

READY FOR
OCCUPANCY Q2



HORIZON
— SUNNYVALE —

MODERNIZED SILICON VALLEY OFFICE CAMPUS
±45,500 - ±181,210 SF



EMBARCADERO
CAPITAL PARTNERS



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RENOVATIONS UNDERWAY

CAMPUS OVERVIEW



4-Interconnected Buildings Totaling $\pm 181,210$ SF



Divisible By Building to Approximately $\pm 45,000$ SF



Walking Distance to Wide Range of Restaurant, Retail and Service Amenities



Convenient Access to Caltrain and VTA Shuttle to Lawrence Station



Customizable and Flexible Interiors



Extensive Exterior, Interior and Site **Renovations Underway**



Prime Sunnyvale Location with **Immediate Access** to Highways 101, 237 and Central Expressway



Extensive Window Line



3.1/1,000 SF Parking Ratio



Responsive Local Ownership

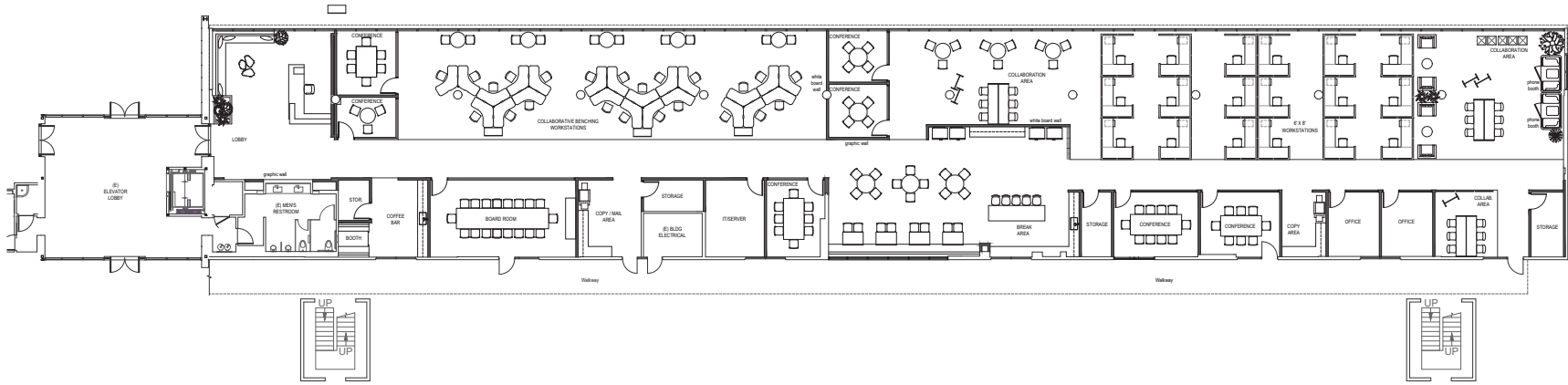


► CREATIVE TECH INTERIORS +
ABUNDANT NATURAL LIGHT

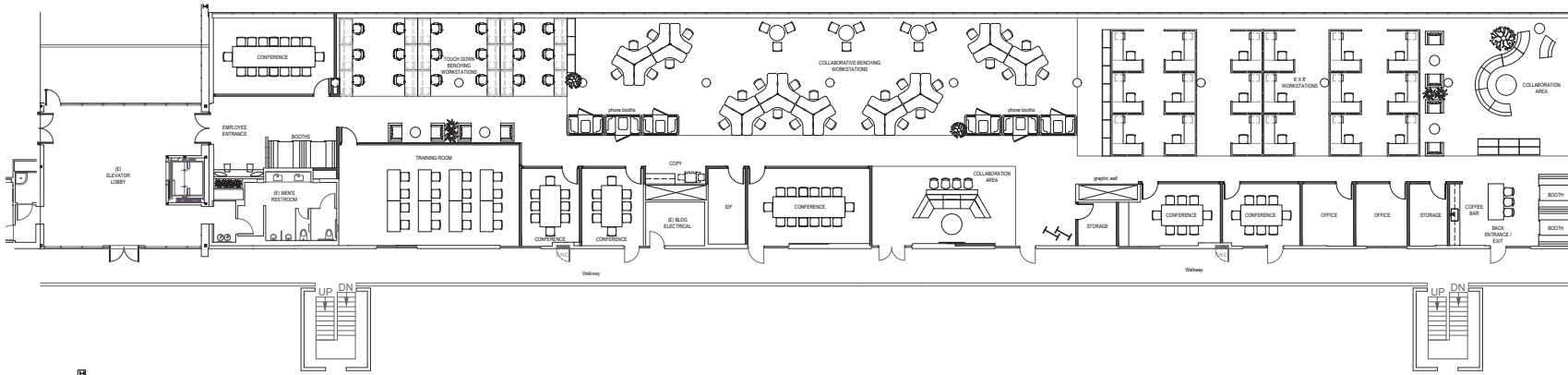


HYPOTHETICAL FULL BUILDING TEST-FIT

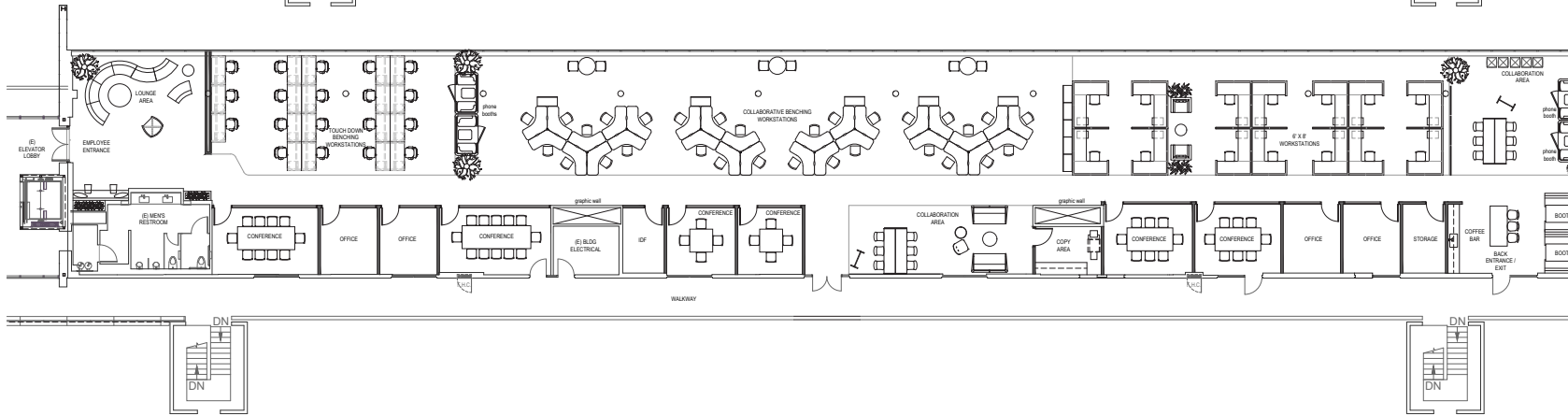
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

