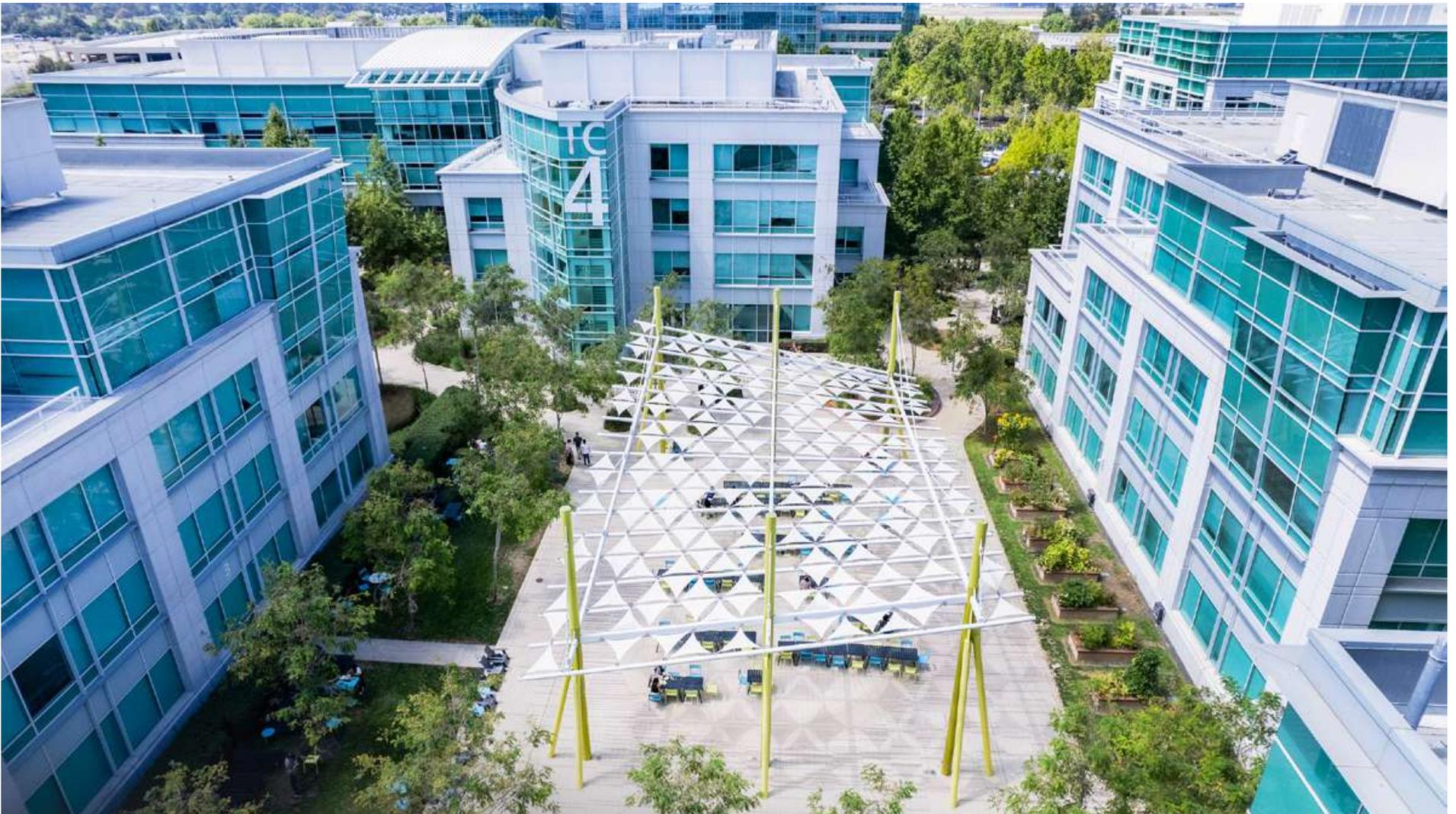


Premier ±950,514 sf Silicon Valley Office/R&D Campus

±537,382 sf Available For Lease

±130,934 sf Newly Furnished & Move In Ready

803-815 11th Ave. Sunnyvale, California





Overview

Ingenuity Thrives Here

Within Silicon Valley’s most prolific hubs of ingenuity and innovation, Tech Corners is a strategically located 26-acre campus offering energetic workplaces across five buildings — complemented by highly-amenitized grounds and expansive outdoor spaces.



±537,382 rentable sq. ft. Class A
Office/R&D buildings



±10,000 sq. ft.
New On-site Retail Plaza



On-site VTA Light Rail Station
Connecting to Caltrain



Building 3:
±7,535 SF Club Annex & Conf. Center
Building 4:
±35,735 SF Campus Cafe
Building 5:
±15,000 SF Full Service Fitness Center



LEED Certified: Buildings 1-4 CI
Platinum Certification B5 & B6 CI
Gold Certification



