



**Cityline**  
Innovate

Washington Office

**Where creativity comes to thrive.**

±198,371 Creative Office in the heart of Downtown Sunnyvale. Available Now.

**CBRE**



# Meet me at Cityline.

Up to 1M SF Class A Office Available

OFFICE

RETAIL

CALTRAIN

RESIDENTIAL

PARKING



# Limitless Options

## EAT

Pacific Catch  
Urban Plates  
The Melt  
Thai Basil  
Taverna Bistro  
Metro City Restaurant & Bar  
Tao Tao Chinese  
Poki Bowl  
Vino Vino  
Meyhouse  
Inchin's Bamboo Garden  
Rokko Fine Japanese Cuisine  
Sajj Mediterranean  
Phoever  
Kabul Afghan Cuisine  
Sizzling Pot King  
Sweet Sicily Italian Restaurant  
Craft House  
House of Kabob  
Roberto's Cantina  
Siam Taste Thai  
Dish Dash  
Hunan House  
Fashion Wok  
Roku (Japanese)  
Tandoori Pizza  
Gumba's Italian Restaurant  
Ramen Seas

## BAR

Tipsy Putt  
Off the Rails Brewing Co  
Murphy's Law  
River Rock Taproom  
Lilly Mac's Restaurant & Pub  
The Oxford  
Paul & Harvey's  
Fuego Grill & Sports Bar  
Pure Nightclub

## COFFEE

Home Coffee Roasters  
Teazzi Tea Shop  
K Tea Café  
Bambu Desserts & Drinks  
Philz Coffee  
Vitality Bowls  
Daily Donuts & Sandwiches  
ATM Tea Store  
Starbucks  
Bober Tea & Coffee

## GYM

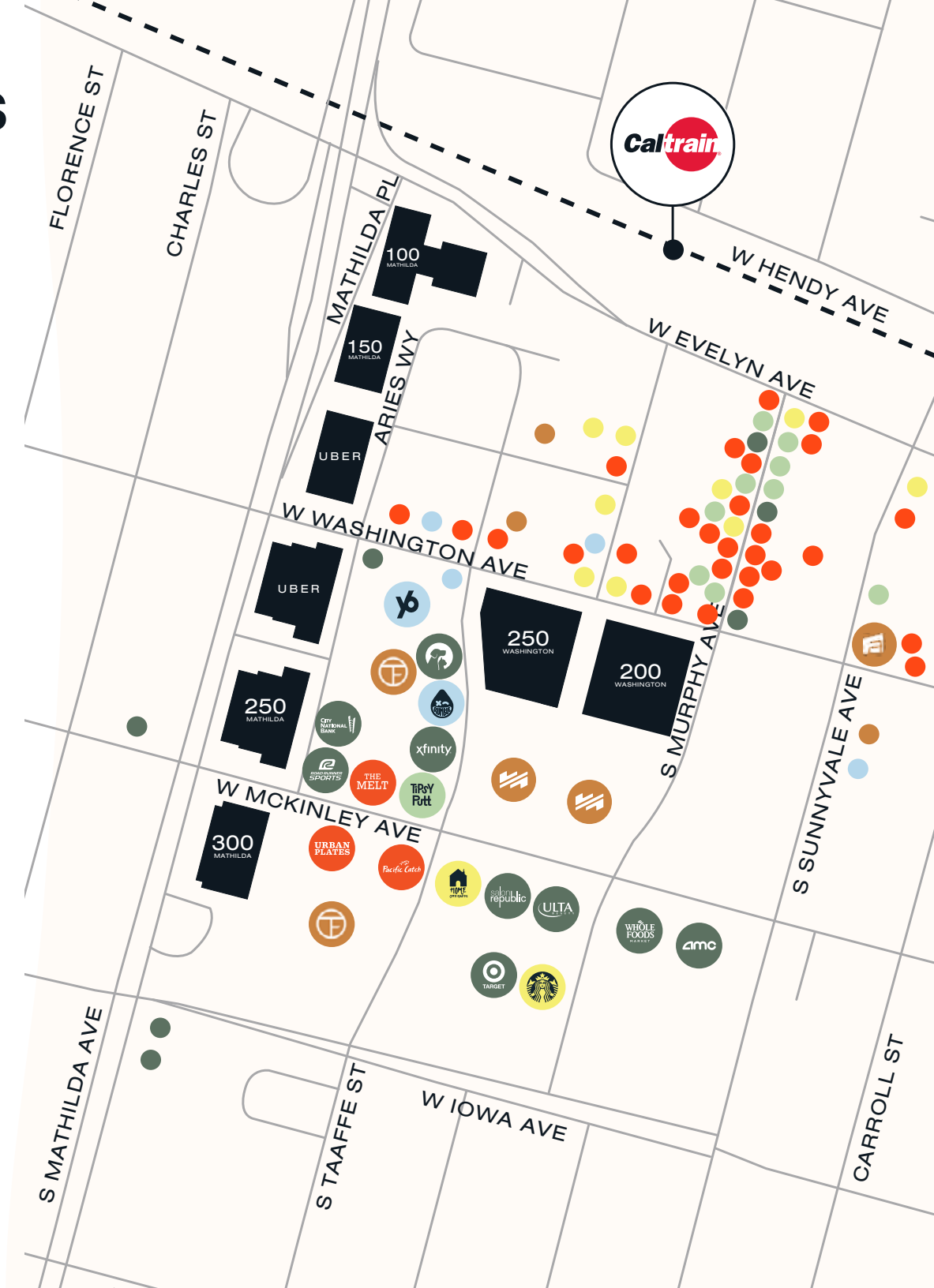
Rumble  
Orange Theory Fitness  
CycleBar  
Yoga 6

