



# 275 MATHILDA



**WORK INSPIRED. LIFE CONNECTED.**





# HIGHLIGHTS

- » Unique, single-building campus with HQ opportunity in the heart of Sunnyvale
- » Four-story, ±134,765 SF building with flexible floor plates, customizable to meet your workplace needs
- » Walking distance to Sunnyvale Caltrain station and immediate freeway ingress/egress for a seamless Bay Area commuting experience that delivers top talent directly to your doorstep
- » Connected to Downtown Sunnyvale and Cityline with abundant local amenities

# DETAILS

Centrally positioned along Mathilda Ave and Central Expressway, 275 Mathilda allows your campus an elevated brand identity

## PROJECT SIZE:

- » 4-story, modern building design offering ±134,765 SF

## BUILDING SPECS:

- » First floor: ± 34,000 SF
- » Typical floor size: ± 38,000 SF
- » Rooftop patios: 2; ± 4,750 SF per patio
- » First floor ceiling height: 16'
- » Floors 2 - 4 ceiling height: 14' 3"

## PROPERTY AMENITIES:

- » Expansive outdoor area with terraced patios, event lawns and public art installations
- » Two rooftop patios activate the top level extending the workspace with seamless indoor/outdoor connectivity
- » Bike lockers and bike rack storage

## SUSTAINABILITY:

- » Targeting LEED Gold certification
- » EV charging stations

## PARKING:

- » Parking Ratio 3.3:1000
- » 4.5-story parking garage

## ELECTRICAL/MECHANICAL:

- » 3000 A @ 277 V/480 V
- » 300 ton VRV/VRF system

