

# Mathilda

## COMMONS

TWO 4-STORY SILICON VALLEY CLASS "A" OFFICE BUILDINGS  
±380,039 SF AVAILABLE

615 & 625 N. MATHILDA AVENUE, SUNNYVALE

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COMPANY

# PROPERTY HIGHLIGHTS



**New Sunnyvale Office Campus**



**On-Site Fitness Center, Rooftop Garden & Extensive Outdoor Amenity Space**



**Fitwell Certified**



**LEED Platinum Projected Core & Shell**



**Multiple Outdoor Terrace Decks**



**±380,039 SF Available for Lease**



**3.3/1,000 Parking Available**



**Prominent Signage & Branding Opportunity on Mathilda Avenue**



**Bus & Ride Share Transit Center for Efficient Employee Arrival & Departure**



**Prestigious Corporate Neighbors**



**Convenient Access to Downtown Sunnyvale Amenities & Caltrain Station**



Mathilda  
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# SITEPLAN



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# Building A

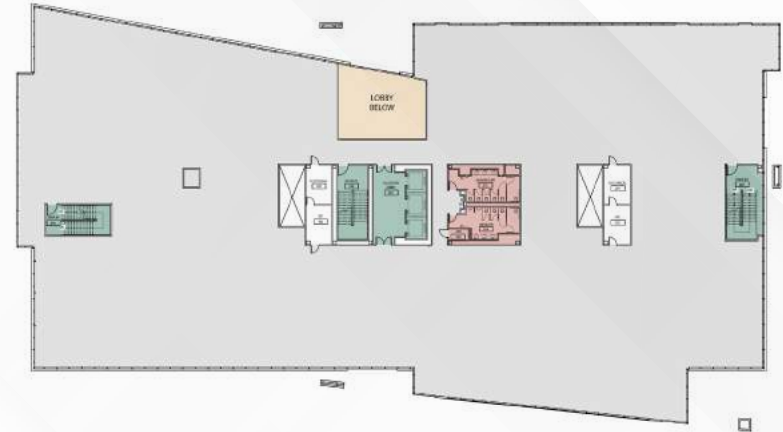
615 N. MATHILDA AVENUE,  
SUNNYVALE  
±180,660 SF

