

# CATALYST

684 / 810 / 870

*West Maude | Peery Park | Sunnyvale*



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# FUTURE FORWARD

*The future of Silicon Valley & its brightest new light.*

Uncommon design for the common good, Catalyst is a forward-thinking, unique and modern workplace situated at the intersection of health and productivity.

Catalyst – a different kind of workplace.





Exterior Entrance on Pastoria

# THIS IS CATALYST

## 3 Buildings Designed for Work & Play

### 12 FLOORS OF OFFICE

Phase I | ±49,000 SF floorplates  
Phase II | ±47,000 SF floorplates

### FLOOR HEIGHT & GLASSLINE

17' ground floor ceiling height  
14'-4" ceiling height floors 2-4  
Floor to ceiling glassline  
Clean, concrete construction

### ENERGY EFFICIENT

Targeting LEED Gold Certification  
Dynamic Glass  
Built-up mechanical penthouse

### DESIGNED FOR CONNECTION

Phase II designed with roof decks/elevated terraces  
Designed for interstitial staircases  
Curated building amenities

### CENTRAL SILICON VALLEY LOCATION

Proximity to Caltrain  
Close to Downtown Sunnyvale & Mountain View  
Proximate to HWY 101, 237, Central Expressway

### PARKING

Covered transit center

### HIGH IDENTITY SIGNAGE

Along W Maude Ave

**572,146** TOTAL SF

## Phase 1

### 684 W MAUDE

194,624 Square Feet  
Available Q3 2020

## Phase 2

### 810 W MAUDE

188,761 Square Feet  
Available Q3 2021

### 870 W MAUDE

188,761 Square Feet  
Available Q3 2021





Phase 2 | Entrance on Pastoria

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# BUILDING AMENITIES

*Changing the way you create*

Catalyst offers an energizing environment with amenities that support wellness and productivity, promoting a healthy work / life balance.

Curated amenities include: Event Lawn, Informal outdoor office/ work space, BBQ and outdoor kitchen area and Retail/Coffee Kiosk.



## ABUNDANT VIEWS. ALL DAY COMFORT.

View Smart Windows tint automatically in response to outdoor conditions reducing heat and glare while keeping you connected to the outside world. Even at the darkest tint state, Smart Windows remain transparent and won't compromise your view.



## THE WORLD'S MOST INTELLIGENT WINDOW.

View Intelligence anticipates the sun's movement and continuously adjusts tint levels based on glare, heat, and daylight creating environments in which people thrive.



## YOUR VIEW. AT YOUR FINGERTIPS.

You can also tint on demand from a mobile device. Create schedules, choose zones, and manage entire buildings with an easy-to-use mobile app.



## ENERGY SAVINGS. GREENER PLANET.

Buildings that utilize View Smart Windows have recorded reduced air conditioning use as well as reduced lighting costs of up to 20% versus traditional glass.

