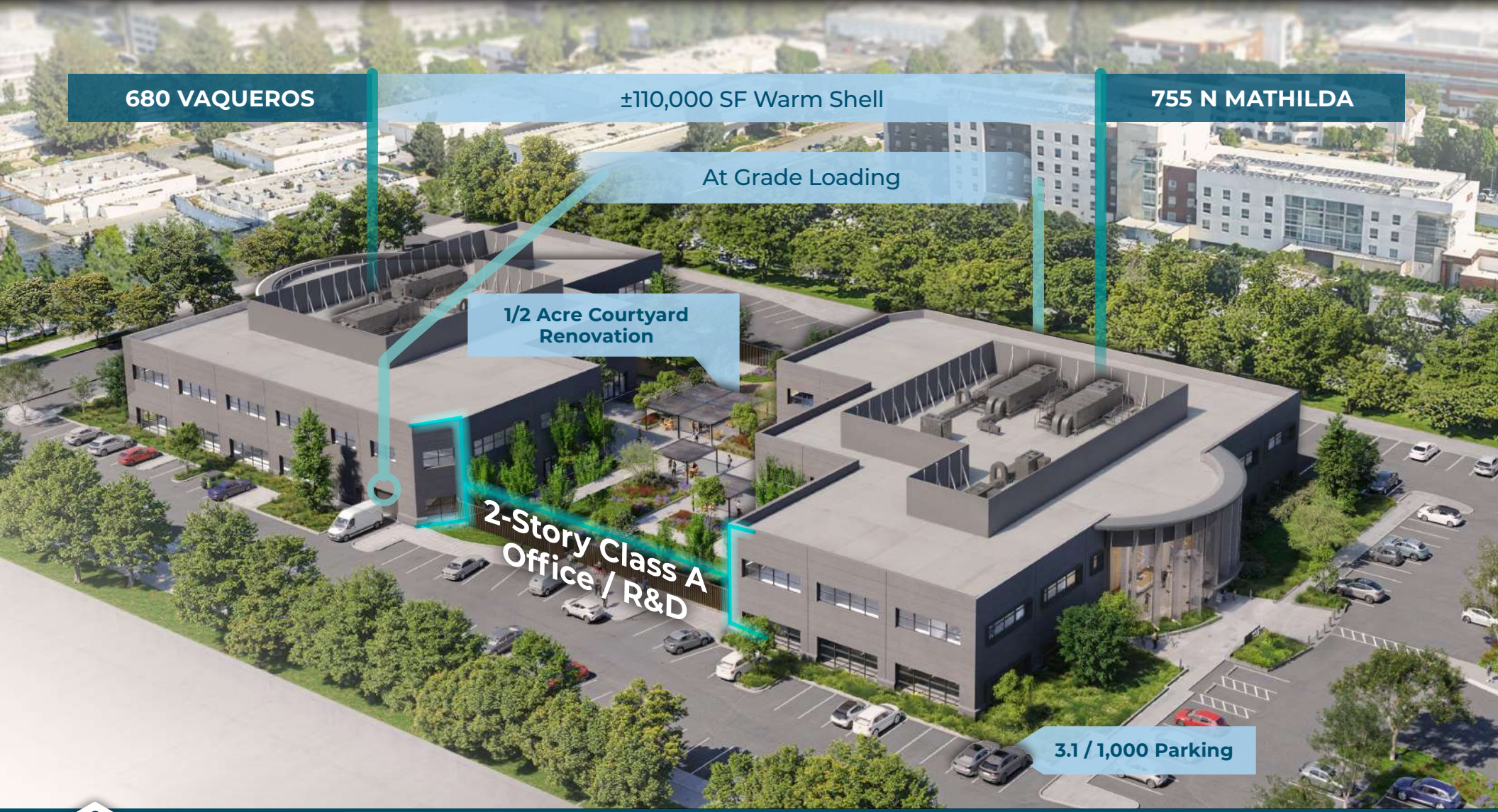
NATURE MEETS **NEXT**

Mathilda Park is transforming into a next-gen Class A R&D campus in Sunnyvale's Peery Park. With modernized facades, new lobbies, and a secure new courtyard, every upgrade supports collaboration, focus, and growth—delivering a private, light-filled environment for teams shaping what's next.

