

1388
KIFER ROAD
SUNNYVALE, CA

BACK ON THE MARKET - FOR LEASE OR SALE



±88,924 SQUARE FEET - HQ BUILDING

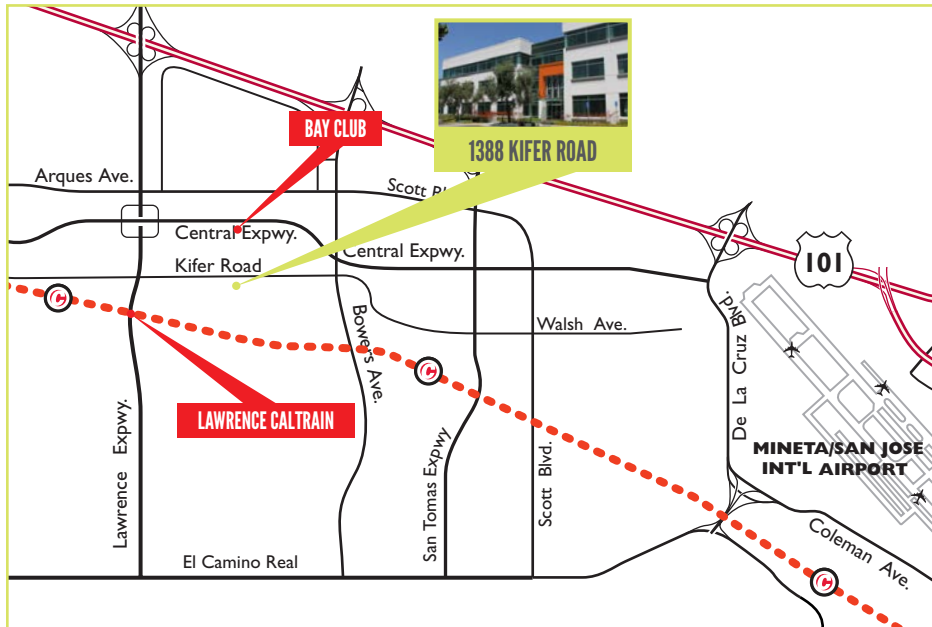
Northern Silicon Valley | Walk to  +  Shuttle

CRAIG L. FORDYCE, SIOR, CCIM
+1 408 282 3911
craig.fordyce@colliers.com
CA License No. 00872812

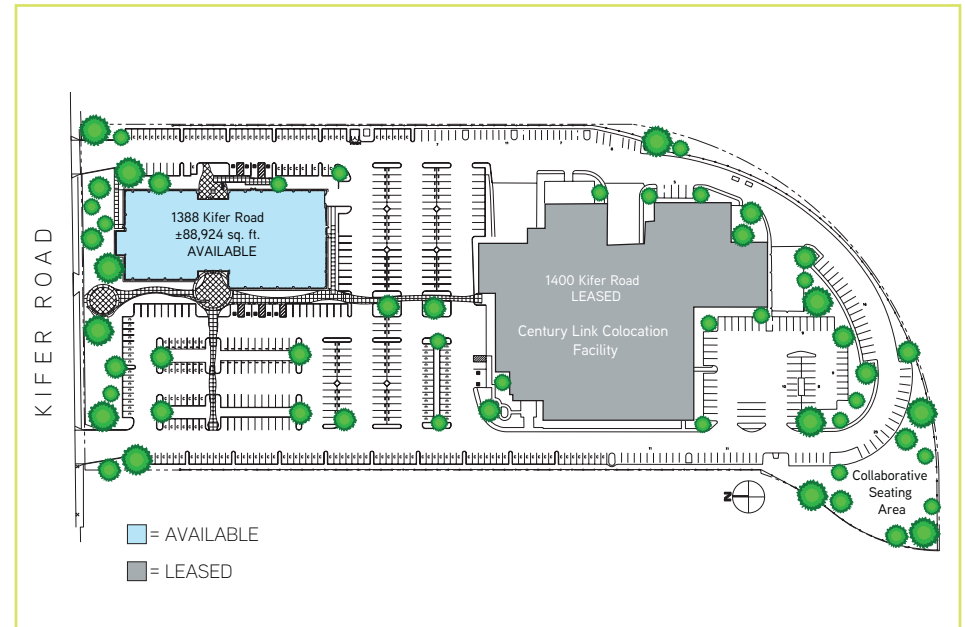
MICHAEL ROSENDIN, SIOR, CCIM
+1 408 282 3900
michael.rosendin@colliers.com
CA License No. 00826095

SHANE MINNIS, LEED AP
+1 408 282 3901
shane.minnis@colliers.com
CA License No. 01708656

