

# 505 ALMANOR AVENUE

## SUNNYVALE, CALIFORNIA



TWO-STORY ±56,000 - 100,000 SF “CLASS A” OFFICE BUILDING

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MENLO EQUITIES

ROCKWOOD  
CAPITAL



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## PROPERTY HIGHLIGHTS & LOCATION MAP

### TWO-STORY ±56,000 - 100,000 SF “CLASS A” OFFICE BUILDING

- Planned new construction
- LEED Silver certified
- High profile corporate headquarters site located in the heart of Silicon Valley
- Outstanding building visibility from Highway 101 and Mathilda Avenue
- Nearby Caltrain shuttle and VTA bus stops
- Excellent access to Highways 101, 237 and Central Expressway
- Convenient to restaurants, retail services, hotels and Town Centre Mall



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YOUNG

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

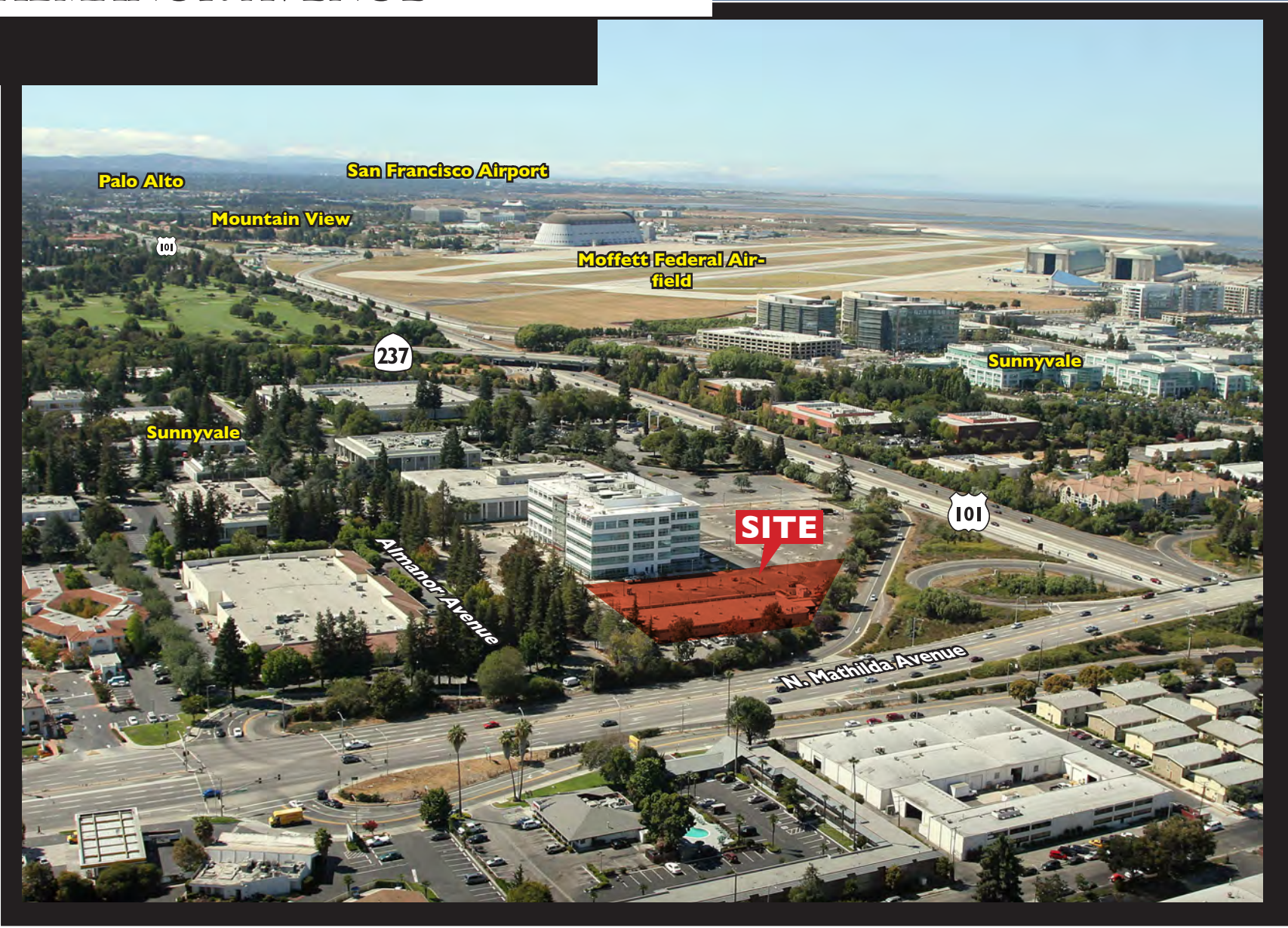
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AERIAL



