

SVBP

SUNNYVALE BUSINESS PARK

400-860 West California Ave
Sunnyvale, California



CLASS A
OFFICE/R&D CAMPUS
OPPORTUNITY









Available for Lease

430 BUILDING —  **PDF** 
±52,859 SF

600 BUILDING —  **PDF** 
±70,850 SF
AVAILABLE 1/1/26

640 BUILDING —  **PDF** 
SUITE 100 – ±27,130 SF*
SUITE 200 – ±10,791 SF*
AVAILABLE 10/1/25

680 BUILDING —  **PDF** 
±70,010 SF*
AVAILABLE 10/1/25

800 BUILDING —  **PDF** 
SUITE 200 – ±14,996 SF
SUITE 210 – ±15,981 SF
Contiguous for ±30,977 SF

Within One Block of Caltrain Station and Downtown Sunnyvale Amenities

Excellent Access to Highway 101, Interstate 280 and Central Expressway

New 6400 SF Indoor/Outdoor Fitness Center

Outdoor Park Setting with Amenities Including a Gourmet Kitchen, Bar-B-Que Grills, Fire Pits, Ping-Pong, Putting Green and Lounge Seating. Bikes Available for Tenants Enjoyment

37 EV Charging Stations

Secured Bike Lockers

Building Signage and Monument Signage

Grade Level and Dock Loading

13'6" to 19'6" Slab to Slab Height

2,000 Amps, 277/480V per Building

Dramatic Lobbies with Full Height Glass

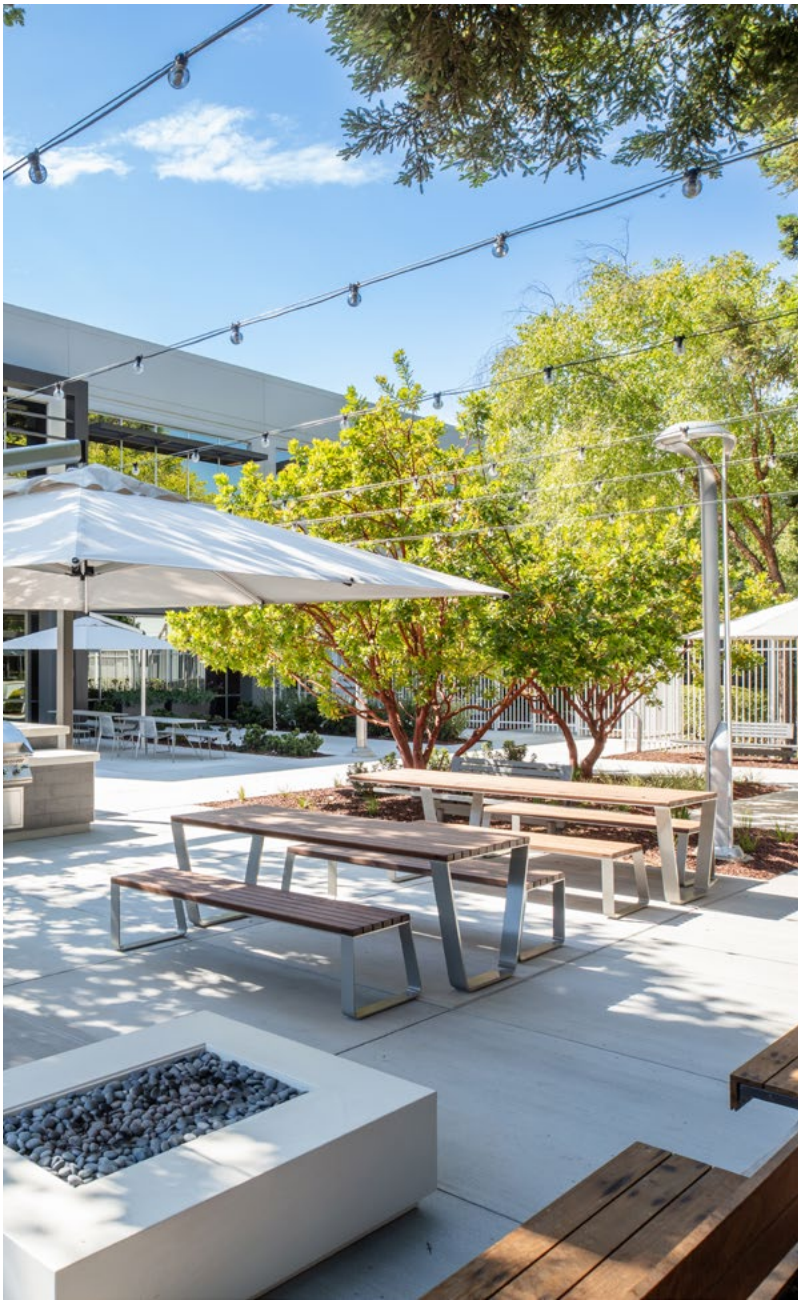
Extensive Glass Line

Class A Finishes




2.6/1000 Parking

Property Features





Legend

-  EV Stations
-  Outdoor Furniture/Gathering Area
-  Fitness Center
-  Food Truck Area

**Outdoor
Amenity Area**

- BBQ Grill / Outdoor Kitchen
- Ping Pong Tables
- Putting Green
- Fire Pits
- Bean Bag Toss
- Lounge and Dining Seating

Explore

The fine dining, networking and nightlight hub of Silicon Valley.

Downtown Sunnyvale offers an abundance of easily accessible restaurants, cafes and other sought after amenities within easy reach.

Over 20+ Restaurants

4 Coffee Shops