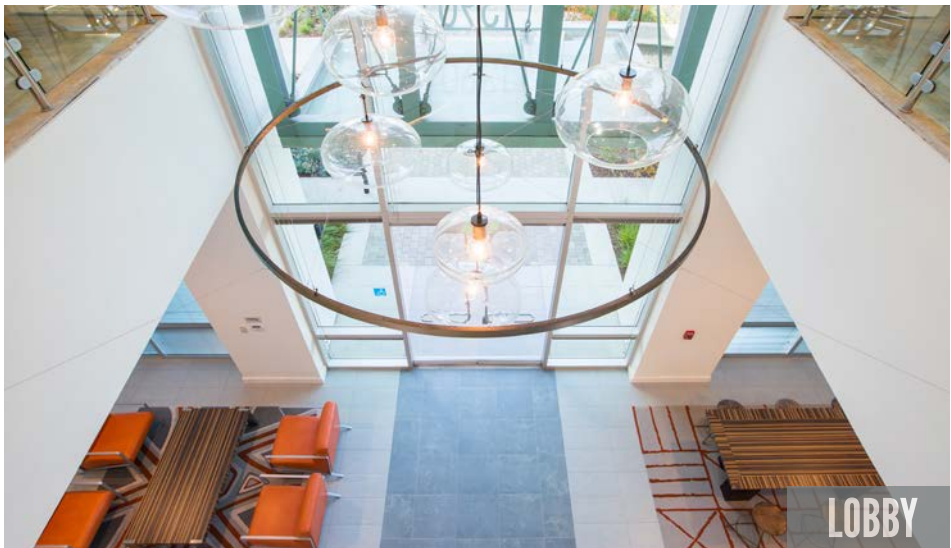
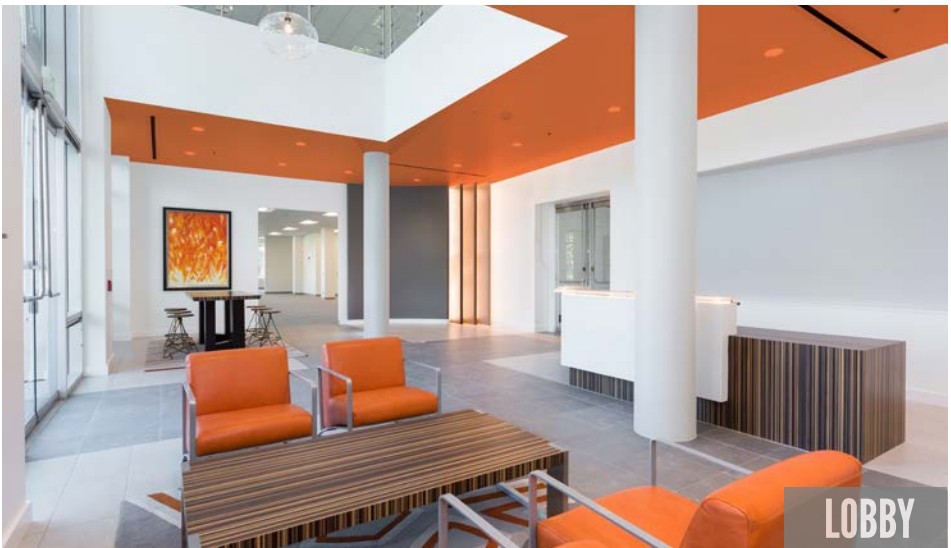




- Easy Access to Employment Pool
- Caltrain Shuttle Across the Street
- Large Cafe & Outdoor Collaboration Area
- Walking Distance to New Residential Housing
- Highly Efficient Rectangular Open Floor Plates
- Across the Street from Bay Club Santa Clara
- Multiple Fiber Providers - On-Site Century Link Colocation Center
- Monument & Building Signage Available
- Proactive Ownership and Property Management
- 3.5627 Acres - APN 216-27-030