- OFFICE SPACE
- CIRCULATION
- RESTROOMS
- LOBBY
- BALCONY

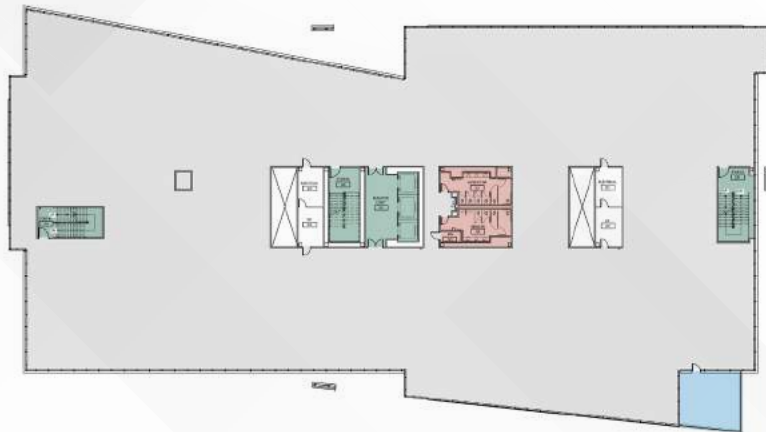
FIRST FLOOR



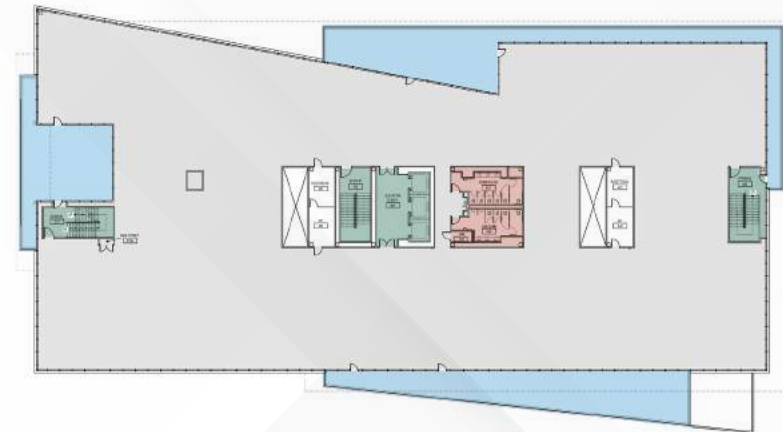
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



# Building B

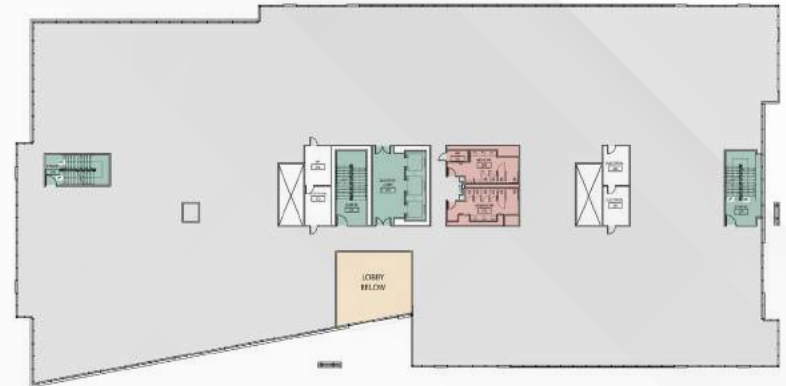
625 N. MATHILDA AVENUE,  
SUNNYVALE  
±178,141 SF

- OFFICE SPACE
- CIRCULATION
- RESTROOMS
- LOBBY
- BALCONY

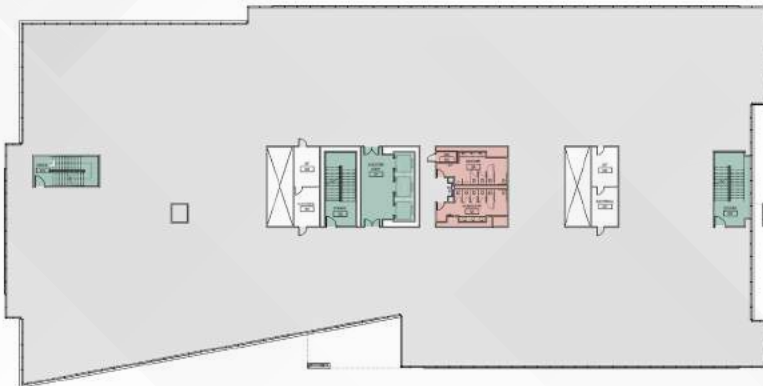
FIRST FLOOR



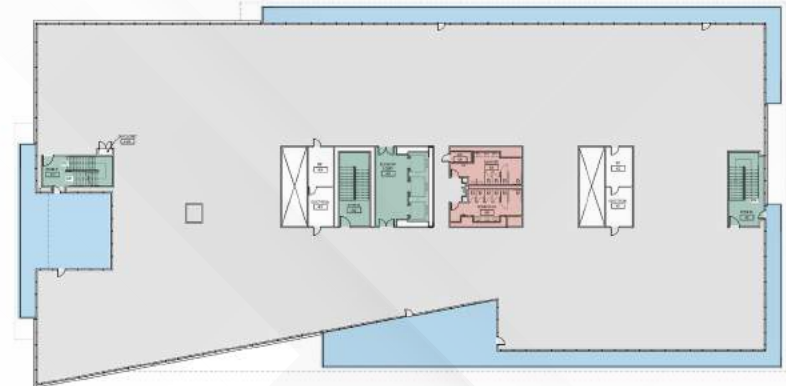
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