3 Banks

5 Hotels



**Within
Steps**
of Caltrain Station



Amenities & Transportation

1. N Mathilda Ave

Denny's
Motel 6
Hobee's
Dish N Dash
McDonald's
Best Western
Hilton Garden Inn

2. Fair Oaks Ave at Caliente Dr

7-Eleven
Daily Doughnuts & Sandwiches
Domino's pizza
LoAn's Hair & Nails
Rene Rose Island Cuisine

3. Lakewood Shopping Center

Ming Tasty
Homi Japanese Ramen
Saigon Seafood Harbor
Hotpot First
Lakewood Dental Care

4. Fair Oaks Ave & Tasman Dr

zPizza
Grocery Outlet Bargain Market
Boba Drive
Amazing Cuts

5. Cherry Orchard Shopping Center

Starbucks
Sweetgreen
Sourdough & Co
Elements Massage
Trader Joe's
Chipotle
The Halal Guys
GameStop
Patelco
One Medical
PF Changs
Sport Clips

6. W El Camino Real

Himalayan Kitchen
A Slice of New York
Satkar
Super Taueria
Madras Cafe
CVS
Greek Spot
Thai Spoons
Dim Sum King
Chick-fil-A
Starbucks

7. Bailey Park Plaza

Round Table Pizza
Safeway
Jack-in-the-Box
Starbucks
Dickey's BBQ Pit

8. Downtown Mountain View

Chez TJ
Doppio Zero
Steins Beer Garden & Restaurant
Cafe Terrace
Crepevine Restaurants
Red Rock Coffee
Asian Box
Sushi Tomi
Eureka!
Cascal
La Fiesta
Shana Thai
Los Portales
California Street Market
1 Oz Coffee
Namastee Nepal
Chicken G's
Tommy Thai
Clifford's Chicken & Fish

9. Grant Park Plaza

99 Ranch Market
Nob Hill Foods
Marshalls & Home Goods
Wells Fargo
Peet's Coffee & Tea
City Sports Club
Posh Bagels
Sweet Tomatoes

10. Murphy Street Restaurants

The Oxford Kitchen and Gastropub
Off The Rails Brewing
Burma Taste
Metro City Restaurant and Bar
DishDash
Meyhouse
Urban Plates
Vino Vino
Roberto's Cantina
Fashion Wok

Caltrain Stations

VTA



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