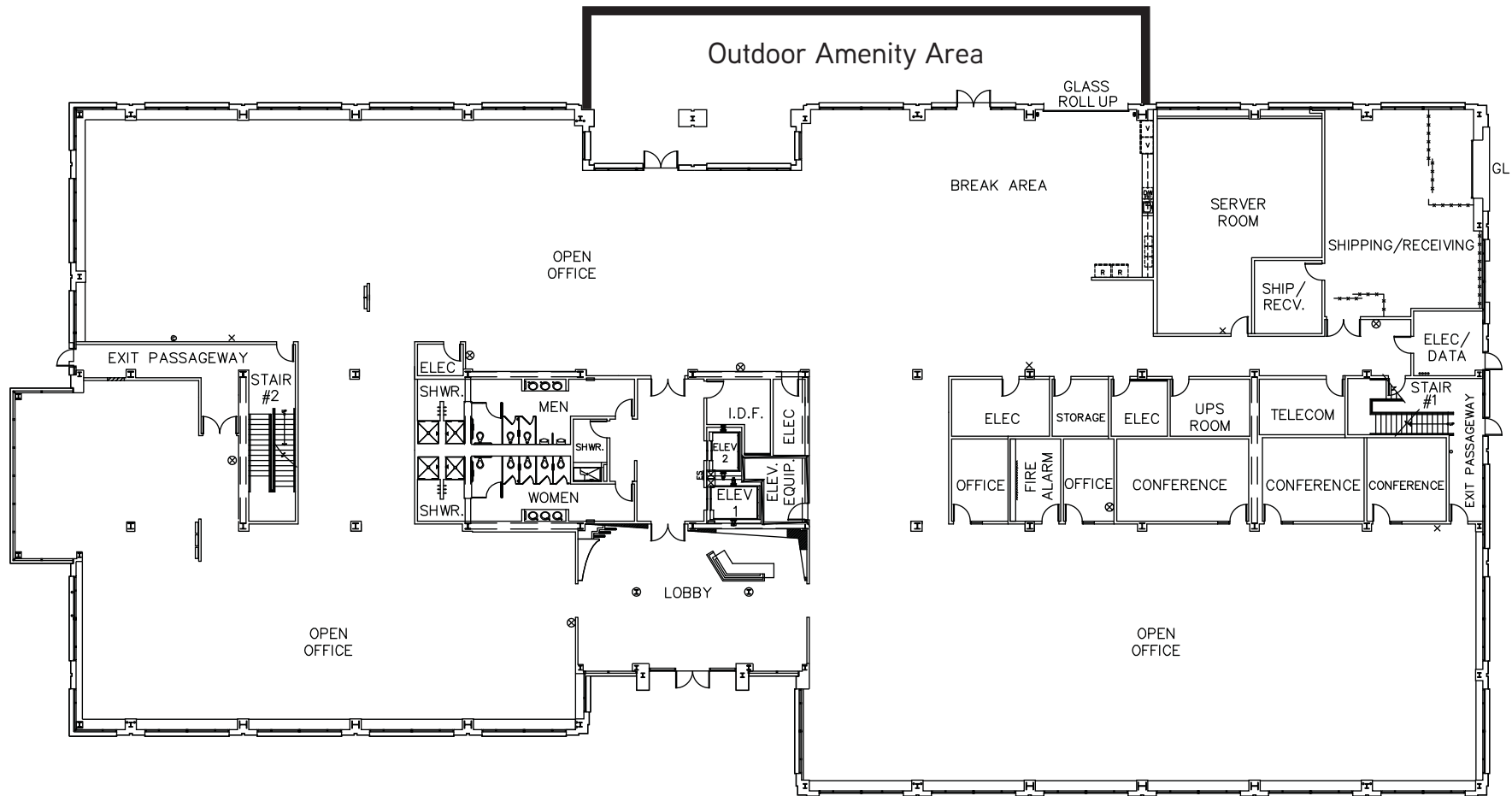


- **Market Ready Improvements Complete**
- 11' Drop Ceiling with 16' Clear Height on the Ground Floor
- 2 Elevators (1 with Freight Capacity)
- Shipping / Receiving with Roll-up Door
- Back-Up Generator:
 - 300kW WQ with 417 HP Motor, 550 Gallon Tank, 600 Amp Transfer Switch
- ±3.62/1,000 Parking
- 2,000 Amps @ 277/480 Volts





