

# 1210

E. ARQUES AVE.  
SUNNYVALE, CA



**FOR SALE**

2 OFFICE CONDOS:

**±1,560 SF & ±1,561 SF**

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 **Newmark  
Knight Frank**

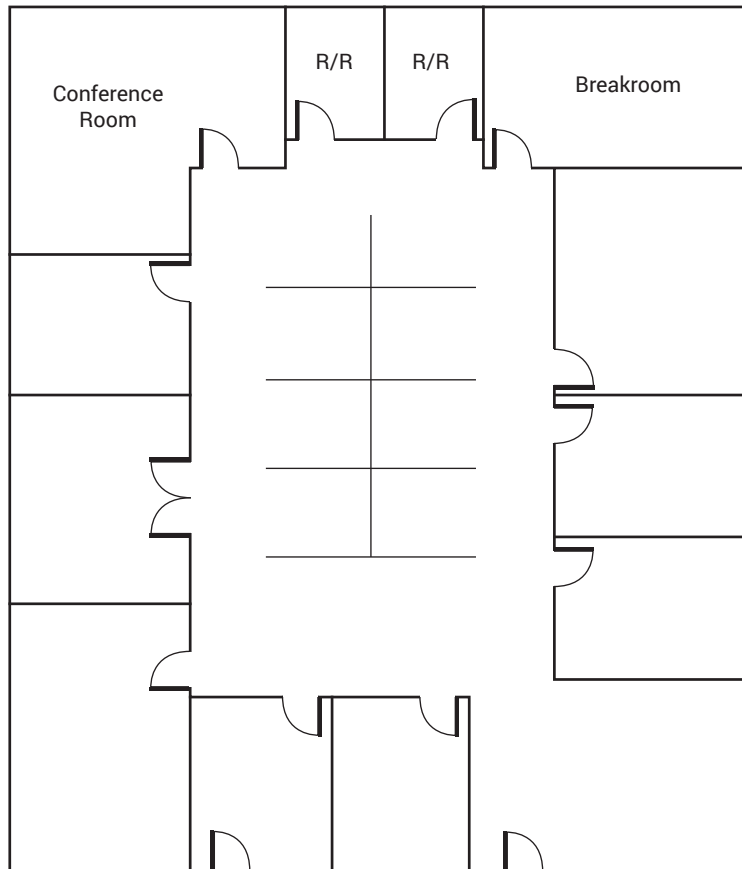


**1 KITCHEN, 2 OPEN AREAS****2 OFFICES, 14 CUBICLES**

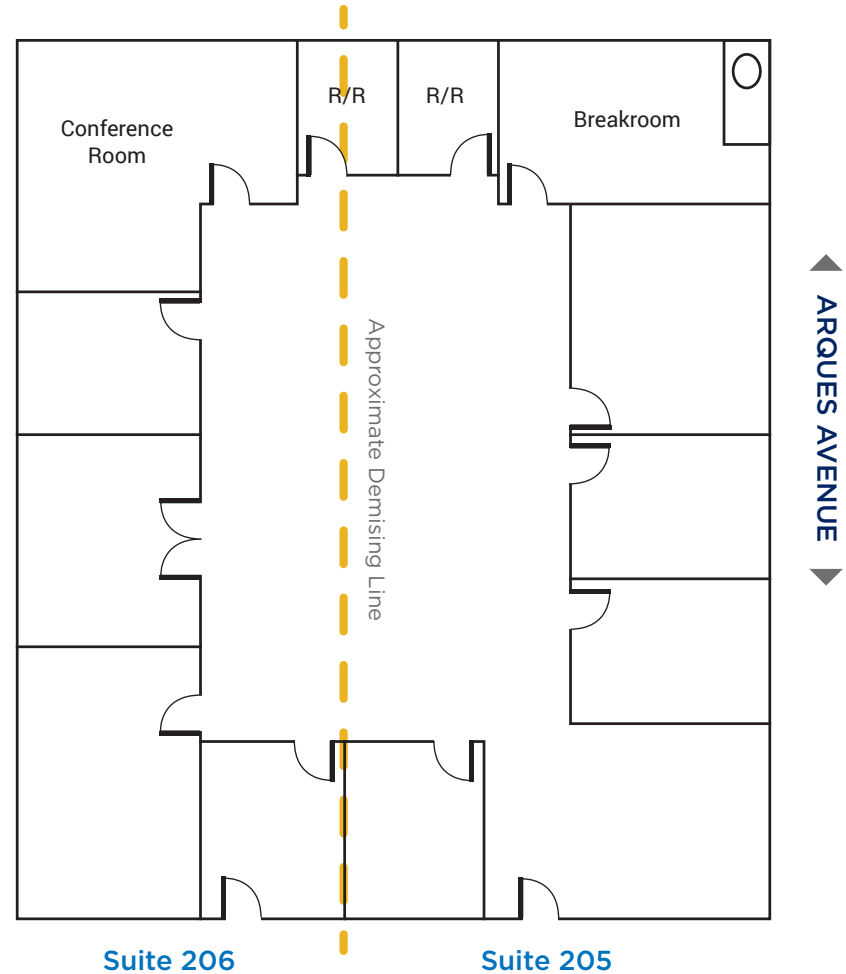
## 2 Office condos for sale, currently combined for ±3,121 SF