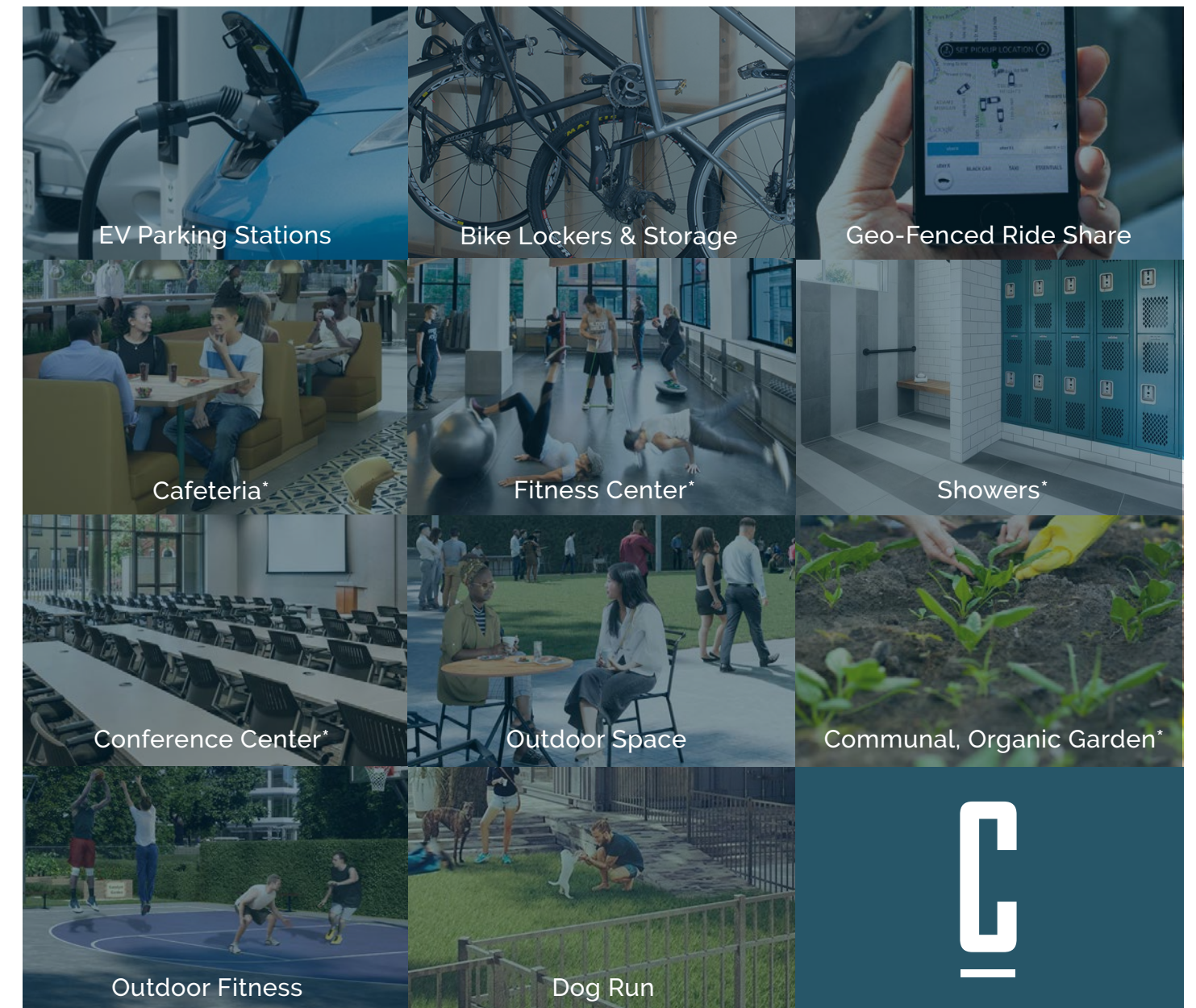
## *A comfortable workspace that promotes wellness*

A research study completed by Cornell University concluded that people working in offices with View Smart Windows have:

 **63%** FEWER HEADACHES

 **56%** LESS DROWSINESS

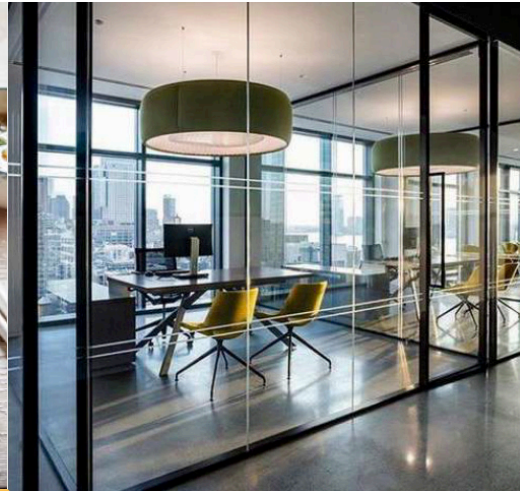
 **51%** REDUCED EYE STRAIN



\*Pre-planned, tenant-built opportunities.







## *Populated with Possibility & Igniting Imagination*

This is Peery Park. One of Silicon Valley's most prestigious and central sub markets.

Enjoy Downtown Sunnyvale's farmers market, diverse restaurants and the Bay Area's natural beauty. Connect to your employees however they commute: Caltrain, bike, car. It's all possible in Peery.