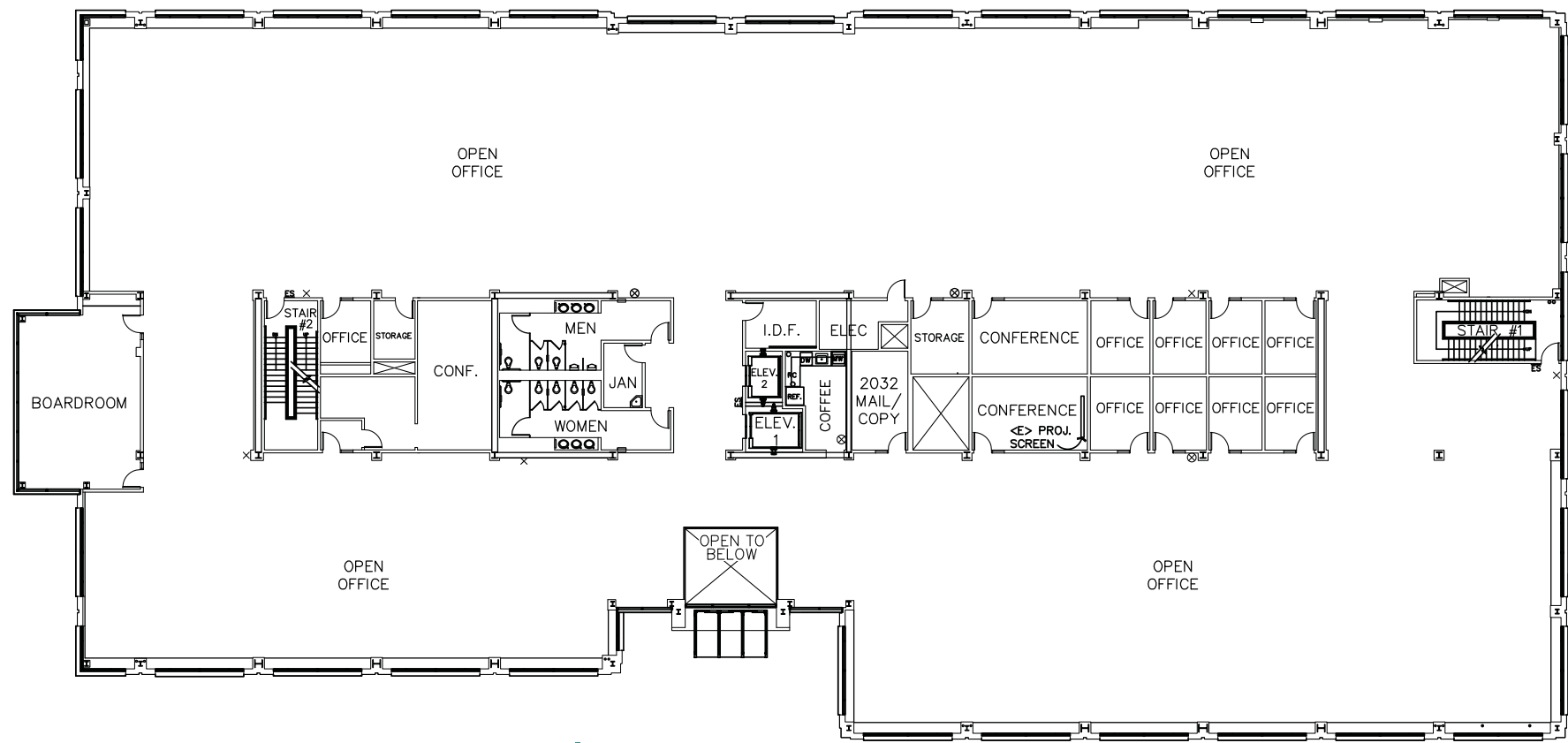
FIRST FLOOR PLAN



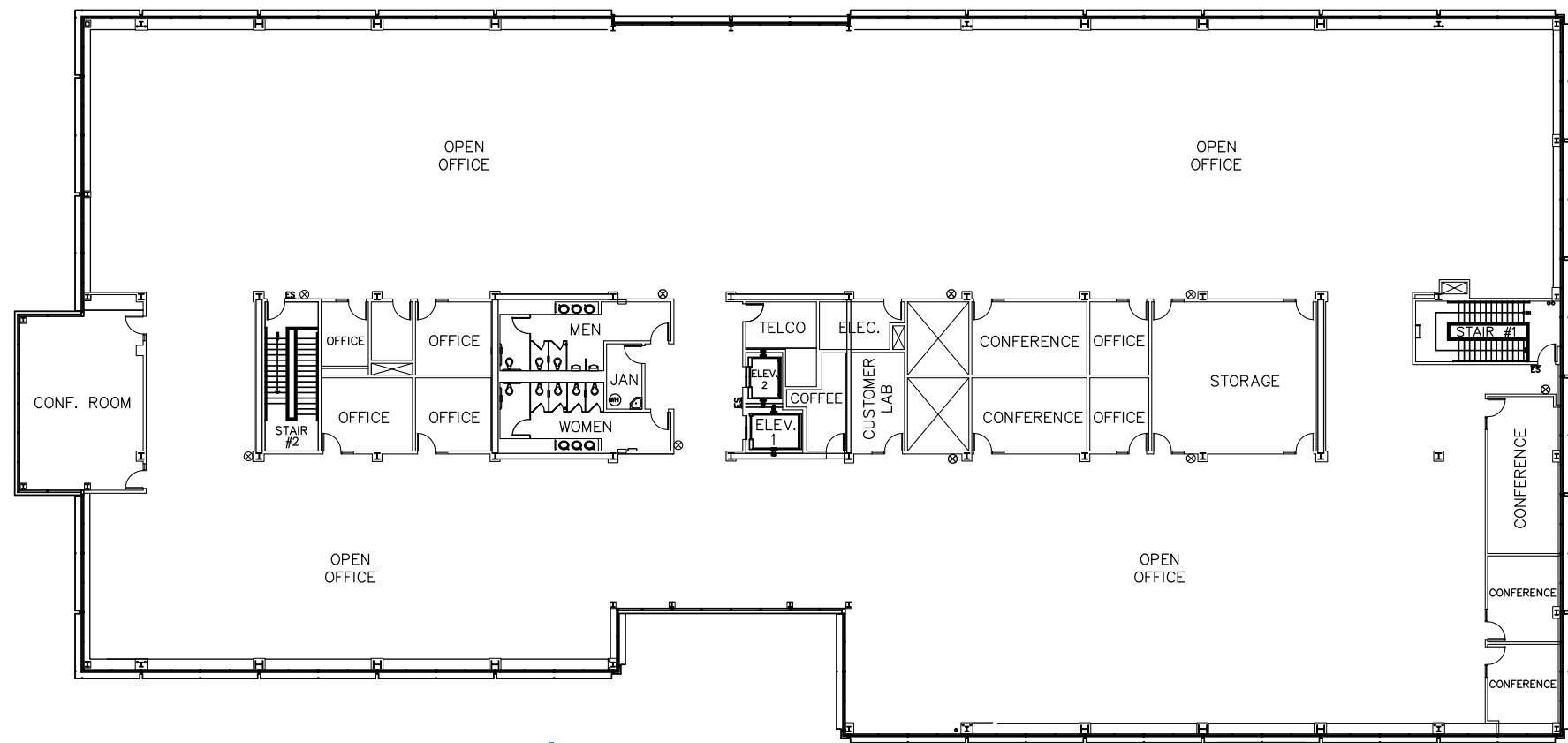
FIRST FLOOR As-Built Plan | ±29,321 SF

- Indoor / Outdoor Collaboration Area w/ Glass Roll-Up Door Access
- Enclosed Patio with Seating
- Grade Level Loading
- Showers

SECOND FLOOR PLAN



SECOND FLOOR As-Built Plan | ±29,695 SF



THIRD FLOOR As-Built Plan | ±29,904 SF

PARCEL MAP

BEING A SUBDIVISION OF PARCEL ONE AND TWO AS DESCRIBED IN THAT
CERTAIN GRANT DEED RECORDED JANUARY 13, 2015 AS DOCUMENT
NUMBER 2228678 OF SANTA CLARA COUNTY OFFICIAL RECORDS

CITY OF SUNNYVALE - SANTA CLARA COUNTY - CALIFORNIA
MARCH 2017

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2810 Collier Canyon Road Phone (925) 245-8766
Livermore, California 94551 Fax (925) 245-8796

