



# MOFFETT POINT



**±141,375 SF WITH POTENTIAL EXPANSION UP TO ±296,375 SF**

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# MOFFETT POINT

Designed to enhance productivity and growth, **MOFFETT POINT** merges superior construction with modern indoor and outdoor amenities. Over ±141,375 SF of Class A office with expansion up to ±269,365 SF space provide tenants flexible and efficient floor plans suited for both private and open layouts. Floor to ceiling windows frame views of the Bay and unique outdoor gathering areas promote collaboration.

PHASE 1 | 1389 MOFFETT PARK DRIVE 141,375 SF

PHASE 2 | 920 E. CARIBBEAN DRIVE 155,000 SF



# HIGHLIGHTS

\*PHASE 1 DELIVERY  
Q4 2021



## FLEXIBILITY

- Large and Efficient Floor Plates
- Site Designed for Future Expansion
- 6 acre site



## VISIBILITY

- Exceptional Glass Line with Bay Front Views
- Prominent Single Building Identity



## SURROUNDINGS

- Spacious First Floor
- Outdoor Plaza Area
- Adjacent to Bayland Park with 70 Acres of Parkland



## LOCATION

- Immediate Freeway Access
- 1-mile to Crossman Light Rail Station



## SUSTAINABILITY

- Target: LEED Gold
- Carbon Neutral
- All Electric

PHASE 1  
Conceptual Rendering



**ENTRANCE VIEW**  
Conceptual Rendering



## AMENITIES

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- Three Expansive Roof Terraces
- Custom Shading Structures
- Event Lawn with Stepped Seating
- Informal Outdoor Office/Work Space
- BBQ and Outdoor Kitchen Area
- Indoor/Outdoor Dining Terrace
- Interior Kitchen
- Indoor/Outdoor Fitness Center
- Bicycle Lockers and Rack

