

/ 305 N. MATHILDA AVENUE /
SUNNYVALE | CALIFORNIA



±33,911 SF

 IRVINE COMPANY

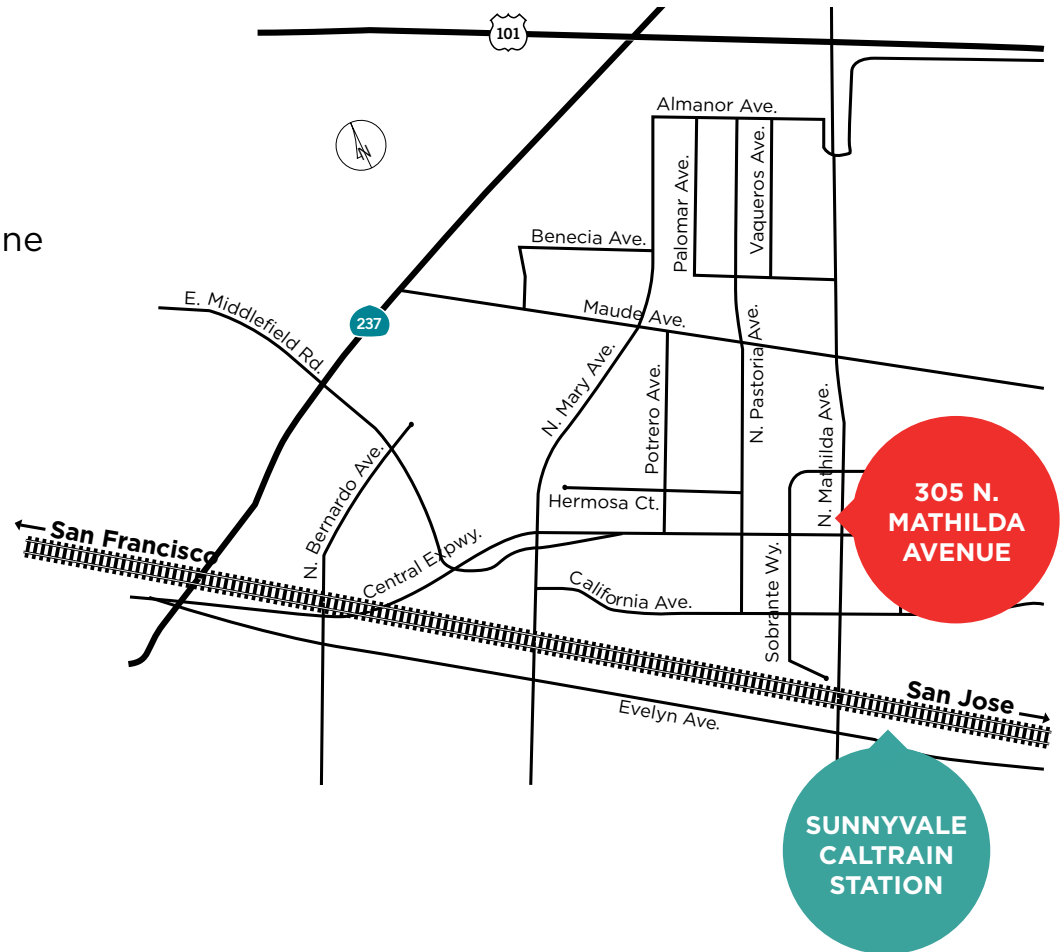
CBRE

 CUSHMAN &
WAKEFIELD

305 N. MATHILDA AVENUE

PROPERTY HIGHLIGHTS

- Full Interior & Exterior Market Ready Planned
- Flexible Floor Plan with Great Glass Line
- Dock & Grade Level Loading
- Prominent Location
- 1/2 Mile to Sunnyvale Caltrain Station
- Excellent Signage Opportunities on Mathilda
- Less than One Mile to Sunnyvale Caltrain Shuttle Stop
- 4 Minute Drive to Whole Foods & Downtown Sunnyvale Retail