NOTES

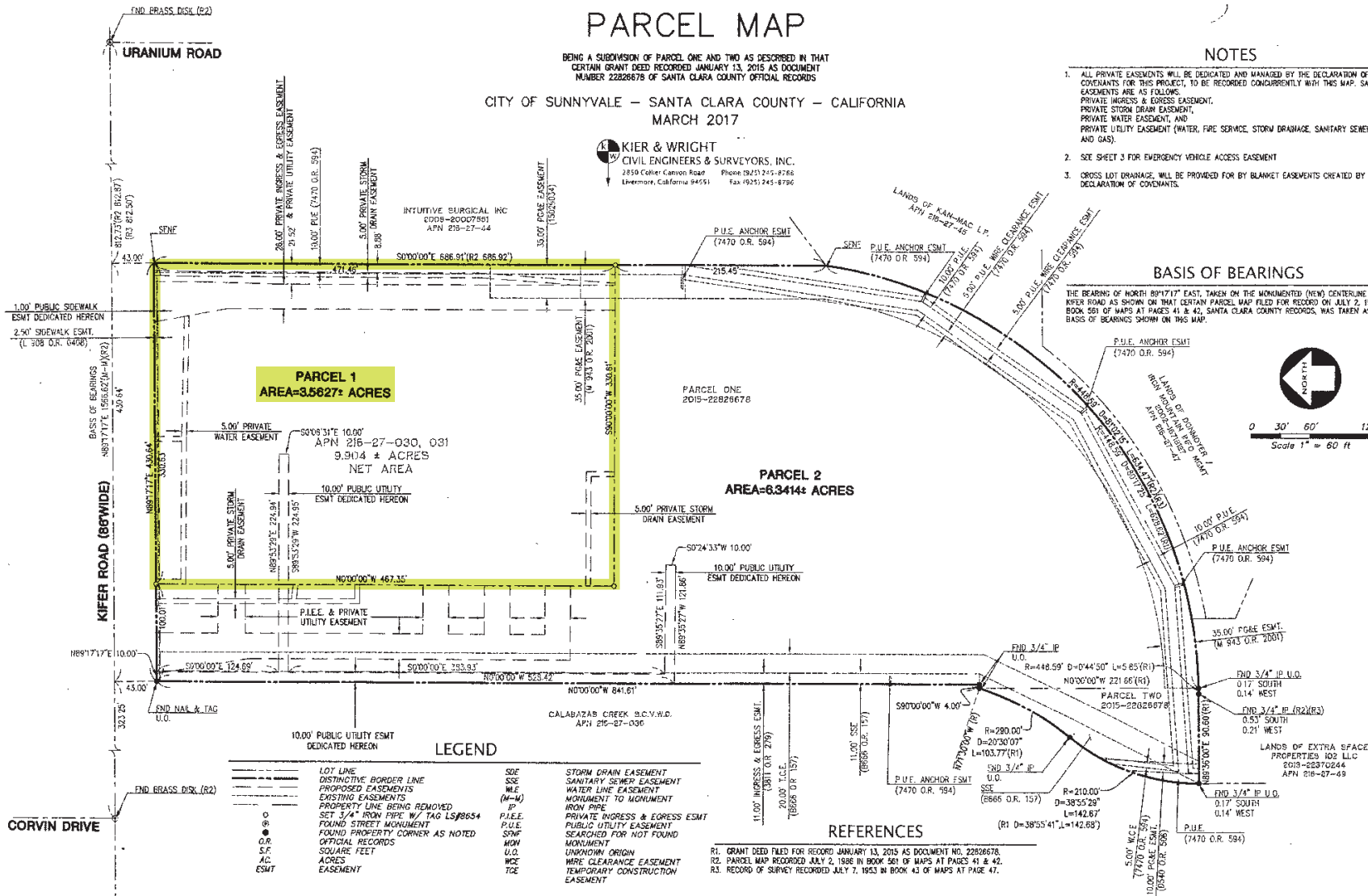
1. ALL PRIVATE EASEMENTS WILL BE DEDICATED AND MANAGED BY THE DECLARATION OF COVENANTS FOR THIS PROJECT, TO BE RECORDED CONCURRENTLY WITH THIS MAP. SAID EASEMENTS ARE AS FOLLOWS:
PRIVATE INGRESS & EGRESS EASEMENT,
PRIVATE STORM DRAIN EASEMENT,
PRIVATE WATER EASEMENT, AND
PRIVATE UTILITY EASEMENT (WATER, FIRE SERVICE, STORM DRAINAGE, SANITARY SEWER AND GAS).
2. SEE SHEET 3 FOR EMERGENCY VEHICLE ACCESS EASEMENT
3. CROSS LOT DRAINAGE WILL BE PROVIDED FOR BY BLANKET EASEMENTS CREATED BY THE DECLARATION OF COVENANTS.