3.3/1,000 Parking with 178
Existing EV Charging Stations
Expandable to 570



Location



BUILDING 06—5 STORIES
±207,883 SF - LEASED

TENANT CAFÉ
±13,207 sf

BUILDING 02—4 STORIES
±176,737 sf
4,000 Amps

±130,934 SF FURNISHED & MOVE IN READY

BUILDING 01—4 STORIES
±178,204 sf
4,000 Amps

BUILDING 03—4 STORIES
±169,234 sf
8,000 Amps

CLUB ANNEX & LOUNGE
±7,535 sf

BUILDING 04—4 STORIES
±146,979 SF - LEASED

CAMPUS CAFÉ
±35,735 sf

**BUILDING 05 —
THE CLUB FITNESS CENTER**
±15,000 sf

**LIGHT RAIL
STATION**





Location

Diverse transit options



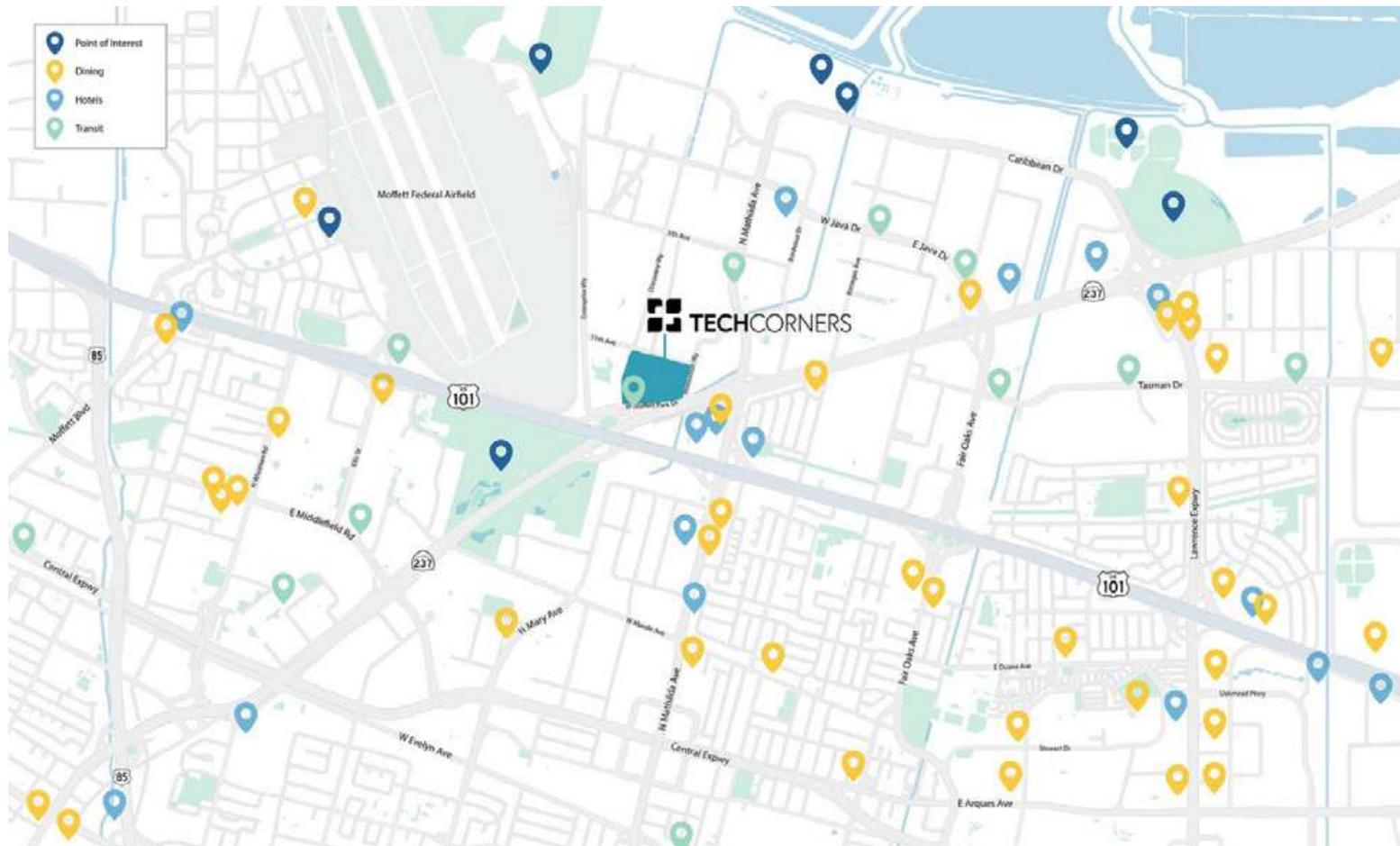
- ▶ Onsite VTA Light Rail Station (Moffett Park) with connection to CalTrain
- ▶ Adjacent to Highways 237 & 101



Location

Adjacent to Coveted Services

Recruiting and retaining the best talent demands more than a place to work but convenient access to vibrant communities. Tech Corners boasts enviable proximity to many highly sought-after conveniences, including residential areas, dining and shopping options, cultural hotspots, public transit, and major roadways—enhancing the overall work experience.