## LIVE

Loft House Apartments  
Solstice Apartments  
The Flats at Cityline  
Aloft Sunnyvale  
The Martin

## RETAIL

Target  
Whole Foods  
AMC  
Ulta Beauty  
Salon Republic  
Xfinity  
AT&T  
Murphy Vet Hospital  
Leighs Favorite Books  
Isabella Boutique  
Vale Tattoo  
Chase Bank  
Bank of America  
Wells Fargo

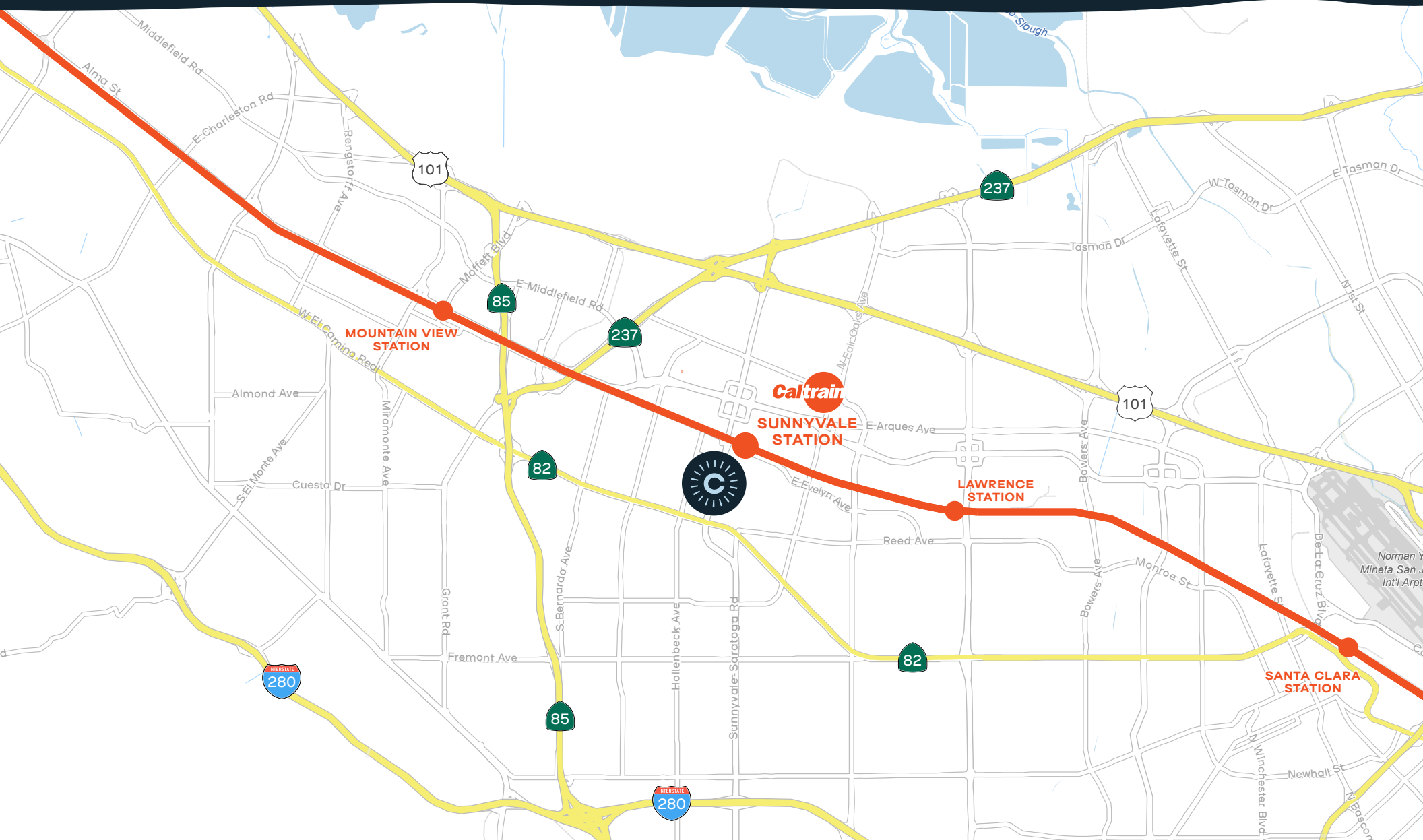


# Centrally located and easily accessible.

4 min drive to I-82

7 min drive to I-101 and I-85

10 min drive to I-280







- 5 minute walk to Sunnyvale Caltrain Station
- ±50 minutes to San Francisco on the Baby Bullet
- ±25 minutes to San Jose on Caltrain





# Designed for ESG.



LEED Gold



80 onsite level 2 electrical vehicle chargers



MERV 15 Filters



Site-wide Fitwel certification



Access to the outdoors - including  
1-acre Redwood Square and 22K SF of  
programmable terrace space









