

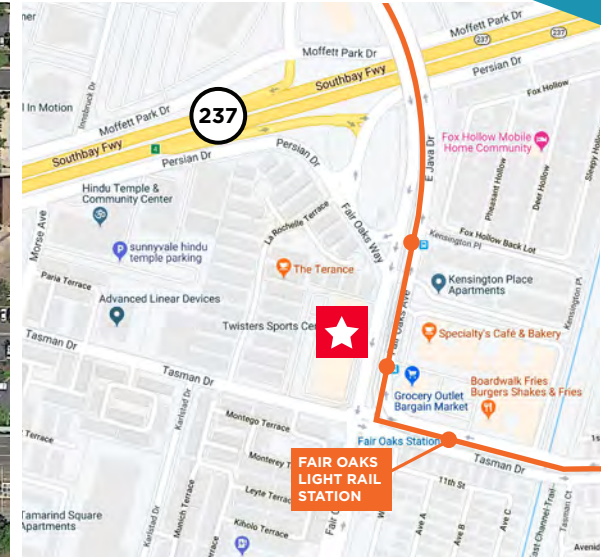


FOR LEASE

1161-1167 N. FAIR OAKS AVENUE

Sunnyvale, CA

**TOUR BY APPOINTMENT ONLY
DO NOT DISTURB TENANTS**



FOR LEASE - FREESTANDING BUILDING R&D/INDUSTRIAL/QUASI-RETAIL

±48,000 SF AVAILABLE 9/1/2020

HIGHLIGHTS

- Excellent Highway 101 Access
- Across the Street from Specialty's Bakery & Café, Peets Coffee, Boba Drive and Boardwalk Fries, Burgers and Shakes
- At Light Rail Station at Tasman and Fair Oaks Intersection
- ±3.6/1,000 Parking
- Power: 1,600 Amps @ 120/208V
- ±20' Clear Height
- Building Signage Available
- 4 Dock High Doors, Two Existing Grade Levels with Two More Grade Levels Currently Gressed In
- Large fenced yard space/area
- Tour by Appointment Only - Do Not Disturb Tenant
- Low NNN Expenses
- **Available 9/1/2020 (For the Entire Building)**