**EAST TERRACE VIEW**  
Conceptual Rendering



**SOUTH VIEW**  
Conceptual Rendering



**BBQ AND OUTDOOR KITCHEN AREA VIEW**  
Conceptual Rendering



**SOUTH VIEW**  
Conceptual Rendering





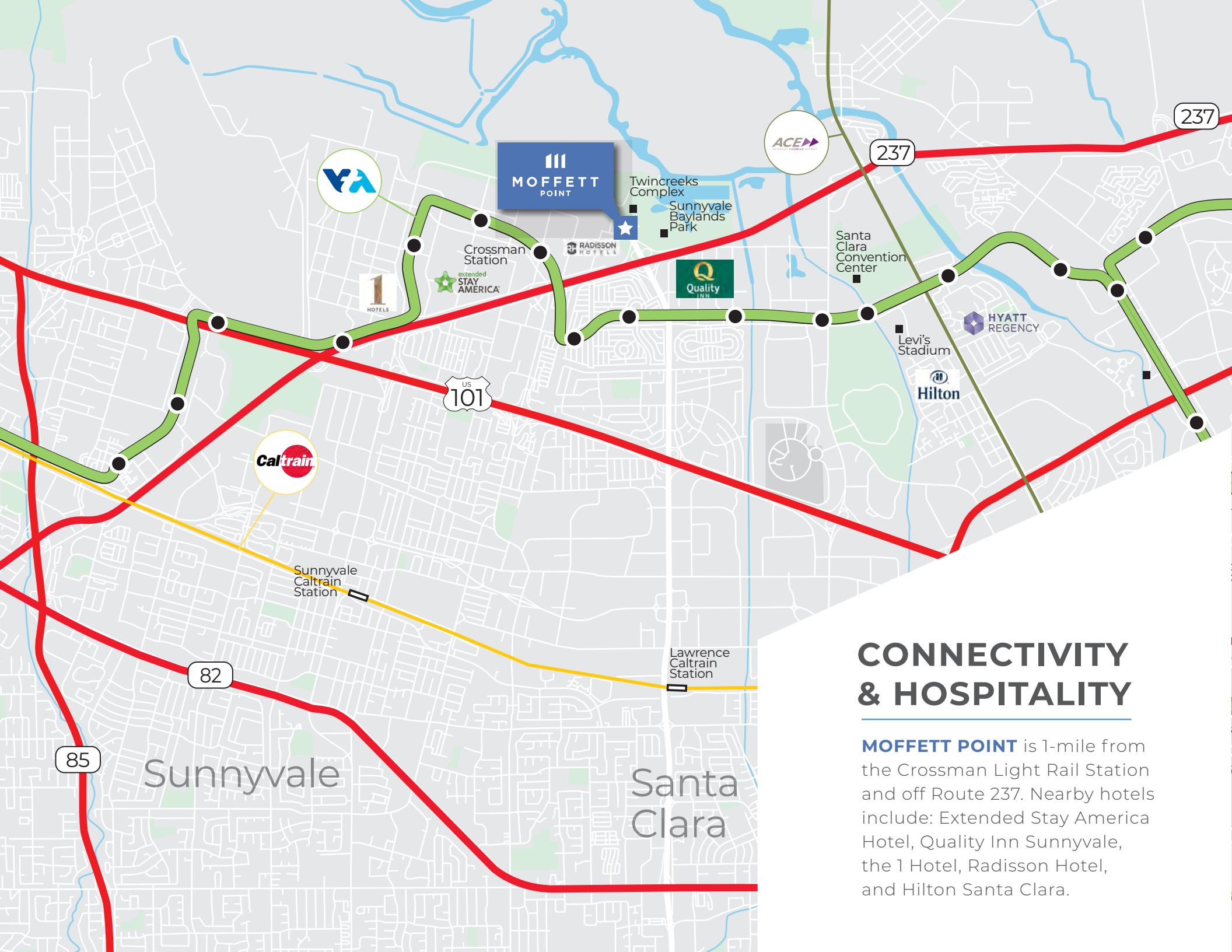
**OFFICE VIEW**  
Conceptual Rendering

## INSPIRATION ALL AROUND

Throughout **MOFFETT POINT**, areas are designed specifically to establish connections, promote creativity and productivity. Tenants can enjoy panoramic views of the Bay and wetland. Outdoor terraces, adjacent Bayland Park and Twin Creeks provide perfect places for fitness, social interaction, collaboration, or private reflection. In every direction, there's an opportunity to explore, work and play.



**TERRACE VIEW**  
Conceptual Rendering



# CONNECTIVITY & HOSPITALITY

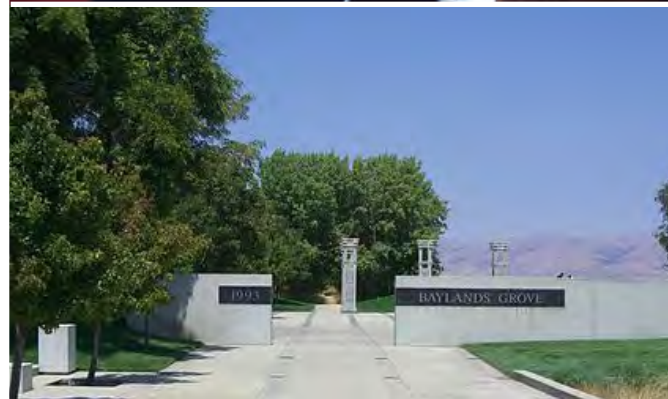
**MOFFETT POINT** is 1-mile from the Crossman Light Rail Station and off Route 237. Nearby hotels include: Extended Stay America Hotel, Quality Inn Sunnyvale, the 1 Hotel, Radisson Hotel, and Hilton Santa Clara.





## IN THE AREA

**MOFFETT POINT** provides convenient access to a concentrated area of the Valley's brightest talent—more than 1.2 million Silicon Valley employees. Surrounded by nature, dining, hotels, and entertainment options, Moffett Point offers the perfect environment for your business to thrive, balancing workstyle and lifestyle.