# **Proposed Fitness and Conference** **Coming Q4 2025.**



→ **±6,200  
SF Fitness  
Center**

Located in 250  
Washington



→ **±5,301 SF Main  
Conference  
Center**

Located in 250  
Washington

→ **Lockers &  
Showers**

Located at  
200 & 250  
Washington



→ **Bike  
Parking**

Located at  
200 & 250  
Washington





TAAFFE ST

WASHINGTON ST

RETAIL

CONF  
RM

CONF  
RM

BREAK OUT ROOMS

RECEPTION

BREAK  
OUT RM

CONFERENCE CENTER

LOBBY LOUNGE

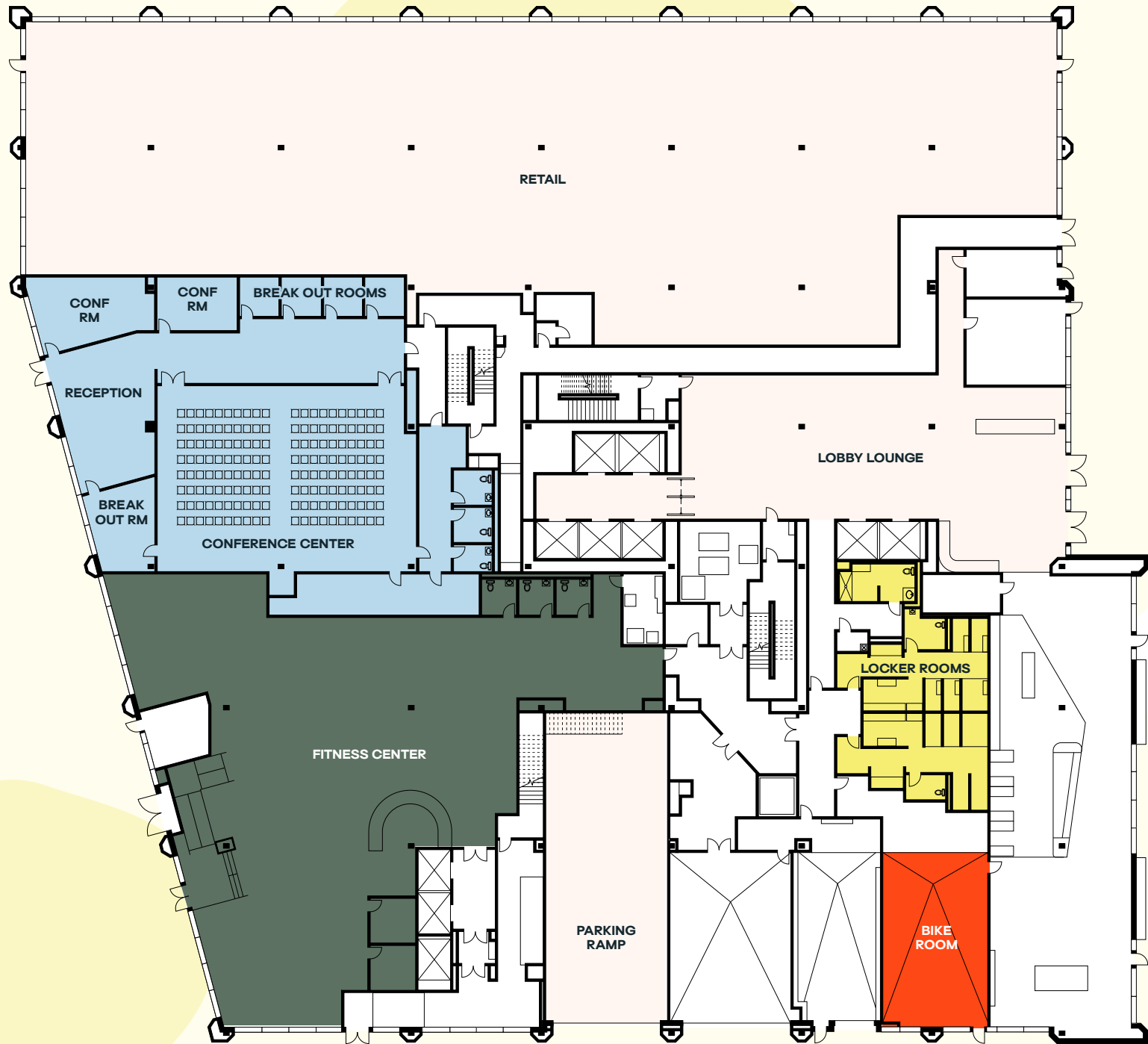
LOCKER ROOMS

FITNESS CENTER

PARKING  
RAMP

BIKE  
ROOM