JON DECOITE

+1 408 615 3408

jon.decoite@cushwake.com

LIC #01471300

MIKE CONNOR

+1 650 320 0203

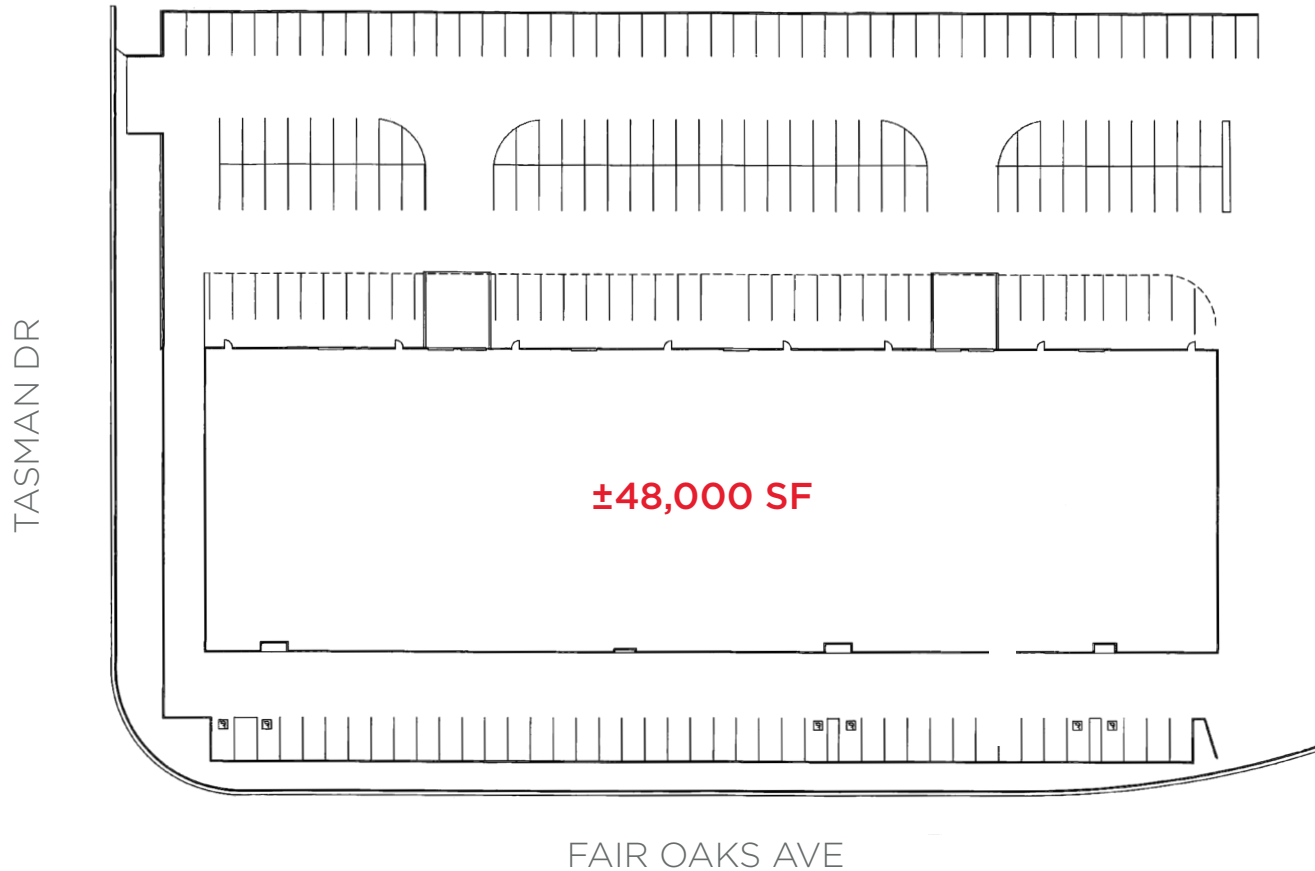
mike.connor@cushwake.com

LIC #00815242



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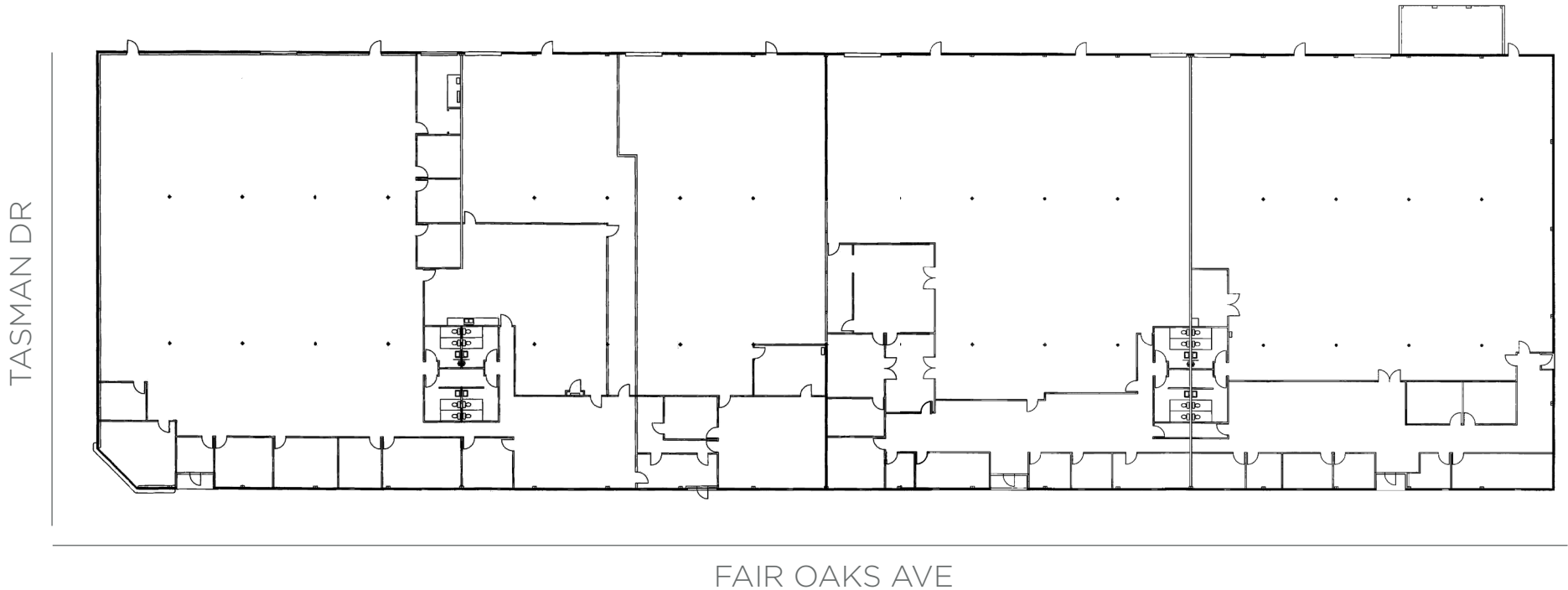


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**1161-1167
N. FAIR OAKS**

**FAIR OAKS
LIGHT RAIL
STATION**

101

237

Faz Restaurant
Shearaton Sunnyvale

Peet's Coffee
Specialty's Café
Boba Drive
Boardwalk

Levi's Stadium
Bourbon Pub

Denny's
Hobee's
Shell
Larkspur Landing
McDonald's

Hotpot First
Homi Japanese Ramen
Ming Tasty

Cafe Falafel
Pizza My Heart
Iguana's
TOGO's
Bubble Tea

Bagel Street Café
Marty's Donuts
KFC
Joy Wok
Lucky
Pizza Hut
Starbucks

Taj Mahal Fish Market
Barn Thai
Sushi Blvd
Speedy Taco's
Oasis Baklava

SANTA CLARA SQUARE
Fleming's Steakhouse
Il Fornaio
Puesto
Whole Foods
Opa!
Sur la Table
CorePower Yoga
Specialty's Bakery & Café

CITYLINE & DOWNTOWN SUNNYVALE
Target
Whole Foods
AMC Theaters
PhoEver
TAP'T
Nom Burger
Starbucks
The Don's Deli
Philz Coffee
SAJJ
Orangetheory
Poki Bowl
Vino Vino
Thai Basil
Rok Bistro
DishDash
Raman Seas
Fibbar MaGees
Bean Scene Café
Lilly Mac's
River Rock Taproom

MERCADO
Walmart Neighborhood Market
TJMaxx & Homegoods
Subway
World Wrapps
Jamba Juice
Starbucks
AMC Mercado
In-N-Out Burger
Krispy Kreme
Panda Express
SmokeEaters