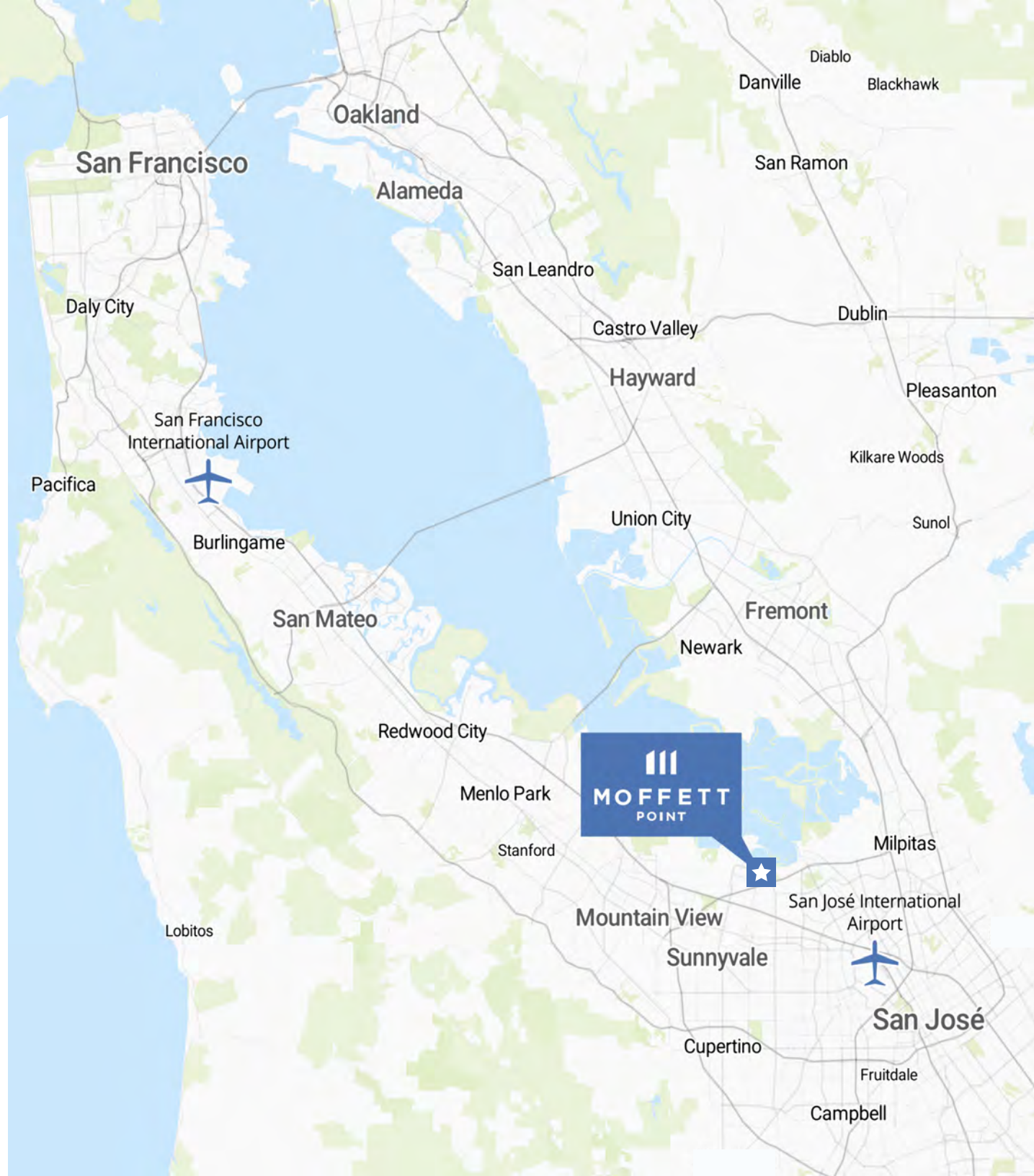


## IN PROXIMITY

**MOFFETT POINT** is positioned favorably within the Silicon Valley with quick and immediate access to highways 237, 101 and 85.