Amenities

Exceptional Campus Amenities

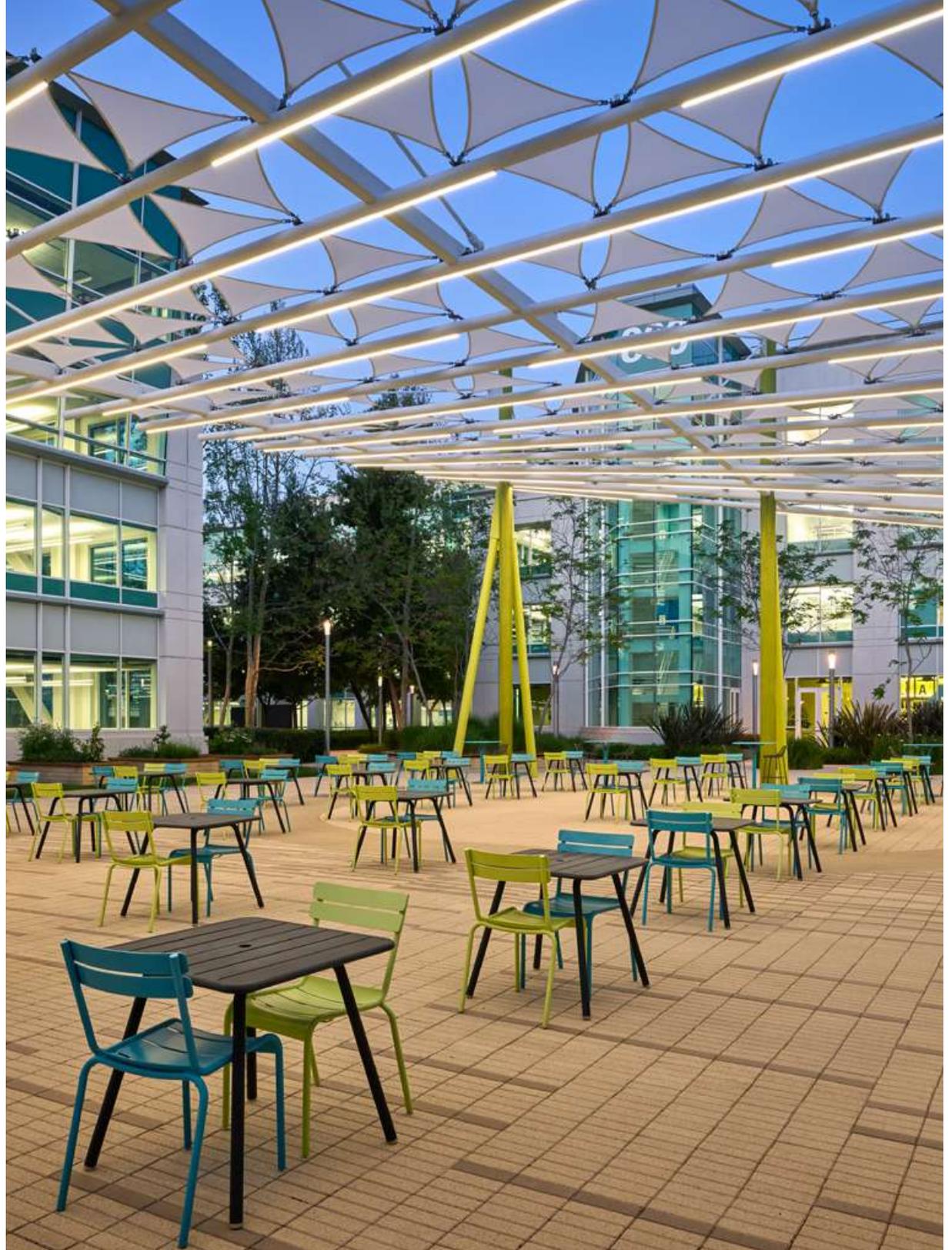
In a world where the quality of the work environment is increasingly pivotal in decision-making, Tech Corners offers beyond the traditional office space. And exceptional amenities yield more interconnected, productive teams.

- ▶ More than 25% of the site is landscaped open space, offering outdoor work and social spaces, gardens, and areas for fitness and recreation.
- ▶ A state-of-the-art fitness center providing daily opportunities to improve wellness
- ▶ All hands meeting room & supporting facilities
- ▶ Central plaza with flexible use for casual seating or large assembly gatherings
- ▶ Tenant vegetable garden
- ▶ Shaded outdoor fitness area
- ▶ Outdoor lounge area with moveable furniture
- ▶ Multisport court striped for basketball and pickleball
- ▶ Outdoor seating areas
- ▶ VTA Transit Station
- ▶ 178 Electrical vehicle charging stations
- ▶ Bicycle lockers and bicycle racks on-site



Move-In Opportunity

Forward-thinking companies thrive in well-designed workspaces. Tech Corners supports the evolving needs of growing companies by providing fully equipped creative programming across spacious floorplates and includes a variety of open and private work options with dedicated areas for focus and collaboration.