VARGAS ST





# 250 W Washington

**±198,371 SF**

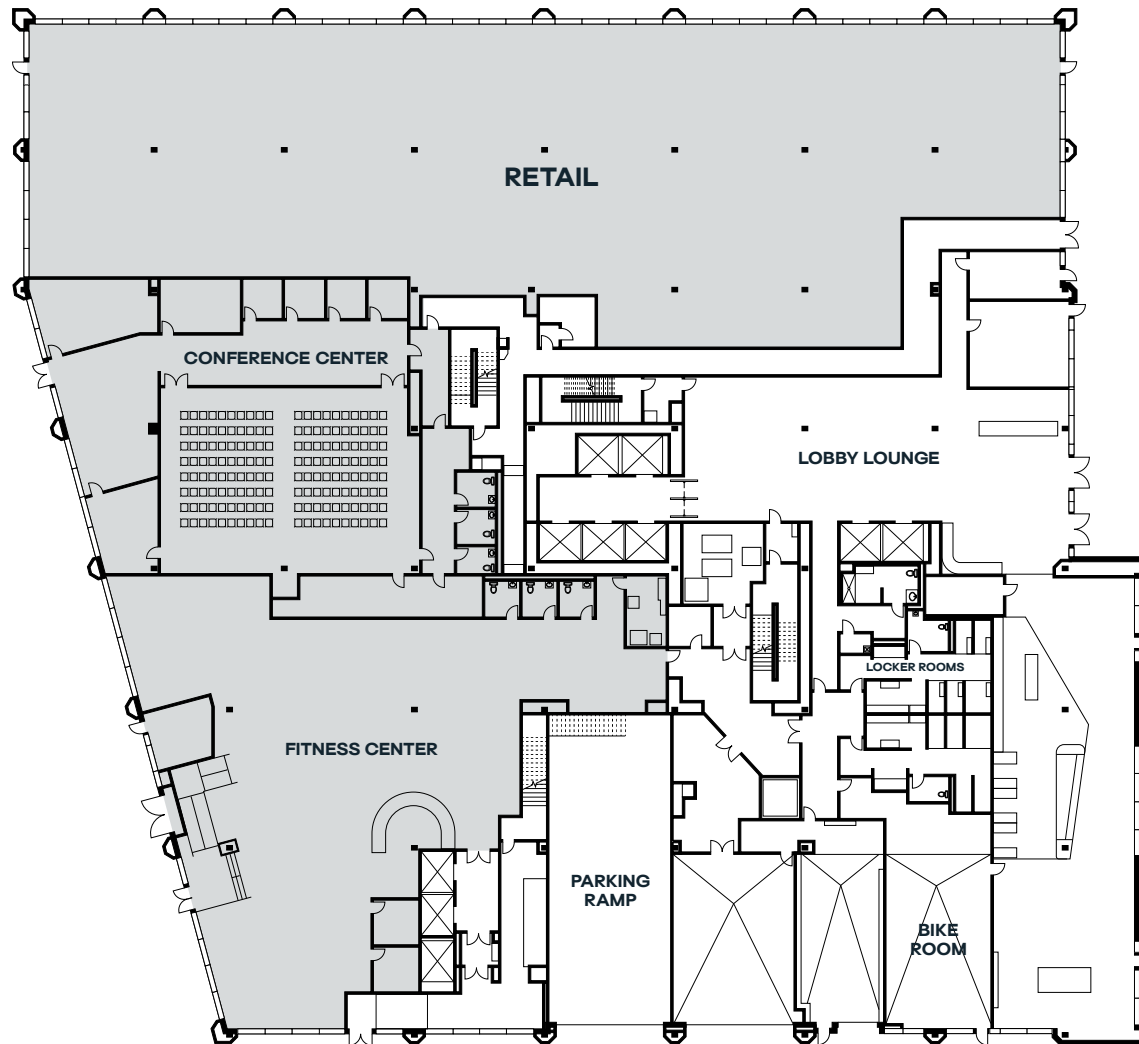
**Floors 2 - 5 Available Now**

- Floor 2: ±55,794 SF
- Floor 3: ±48,411 SF
- Floor 4: ±48,500 SF
- Floor 5: ±45,666 SF
- Conference & Fitness Center
- Rooftop wireless and WiFi coverage
- 800 below grade stalls with additional stalls in adjacent building
- LEED Gold | MERV 15 Filters | Wired Score Gold | Fitwel Certification
- Clear heights: 20' first floor | 14' floors 2-7



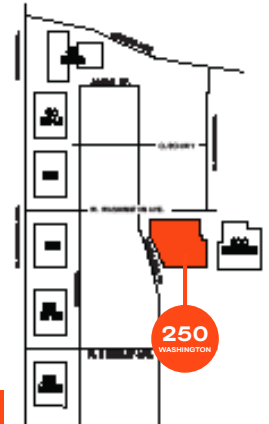
# ±3,758 SF Office & ±25,552 SF Amenity/Retail