### DESTINATION DRIVE TIME MILE

SJC Airport	12 min	7 mi
Palo Alto	13 min	10 mi
Fremont	20 min	16 mi
Los Gatos	22 min	18 mi
SFO Airport	26 min	27 mi
Pleasanton	33 min	25 mi
OAK Airport	34 min	33 mi
Morgan Hill	35 min	30 mi
San Francisco	48 min	40 mi



# PHASE I SITE PLAN

MOFFETT PARK DR



**PHASE I**  
1389 Moffett Drive  
±141,375 SF

E CARIBBEAN DRIVE

BAYLANDS PARK

# BUILDING SPECS

## OVERALL BUILDING DIMENSIONS:

- 4-story building, plus roof terraces
- $\pm 290'$  x  $\pm 145'$  overall building dimensions
- $\pm 141,375$  RSF on  $\pm 6$  Acres
- Steel Structure Building

## FLOOR HEIGHTS:

- First floor: 18'
- Second and Third floor: 15'
- Fourth floor to roof: Varies at  $\pm 15'$

## ROOF TERRACES:

- $\pm 13,000$  SF of usable indoor/outdoor workspace (Located on 4th Floor)

## ELEVATORS:

- 3 elevator cabs
- Traction elevator

## BUILDING ENVELOPE:

- Curtain wall glazing system
- 1" insulated high performance vision glass

## GROUND FLOOR ENTRY AREAS:

- Starphire glazing
- Frameless glass entry doors

## HVAC:

- Built-up mechanical penthouse
- 250 ton air cooled chiller system
- Boiler system

## FIRE PROTECTION:

- Automatic Fire Sprinkler Systems (in Accordance with NFPA 13)

## ELECTRICAL SYSTEM:

- Main electrical service via underground utilities
- Service size TBD

## TELECOMMUNICATION SYSTEM:

- Stacked telecommunication rooms
- Service TBD

## PARKING:

- Parking ratio: 3.3/1,000
- Electric Vehicle Charging Stations

## LEED:

- Targeting Gold certification level

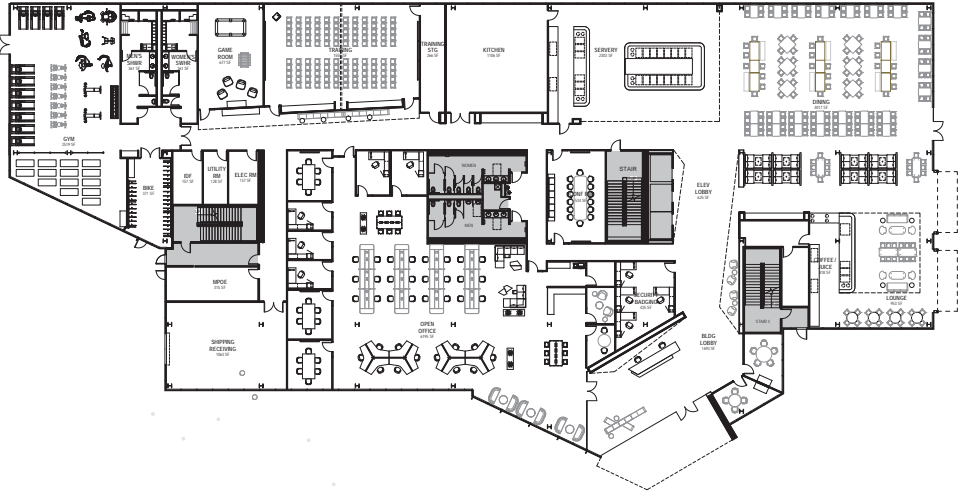
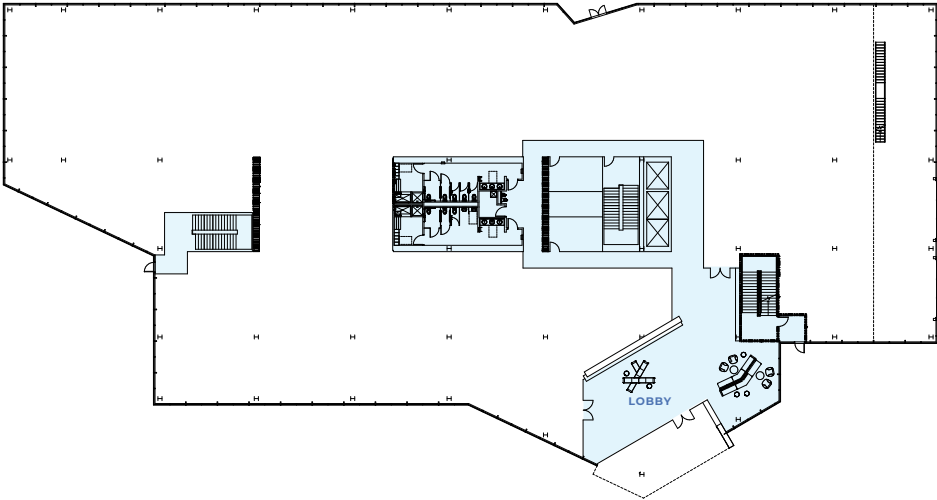