BASIS OF BEARINGS

THE BEARING OF NORTH 89°17'17" EAST, TAKEN ON THE MONUMENTED (NEW) CENTERLINE OF KIFER ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JULY 2, 1986 IN BOOK 561 OF MAPS AT PAGES 41 & 42, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



0 30' 60' 120'
Scale 1" = 60' ft



LEGEND

LOT LINE	SSE	STORM DRAIN EASEMENT
DISTINCTIVE BORDER LINE	SSE	SANITARY SEWER EASEMENT
PROPOSED EASEMENTS	M-E	WATER LINE EASEMENT
EXISTING EASEMENTS	(M-U)	MONUMENT TO MONUMENT
PROPERTY LINE BEING REMOVED	IP	IRON PIPE
SET 3/4" IRON PIPE W/ TAG LSP8654	P.U.E.	PRIVATE INGRESS & EGRESS ESMT
FOUND STREET MONUMENT	SNUP	PUBLIC UTILITY EASEMENT
FOUND PROPERTY CORNER AS NOTED	U.O.	SEARCHED FOR NOT FOUND MONUMENT
OFFICIAL RECORDS	WCE	UNKNOWN ORIGIN
SQUARE FEET	TCE	WIRE CLEARANCE EASEMENT
ACRES		TEMPORARY CONSTRUCTION EASEMENT
EASEMENT		

REFERENCES

1. GRANT DEED FILED FOR RECORD JANUARY 13, 2015 AS DOCUMENT NO. 2228678.
2. PARCEL MAP RECORDED JULY 2, 1986 IN BOOK 561 OF MAPS AT PAGES 41 & 42.
3. RECORD OF SURVEY RECORDED JULY 7, 1953 IN BOOK 43 OF MAPS AT PAGE 47.

1388
KIFER ROAD
SUNNYVALE, CA

AERIAL



- Wine Bar & 2 Restaurants
- Massage Therapy
- Baysport Physical Therapy
- Childcare & Youth Therapy
- Locker Rooms & Laundry
- 3 Heated Swimming Pools
- 11 Lit Tennis Courts
- Six Squash Courts
- Badminton
- 3 Full Size Basketball Courts
- Group Exercise
- Personal Fitness Training
- Indoor Soccer
- Volleyball



1388
KIFER ROAD
SUNNYVALE, CA

CALTRAIN - LAWRENCE STATION

2017 **Caltrain** SCHEDULE SANTA CLARA/SUNNYVALE

Peak Morning North Bound Service

Train #	207	217	221	227	233
Gilroy	X	6:07	6:28	7:05	X
Morgan Hill	X	6:22	6:43	7:20	X
San Jose	5:57	6:57	7:18	7:55	8:40
Santa Clara	6:02	7:02	7:23	8:02	8:45
Lawrence	6:12	7:12	7:28	8:12	8:50

Peak Evening South Bound Service

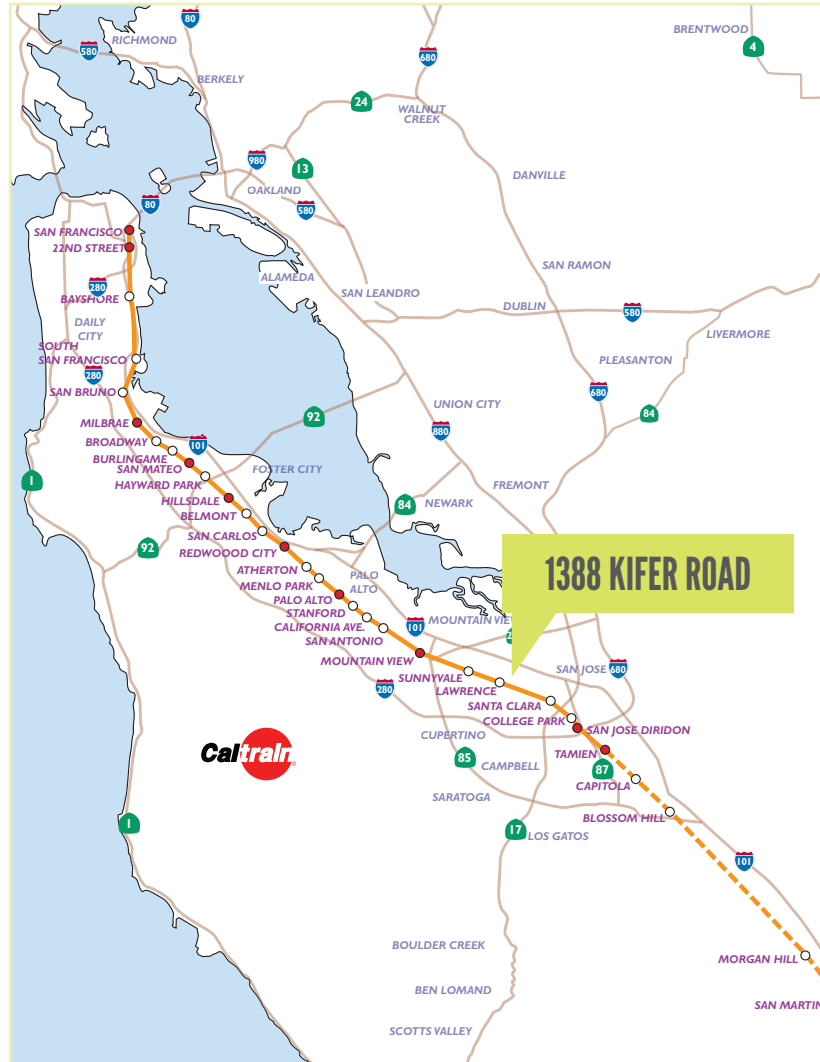
Train #	156	258	268	274	278
Lawrence	4:24	4:46	6:01	6:45	7:01
Santa Clara	4:29	4:51	6:08	6:50	7:08
San Jose	4:39	5:00	6:16	6:58	7:16
Morgan Hill	5:11	X	6:48	7:30	X
Gilroy	5:30	X	7:07	7:49	X

