

510-530 Lawrence Expressway, Sunnyvale, CA 94085



FOR LEASE
Retail & Office

FOR MORE INFORMATION, PLEASE CONTACT:

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510–530 Lawrence Expressway, Sunnyvale, CA 94085

Property Highlights:

- **High Profile Silicon Valley Location** - The Property is easily walkable and accessible to and from the many of office buildings and R&D campuses that surround it.
- **New Residential Being Developed Within Walking Distance to the Property**
- **Strong Daytime/Early Evening Population**
- **Excellent Access to Highways 101 & 237**



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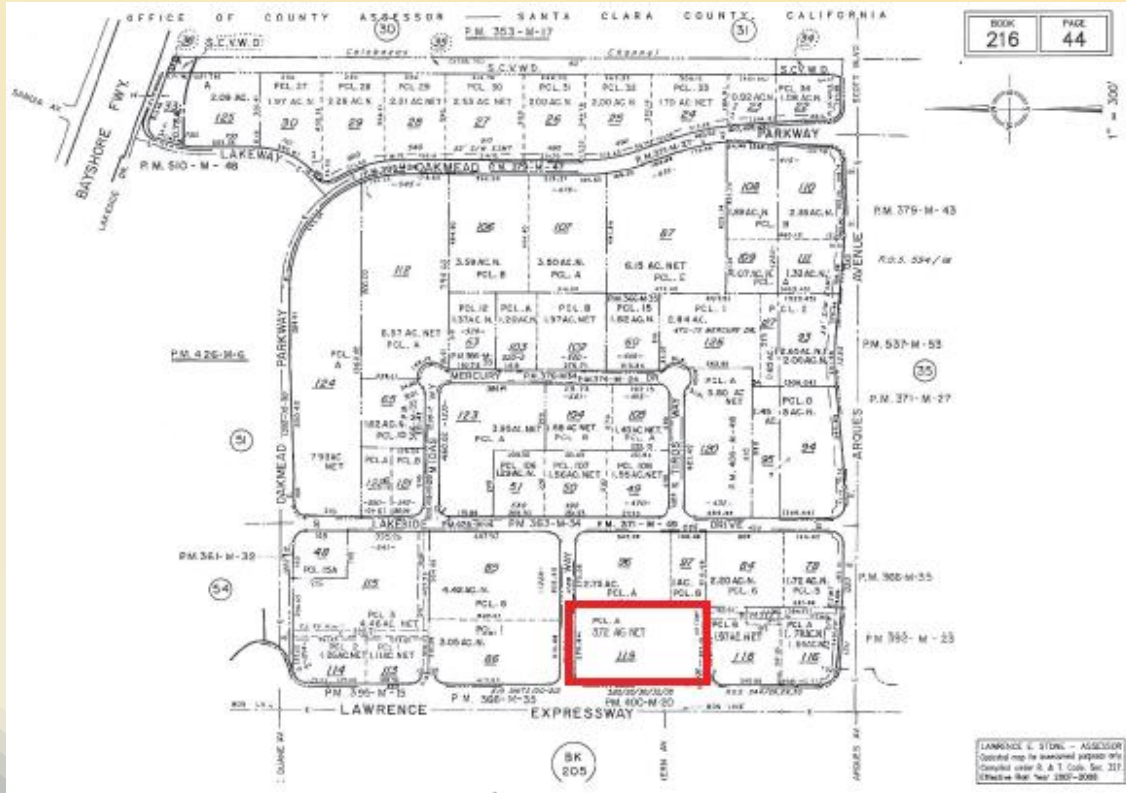
Aerial:



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Parcel Map / Property Profile:



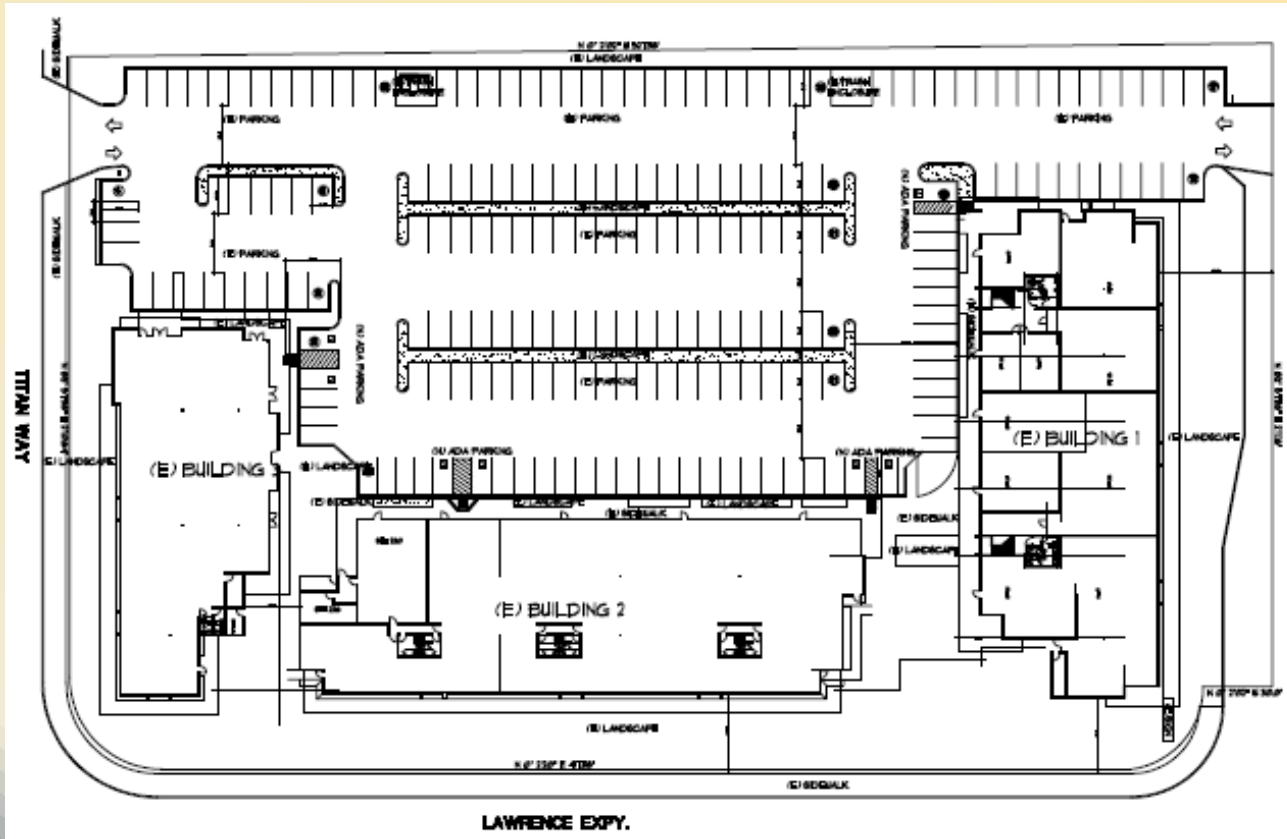
- **Square Feet: 48,590 SF**
- **Lot Size: 3.72Acres**
- **Year Built: 1978**
- **Use Code: Retail Stores (Personal Services, Photography, Travel)**
- **Primary Owner: Lawrence Commercial Center, LLC**



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Site Map:

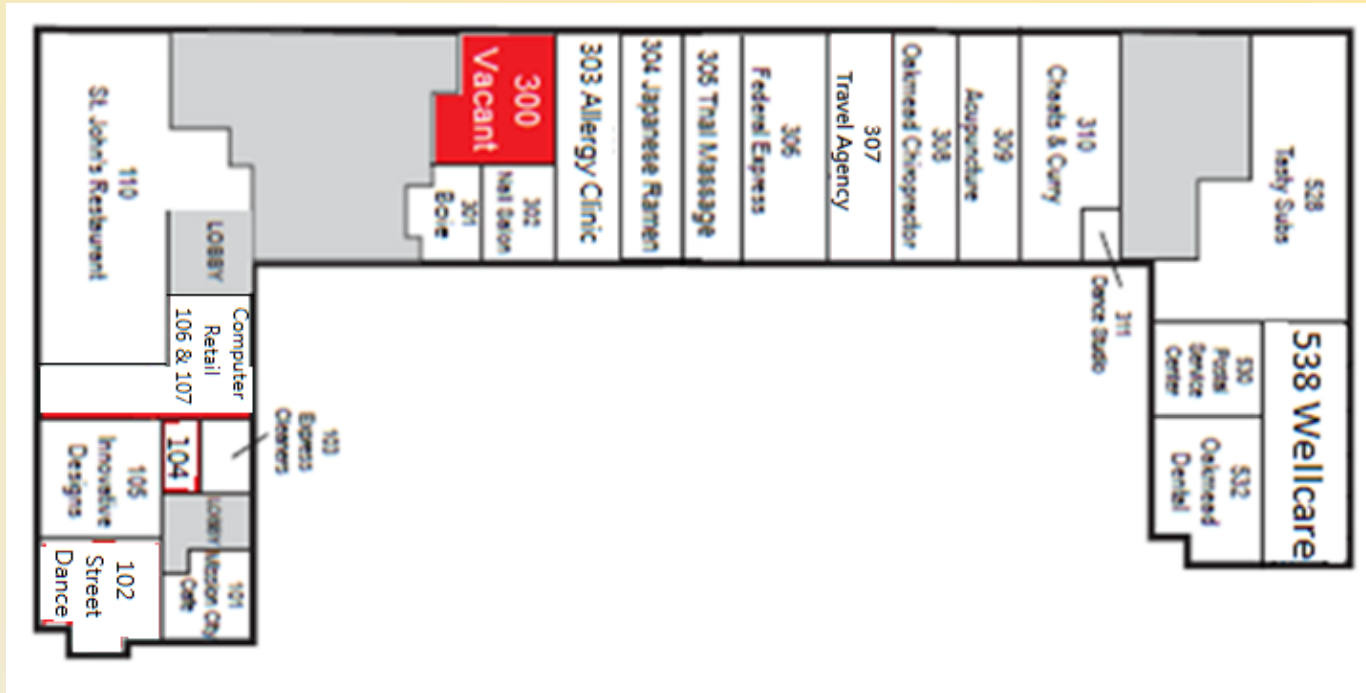


- 206 Stalls on Site. In addition, property has parking easements with adjacent property at 500 Lawrence Expressway for an additional 59 stalls.

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Diagram of the Premises, 510-530 Building First Floor :

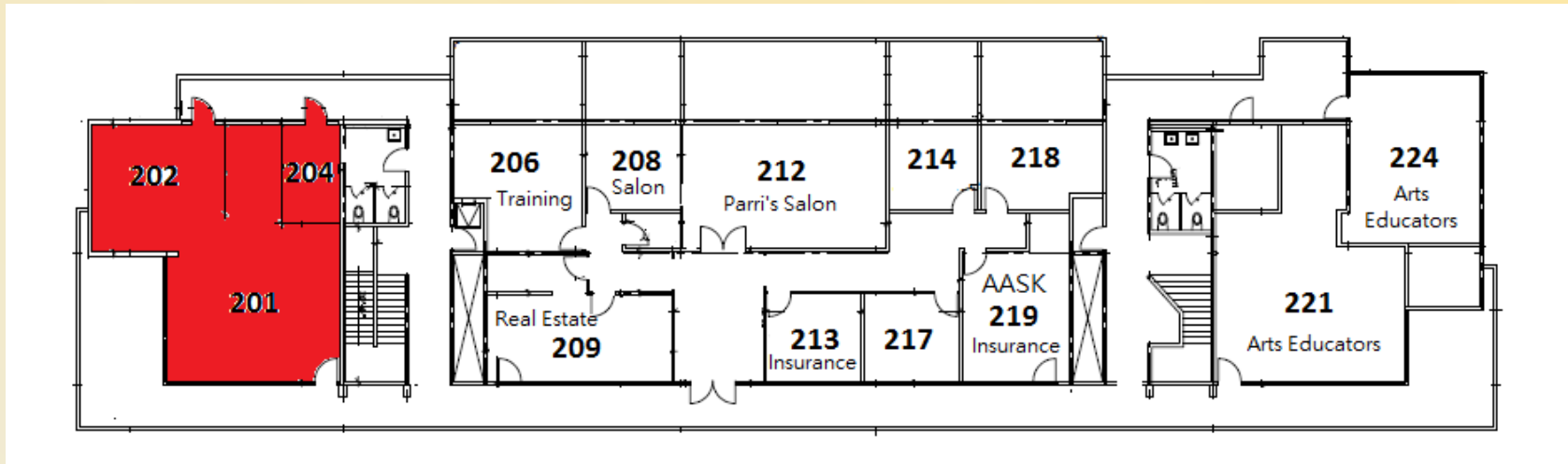


(This drawing is for reference purposes only, as indication of Premises location, size, and shape are not necessarily precise or accurate.)