# FLOOR PLATES

E. CARIBBEAN DRIVE

## 1<sup>ST</sup> FLOOR ±34,593 SF

- Slab to Slab  
Height: 18'
- Grade Level Loading
- Large Efficient  
Floor Plate
- Seamless Integration  
to Outdoor  
Amenity Areas

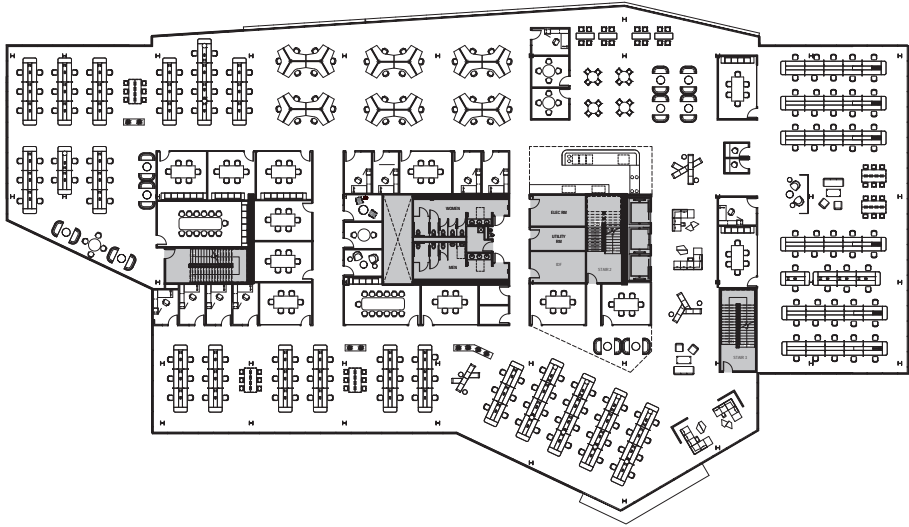
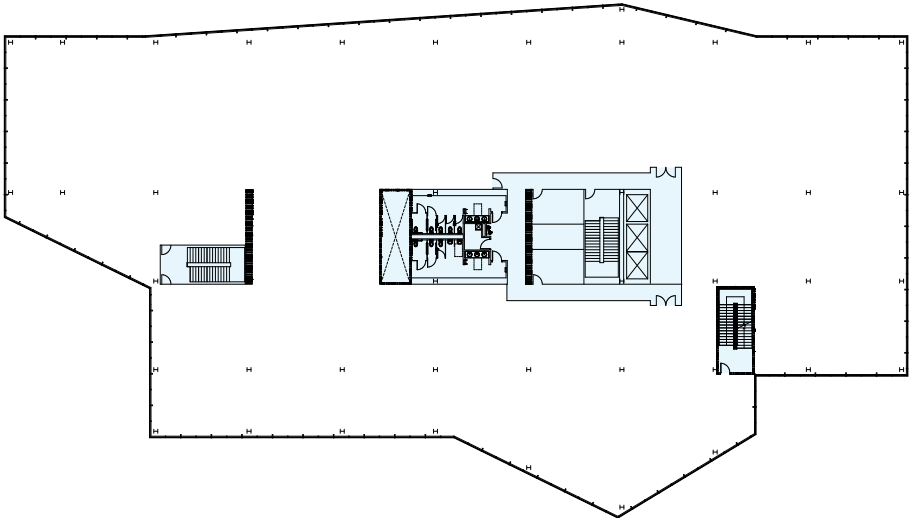