Peak Morning South Bound Service

Train #	104	206	210	216	220
San Francisco	5:25	6:11	6:44	7:19	7:44
Millbrae	5:49	6:29	7:01	X	8:01
Redwood City	6:13	6:49	7:18	X	8:18
Palo Alto	6:21	6:57	7:26	8:01	8:26
Mountain View	6:23	7:07	7:38	8:09	8:38
Sunnyvale	6:33	X	7:43	X	8:43
Lawrence	6:42	7:12	7:49	8:16	8:49

Peak Evening North Bound Service

Train #	269	277	279	287	289
Lawrence	4:52	5:39	5:52	6:39	6:53
Sunnyvale	4:58	X	5:58	X	X
Mountain View	5:03	5:46	6:03	6:46	7:00
Palo Alto	5:16	5:54	6:16	6:54	7:10
Redwood City	5:25	X	6:25	X	7:19
Millbrae	5:53	X	6:43	X	7:41
San Francisco	6:02	6:39	7:02	7:39	8:00



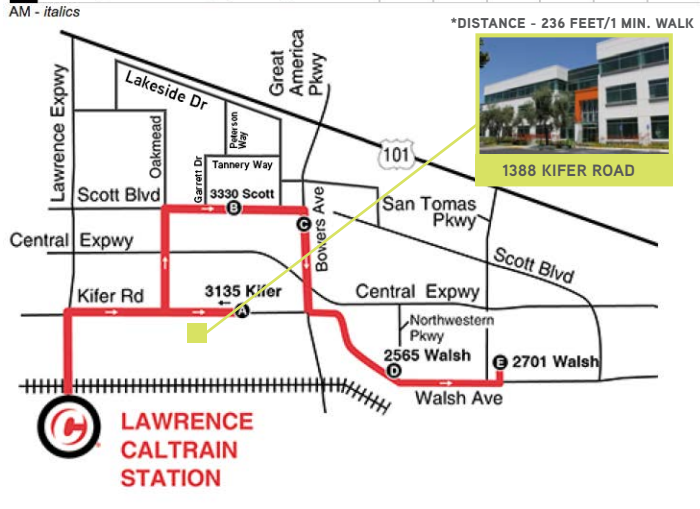
Drawings Not Exact/Not To Scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2017 Colliers International



MORNING SCHEDULE

Northbound Train No.	—	217	—	227	233	135
Arrives Lawrence	—	7:12	—	8:12	8:50	9:25
Southbound Train No.	104	206	210	216	220	226
Arrives Lawrence	6:44	7:14	7:51	8:20	8:51	9:20

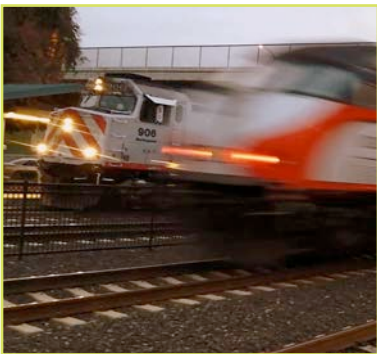
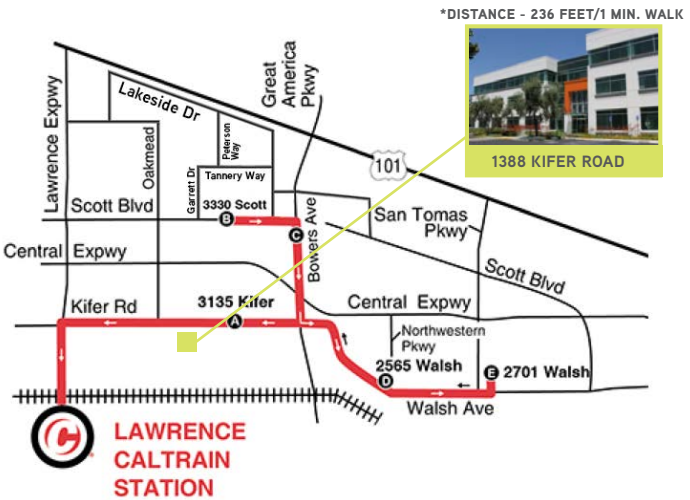
AM LOOP							
	<u>Leave Lawrence</u>	6:49	7:19	7:56	8:25	8:56	9:30
A	Qualcomm (3135 Kifer), Parking Lot at side of Kifer*	6:52	7:22	7:59	8:28	8:59	9:33
B	Menlo Equities (3330 Scott), Bus Stop	6:56	7:26	8:03	8:32	9:03	9:37
C	Applied Materials (3100 Scott), Bus Stop	6:57	7:27	8:04	8:33	9:04	9:38
D	Vantage (2550 Walsh), at curb	6:59	7:29	8:06	8:35	9:06	9:40
E	Nvidia (2701 Walsh, Bldg D), Parking Lot	7:04	7:34	8:11	8:40	9:11	9:45