Amenities

Outdoor connections

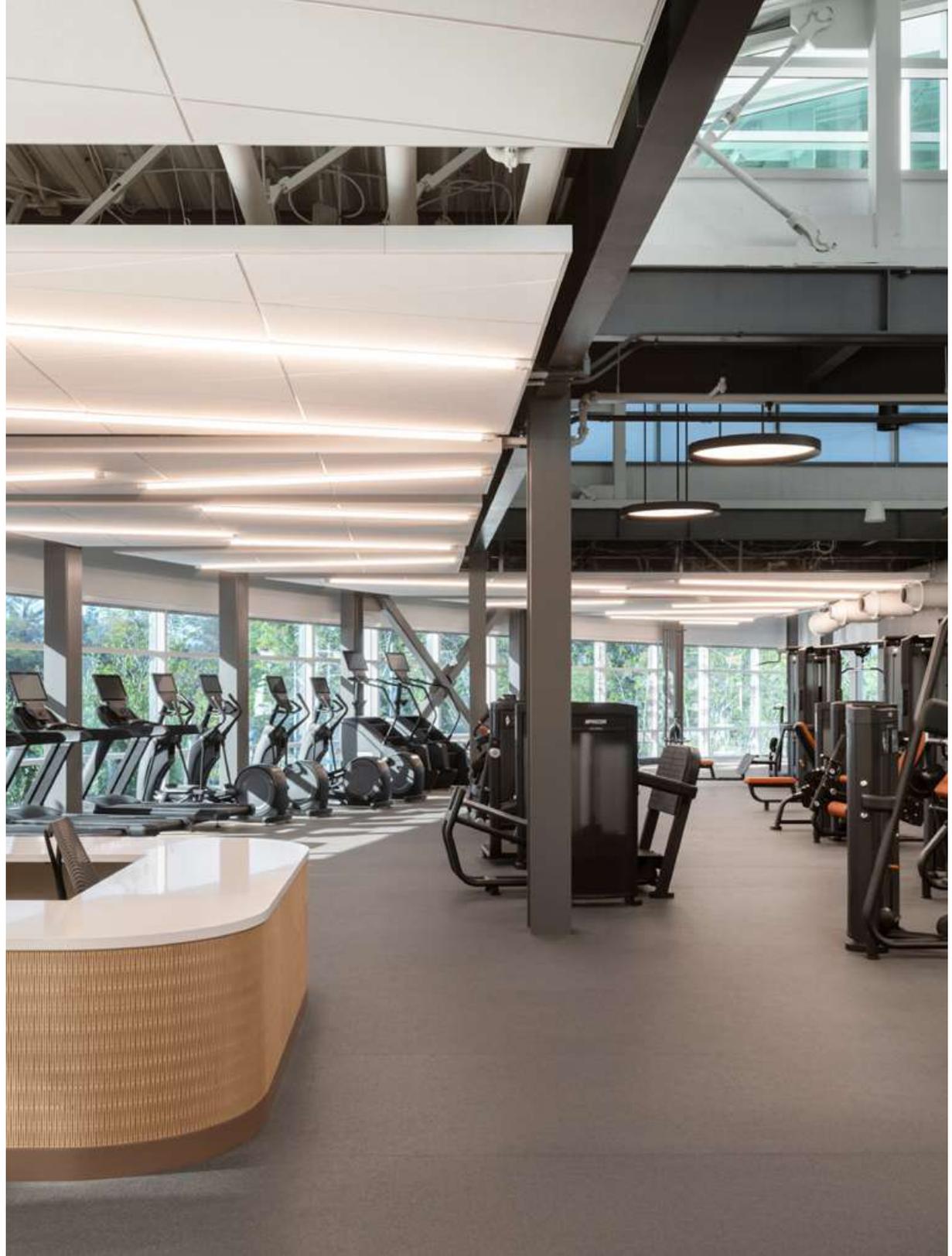


- ▶ Seamless indoor/outdoor transitions
- ▶ A variety of outdoor work, fitness and social spaces