# FLOOR PLATES

E. CARIBBEAN DRIVE

## 2<sup>ND</sup> & 3<sup>RD</sup> FLOORS ±35,052 SF

- Slab to Slab  
Height: 15'
- Baylands Park View
- Large Efficient  
Floor Plates

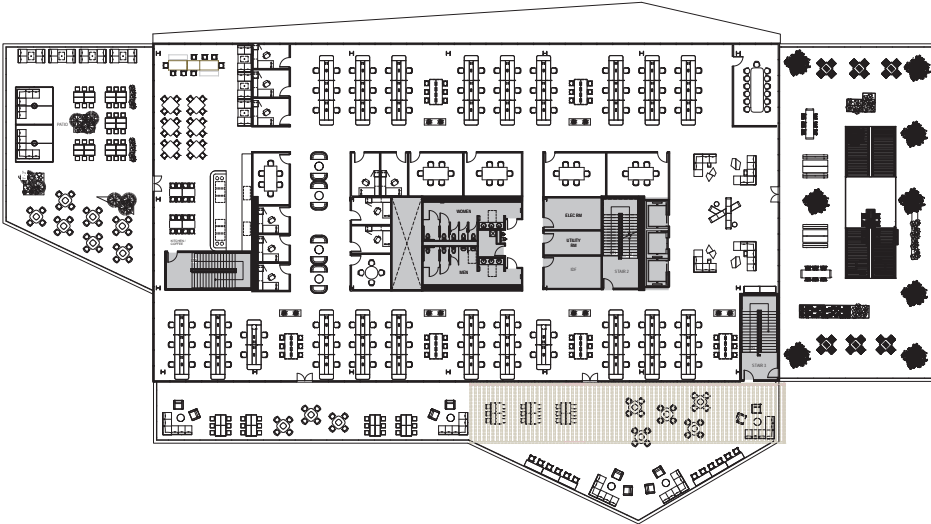
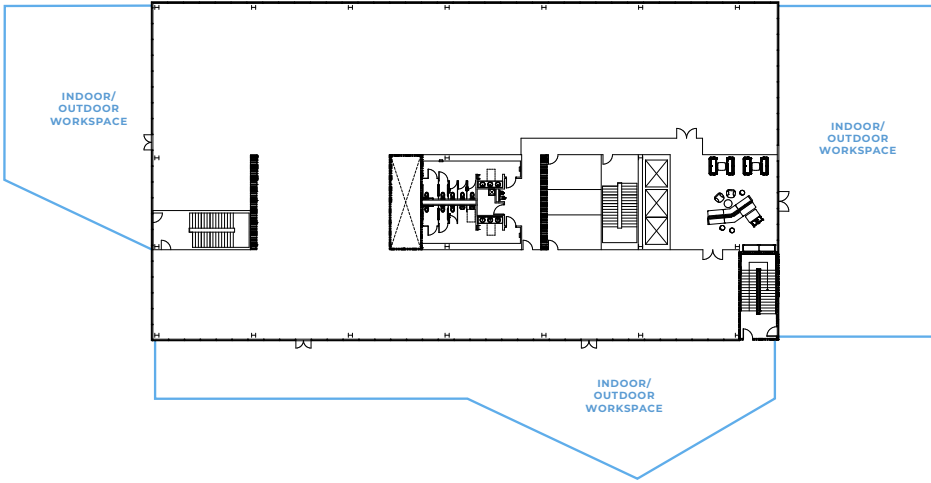


# FLOOR PLATES

E. CARIBBEAN DRIVE

## 4<sup>TH</sup> FLOOR ±36,677 SF

- Slab to Slab Height: Varies at 15'
- Indoor/Outdoor Workspaces
- Large Efficient Floor Plates
- Baylands Park View





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**1389 MOFFETT PARK DRIVE, SUNNYVALE, CA**  
**±141,375 SF**

**POTENTIAL EXPANSION UP TO ±296,375 SF**

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