AFTERNOON SCHEDULE

PM LOOP							
B	Menlo Equities (3330 Scott), Bus Stop	3:22	4:00	4:50	5:16	6:02	6:30
C	Applies Materials (3100 Scott), Bus Stop	3:23	4:01	4:50	5:17	6:03	6:31
E	Nvidia (2701 Walsh, Bldg D), Parking Lot	3:31	4:09	4:58	5:27	6:11	6:41
D	Vantage (2565 Walsh), Bus Stop	3:35	4:13	5:02	5:32	6:15	6:46
A	Qualcomm (3135 Kifer), at curb, Bus Stop*	3:38	4:16	5:05	5:35	6:18	6:49
Arrive Lawrence Caltrain		3:43	4:21	5:10	5:40	6:23	6:54

Northbound Train No.	261	267	277	279	287	191
Arrives Lawrence	3:54	4:39	5:39	5:52	6:39	7:00
Southbound Train No.	254	156	—	288	274	278
Arrives Lawrence	3:48	4:26	—	6:03	6:47	7:03



PUBLIC TRANSPORTATION MAP

SNAPSHOT:	DISTANCE	TIME
Caltrain Lawrence Station	0.9 miles	15 minute walk
Bus Lines 57 & 58	0.4 miles	10 min walk
Highways 101, Lawrence, Central, San Tomas & Montague Expwy	within 1.1 miles	3 min drive
Mineta San Jose International Airport	6 miles	10 min drive



CALTRAIN - LAWRENCE STATION

Drawings Not Exact/Not To Scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2017 Colliers International



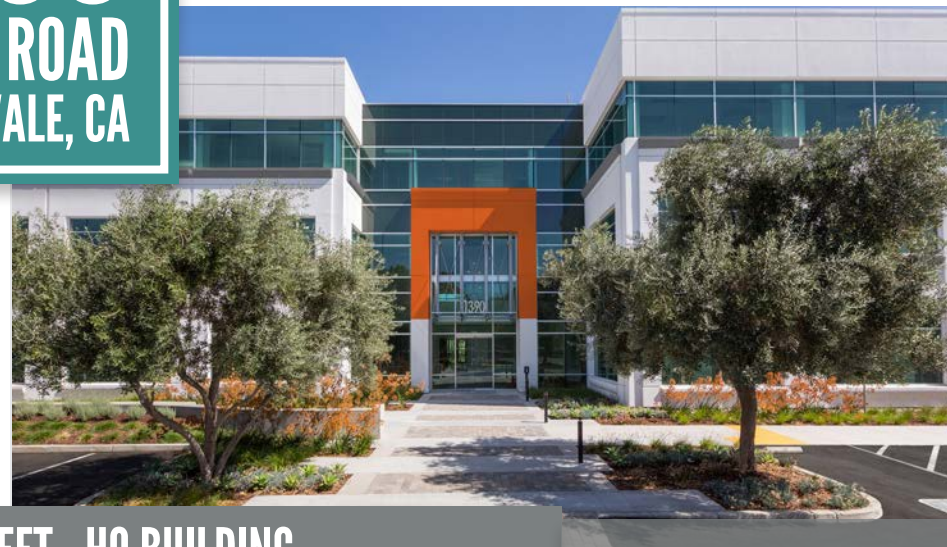
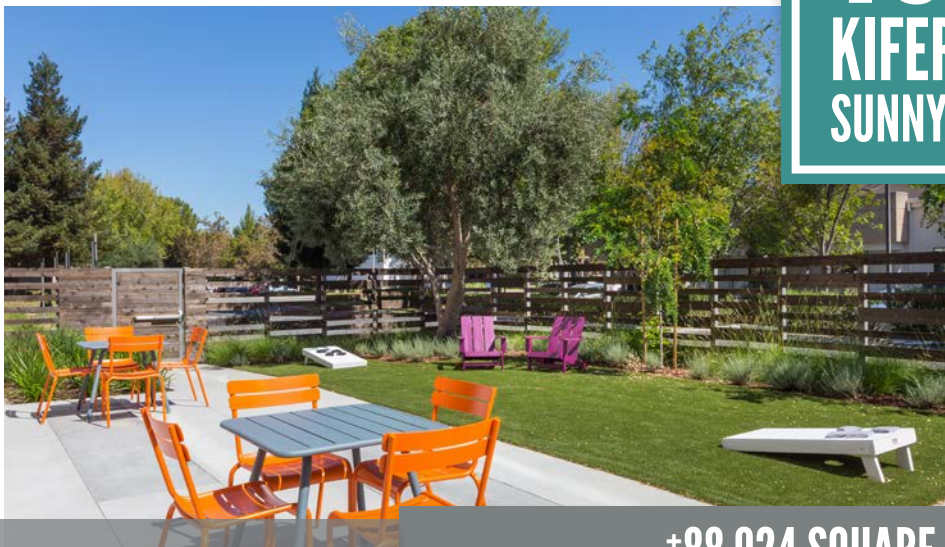
1388
KIFER ROAD
SUNNYVALE, CA

AMENITIES





1388
KIFER ROAD
SUNNYVALE, CA



±88,924 SQUARE FEET - HQ BUILDING

Northern Silicon Valley | Walk to  +  Shuttle

CRAIG L. FORDYCE, SIOR, CCIM
+1 408 282 3911
craig.fordyce@colliers.com
CA License No. 00872812

MICHAEL ROSENDIN, SIOR, CCIM
+1 408 282 3900
michael.rosendin@colliers.com
CA License No. 00826095

SHANE MINNIS, LEED AP
+1 408 282 3901
shane.minnis@colliers.com
CA License No. 01708656

