

R&D / FLEX · FOR LEASE · TENANT IMPROVEMENTS AVAILABLE

1292-1294 Hammerwood Avenue

Sunnyvale, CA 94089 · Mountain View–Alviso Rd at SR-237

BUILDING	AVAILABLE	ASKING RATE
25,590 SF	17,780 SF	Contact for Pricing

17,780 SF R&D Unit With Freeway Visibility.

The 1292 unit combines private offices and open area with a rear warehouse, plus showers, a kitchen and a break room. Tenant improvements are available, and planned upgrades include a new façade—see the concept renderings on page 4.

- Power: 1,200A, 120/208V, 3-Phase, 4-Wire
- 100% HVAC
- Men's and women's showers
- Zoning: MS Industrial
- 1 grade-level door + 1 glassed-in opening
- Fire sprinklers
- 79 parking spaces (3.1/1,000)
- 1.45-acre site (62,963 SF)

LEASING CONTACTS

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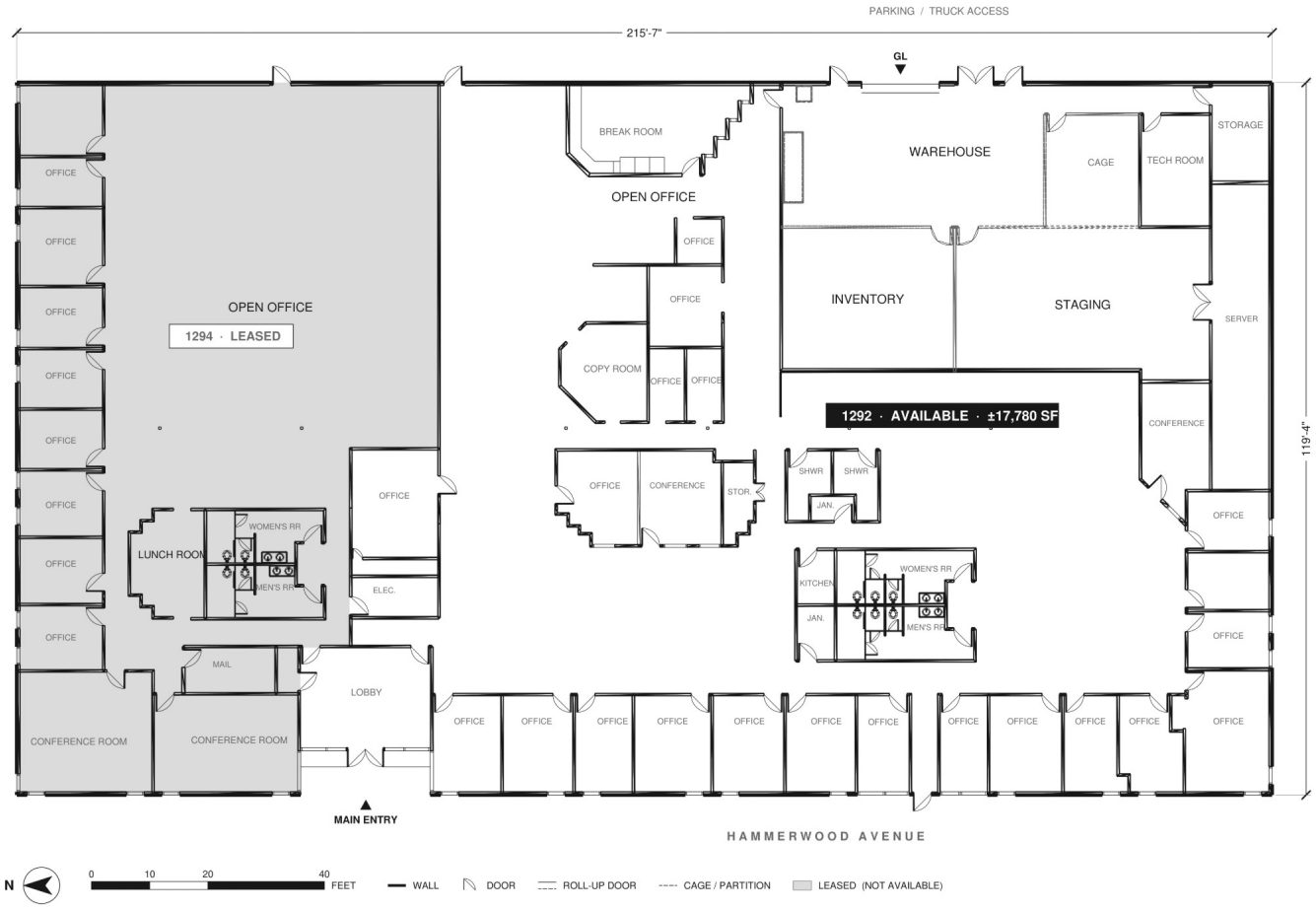
AVAILABILITY

Building Overview.