**572,522 SF**  
COMING SOON TO PEERY PARK





# AMENITIES

*Situated in the heart of Sunnyvale among Silicon Valley's tech elite*

## DINING & DRINKS

- 415 Mary Shopping Center
  - Kope Pot
  - Arroz Rojo
  - Round Table
  - Bibimbowl
  - Subway
  - Truya Sushi
  - Little India Cafe
- Barrel 19 Bistro and Bar
- Kal's BBQ
- Le Boulanger
- Sunnyvale Square
  - Starbucks
  - Pizza Hut
  - Shaw's Sandwiches
  - Bagel Street
- Seto
- Dish 'N' Dash
- Hobee's
- Ruby's Taqueria
- Gombei Bento
- Pho Lovers
- Tres Potrillos
- Rene-Rose Island Cuisine
- Downtown Sunnyvale
  - Kabul Afghan Cuisine
  - Philz Coffee
  - Nom Burger
  - Inchin's Bamboo Garden
  - Ramen Seas
  - Rok Bistro
  - Dishdash
  - Sizzling Pot King
  - Office Bar & Grill
  - Pho Ever
  - The Don's Deli
  - Thai Basil

## WELLNESS & FITNESS

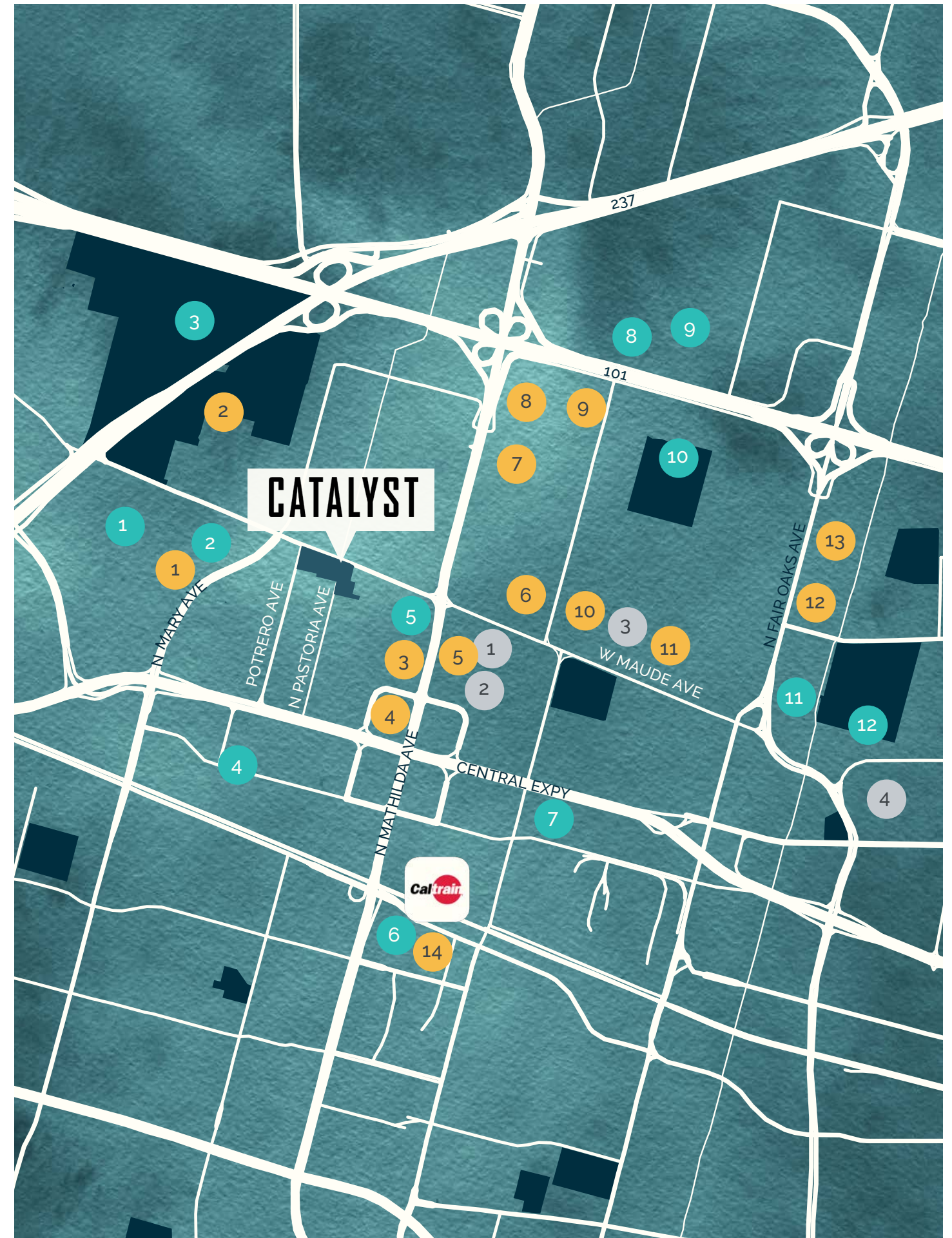
- Encinal Park
- The Barre Code
- Sunnyvale Golf Club
- Cannery Park
- Ironwill Fitness
- Plaza del Sol
- Murphy Park
- Sunnyvale Health & Fitness
- John Christian Greenbelt Park
- Columbia Park
- Fair Oaks Park
- Planet Granite Sunnyvale