MARKET READY RENDERINGS



NEW OPEN OFFICE WITH CLOUD CEILINGS



OPEN BREAKROOM CONCEPT



ADJACENT EXPANSIVE OUTDOOR PATIO



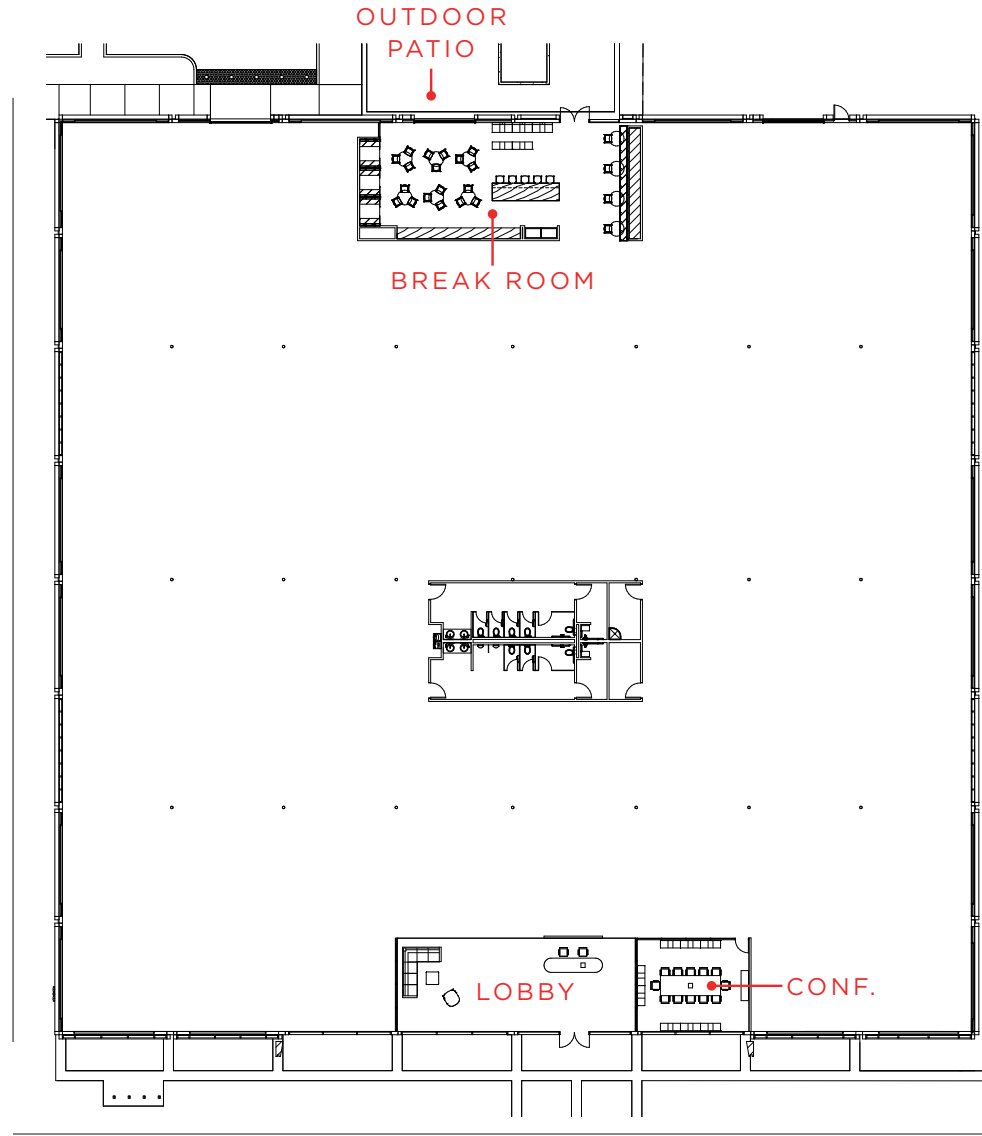
OUTDOOR AMENITY AREA

305 N. MATHILDA AVENUE

MARKET READY **FLOOR PLAN**

±33,911 SF

CENTRAL EXPY



N. MATHILDA AVE

NEARBY AMENITIES



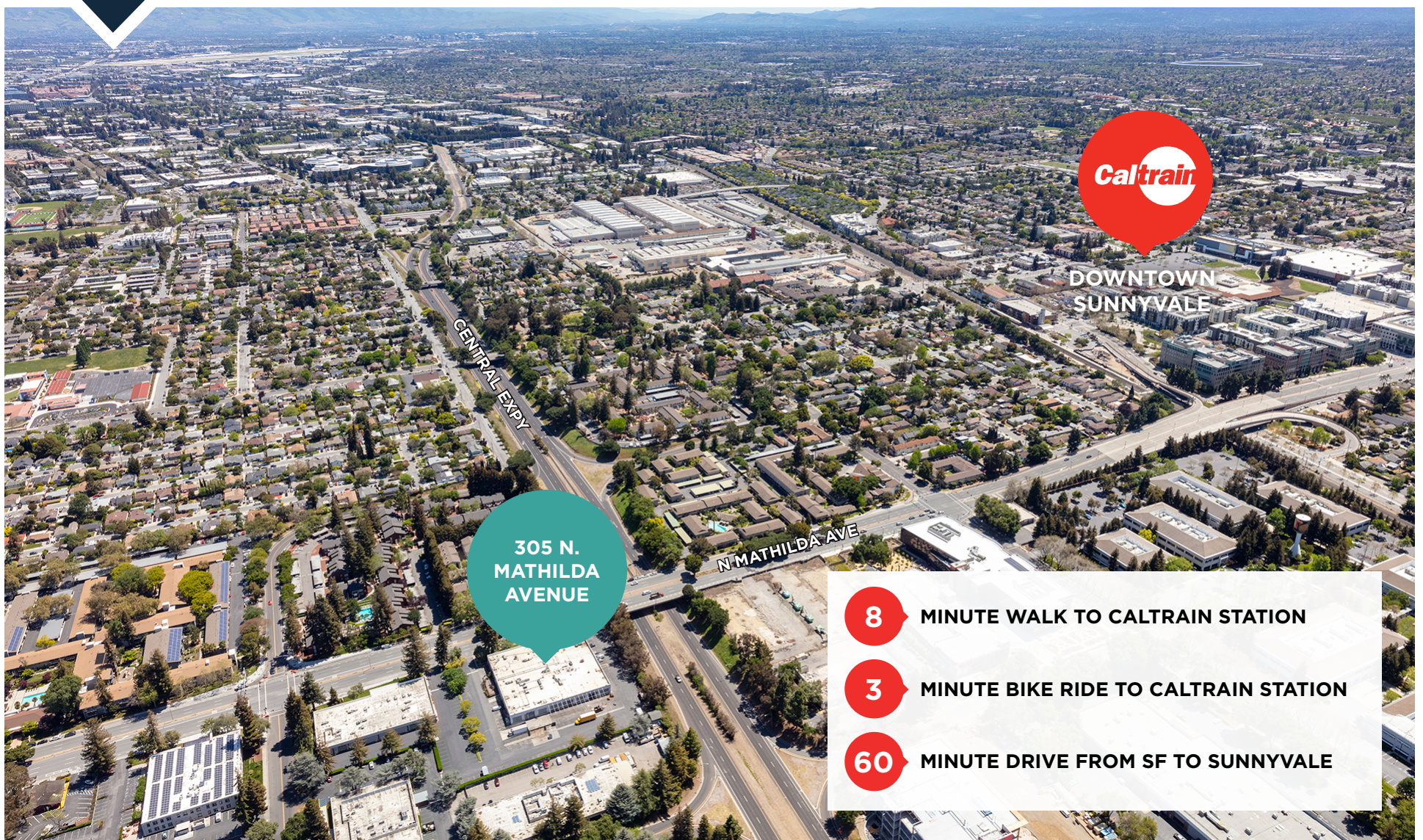
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SUNNYVALE CALTRAIN STATION

DOWNTOWN SUNNYVALE

- Peet's Coffee Specialty's
- Sunnyvale Municipal Golf Barrel 19 Bistro & Bar
- Bibimbowl
- Truya Sushi
- Round Table Pizza
- Little India Café
- Tea Link
- Arroz Rojo
- Kope Pot
- Whole Foods
- Target
- AMC Theaters
- Philz Coffee
- Dish Dash
- Nom Burger
- Kabul Afghan Cuisine
- PhoEver
- Le Plonc Wine Bar
- TAP'T
- Vitality Bowls
- The Don's Deli
- SAJJ
- Starbucks
- Rokko
- Poki Bowl
- Vino Vino
- Lilly Mac's
- The Oxford Kitchen and Gastropub
- Tao Tao
- Ramen Seas
- K Tea Cafe
- Murphy's Law
- Thai Basil
- River Rock Taproom