Amenities

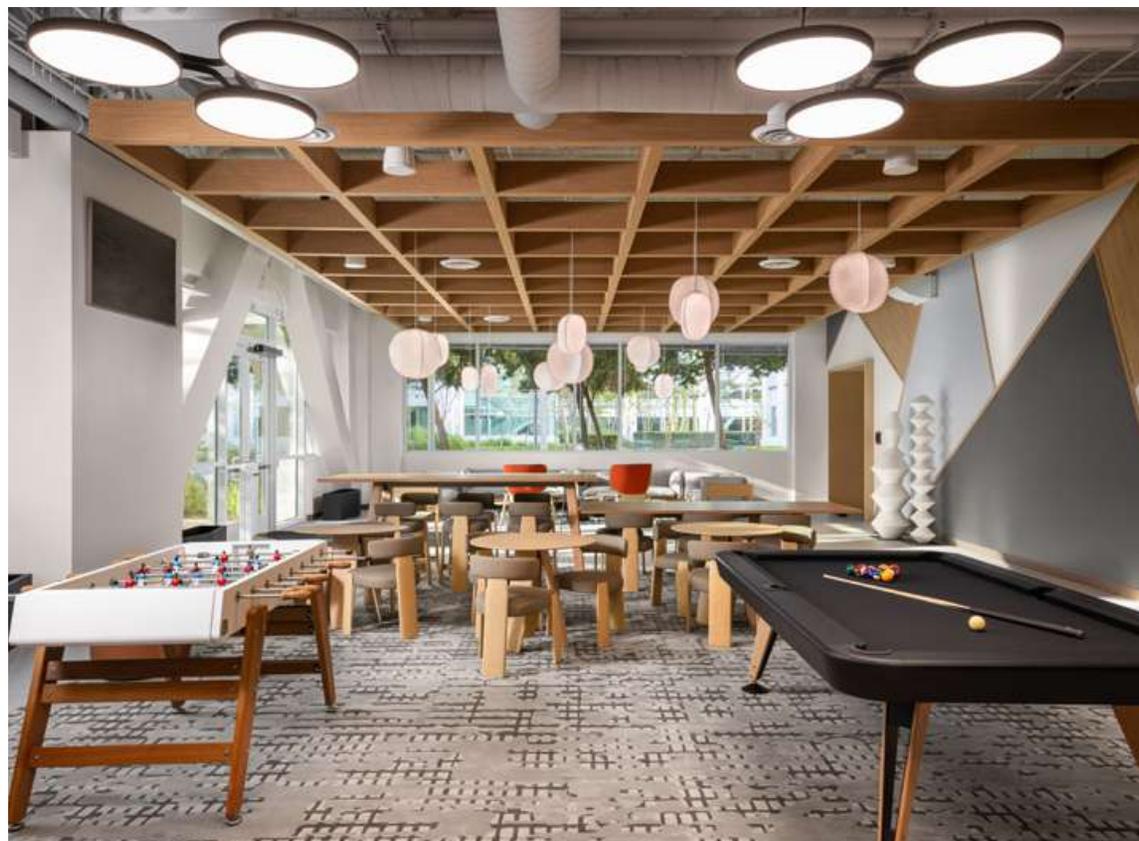
The Club at Tech Corners

Welcome to The Club at Tech Corners, an expansive, integrated indoor and outdoor fitness + wellness center. Tenants of Tech Corners enjoy exclusive access to cutting edge cardio and weight equipment as well as newly created classroom, outdoor fitness, lounge, multisport court and locker room areas.



Amenities

Community social spaces



- ▶ The Club Annex provides a mix of social spaces including touchdown workspaces, lounge areas, and gaming.

Tenant Lounge



Amenities

On-site campus café



- ▶ Campus cafe managed and operated by the Jay Paul Company
- ▶ Large cafe seating areas and rotating menu of breakfast and lunch offerings

Campus Café



New Retail Plaza



New Retail Plaza



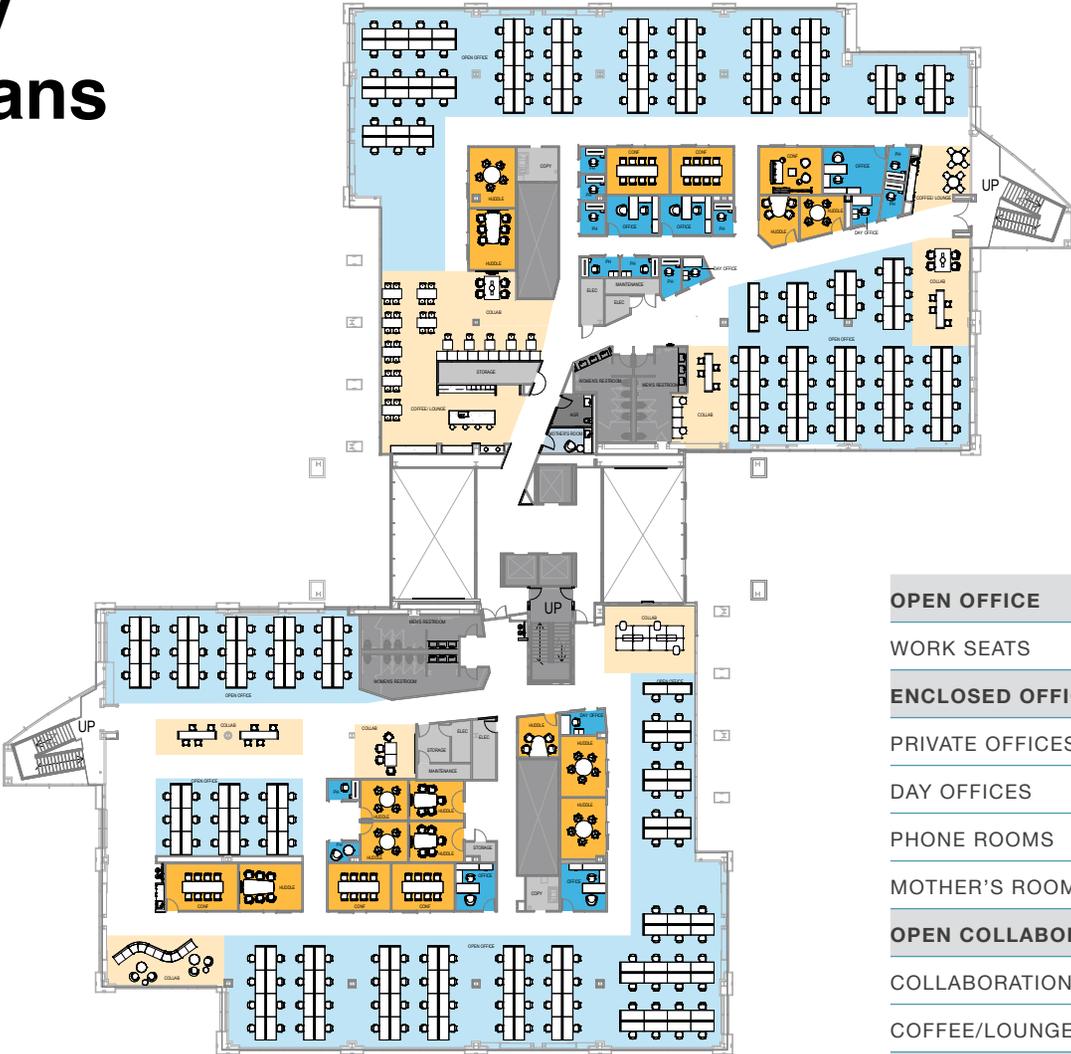


Move-in Ready Opportunity

Market Ready workplace plans

BUILDING 2 - FLOOR 2

±42,625 sf



OPEN OFFICE	
WORK SEATS	266
ENCLOSED OFFICE	
PRIVATE OFFICES	5
DAY OFFICES	3
PHONE ROOMS	11
MOTHER'S ROOMS	1
OPEN COLLABORATION	
COLLABORATION ZONES	7
COFFEE/LOUNGE ZONES	2
ENCLOSED COLLABORATION	
CONFERENCE ROOMS	6
HUDDLE ROOMS	12