## SHOPPING & GROCERY

- Lucky Grocery
- Lowe's
- Nearly New Thrift Shop
- Prestige Wine and Liquors

*5 minute drive to  
Downtown Sunnyvale  
Amenities & Caltrain*

*7 minute drive to  
Downtown Mountain View  
Amenities & Caltrain*





Outdoor Amenity & Event Space

# GROUND FLOOR

*An energizing environment with amenities that support wellness and productivity*

## PRIMARY SPACES

Individual assigned workspaces that act as a "home base" for employees and support heads-down, focused work.

## ACTIVITY SPACES

### COLLABORATION

Different workspaces which have the right environment for working together in a creative manner

### COMMUNICATION

Acoustically limited spaces for informal and formal meetings.

### CONCENTRATION

Spaces that allow employees to work alone or together for maximum focus.

### PRIVACY

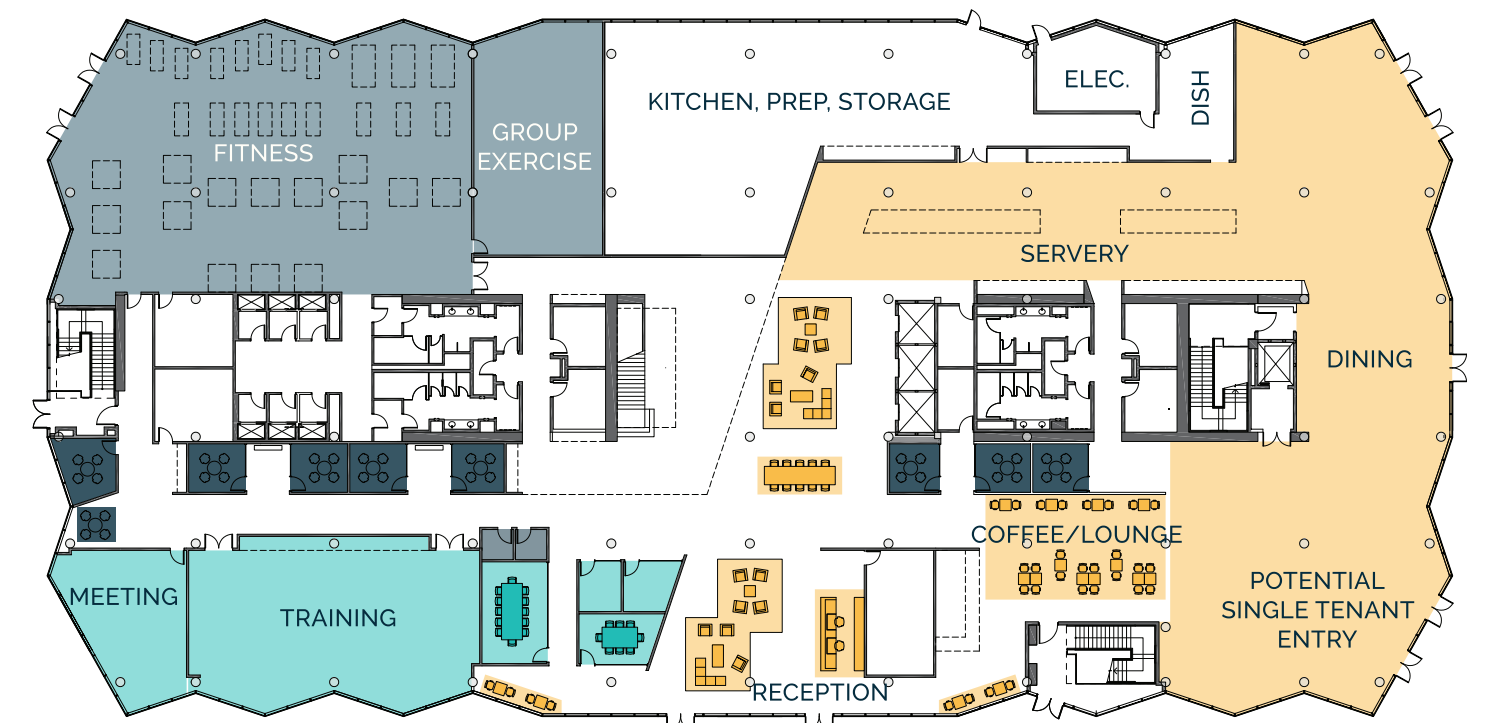
Spaces where employees can contemplate or relax.

