

9,284 SF Office / R&D

For Lease

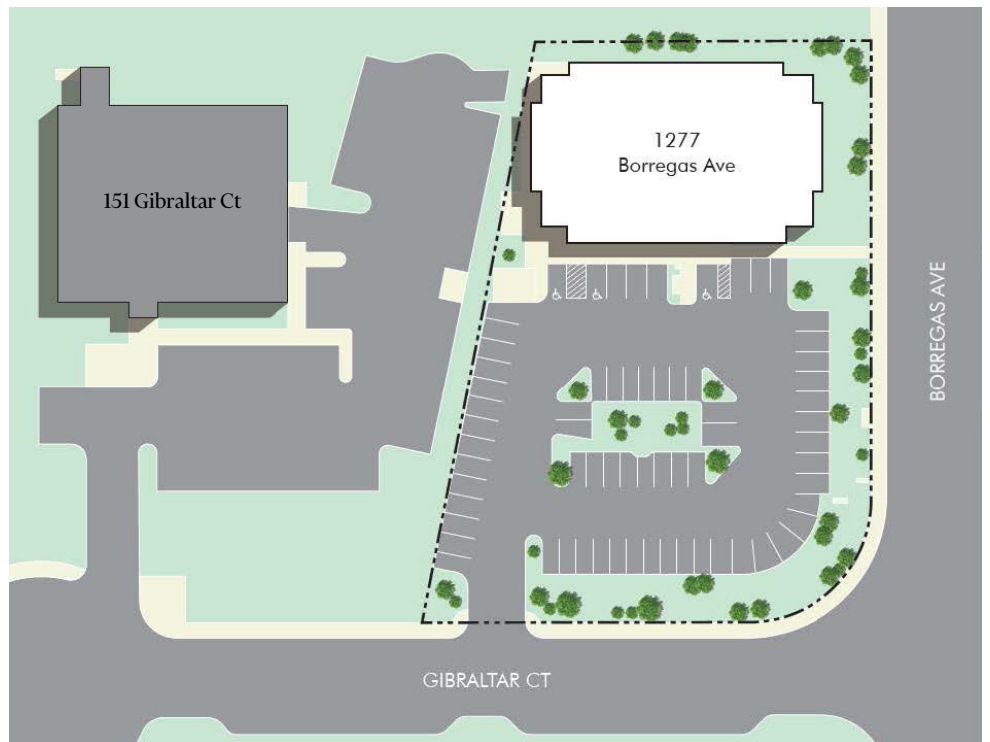
1277 Borregas Ave

Sunnyvale, CA 94089



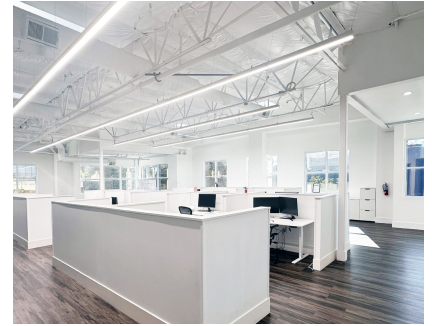
Property Details

- + 2nd Floor (9,284 SF) Available 8/1/26
- + Market ready open office with LVT flooring
- + 2 private offices, 1 conference/board room, 2 phone rooms
- + Kitchen, break area and storage room
- + Server room, AT&T fiber
- + Parking: 3.5/1000 Ratio
- + Power: 800a/277-480v (building)
- + Year Built: 2002, renovated in 2018.
- + The owner-user spared no expense when completely renovating the suite in 2018 with the highest quality materials and finishes creating an elegant, best-in-class work environment. The 14ft ceilings, skylights, and 360 degree window line offer abundant natural light reaching every square inch of the space.