- Suite 205 ±1,560 SF
- Suite 206 ±1,561 SF
- Walking distance to CalTrain (0.8 miles, 19 mins)
- Onsite restaurant and services
- Walking distance to ample amenities such as retail shops, restaurants and financial services
- Major Silicon Valley companies nearby
- Easy access to 101, Central and Lawrence Expwy
- Parking ratio 4.39/1,000
- Single-story construction
- Low HOA costs

**CURRENT**



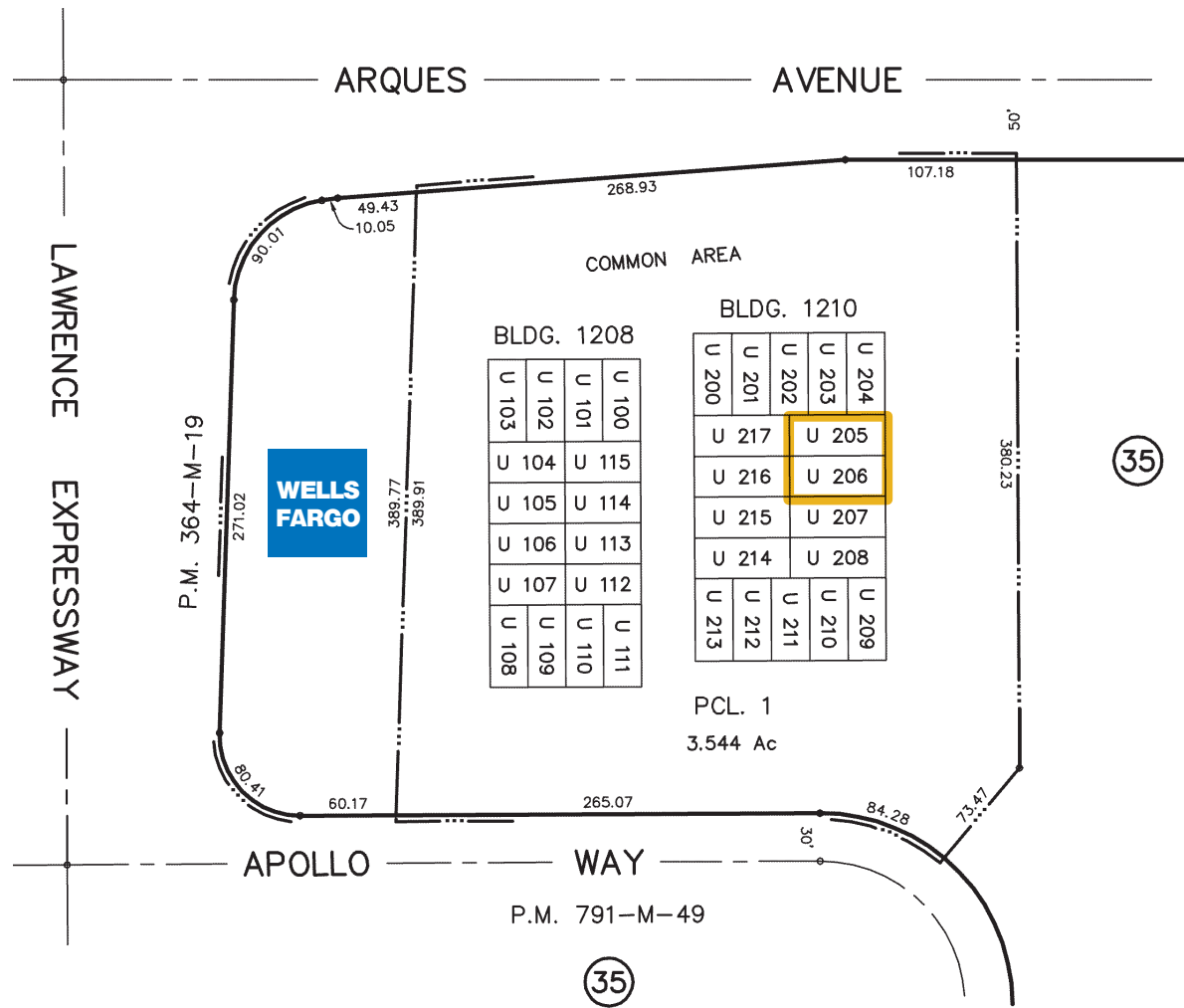
**DIVISED**

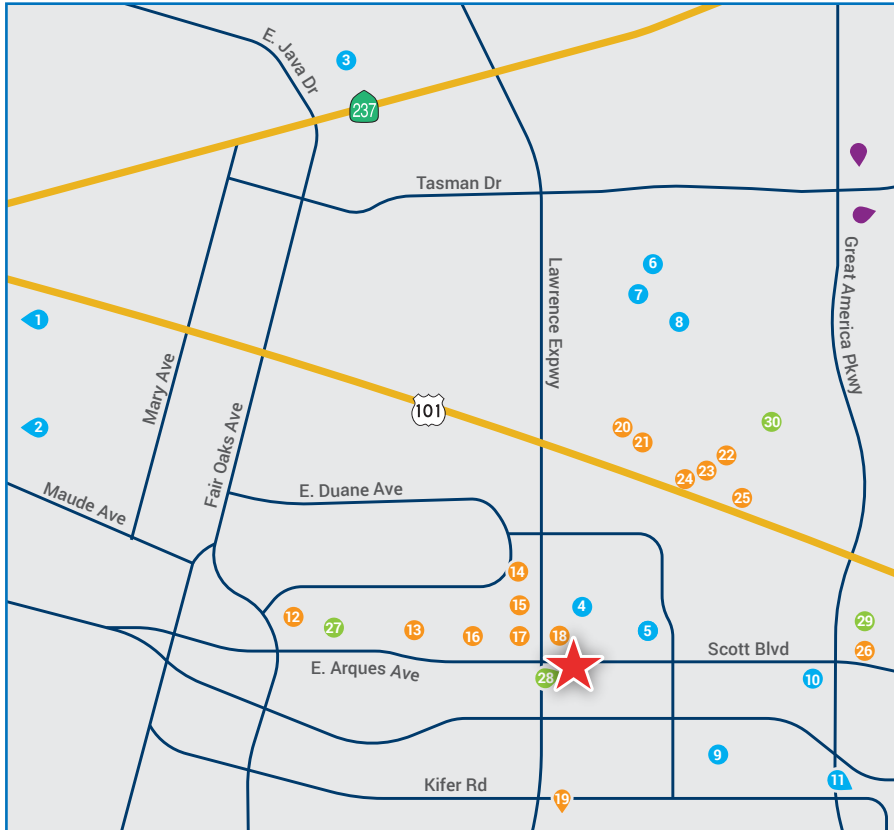


Suite 206

Suite 205

PARKING AREA





**BUSINESSES**

- |                |                 |                      |
|----------------|-----------------|----------------------|
| 1 Abbott       | 5 AOSense, Inc. | 9 Qualcomm           |
| 2 LinkedIn     | 6 Picarro       | 10 Applied Materials |
| 3 Bloom Energy | 7 Varentec      | 11 NVIDIA            |
| 4 Dolby        | 8 H-Square      |                      |

**RETAIL**

- |                      |                    |                  |
|----------------------|--------------------|------------------|
| 12 Lowes             | 17 Panera          | 22 AMC Theatres  |
| 13 Fry's Electronics | 18 24 Hour Fitness | 23 Starbucks     |
| 14 Public Storage    | 19 Costco          | 24 Panda Express |
| 15 Sports Basement   | 20 Walmart         | 25 In-N-Out      |
| 16 City Sports Club  | 21 TJ Maxx         | 26 Whole Foods   |

**EDUCATION/FINANCIAL**

- |                    |                    |
|--------------------|--------------------|
| 27 Bank of America | 29 Chase           |
| 28 Wells Fargo     | 30 Mission College |





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