684 W MAUDE | PHASE 1 | GROUND FLOOR

Hypothetical Floor Plans



Option A



Option B



Phase 1 | Ground Floor Cafeteria

# MODERN OFFICE

*An innovative campus to fuel creativity and connect community*

## PRIMARY SPACES

- 260 Workstations
- 8 Private Offices

## ACTIVITY SPACES

### COLLABORATION

- 1 Breakroom
- 3 Touch Down Areas

### COMMUNICATION

- 12 Meeting Rooms
- 14 Conference Rooms

### CONCENTRATION

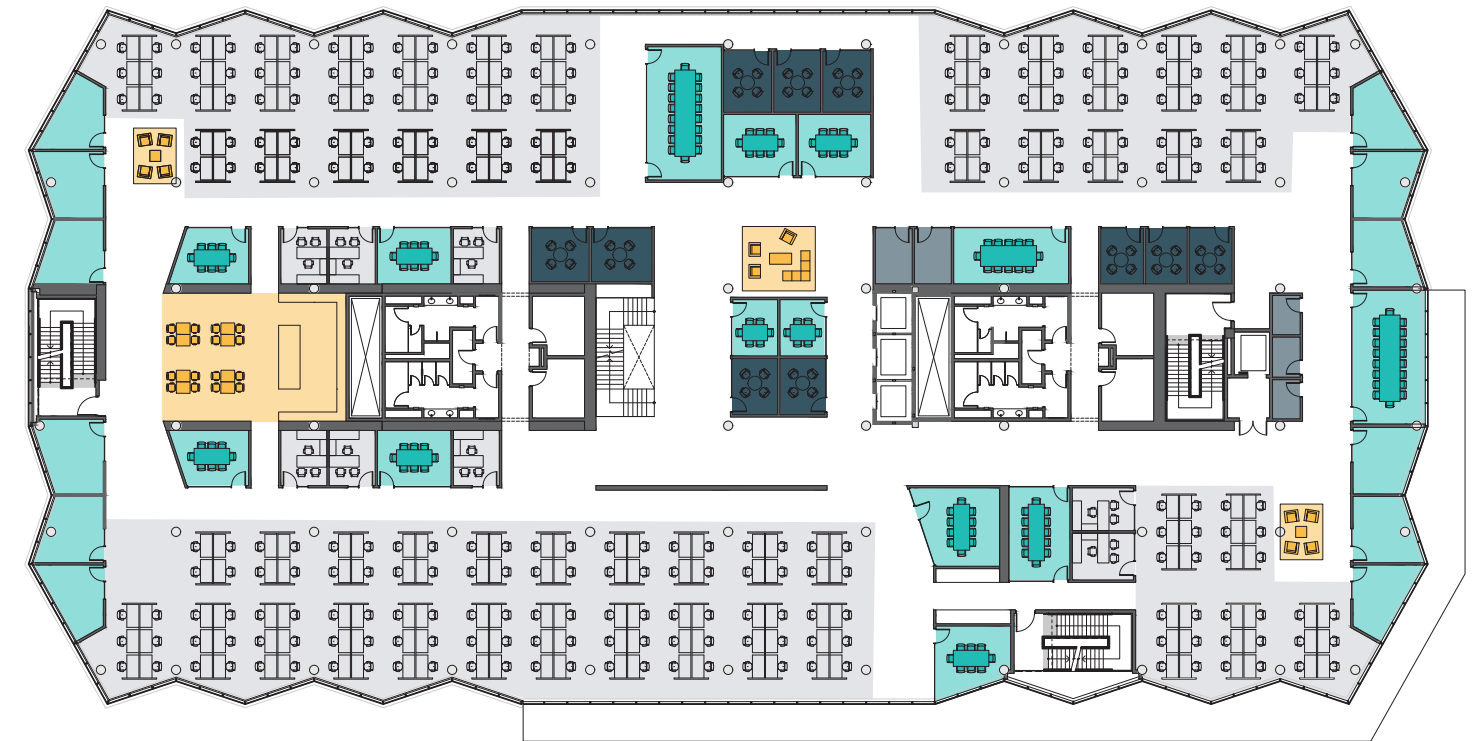
- 10 Huddle Rooms

### PRIVACY

- 5 Phone Rooms

## 684 W MAUDE | PHASE 1 | TYPICAL OFFICE

Hypothetical Floor Plan, Floors 2-4



Approximate Headcount | 268 per floor

Phase 1 Ratio | 1:183 SF per floor

Phase 2 Ratio | 1:172 SF per floor

**~48,000 SF/FLOOR**

4 FLOORS | TOTAL ±194,624 SF



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# FACT SHEET



## PHASE I

- 684 W. Maude Avenue, Sunnyvale

## SITE

- ±4 acres

## BUILDING

- 194,624 Square Feet
- One 4-story office building and one 6-story parking structure

## FLOOR HEIGHTS

- First floor: 17'
- Second through fourth floor: 14'-4"
- Typical tenant finished ceiling height: 10'-0"

## ELEVATORS

- Number of cabs within building: 3
- Number of cabs within parking structure: 2
- Building Type: Kone Monospace 500 Gearless Traction MRL Speed: 350 feet per minute
- Garage Type: Kone EcoSpace Gearless Traction MRL Speed: 200 feet per minute

## BUILDING ENVELOPE

- 5' wide x 14'-4" high unitized curtain wall system with Duranar UC43350
- Viracon VNE-24-63 insulated glazing unit with 3" x 7-1/2" extruded aluminum profiles
- 5' wide x 14'-4" curtain wall panels with View Dynamic Glass insulated glazing units

## GROUND FLOOR ENTRY AREAS

- Medium stile storefront doors with stainless steel hardware with panic devices and closures
- Dual entry optionality

## PARKING

- 586 stalls total (570 stalls in garage and 16 stalls in surface lot)
- Electric vehicle charging stations: 36 (18 fully installed and 18 infrastructure only)

## LEED

- Targeting Gold certification level