PROPERTY **HIGHLIGHTS**

- Extensive renovations underway – modernized facade, new lobbies, secure landscaped courtyard, new roofs, updated elevator systems and cabs, all new landscaping
- 2 building single user campus totaling 110,000 SF, with each 55,000 SF building connected by a shared ½-acre private park
- Open flexible layout throughout
- Prominent visibility and signage opportunities
- 4,000 amps — 2,000 per building
- 16' clear heights on the ground level
- Grade loading in each building
- Premier Peery Park location
- 1 Mile to Caltrain and Downtown Sunnyvale amenities
- Ample 3.1/1000 on-grade parking





MATHILDA PARK SITE PLAN

- 4,000 Amps @ 277/480v (2,000A per building)
- Planned Renovations Complete in Q1 2026
- Finished Lobby / Façade, Exterior Treatment, Upgraded Breakroom and Courtyard, Roof, Elevator Modernization

A MODERN **WELCOME**

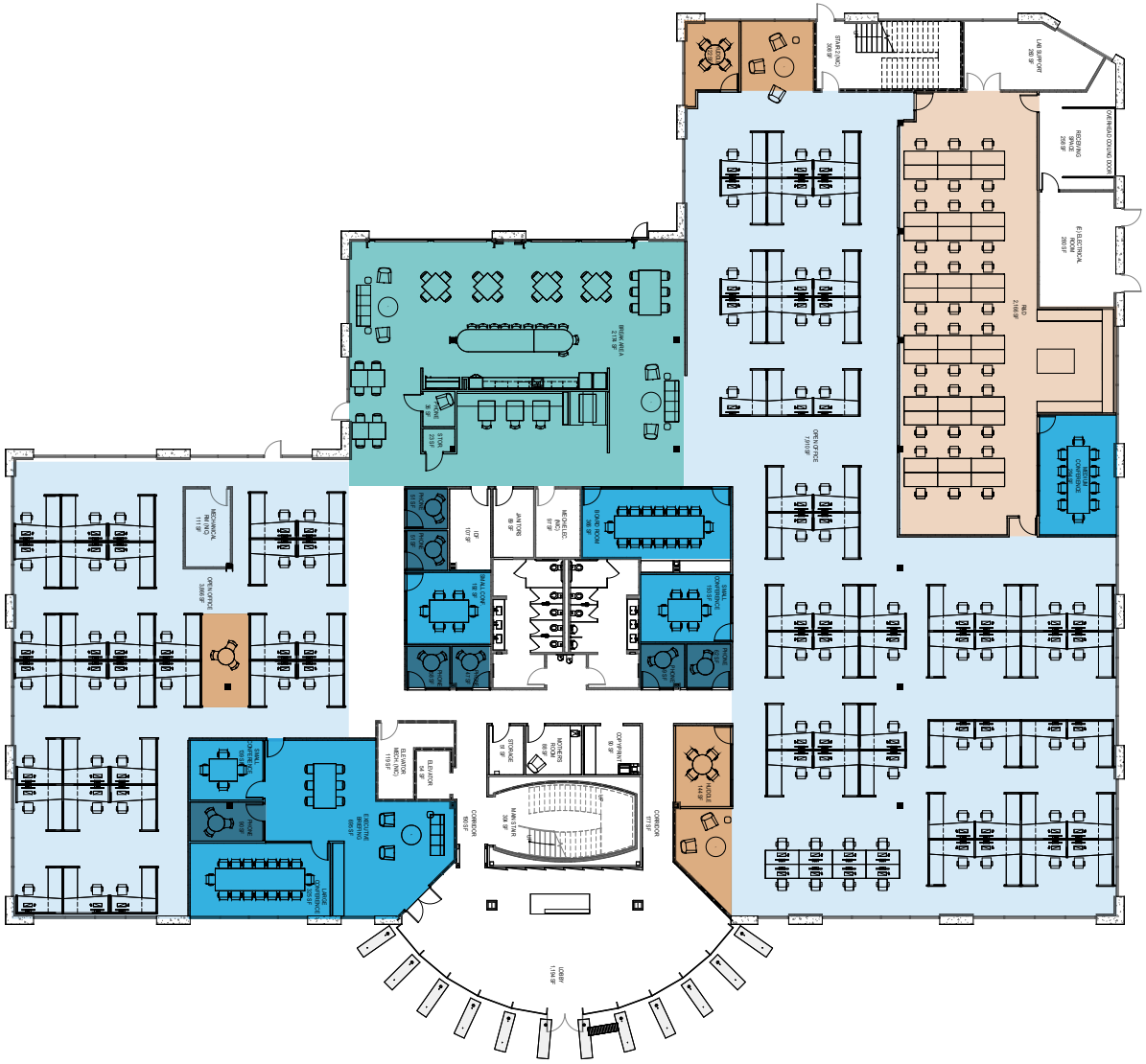
Step into a new lobby experience designed to create an inviting, elevated and secure arrival.

INNOVATIVE **BY NATURE**

The heart of the campus is a reimagined landscape oasis – serene, and built for collaboration.

