

1292 KIFER ROAD, SUITE 808, SUNNYVALE, CA

±3,600 SF FLEX/OFFICE CONDO FOR LEASE



BUILDING FEATURES

\$2.00 PSF/month, NNN lease rate

OPEX estimated \$0.70 PSF/month
(Tenant pays property tax, insurance and HOA)

Highly improved flex/office condo

Prime Sunnyvale Office Park location

Excellent access to SR 101 & 280

Zoned M1, Light Industrial

200 Amps at 208/120V, 3 Phase, 4W

DAVE GEISSBERGER

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PROPERTY HIGHLIGHTS

±3,600 SF available

Open cubicle areas, and 6 private offices/conference rooms

IT Room and 3 restrooms

Break room / kitchen

Built in 2005

9' - 12' ceilings
(100% office with drop ceiling)

Fire sprinklers

100% HVAC

Abundant open parking stalls

HOA includes garbage, insurance, landscape, roof, irrigation water

Roll up door possible

±3,600 SF

AVAILABLE FOR LEASE

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FLOOR PLAN

SUITE 808

±3,600 SF

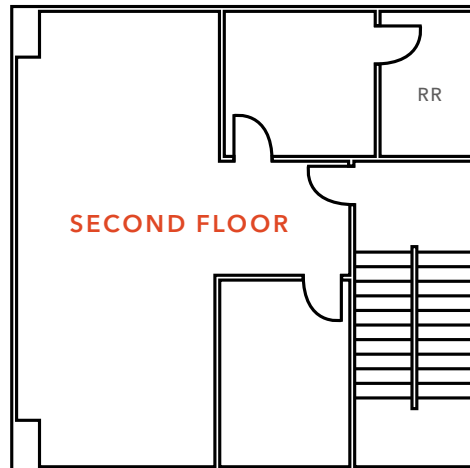
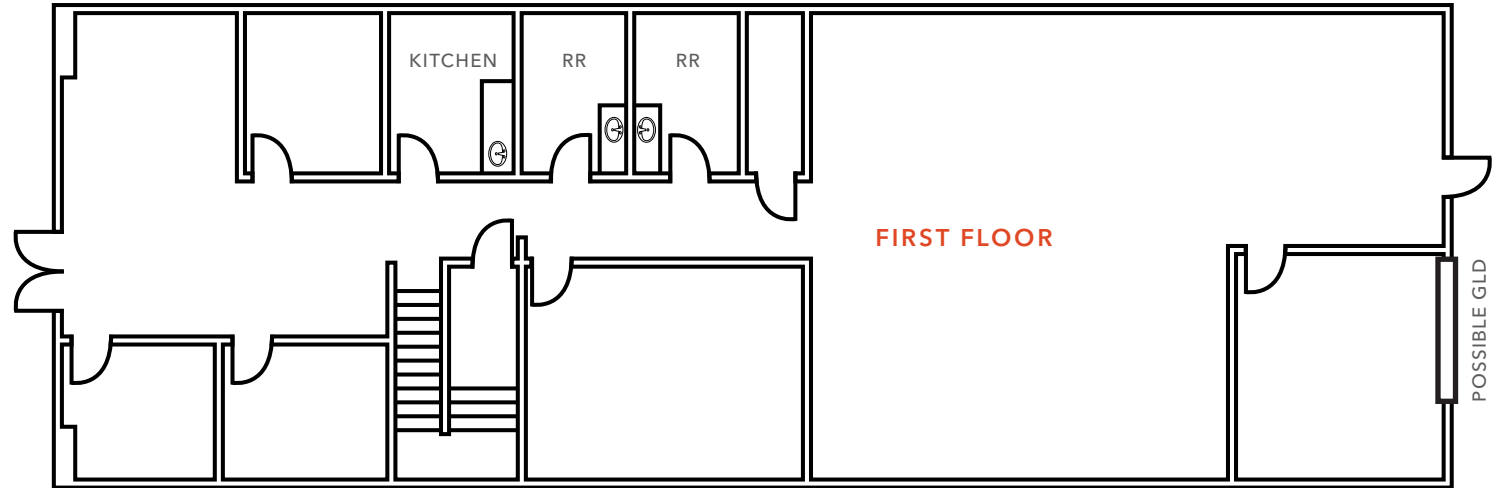
AVAILABLE FOR LEASE

9'-12'

CEILING HEIGHT

\$2.00

NNN LEASE RATE



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DOWNTOWN SUNNYVALE

Off the Rails, Sweet Sicily, Thai Basil, Coffee & More Cafe, Fuego, Fibbar MaGees, River Rock Taproom, Tikka Pizza, Ramen Seas, Tao Tao, Gumba's Italian, Fashion Wok, DishDash, Poki Bowl, Roberto's Cantina, Siam Taste, Metro City

CALTRAIN SUNNYVALE STATION

CITYLINE SUNNYVALE

PAVLINA PLAZA

ALLARIO CENTER

MERCADO CENTER

SUBJECT PROPERTY

CENTRAL EXPY

CALTRAIN LAWRENCE STATION