## HEATING, VENTILATION AND AIR CONDITIONING

- Built-up penthouse AHU with 400-ton chilled water system providing 160,000 CFM to the building
- Condensing boiler plant with two condensing boilers and two variable speed controlled primary hot water pumps on the roof

## FIRE PROTECTION

- Automatic fire sprinkler systems (in accordance with NFPA 13, City of Sunnyvale Fire Marshal)

## BICYCLES

- Bicycle lockers and bicycle racks on-site
- Dedicated bicycle parking stalls: 61

## ELECTRICAL SYSTEM

- Electrical service via underground utility lines brought to the site by PG&E
- Underground conduit infrastructure shall extend to pad mounted PG&E transformers located on-site adjacent to each structure
- Building utilization voltage will be 277/480 volt, 3-phase, 4-wire with capacity as required to accommodate square footages and loads
- Electrical service for the building 4,000 amps
- Electrical service for the garage 1,200 amps
- Infrastructure in place for backup generator

## TELECOMMUNICATION SYSTEM

- Service entrance shall consist of four (4) 4" underground conduits, one from AT&T, one from Comcast, one for Fiber Optic, and one spare.
- Telecommunication rooms shall be provided stacked, from the ground floor, with 4" conduit sleeves through the floor to interconnect

## OUTDOOR PLAZA & BUILDING EDGES

- A mix of regionally relevant canopy and understory trees will provide seasonal interest and shade
- Paver hardscape at all building entries and patio area
- BBQ and bar top servery
- Turf gathering area
- Half court basketball
- Outdoor TRX exercise equipment
- Dog run
- Tenant vegetable garden

## INFRASTRUCTURE

- 2,500 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4" connection stub out to building
- Infrastructure for additional tenant backup generator (conduit installed) (Two 3" and five 1" conduit stub outs from building main electrical room to future generator location for feeder power and controls)



Phase 2 | Courtyard & Shuttle





*[www.CatalystSunnyvale.com](http://www.CatalystSunnyvale.com)*

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