250 Washington | First Floor



# ±55,794 SF

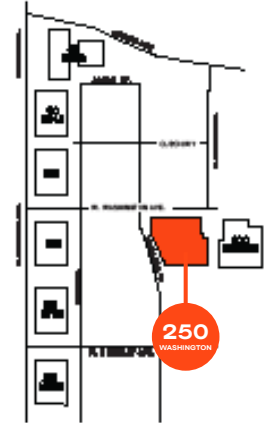
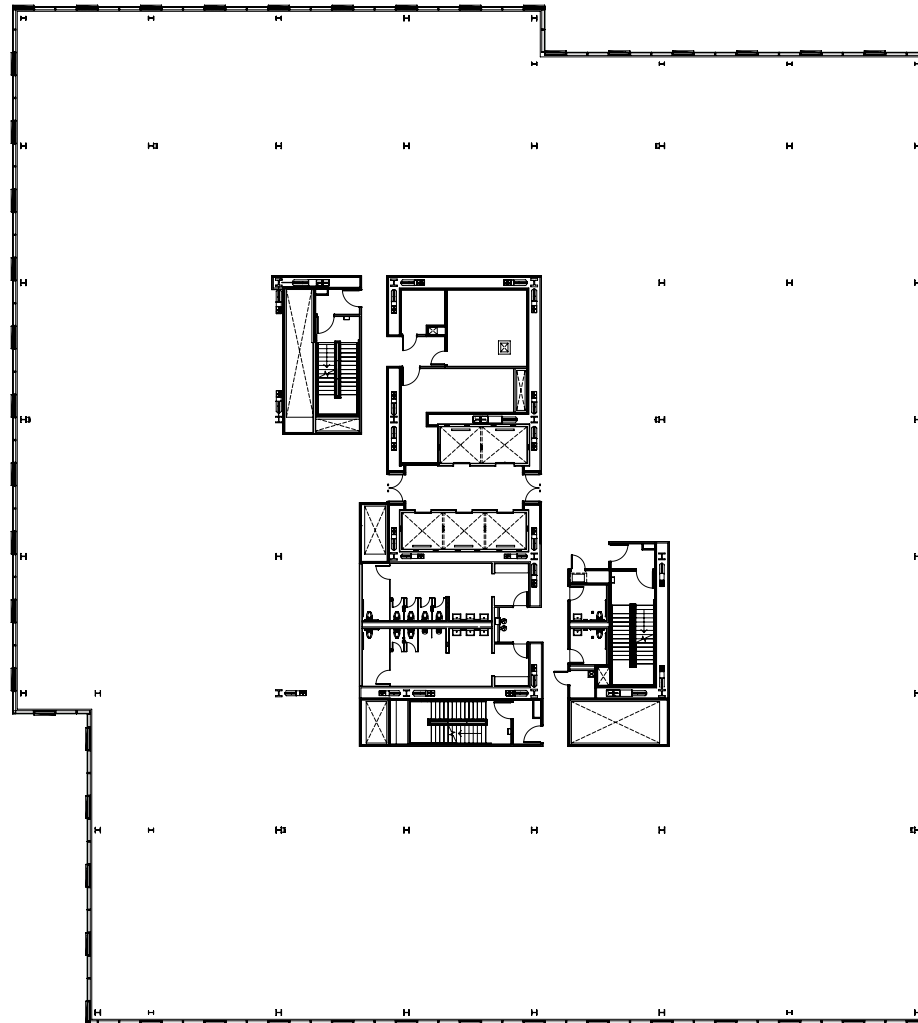
250 Washington | Second Floor