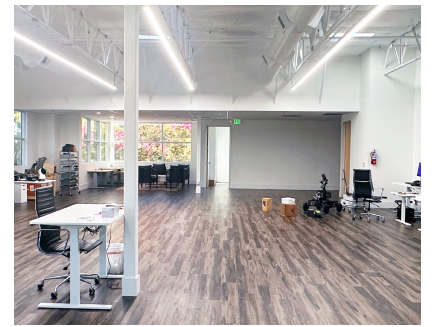


Second Floor Plan

Available 8/1/2026



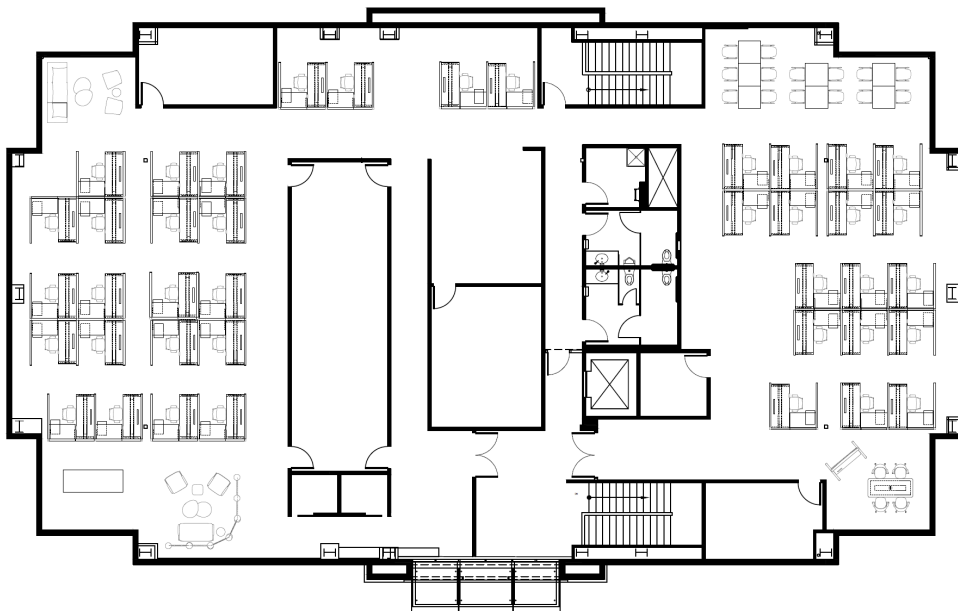
Open Office



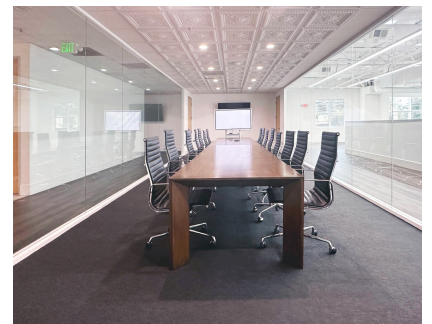
Open Office

Hypothetical Floor Plan

40 6'x6' workstations

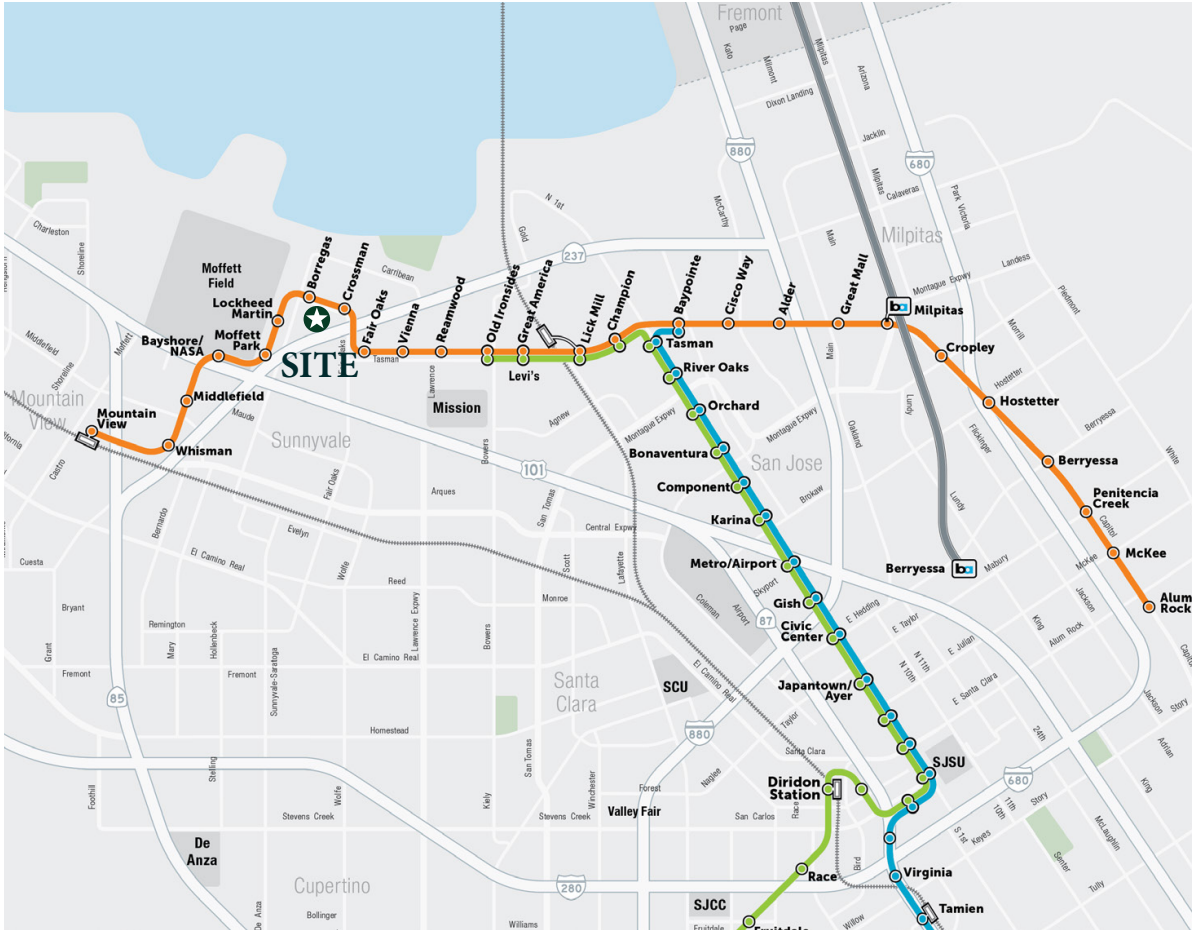


Break Room



Board Room

Transit Oriented & Amenity Rich



Local Amenities

Hotels

- TETRA & AC Hotel
- Aloft
- Hilton Santa Clara
- Hyatt Regency
- Radisson Hotel
- Santa Clara Marriott

Restaurants

- Bagel Street Café
- Boba Drive
- Burger King
- Denny's
- Dish n Dash
- El Califas Tacos
- Falafel Flame
- Faultline Brewing
- Gobi Mongolian BBQ
- Hobe's
- Lados
- McDonald's
- Peggy Sue's
- Pho Queen Noodle House
- Starbucks
- Subway
- Taco Bell
- ToGo's
- Una Mas
- ZPizza

Attractions

- The Golf Club at Moffett Field
- Twin Creek Sports Complex
- Baylands Park
- Sunnyvale Municipal Golf Course
- Levi's Stadium
- California's Great America
- Santa Clara Convention Center

Services

- USPS
- Bank of the West
- Star One Credit Union
- Wells Fargo
- Bank of America

Contact Us

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