- Taverna Bistro
- Gelateria Bella Roma
- Off the Rails Brewing Co.
- Coffee & More
- Il Postale
- Rok Bistro
- Bean Scene Cafe
- Siam Taste
- Roberto's Cantina
- Inchin's Bamboo Garden
- Paul & Harvey's
- Fibbar McGee's
- House of Kabob's
- Gumba's Italian Foods
- Pizzeria
- Chocolatier Desiree
- FAZ Mediterranean
- Denny's Hobbee's
- Larkspur Landing
- Dish n Dash
- Hilton Garden Inn
- Kitchen at Peery Park
- Best Western Travel Inn
- El Califas Tacos
- Starbucks
- Bagel Street Cafe
- Marty's Donuts
- Lucky's
- Joy Wok
- Kal's Bar-B-Q
- A Loft Hotel

TRANSPORTATION



DOWNTOWN
SUNNYVALE

305 N.
MATHILDA
AVENUE

- 8** MINUTE WALK TO CALTRAIN STATION
- 3** MINUTE BIKE RIDE TO CALTRAIN STATION
- 60** MINUTE DRIVE FROM SF TO SUNNYVALE

CALTRAIN SHUTTLE



1 BLOCK
TO CALTRAIN
SHUTTLE STOP

0.5 MILE
TO SUNNYVALE
CALTRAIN

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[View Site Specific COVID-19 Prevention Plan](#)

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