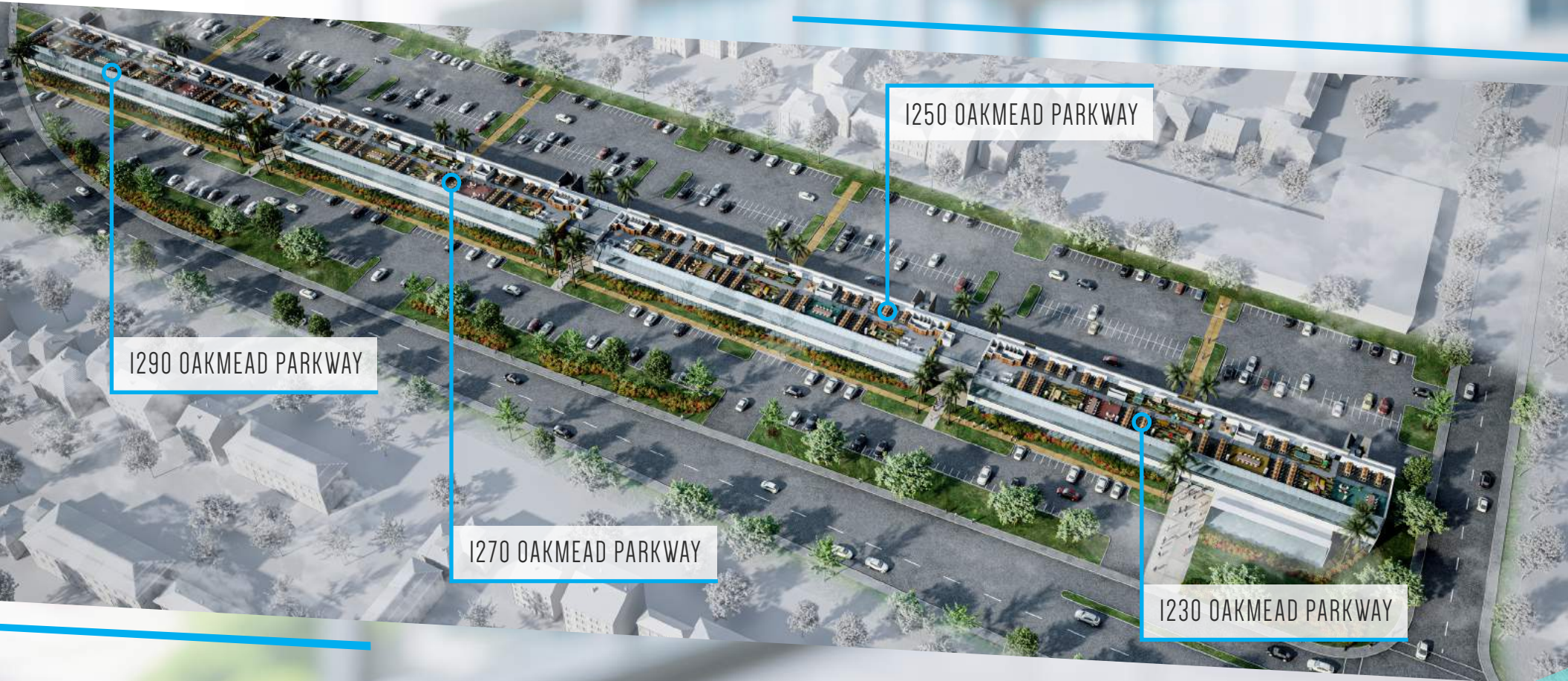


80	COLLABORATIVE WORKSTATIONS	8	PRIVATE OFFICES	1	IT / SERVERS	1	BREAK ROOM
38	TOUCHDOWN BENCHING WORKSTATIONS	20	CONFERENCE ROOMS	1	TRAINING ROOM	6	COLLABORATION AREAS
50	6'X8' WORKSTATIONS	3	COPY	7	STORAGE ROOMS	1	LOUNGE
168	TOTAL WORKSTATIONS	1	COPY / MAIL AREA	3	COFFEE BAR		

▶ AGILE WORK ENVIRONMENT +
FLEXIBLE FLOORPLANS



▶ CAMPUS AERIAL



1290 OAKMEAD PARKWAY

1250 OAKMEAD PARKWAY

1270 OAKMEAD PARKWAY

1230 OAKMEAD PARKWAY

- ▶ **4-Interconnected** Buildings Totaling $\pm 181,210$ SF
Divisible By Building to Approximately $\pm 45,000$ SF

AMENITIES

- BARN THAI RESTAURANT
- TIA JUANA MEXICAN GRILL
- DOS PALOMAS TAQUERIA
- SUPER SUNNYVALE MARKET
- LA RONDA
- PIZZA DEPOT
- PHO'VY
- ARMENIAN GOURMET
- SUSHI BKVD
- OBED MEDITERRANEAN CUISINE
- DANIELLE'S CAFE BAKE SHOP
- CLARITA'S FILIPINO CUISINE
- WESTERN PACIFIC FILIPINO GROCERY

- MERCADO SHOPPING CENTER
- IN-N-OUT
- TOMATINA
- SUBWAY
- PANDA EXPRESS
- MEXICAN GRILL
- JAMBA JUICE
- STARBUCKS
- SMOKEEATERS
- KRISPY KREME
- WORLD WRAPS
- YOYO SUSHI
- BEN & JERRY'S

- MCDONALDS
- MADHABAN INDIAN CUISINE
- TOGO'S
- SUBS PIZZA
- ROUND TABLE PIZZA
- UNA MAS
- MERIT VEGETARIAN
- BAGEL PLACE CAFE
- TEANADO
- SICHUAN GOURMET

FAULTLINE BREWING COMPANY



PANERA BREAD

CITY SPORTS

- TASTY SUBS & PIZZA
- INDIAN FUSION
- MISSION CITY CAFE
- PAD THAI CUISINE
- ST. JOHN'S BAR & GRILL
- SNEHA RESTAURANT
- 24 HOUR FITNESS
- FALAFEL BITES
- SUBWAY
- YOGA @ CINDY'S
- FRESH U ORDER
- LUV PHO