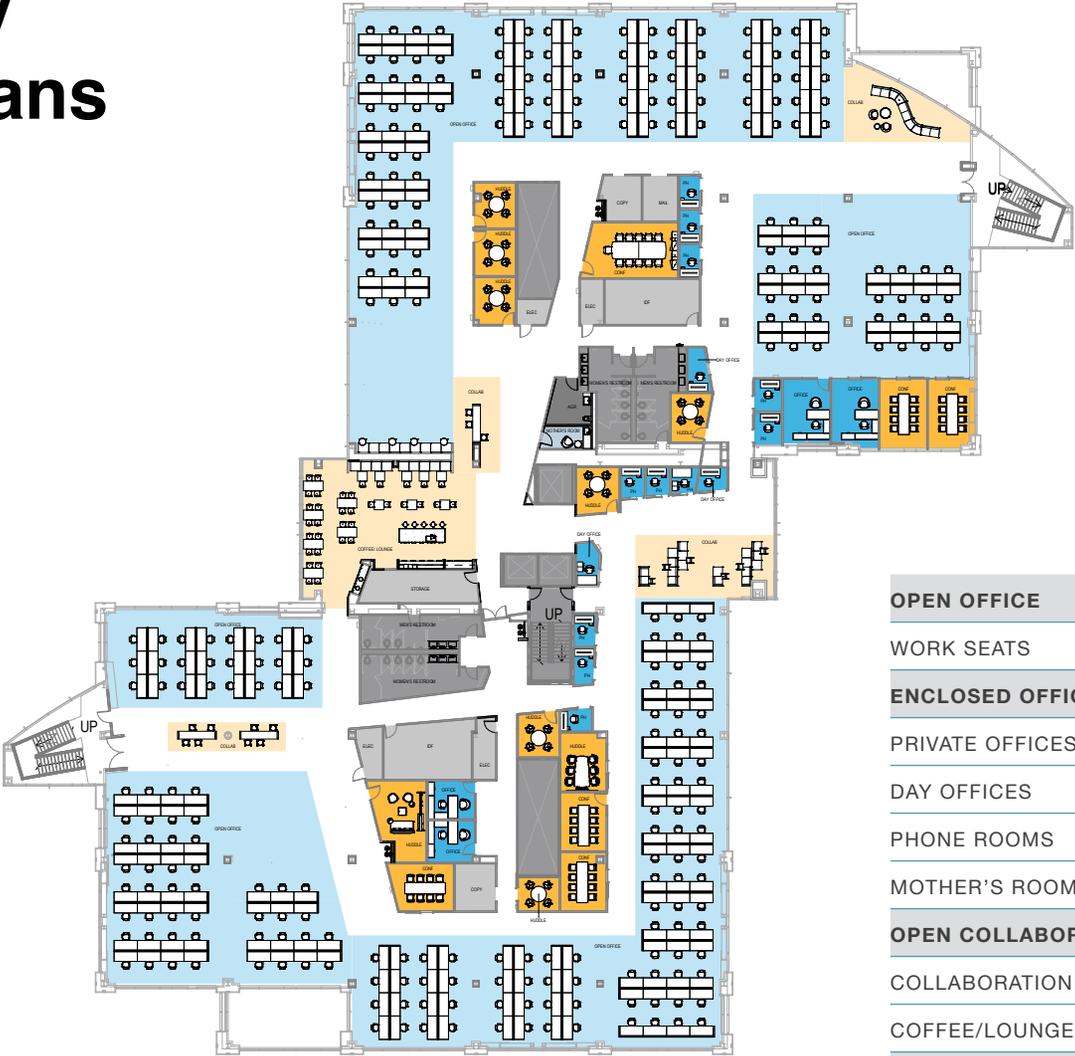


Move-in Ready Opportunity

Market Ready workplace plans

BUILDING 2 - FLOOR 3

±44,830 sf



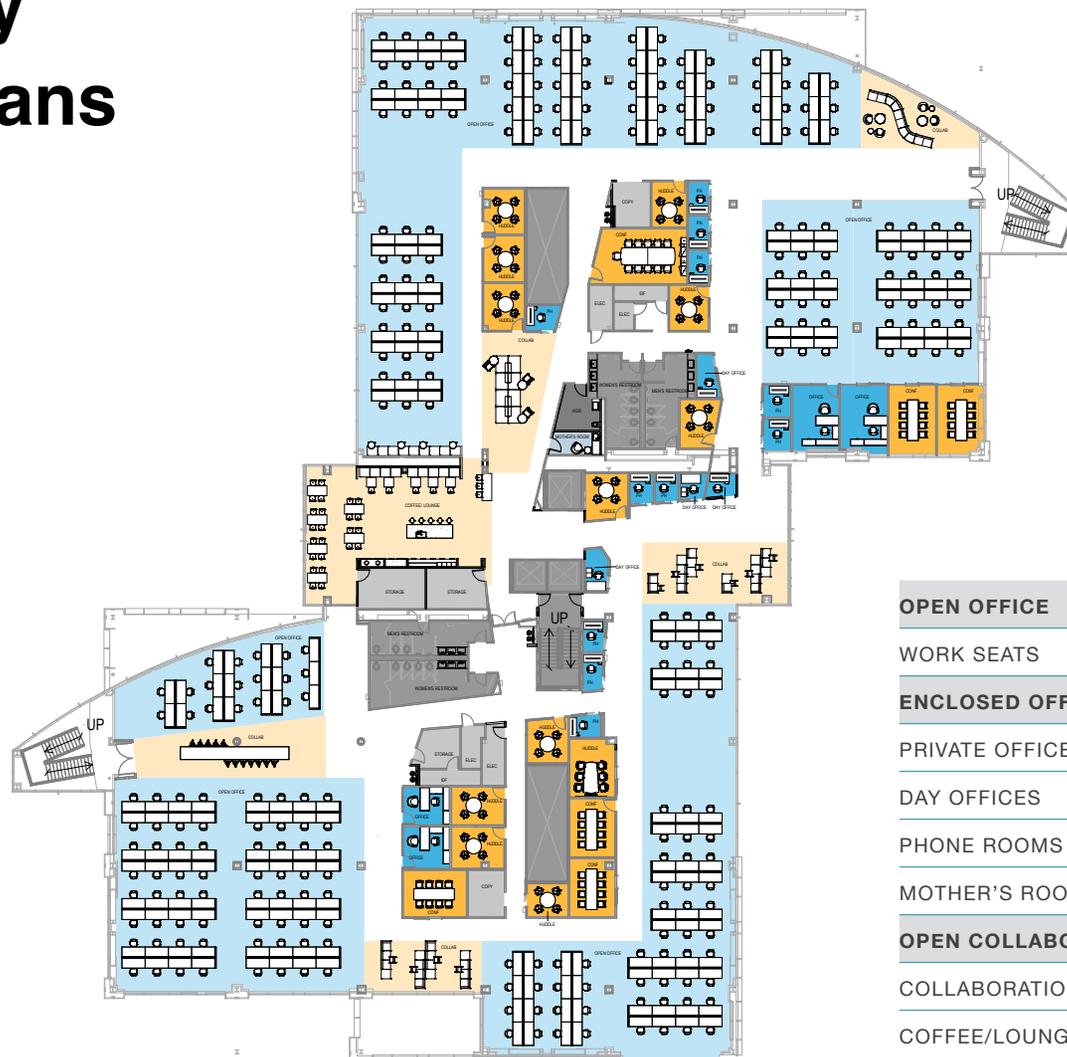
OPEN OFFICE	
WORK SEATS	293
ENCLOSED OFFICE	
PRIVATE OFFICES	4
DAY OFFICES	3
PHONE ROOMS	11
MOTHER'S ROOMS	1
OPEN COLLABORATION	
COLLABORATION ZONES	4
COFFEE/LOUNGE ZONES	1
ENCLOSED COLLABORATION	
CONFERENCE ROOMS	6
HUDDLE ROOMS	9

Move-in Ready Opportunity

Market Ready workplace plans

BUILDING 2 - FLOOR 4

±43,479 sf



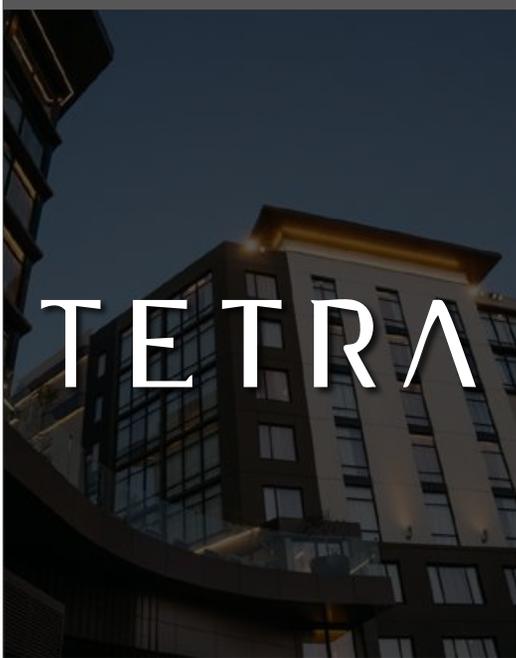
OPEN OFFICE	
WORK SEATS	279
ENCLOSED OFFICE	
PRIVATE OFFICES	4
DAY OFFICES	4
PHONE ROOMS	11
MOTHER'S ROOMS	1
OPEN COLLABORATION	
COLLABORATION ZONES	5
COFFEE/LOUNGE ZONES	1
ENCLOSED COLLABORATION	
CONFERENCE ROOMS	6
HUDDLE ROOMS	12



Hotel Highlights

The Treehouse Hotel Silicon Valley in Sunnyvale is a playful, nature-inspired boutique retreat that opened in March 2025. Set on a former orchard, it blends whimsical treehouse design—think cozy nooks, hammocks, handcrafted furniture, and modular architecture—with modern comfort across 111 guest rooms, many featuring private patios or balconies. Emphasizing sustainability and creativity, the hotel preserves native oaks and fruit trees, incorporates recycled and modular construction, and offers communal spaces like a heated pool, fire-pit lounges, and flexible event venues. Dining options range from Stephanie Izard’s flagship Valley Goat to a casual Beer Garden and Backyard Café, making it an engaging, eco-conscious escape in the heart of Silicon Valley.