# Building Specifications

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**CAMPUS ADDRESS:**

615 & 625 N. Mathilda Avenue  
Sunnyvale

**BUILDING OWNER:**

Jay Paul Company

**ARCHITECT:**

DES & Arc-Tec | Architectural  
Technologies

**GENERAL CONTRACTOR:**

Level 10

**TOTAL PROJECT SIZE:**

±380,039 SF

**TYPICAL FLOOR SIZE:**

±42,000 SF

**SLAB-TO-SLAB:**

First Floor 15'  
Upper Floors 14'-9"

**ELEVATORS:**

3 per building

**ON-SITE PARKING:**

3.3 / 1,000

**ELECTRICAL:**

4,000 Amps/Building

**LEED CORE & SHELL  
PROJECTED  
CERTIFICATION:**

Platinum

**AMENITY BUILDING SIZE:**

±21,238 SF





# Post-COVID

## *Design Enhancements*

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HVAC with MERV 15 air filters normally utilized in hospital care buildings.



HVAC designed to accept future bipolar ionization system.



HVAC has option to run on 100% outside air.



HVAC designed to accept carbon filters for wildfire smoke.



Enhanced restroom exhaust system.



Destination hall call system to minimize button contact and to move people to their destination in the most efficient way possible.



Building entries with accessible, hands-free access controls.



Hands-free restroom fixtures, including faucets, soap dispensers, water closets, and urinals.



7' height toilet partitions to help reduce germ transmission and increase privacy.

# Regional Map



**RICHMOND**  
**MILL VALLEY**  
**BERKELEY**  
**WALNUT CREEK**  
**SAUSALITO**  
**SAN FRANCISCO**  
**DUBLIN**  
**PLEASANTON**  
**BURLINGAME**  
**FREMONT**  
**SAN MATEO**  
**MATHILDA COMMONS**  
**PALO ALTO**  
**MOUNTAIN VIEW**  
**SUNNYVALE**  
**SAN JOSE**

# Amenities

MOFFETT FEDERAL AIRFIELD

MOUNTAIN VIEW

SUNNYVALE

- Amarin Thai Cuisine
- Ava's Downtown Market & Deli
- Blue Line Pizza
- Cascal
- Doppio Zero
- Ephesus
- Eureka!
- Fu Lam Mum
- K-Pot & Grill
- La Fontaine
- Mediterranean Grill House
- Oren's Hummus
- Peet's Coffee
- Red Rock Coffee
- Scratch
- Starbucks
- sweetgreen

- Residence Inn
- Super 8
- Holiday Inn Express

- Hotel Vue
- Hotel Strata

- Quality Inn & Suites
- Ramada
- County Inn

- Hampton Inn & Suites

- Hilton Garden Inn
- Hotel Avante
- TownePlace Suites

Casa Lupe

- Fibbar MaGee's
- Fuego Grill & Sports Bar
- Gumba's
- Il Postale
- Inchin's Bamboo Garden
- K Tea Cafe
- Kabul Afghan Cuisine
- Metro City Restaurant & Bar
- Nom Burger
- Philz Coffee
- Ramen Seas
- River Rock Taproom
- Roberto's Cantina
- Rok Bistro
- Rokko Izakaya & Sushi
- SAJJ Mediterranean
- Tao Tao
- Thai Basil
- The Prolific Oven

Mathilda COMMONS

- Days Inn & Suites
- Staybridge Suites

- Quality Inn & Suites
- Americas Best Value Inn

Dish Dash Restaurant

- Motel 6
- Larkspur Landing
- Best Western

Starbucks

- Plaza del Sol
- Orangetheory Fitness

- Aloft Sunnyvale
- Ameri Suites

DOWNTOWN SUNNYVALE

- The Grand Hotel

- SUNNYVALE RESTAURANTS & SERVICES
- MOUNTAIN VIEW RESTAURANTS & SERVICES
- HOTELS

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NEWMARK

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