- SUBWAY
- OFF THE STICK KABOB GRILL
- ANAD BHAVAN INDIAN VEGETARIAN

ICHAAT CAFE

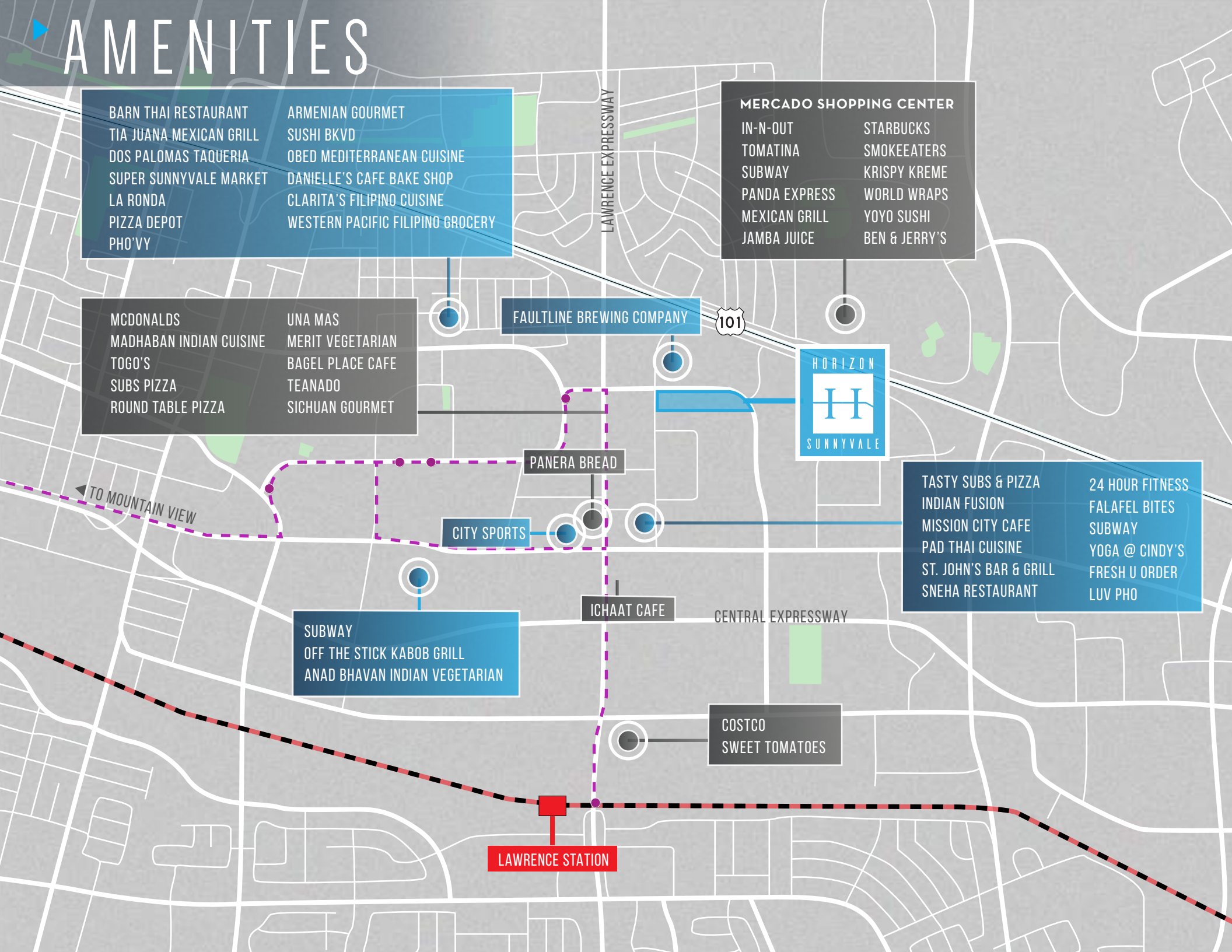
CENTRAL EXPRESSWAY

- COSTCO
- SWEET TOMATOES

LAWRENCE STATION

TO MOUNTAIN VIEW

LAWRENCE EXPRESSWAY





GREAT AMERICA PARKWAY

OAKMEAD PKWY

DUANE AVENUE

LAWRENCE EXPRESSWAY

LAKESIDE DRIVE

ARQUES AVE

SANTA CLARA SQUARE

BOWERS AVE

CENTRAL EXPRESSWAY

KIFER RD

LAWRENCE CALTRAIN STATION



CALTRAIN SHUTTLE TO MV STATION

0.66 Miles

8-10 Mins



WALK TO CALTRAIN:

1.1 Miles

20 Mins



UBER TO CALTRAIN:

Approx: \$8

3-5 Mins



RIDE TO SV CALTRAIN:

1.1 Miles

8-10 Mins



UBER TO SJC:

Approx: \$12

10-15 Mins



TRANSPORTATION



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