TETRA Hotel, also in Sunnyvale, offers a contrasting zen-minimalist experience. Featuring around 186 rooms and 14 suites, its aesthetic leans on clean lines, natural materials (walnut flooring, wool rugs, marble accents), smart in-room tech, and an artisanal minibar stocked with local, healthy snacks. The hotel’s signature restaurant, Adrestia, serves a seasonally tuned California menu that nods to regional cultural hotspots like San José’s Japantown and Santa Clara’s Koreatown. TETRA integrates over 9,000 ft² of flexible event space—including high-tech meeting rooms, a calm pool deck, and indoor-outdoor “Nexus” lounges with fire pits and art—designed for both business and social gatherings.



Property Details

Property Specs

Campus Size

26-acre Site
 Five (5) Class-A office / R&D buildings
 ±537,382 rentable sf

Building Location & Sizes

B1: 803 11th Ave, Sunnyvale

4-story, ±178,204 sf. ft.

B2: 807 11th Ave, Sunnyvale

4-story, ±176,737 sf. ft.

B3: 805 11th Ave, Sunnyvale

4-story, ±169,234 sf. ft.
 Club Annex & Conference Center ±7,535 sf. ft.

B4: 809 11th Ave, Sunnyvale

4-story, ±146,979 sf. ft.

B5: 811 11th Ave, Sunnyvale

2-story Fitness Club,
 ±15,000 sf. ft.

B6: 815 11th Ave, Sunnyvale

5-story+ basement garage, ±207,883 sf. ft.

Sustainability

B1: LEED Platinum certification

B2: LEED Platinum certification

B3: LEED Platinum certification

B4: LEED Platinum certification

B5: LEED Gold certification

B6: LEED Gold certification

Outdoor Plaza & Amenities

- Fully equipped cafe at B4 & B6
- Full service gym, meeting and amenities space
- Pickleball / basketball court
- Tenant vegetable garden
- Outdoor fitness
- Central plaza with flexible use for casual seating or large assembly gatherings

Floor Heights

B1-B4 and B6

- First floor: 15'-9"
- Second and third floor: 13'-6"
- Fourth floor: height varies

B5

- First and second floor: 15'-9"

Parking

B1-B4 and B6

- Provided Parking : 3.3/1000
- 178 electrical vehicle charging stations with further expansion available

Bicycles

Bicycle lockers and bicycle racks on-site

Elevators

B1-B4 and B6

- Number of passenger cabs within building: 2
- Number of freight cabs within building: 1
- Building Type: Passenger Otis 3500# cab 350 FPM), Freight elevator (Otis 4000# cab 350 FPM)

B5

- Number of passenger cabs within building: 1
- Number of freight cabs within building: 1
- Building Type: Hydraulic

Electrical System

GENERAL

- Electrical service via underground utility lines brought to the site by PG&E
- Building utilization voltage 277/480 volt
- Electrical service for garage PSA 100 amps
- Electrical service for garage PSB 1,600 amps

B1: 4000A Main Service

B2: 4000A Main Service

B3: 4000A Main Service
4000A Supplemental Service

B4: 4000A Main Service
2500A Supplemental Kitchen Service

B6: 4000A Main Service

Building Envelope

B1-B5

- Aluminum single glazed curtain wall, Vistawall system by Walters and Wolf.
- Typical Tinted/Spandrel Glass (Glass Type I): Single pane nominal 1/4 inch thick glass conforming to ASTM C-1036, Versalux Green 2000 – Float Glass tempered where required.

B6

- Aluminum insulated glazed curtain wall, All-Wall Stick and Tec-Wall system by Walters and Wolf.
- 1” inch thick glass:
- Vision glass (Glass Type I): 1/4” Twilight Green S#2, 1/2” Mill spacer, 14” Clear.
- Spandrel glass (Glass Type I): 1/4” Twilight Green S#2, 1/2” Mill spacer, 14” White on clear temp S.4.

Infrastrure

B1-B2

- 500kw Generator serving both buildings
- 2,000 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4” connection stub out to building

B3-B4

- 1000kw Generator serving both buildings
- 2,000 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4” connection stub out to building

B6

- 33KVA inverter UPS located in the main electrical room.
- 2,500 gallon Jensen Grease Interceptor with traffic rated Wundercover to accept paver finish, with 4” connection stub out to building
- Internet Provider AT&T

Heating, Ventilation, and Air Conditioning

B1

- Roof top air conditioning units with 625 - ton cooling capacity providing 195,000 CFM to the building (isolated for vibration control)
- Boiler plant with three 85% efficient near - condensing boilers and three variable speed controller primary hot water pumps on the roof

B2-B4

- Roof Top Air Conditioning Units with 600-ton cooling capacity providing 185,000 CFM to the building (isolated for vibration control)
- Boiler plant with three 85% efficient near-condensing boilers and three variable speed controlled primary hot water pumps on the roof

B6

- Built-up penthouse AHU with 450-ton chilled water system providing 180,000 CFM to the building (isolated for vibration control)
- Boiler plant with two condensing boilers and two variable speed controlled primary hot water pumps on the roof



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