SPACES THAT **SPARK CONNECTION**

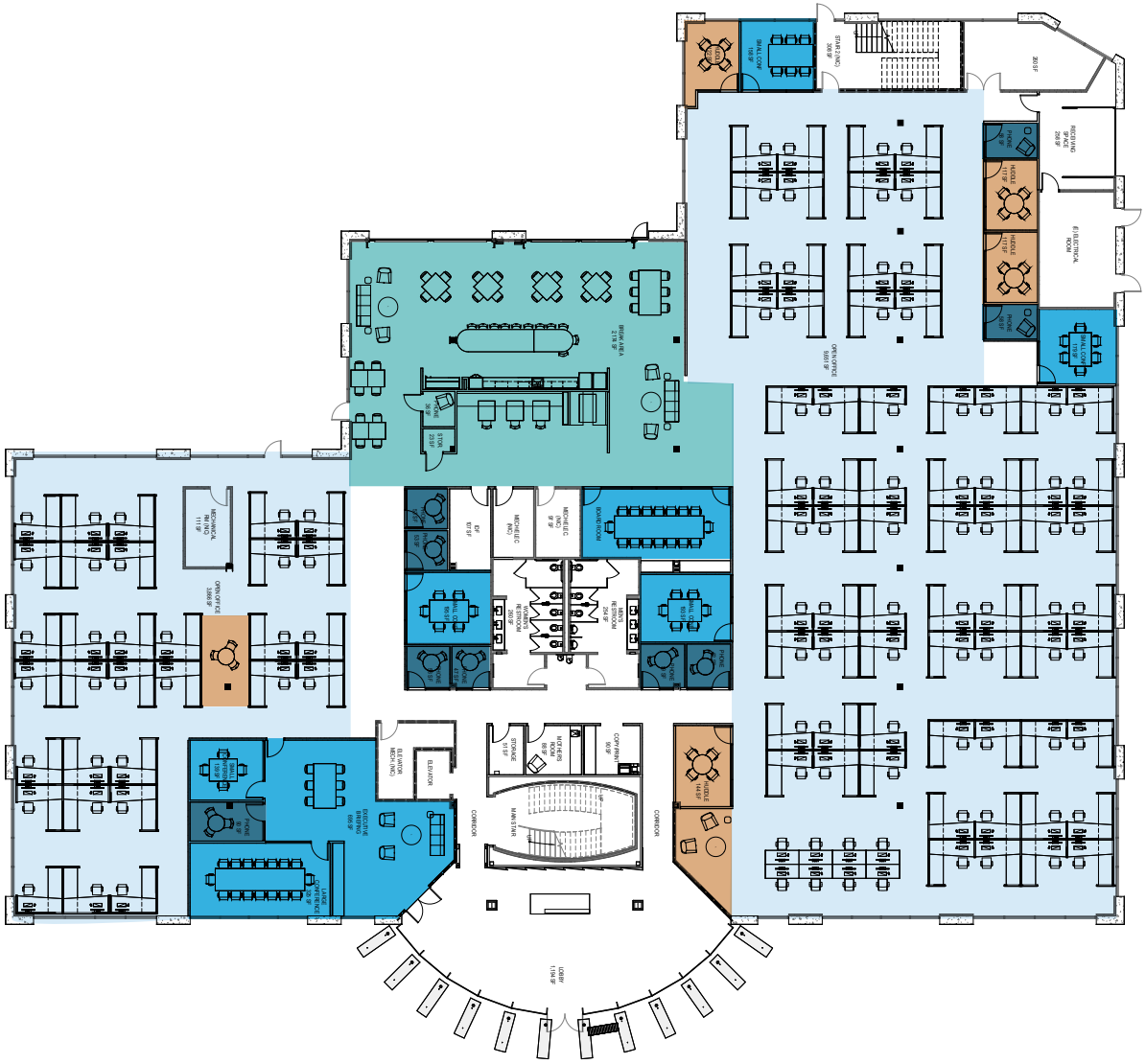
FLOOR 1 **R&D** *HYPOTHETICAL*



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- BREAK AREA
- HUDDLE AREAS
- LAB SPACE

8'X8' WORKSTATIONS	82
BENCHING	8
LAB BENCHING	36
BOARD ROOMS	1
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
SMALL CONFERENCE	4
HUDDLE ROOMS	2
BREAK AREA	1
MOTHER'S ROOM	1
PHONE ROOMS	8
IDF	1
COPY / PRINT	1
R&D LAB	1
LAB SUPPORT	1
STORAGE	1
JANITOR'S	1