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Diagram of the Premises, 510 Building Second Floor :



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Spaces Available:

Suite	Size	Rent	CAM	Type	Monthly Rent + CAM
201*	1,213	\$2.50/SF/Month	N/A	Gross	\$3,032.50 + \$0
300**	1,353***	\$2.75/SF/Month	\$0.90	NNN	\$3,720.75 + \$1,217.70

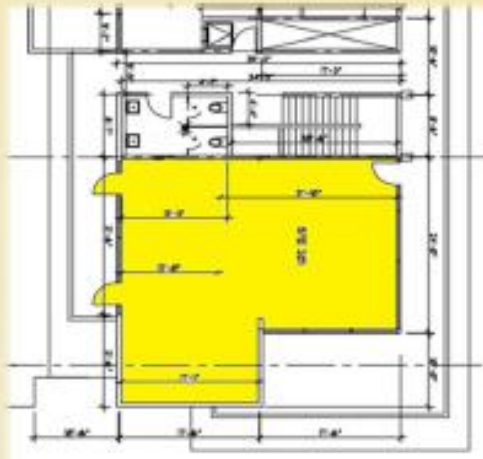
Note

- * \$2.50/SF/Month, NNN for Retail Usage
- ** \$3.00/SF/Month, NNN for Restaurant Usage
- *** #300 can combine part of #302 for 2,174 SF.

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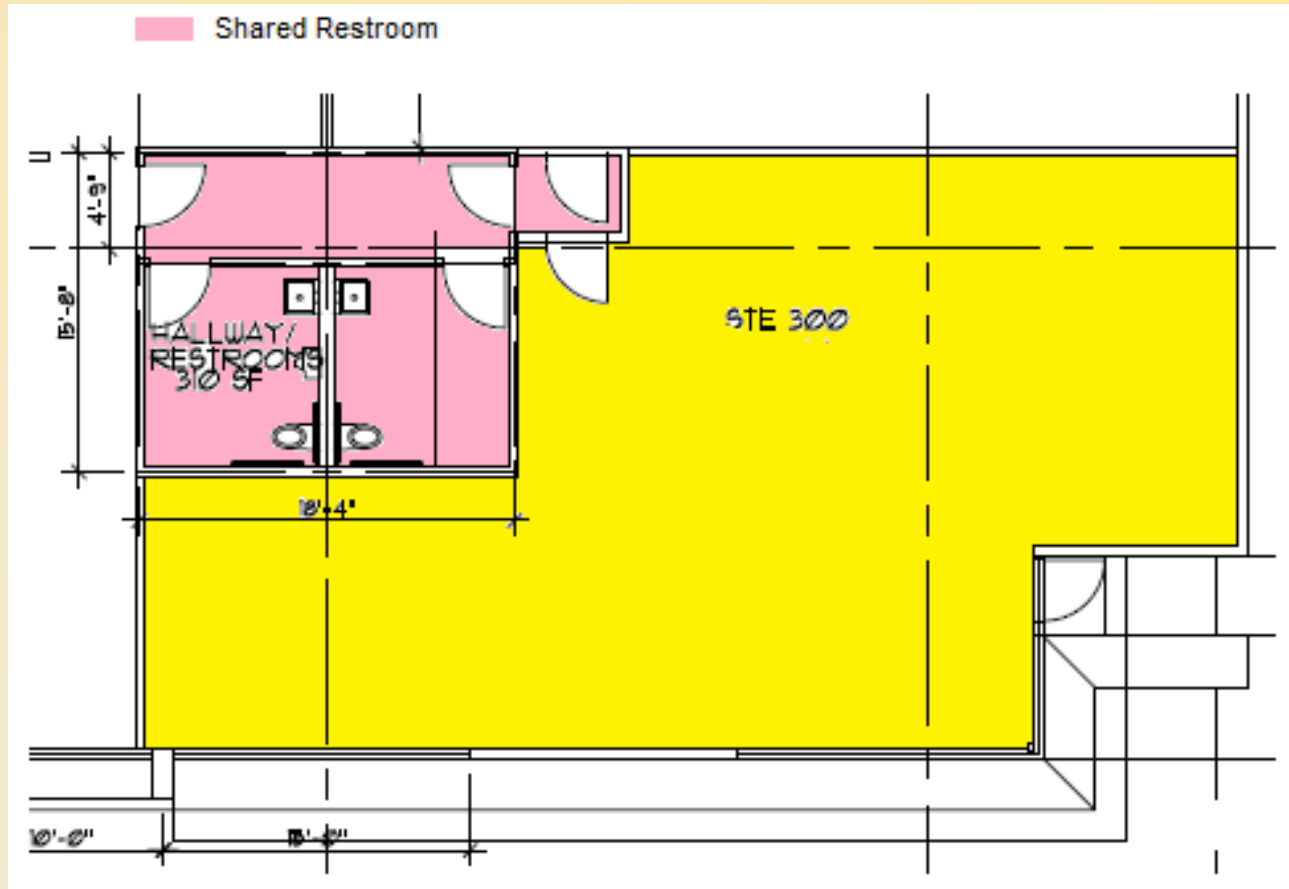
Suite 201:



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Suite 300:



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Suite 300 – Photos:



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