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## SITE PLAN



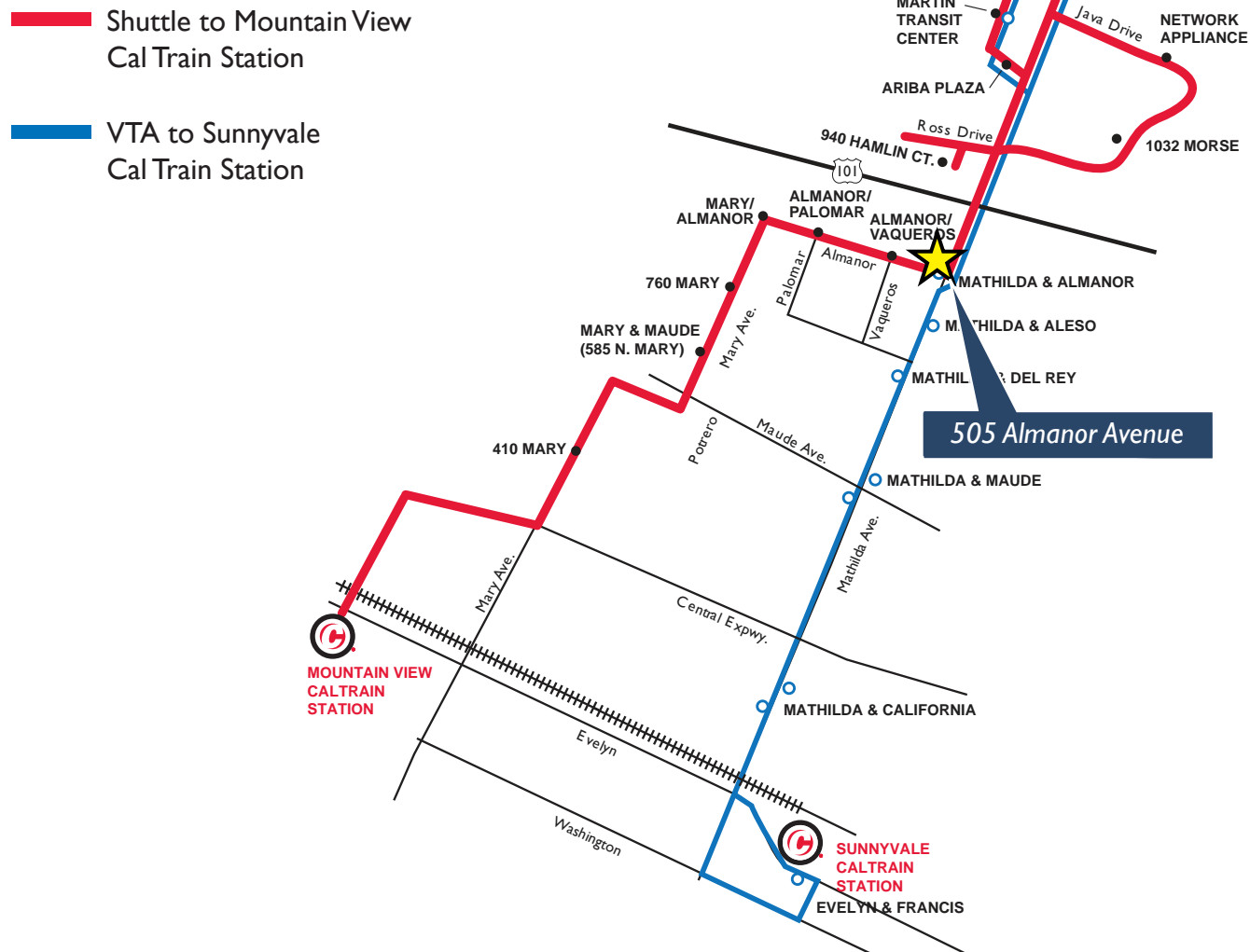
## BUILDING FEATURES

- 3.5/1000 surface and garage parking
- Steel frame construction with wrap around glass line
- Floor Size: ±28,000 SF
- Slab-to-Slab:  
Floor 1: 15'6"  
Floor 2: 14'6"
- Finished Ceiling Height:  
Floor 1: 11'  
Floor 2: 10'