### SOUTH ELEVATION



### NORTH ELEVATION



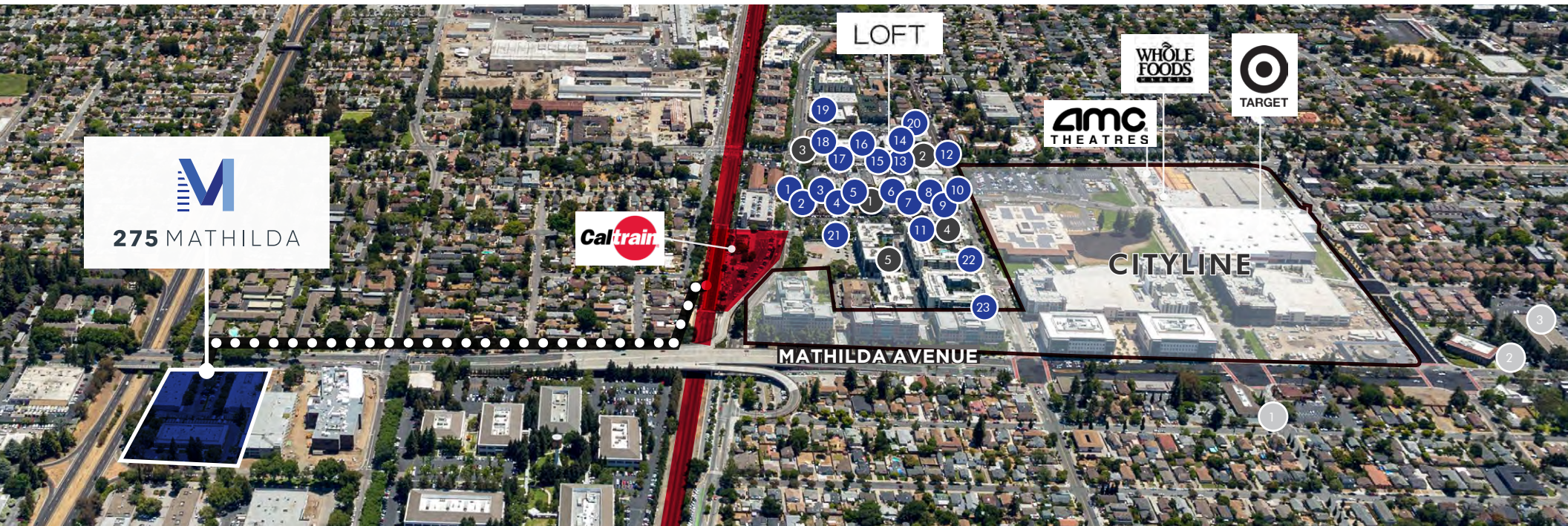
### EAST ELEVATION



### WEST ELEVATION



# AMENITIES



## DINING

1. Thai Basil
2. Firehouse Brewery
3. Murphy's Law
4. Tumeric
5. Metro City
6. Chef Yu
7. Ramen Seas
8. Tao Tao
9. Lily Macs
10. Rokko Fine Japanese Cuisine, Bambu Desserts & Drinks, Inchin's Bamboo Garden
11. Dishdash
12. Siam Taste Thai Cuisine
13. House of Kabobs
14. Fibber MGees
15. Pure Lounge & Restaurant
16. Tarragon
17. Rak Bistro
18. Sizzling Pot King
19. King Wah Chinese
20. Vitality Bowls. The Don's Deli, Sajj
21. Norn Burger, TAP'T Beer & Kitchen The Prolific Oven. City Place Wine Bar
22. Kabul Afghan Cuisine, Pho Ever

## COFFEE

1. Palace Cafe
2. Bean Scene
3. Coffee & More
4. Starbucks
5. Philz Coffee

## BANKING

1. Wells Fargo
2. Chase Bank
3. Bank of America

# NEIGHBORHOOD



- Google
- Yahoo
- NetApp
- Google
- Google
- hp
- Amazon
- Microsoft
- Apple
- Nokia
- LinkedIn
- LinkedIn
- LinkedIn
- LinkedIn
- Apple
- Apple
- Apple
- Apple
- SAP Ariba
- Avantec
- Mercedes-Benz
- Volvo
- Apple
- Apple
- Apple
- 23andme
- Walmart
- Twitter
- Caltrain
- Target
- CrowdStrike
- RedHat
- Nokia
- Apple

**M**  
275 MATHILDA

**CITYLINE**

# TRANSPORTATION



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CENTRAL EXPRESSWAY



CITYLINE

MATHILDA AVENUE

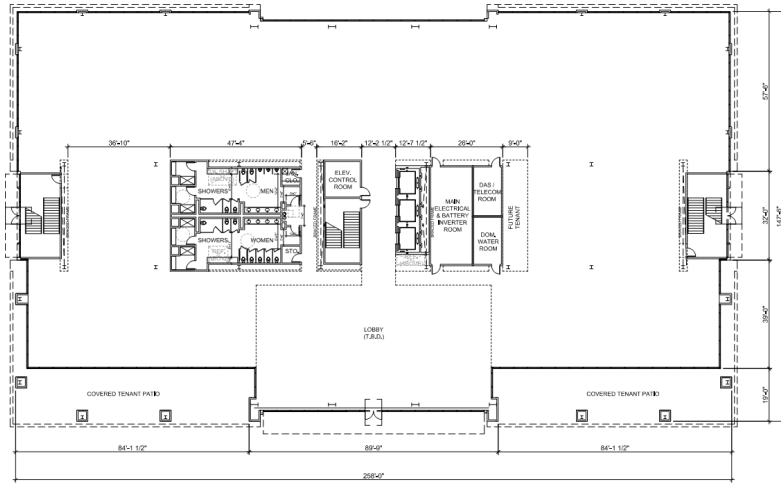
5 MINUTE WALK TO CALTRAIN STATION  
3 MINUTE BIKE RIDE TO CALTRAIN  
60 MINUTES FROM SF TO SUNNYVALE CALTRAIN STATION  
40 MILES TO SAN FRANCISCO

