

1170 SONORA COURT

SUNNYVALE

±8,000 - ±15,000 SF OFFICE/R&D SPACE AVAILABLE



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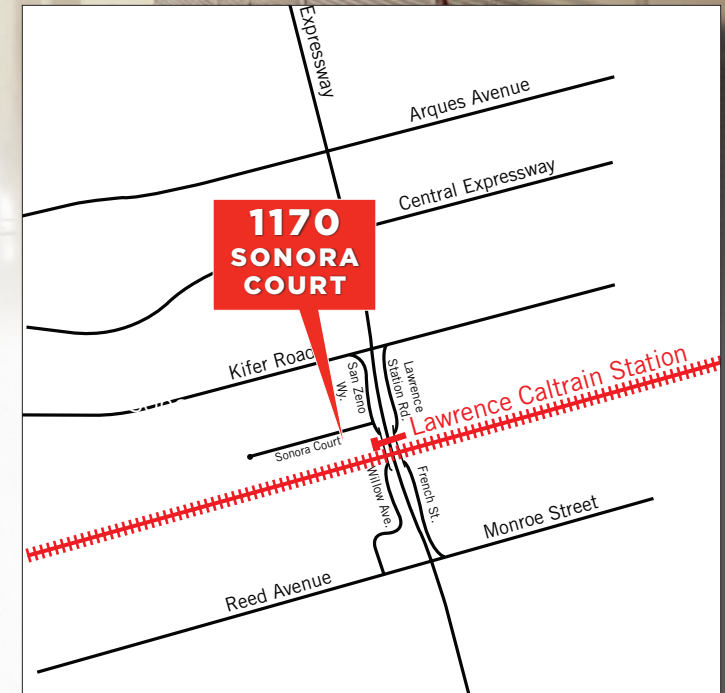
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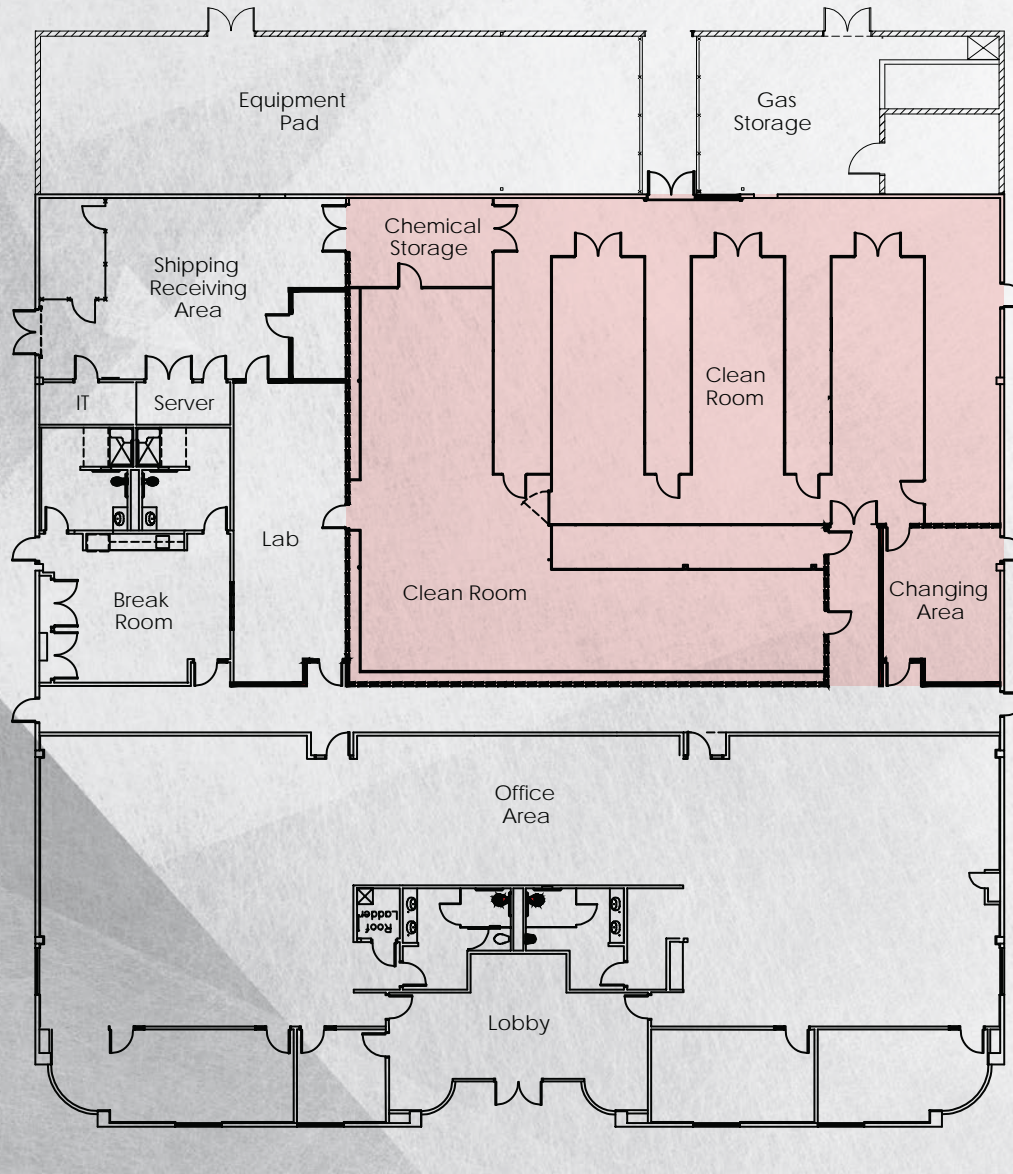


PROJECT HIGHLIGHTS

- ±8,000 SF of Office
- ±7,000 SF Clean Room/Lab
- Each Available Individually
- Freestanding Building
- Monument Signage
- Flexible Lease Term
- Breakroom
- Showers
- Adjacent to Lawrence Caltrain Station
- 2,000 Amps/277/480 Volts
- Clean Room
 - ±7,000 SF Class 1000
 - Fully Equipped



FLOORPLAN



SONORA COURT

±7,000 SF Class 1000 Clean Room

- Waste Water Neutralization
- DI Water
- Process Vacuum System with Scrubber
- Hot Water Boiler
- 3,000 Gallon Nitrogen Tank w/ CDA Piping System
- Back-up Emergency Generator
- Divided Into Bays
- Chiller with 150 Ton Air Cooling System



AMENITIES



Tasty Subs & Pizza



E. ARQUES AVE

CENTRAL EXPWY

KIFER RD

**1170
SONORA
COURT**



S. WOLFE RD

LAWRENCE EXPWY