UNIT	AREA	STATUS	ASKING RATE
1292 Hammerwood Ave	**17,780 SF**	AVAILABLE	Contact for Pricing
1294 Hammerwood Ave	7,810 SF	LEASED	—
Total Building	**25,590 SF**		

Building Floor Plan

17,780 SF Available



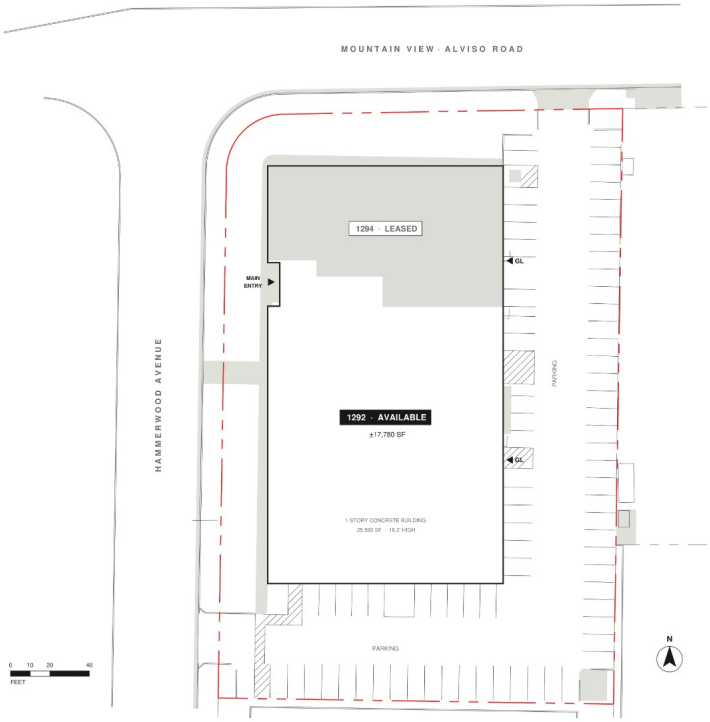
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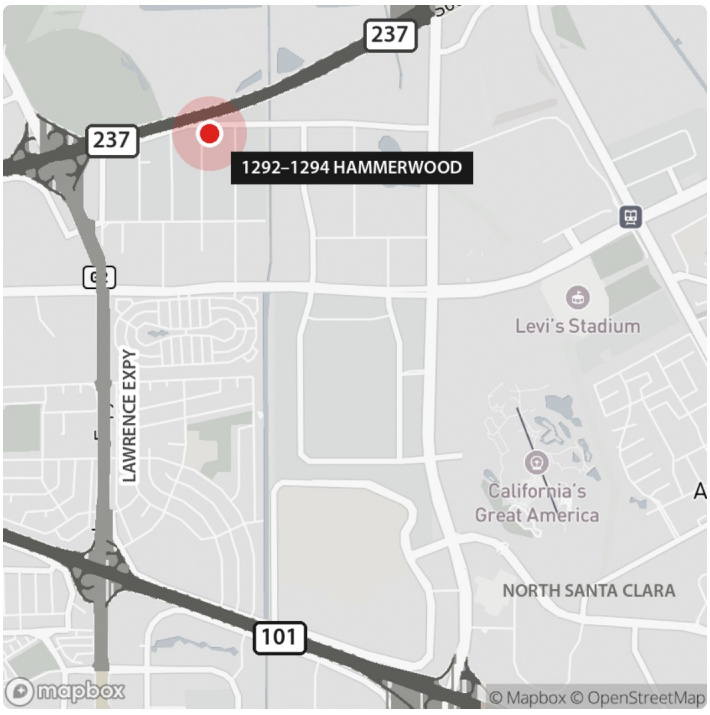
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SITE

Site & Location.



Property line · Leased (1294) · **GL** Grade-level door



Fronts SR-237 near Lawrence Expressway · Levi's Stadium ±6 min · US-101 and SJC Airport ±18 min.

PARCEL
1.45 AC · 62,963 SF

BUILDING
25,590 SF · 1 story

PARKING
79 spaces · 3.1/1,000
76 standard, 3 accessible

ZONING
MS Industrial

APN
104-31-033

FRONTAGE
Hammerwood Ave & Mountain View–Alviso Rd

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PLANNED UPGRADES

Façade Concepts.

Planned upgrades include new cladding in place of the existing stone panels. The renderings below show how the building could look in CERACLAD and Nichiha finishes.



EXISTING Stone panels



CONCEPT A CERACLAD Urban Cedar — Ash



CONCEPT B Nichiha VintageWood — Cedar



CONCEPT C CERACLAD — Silver Grey

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Renderings are hypothetical and for illustration only. Final materials, colors, scope and timing of any improvements have not been determined and are subject to change without notice.