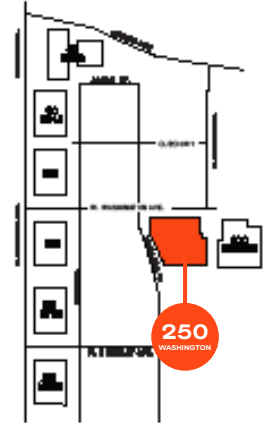
# ±48,411 SF

250 Washington | Third Floor



# ±48,500 SF

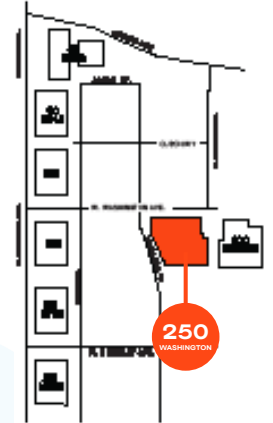
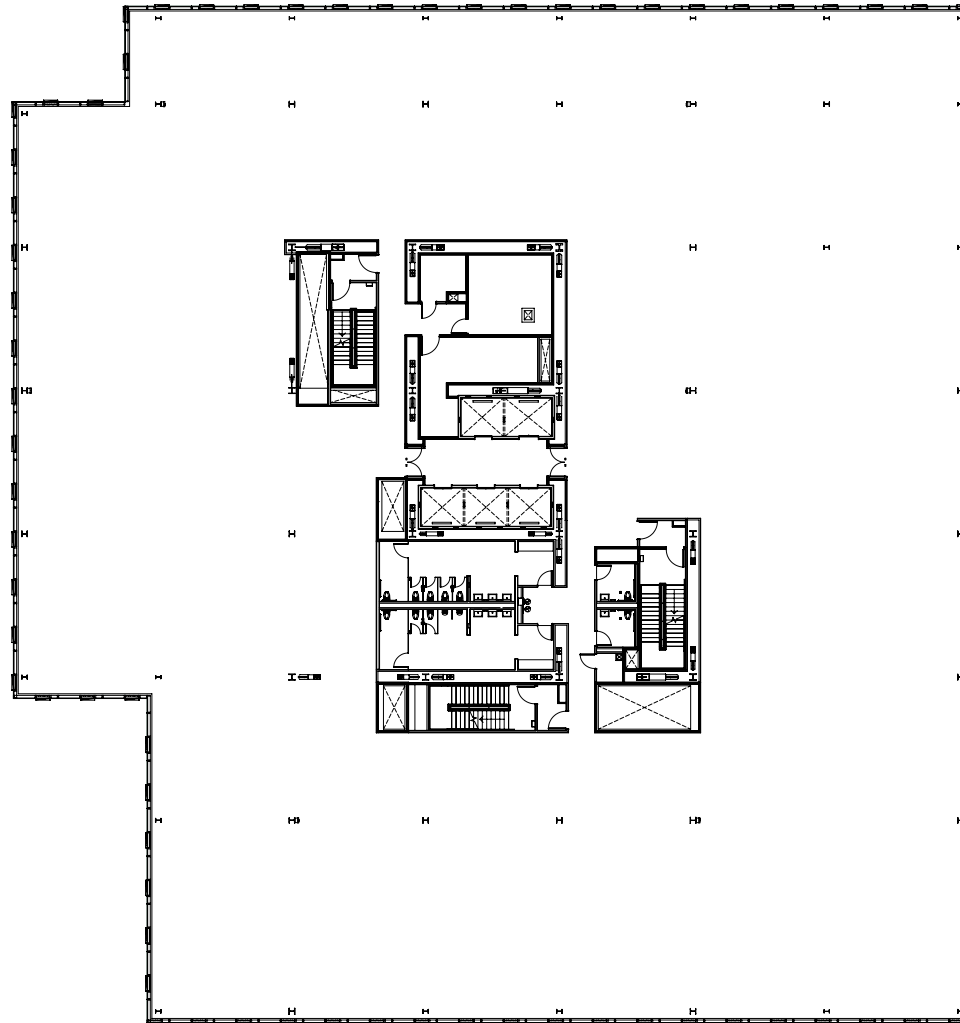
250 Washington | Fourth Floor

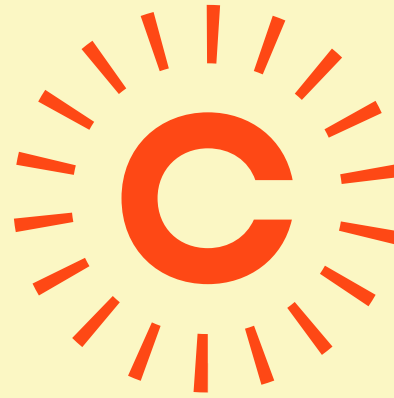




# ±45,666 SF

250 Washington | Fifth Floor





Cityline is a dynamic destination in Silicon Valley's historic Downtown Sunnyvale. Sprawling over six centrally-located blocks, Cityline offers three luxury apartment complexes, 1 million square feet of office space, and 670,000 square feet of retail amenities. From anchor tenants like AMC and Whole Foods to speciality dining and entertainment options, visitors and residents have everything they need in just a few steps.

- **Experience Cityline's world-class shops, restaurants, and bars—there's always something new to enjoy**
- **±1,000 residential units for lease**
- **Abundant access to the outdoors at 1-acre City Park and Redwood Park**





# A place to experience.

Bring excitement to running errands at Target or Whole Foods by walking along Historic Murphy Avenue, stumbling upon a unique event, or experiencing your new favorite meetup spot.

- Feel right at home at Cityline with 1,000 modern on-site residences and a vibrant, growing community
- Walking distance to two hotels



Tipsy Putt



Pacific Catch



Starbucks



Road Runner Sports



Whole Foods



Rumble



AMC



Target



Ulta Beauty



Urban Plates





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**CBRE**

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