# SITE PLAN

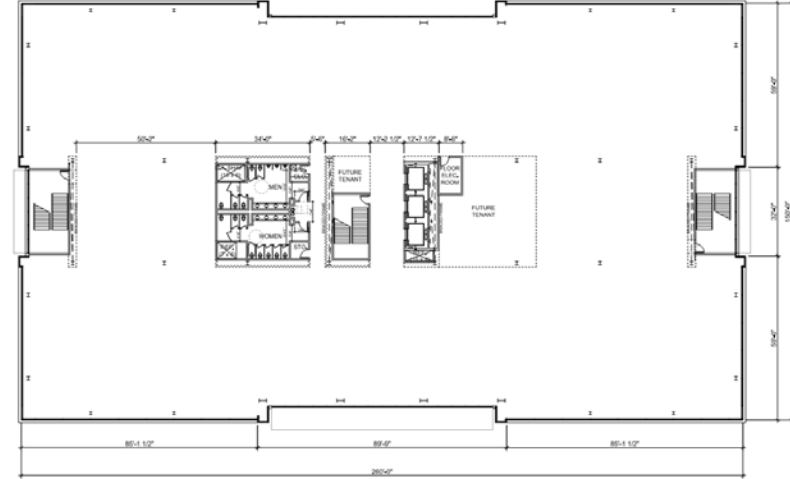


# FLOOR PLANS

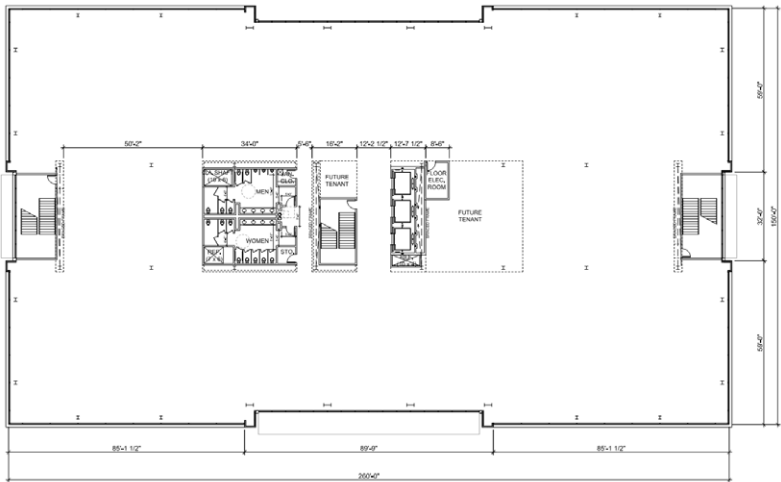
**GROUND LEVEL** ±34,000 SF



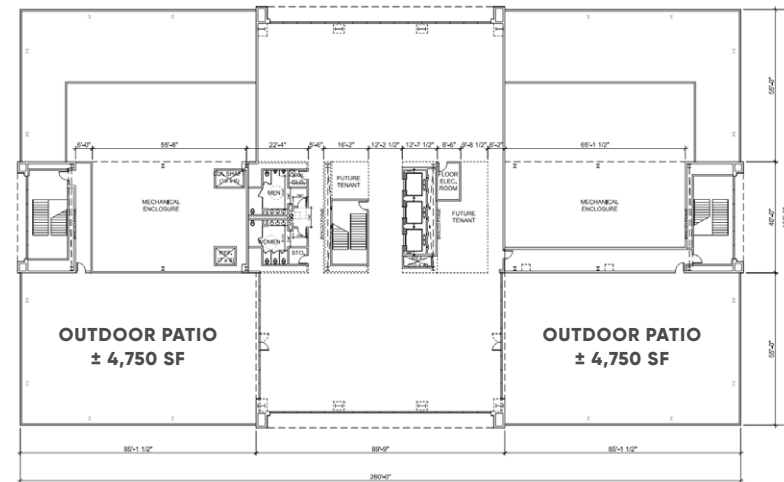
**SECOND LEVEL** ±38,000 SF



**THIRD LEVEL** ±38,000 SF



**FOURTH LEVEL** ±25,000 SF





# RENDERINGS



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