

FOR SALE

8,000 SF FREESTANDING OFFICE BUILDING

1261 OAKMEAD PARKWAY, SUNNYVALE, CA 94085



FOR SALE

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Property Summary

Building SF:	+/- 8,000
Divisible to:	4,000
Sale Price:	\$4,600,000
Occupancy:	Vacant
Parking Ratio:	+/- 4/1000
Power:	600A 240V
Year Built:	1979
HVAC:	100%

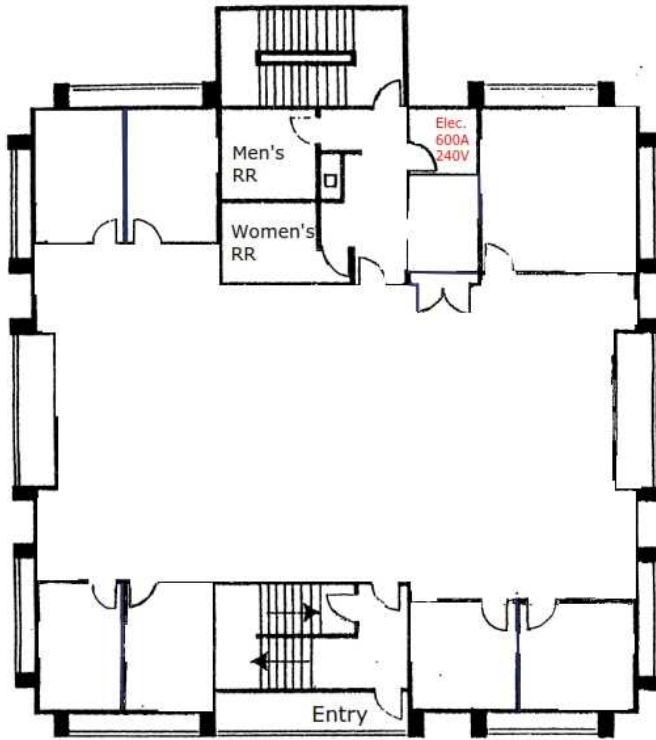
Property Overview

8,000 square foot two story office building is divisible by floor. The power has been upgraded to 600 amps @ 240 volts. The second-floor server room has a dedicated 4-ton HVAC unit. Each floor has a small kitchen area, conference rooms, perimeter offices and open collaboration areas. The building is surrounded by lush landscape, a waterway, walking paths and a patio along the water's edge with incredible views. The building is located near 101 and Lawrence expressway. Highways 101, 237, 280, 85, 880 and Central Expressway are all in easy reach of the property.

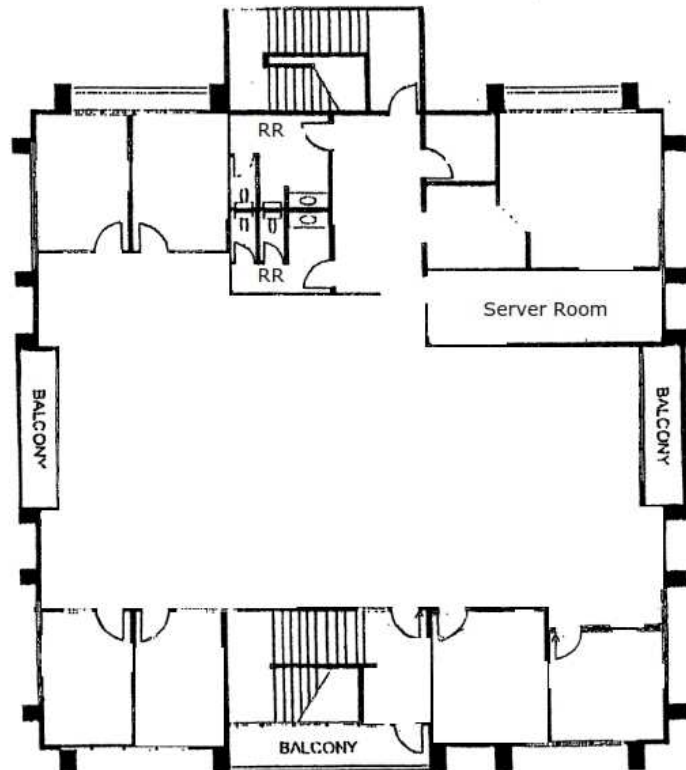
Location Overview

Sunnyvale is a major technological location. Apple, Google, LinkedIn, Amazon, Meta (Facebook), all have a huge presence in Sunnyvale. Together, highways 101, 237, 280, 85, 880 and Central Expressway all create easy access to Sunnyvale and 1261 Oakmead Parkway. Driving distances from the property: San Jose International Airport (SJC) 6 miles, Downtown San Jose 8 miles, Downtown Palo Alto 11 miles, Standford 11 miles, Sandhill Road 15 miles, SFO 30 miles.

First Floor



Second Floor



LOCATION MAPS

Oakmead Parkway Sunnyvale
1261 Oakmead Parkway | Sunnyvale, CA 94085

