

FOR LEASE

910 E. California Ave., Sunnyvale

R&D / Office Space

Clean Room,
Heavy Power,
Lab, & Process
Vacuum!



HIGHLIGHTS

- ◆ **Freestanding Building:** ±8,400 Sq. Ft. with 60% R&D & 40% Office
- ◆ **Unique Features:** clean room + lab + process vacuum + heavy power
- ◆ **Target Industries:** Life sciences, semi-conductor, light industrial ("M1" zoning)
- ◆ **Clean Room:** Class 10,000: ±1,360 Sq. Ft. with adjacent Gowning Room
- ◆ **Lab & Assembly Rooms**
- ◆ **Process Vacuum** (Rietschle & Atlas Copco systems): piped for clean dry air & process vacuum in Clean Room, Lab & Assembly rooms
- ◆ **Heavy Power:** 800 Amps, 277/480 Volts, 3 Phase
- ◆ **Loading Area:** GL door to exterior with extra-wide double doors to interior
- ◆ **Other Rooms:** Lunch room / kitchen, 2 server rooms, private offices
- ◆ **100% Central Heating/Cooling**
- ◆ **Low Expenses:** \$0.08 taxes & insurance
- ◆ **Parking:** 3 / 1,000
- ◆ **Available:** Now
- ◆ **Tenant Improvements Available**
- ◆ **Leasing Incentives Available**

Contact: Mike L. Meffert

Alhouse Deaton

MANAGEMENT & LEASING, INC.

Stanford Financial Square

2600 El Camino Real, Suite 100

Palo Alto, CA 94306

Cell Ph. (650) 207-4754

Tel. (650) 857-0116, ext. 107

Fax. (650) 852-0316

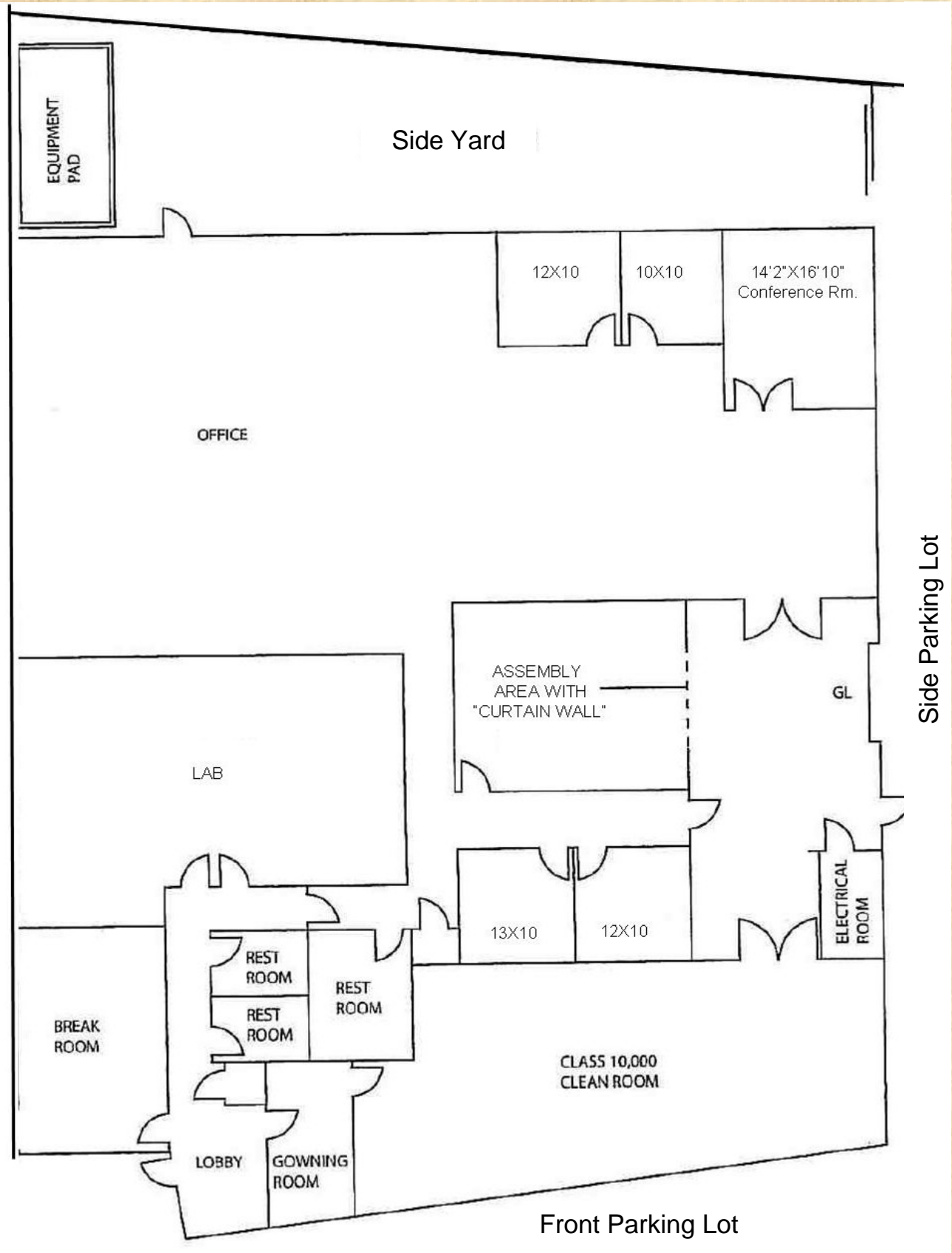
mmeffert@alhousedeaton.com

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Floor Plan



Not exact. Not to scale.

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Bird's Eye View & Map



"The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it."

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Photo Gallery



Clean Room



Lab



Wide Double Doors



Process Vacuum Piping in Clean Room, Lab, & Assembly Areas



Open Office Space



Side Parking Lot