FLOOR 1 **OPEN OFFICE** *HYPOTHETICAL*



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- BREAK AREA
- HUDDLE AREAS

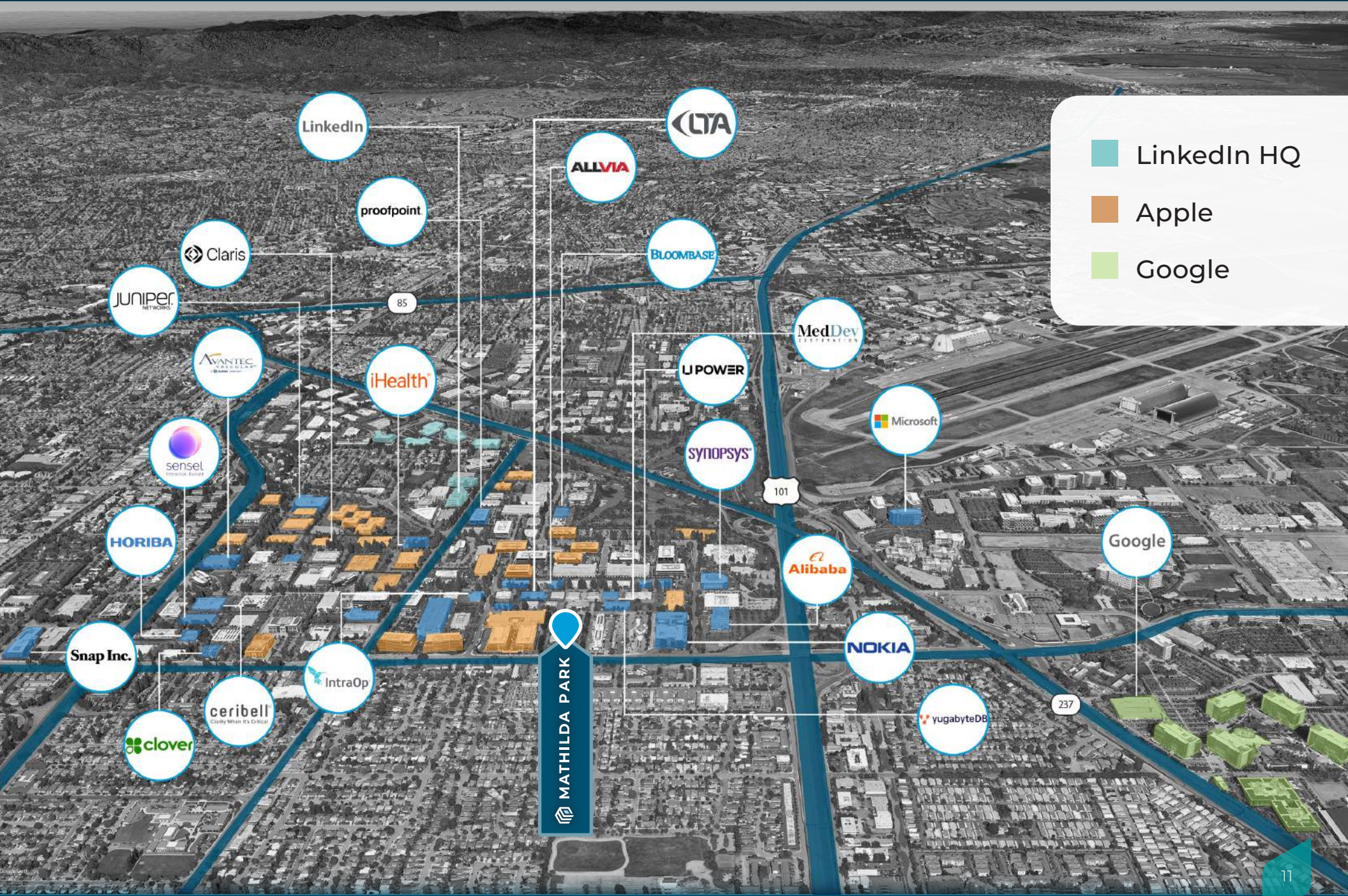
8'X8' WORKSTATIONS	100
BENCHING	8
BOARD ROOM	1
LARGE CONFERENCE	1
SMALL CONFERENCE	1
HUDDLE ROOMS	5
BREAK AREA	1
MOTHER'S ROOM	1
PHONE ROOMS	10
PHONE ROOMS	10
IDF	1
COPY / PRINT	1
LAB SUPPORT	1
STORAGE	2
JANITOR'S	1

FLOOR 2 *HYPOTHETICAL*

- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- KITCHENETTE
- HUDDLE AREAS
- PRIVATE OFFICE

8'X8' WORKSTATIONS	99
BENCHING	8
OFFICES	5
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
SMALL CONFERE NCE	4
HUDDLE ROOMS	3
PHONE ROOMS	4
KITCHENETTE	1
MOTHER'S ROOM	1
JANITOR'S	1
IDF	1

NEARBY **TENANTS**



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SUNNYVALE

NEWMARK

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