## TRANSPORTATION



for an interactive map with schedules please visit | [www.vta.org](http://www.vta.org)



# MENLO EQUITIES

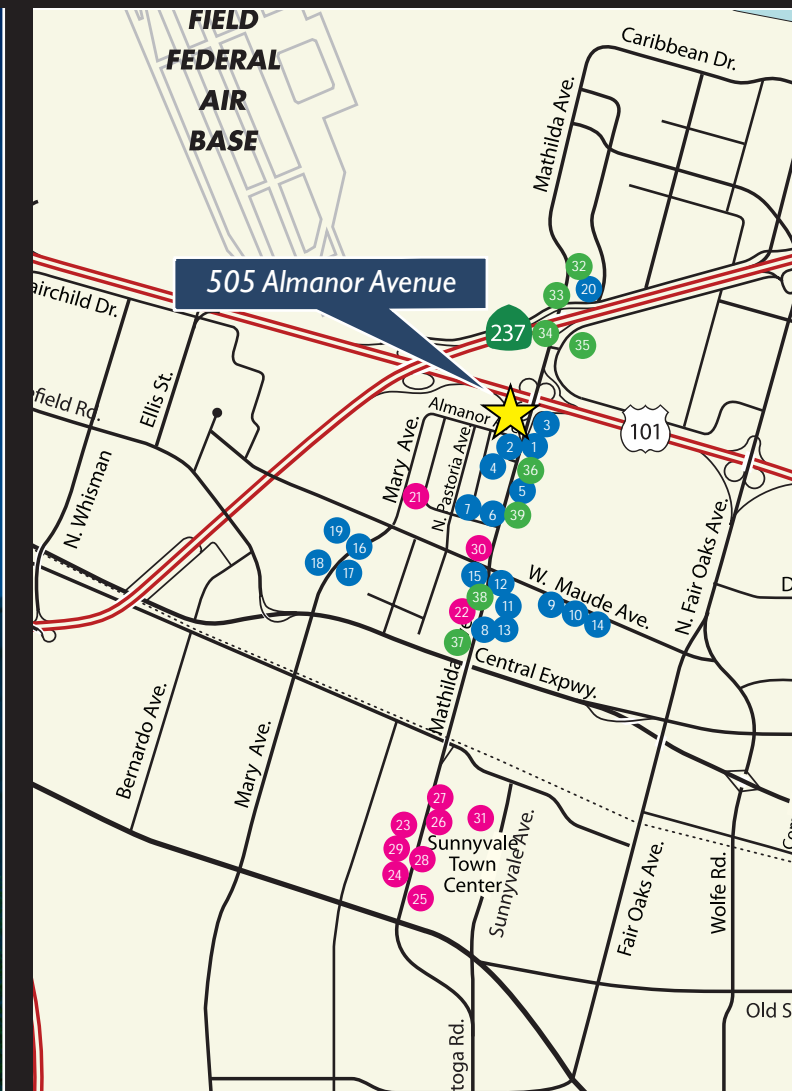


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## AMENITIES MAP



## RESTAURANTS

- 1 Hobee's Restaurant
- 2 Burger King
- 3 Denny's
- 4 Charulata Restaurant
- 5 Dairy Belle Freeze
- 6 McDonalds
- 7 Loco Labs
- 8 Pizza Hut
- 9 Seto Japanese Cuisine
- 10 Seto Deli
- 11 KFC
- 12 ChefYoung's
- 13 Shaw's Sandwich Shop
- 14 Taqueria Latina
- 15 Wendy's
- 16 Subway
- 17 Round Table Pizza
- 18 Jamba Juice
- 19 Sushi Club
- 20 Faz Restaurant

## SERVICES

- 21 Post Office
- 22 Supreme Court Athletic Club
- 23 Washington Mutual
- 24 Union Bank of California
- 25 Bank of America
- 26 Bank of the West
- 27 Wells Fargo Bank
- 28 Wachovia Bank
- 29 Guaranty Bank
- 30 American Electronics Association Credit
- 31 Sunnyvale Town Center

## HOTELS

- 32 Sheraton Sunnyvale
- 33 Sundowner Inn
- 34 Staybridge Suites
- 35 Quality Inn
- 36 Sunnyvale South
- 37 Larkspur Landing
- 38 Best Western Inn
- 39 Comfort Inn