

510-530 Lawrence Expressway, Sunnyvale, CA 94085



FOR MORE INFORMATION, PLEASE CONTACT:

Jessie Chou

Phone: (408) 518-9677

E-mail: jessie@centralpd.com

510–530 Lawrence Expressway, Sunnyvale, CA 94085

Property Highlights:

- **High Profile Silicon Valley Location** - The Property is easily walkable and accessible to and from the many of office buildings and R&D campuses that surround it.
- **New Residential Being Developed Within Walking Distance to the Property**
- **Strong Daytime/Early Evening Population**
- **Excellent Access to Highways 101 & 237**



Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

510-530 Lawrence Expressway, Sunnyvale, CA 94085

Parcel Map / Property Profile:



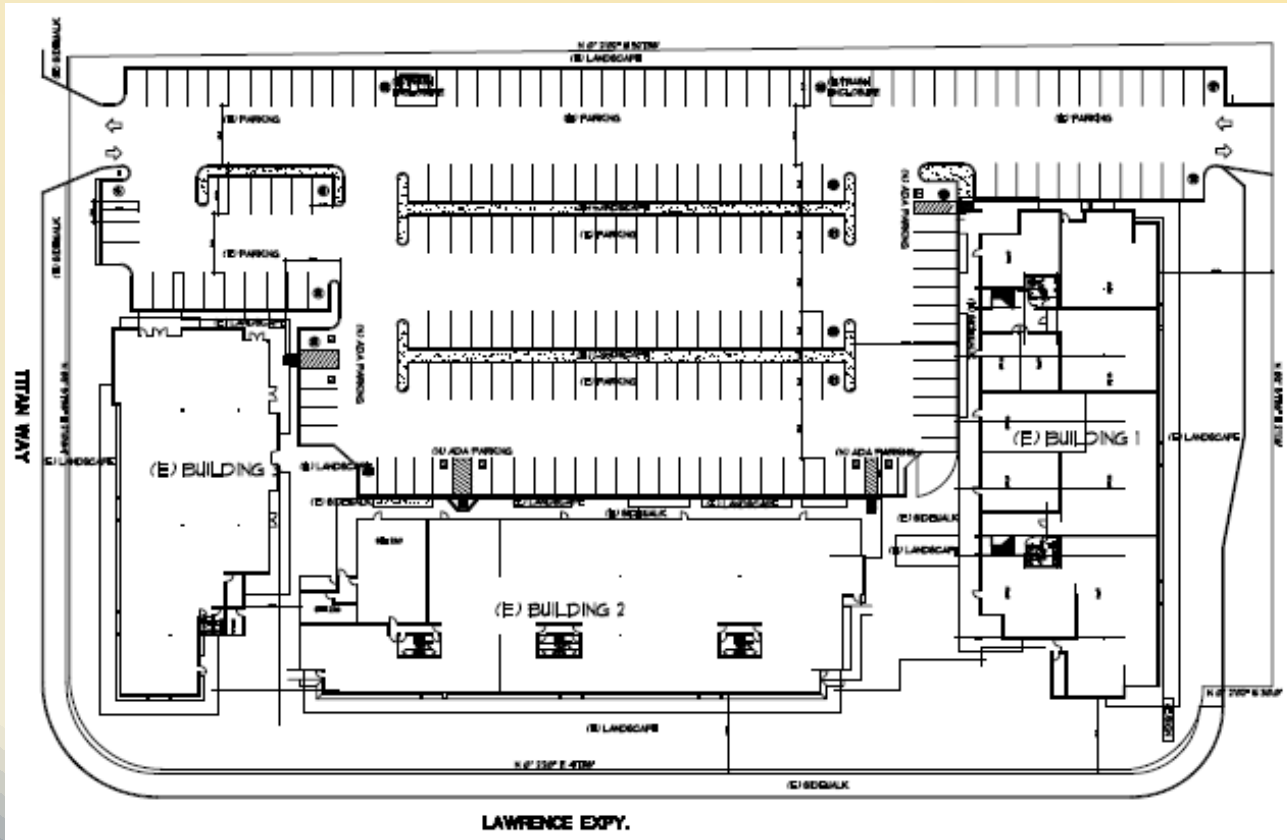
- **Square Feet: 48,590 SF**
- **Lot Size: 3.72Acres**
- **Year Built: 1978**
- **Use Code: Retail Stores (Personal Services, Photography, Travel)**
- **Primary Owner: Lawrence Commercial Center, LLC**



Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

510–530 Lawrence Expressway, Sunnyvale, CA 94085

Site Map:

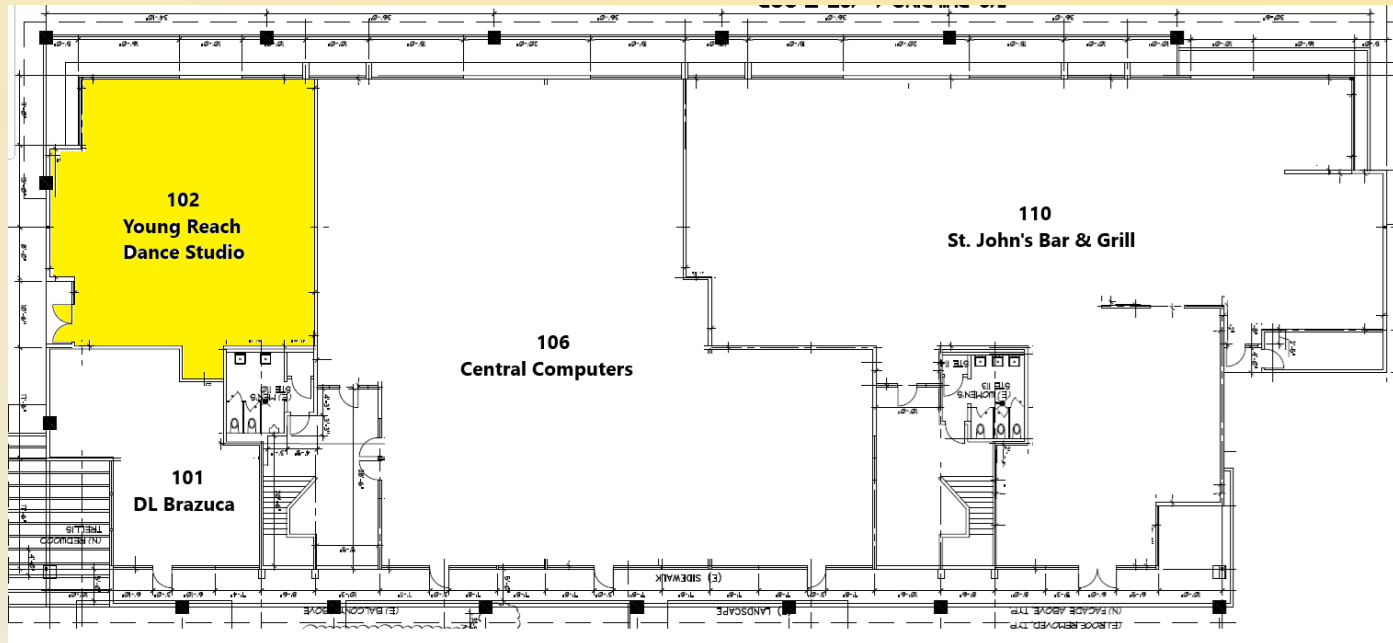


- 206 Stalls on Site. In addition, property has parking easements with adjacent property at 500 Lawrence Expressway for an additional 59 stalls.

Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

510–530 Lawrence Expressway, Sunnyvale, CA 94085

Diagram of the Premises, 510 Building First Floor:

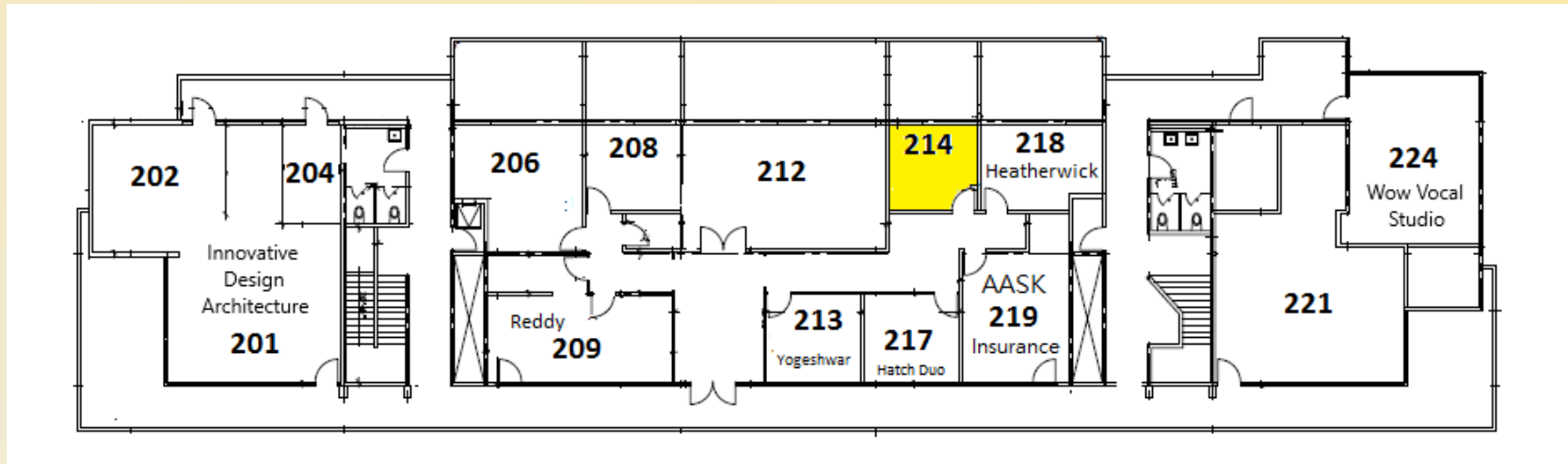


(This drawing is for reference purposes only, as indication of Premises location, size, and shape are not necessarily precise or accurate.)

Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

510–530 Lawrence Expressway, Sunnyvale, CA 94085

Diagram of the Premises, 510 Building Second Floor:

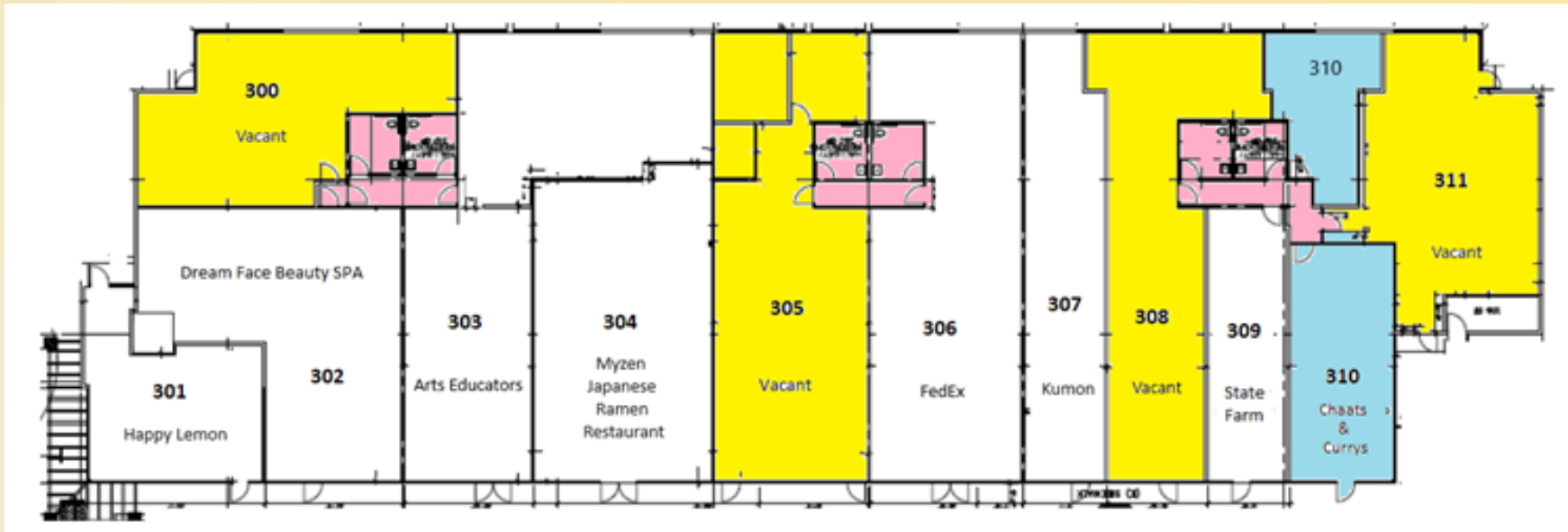


(This drawing is for reference purposes only, as indication of Premises location, size, and shape are not necessarily precise or accurate.)

Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

510–530 Lawrence Expressway, Sunnyvale, CA 94085

Diagram of the Premises, 520 Building:



(This drawing is for reference purposes only, as indication of Premises location, size, and shape are not necessarily precise or accurate.)

Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

510–530 Lawrence Expressway, Sunnyvale, CA 94085

Spaces Available:

Suite	Size	Rent	CAM	Type	Monthly Rent + CAM
102*	2,060	\$3.25/SF/Month	\$1.25	NNN	\$6,695.00 + \$2,575.00
214	176	\$4.50/SF/Month	\$0.00	Gross	\$792.00
300**	1,293	\$3.00/SF/Month	\$1.25	NNN	\$3,879.00 + \$1,616.25
305**	1,981	\$3.25/SF/Month	\$1.25	NNN	\$6,438.25 + \$2,476.25
308**	1,518	\$3.25/SF/Month	\$1.25	NNN	\$4,933.50 + \$1,897.50
310***	1,221	\$4.00/SF/Month	\$1.25	NNN	\$4,884.00 + \$1,526.25
311*	1,377	\$3.25/SF/Month	\$1.25	NNN	\$4,475.25 + \$1,721.25

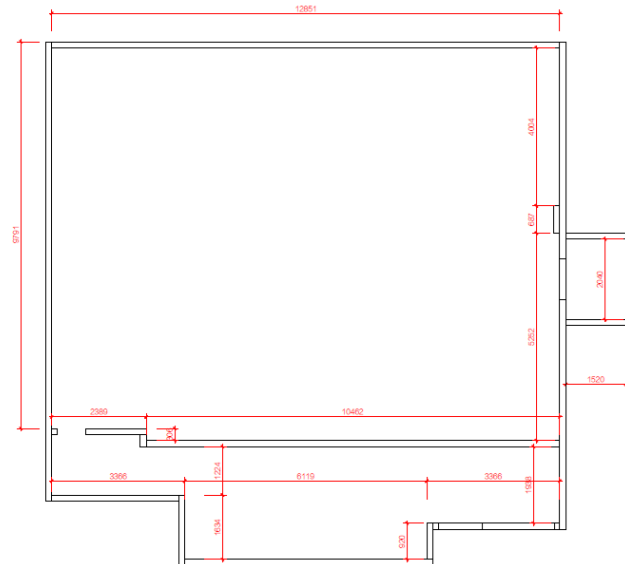
Note

* Was Dance Studio

** \$4.00/SF/Month, NNN for Restaurant Usage

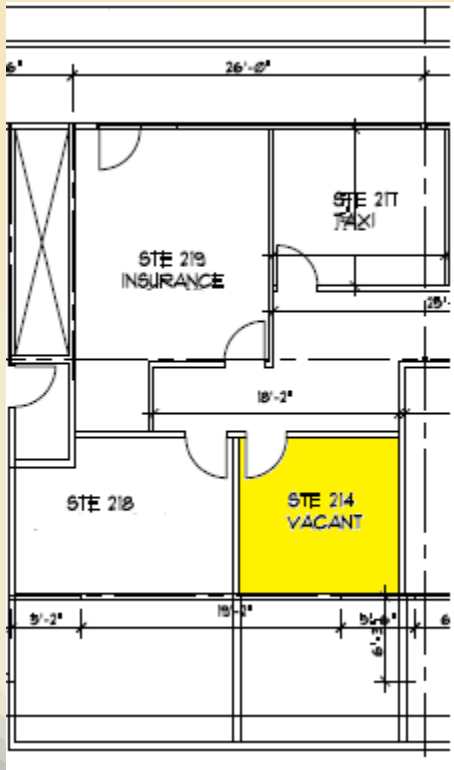
*** \$180,000 Restaurant Business for Sale

Suite 102:



510 Lawrence Expressway, #214, Sunnyvale, CA 94085

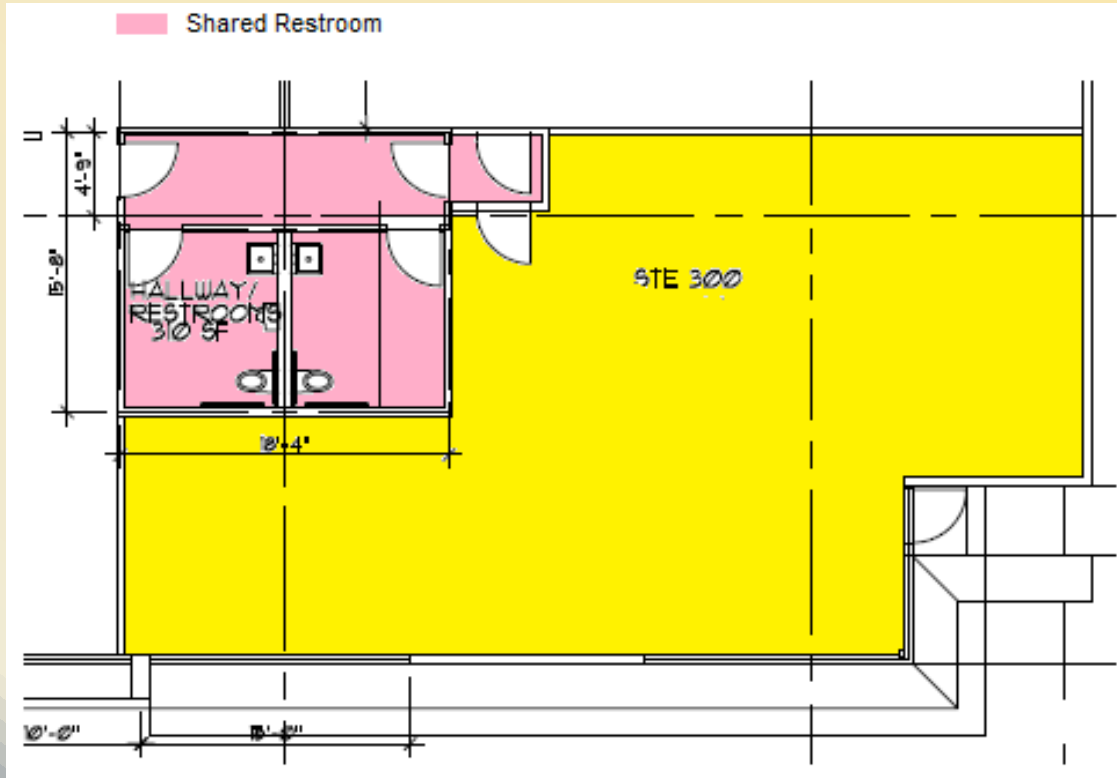
Suite 214:



Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2015 Lawrence Commercial Center, LLC

520 Lawrence Expressway, #300, Sunnyvale, CA 94085

Suite 300:



Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

520 Lawrence Expressway, #300, Sunnyvale, CA 94085

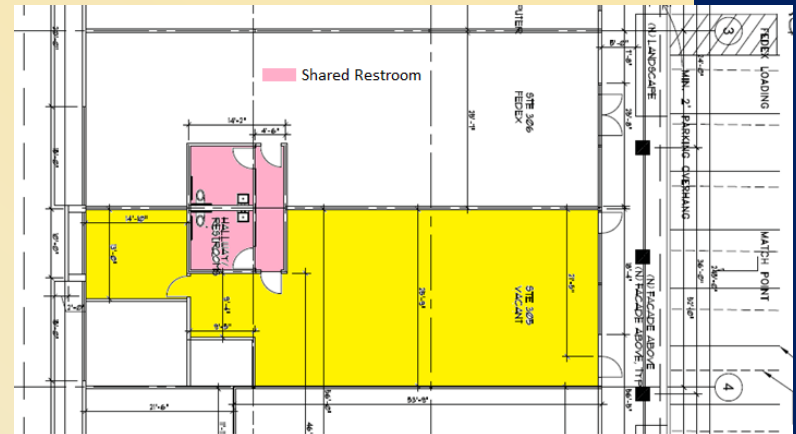
Suite 300 – Photos:



Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

520 Lawrence Expressway, #305, Sunnyvale, CA 94085

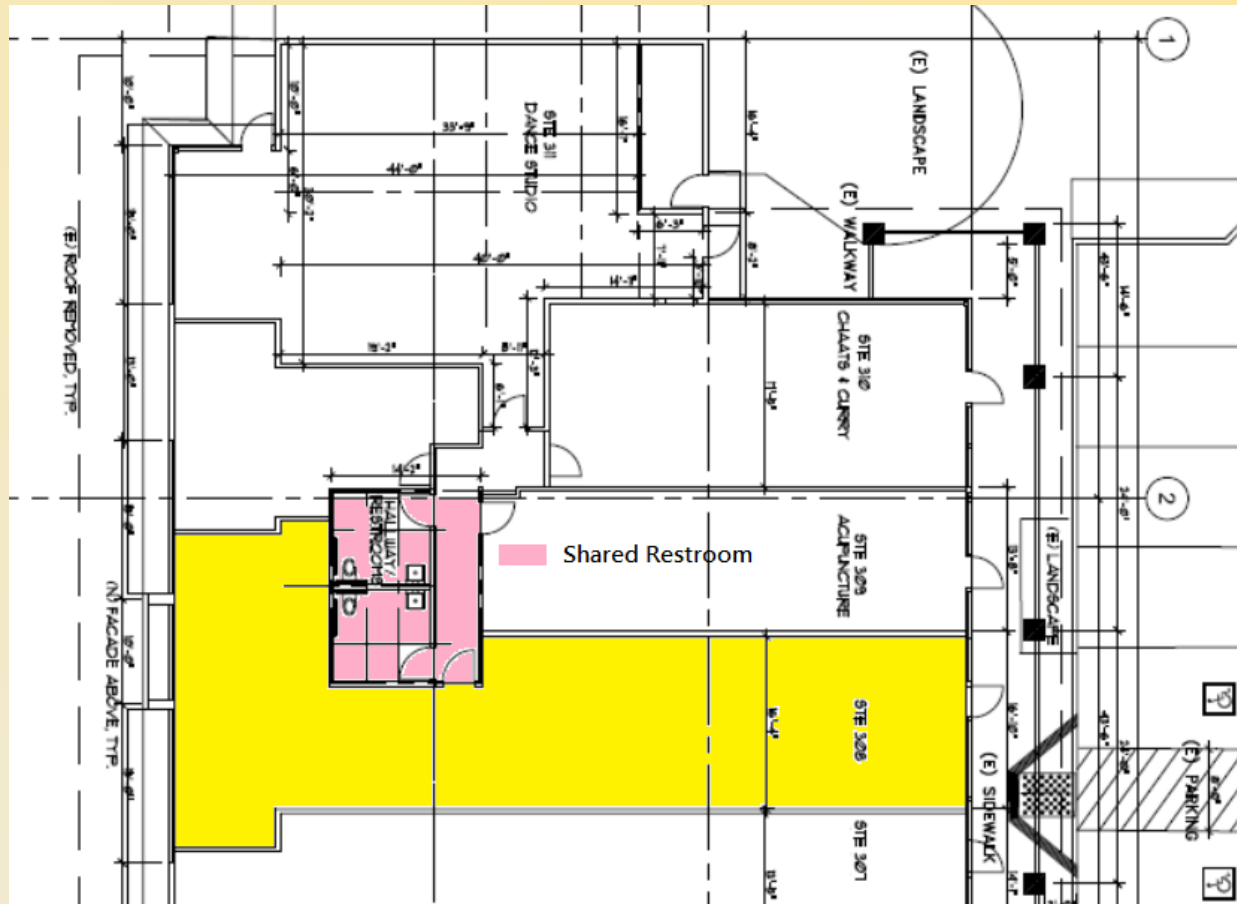
Suite 305:



Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

520 Lawrence Expressway, #308, Sunnyvale, CA 94085

Suite 308:



Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC

520 Lawrence Expressway, #308, Sunnyvale, CA 94085

Suite 308 – Photos:



510 Lawrence Expressway, #311, Sunnyvale, CA 94085

Suite 311:



Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Landlord does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2021 Lawrence Commercial Center, LLC