

Connect on Common Ground



MOFFETT
GREEN





Introducing Moffett Green

Moffett Green is nestled among the magnates of Silicon Valley, a location that has set the standard for designing the most inspiring corporate environments in the world.

It features expertly designed spaces that ground everyone with a sense of connection to suit the diverse way people work. The buildings are beautifully compatible with the elements, providing easy access to nature while encouraging workers to come together once again to collaborate and solve problems. Inside the mirrored facades, you'll find state-of-the-art amenities and plenty of perks to please.

Placing the human at the center of the experience, Moffett Green fosters connection, innovation, and wellness to support future growth while enhancing everyday experiences.



Bldg. 4

1275 Crossman Ave.

Bldg. 3

1345 Crossman Ave.

Bldg. 2

1375 Crossman Ave.

Bldg. 1

1395 Crossman Ave.



719,037 SF
of Class A Office Space



High Notes

The campus features four Class A buildings that total an impressive 719,037 square feet. State-of-the-art amenities can be found inside, including theaters, auditoriums, cafés, fitness studios, and a basketball court — all aimed at promoting and enhancing employee wellness.

Moffett Green's iconic location, impressive architecture, and generous green space are rare features that elevate health, happiness, and well-being.

Unmatched amenities & infrastructure including:

- 20,000 SF Executive briefing center with theater and private patio
- 27,000 SF Fitness center with fitness studios and locker rooms
- 10,000 SF Basketball court / Auditorium with with approximately 1,200 seating capacity
- Vegetable garden, lounge areas, café seating and waterfall feature
- Exterior bocce ball courts, putting green, and sand volleyball court
- 14,000 SF Data Center

Theater



Fitness Center



Bistro



Putting Green





A Commitment to Health

A healthy workplace used to be perceived as a benefit; now more than ever, it is a necessity. Good design increases productivity through improved physical health and mental well-being. Moffett Green takes a holistic approach with best-in-class safe social interaction and wellness programming.



100% outside air. Optimized HVAC air circulation to help draw in fresh air from outside.

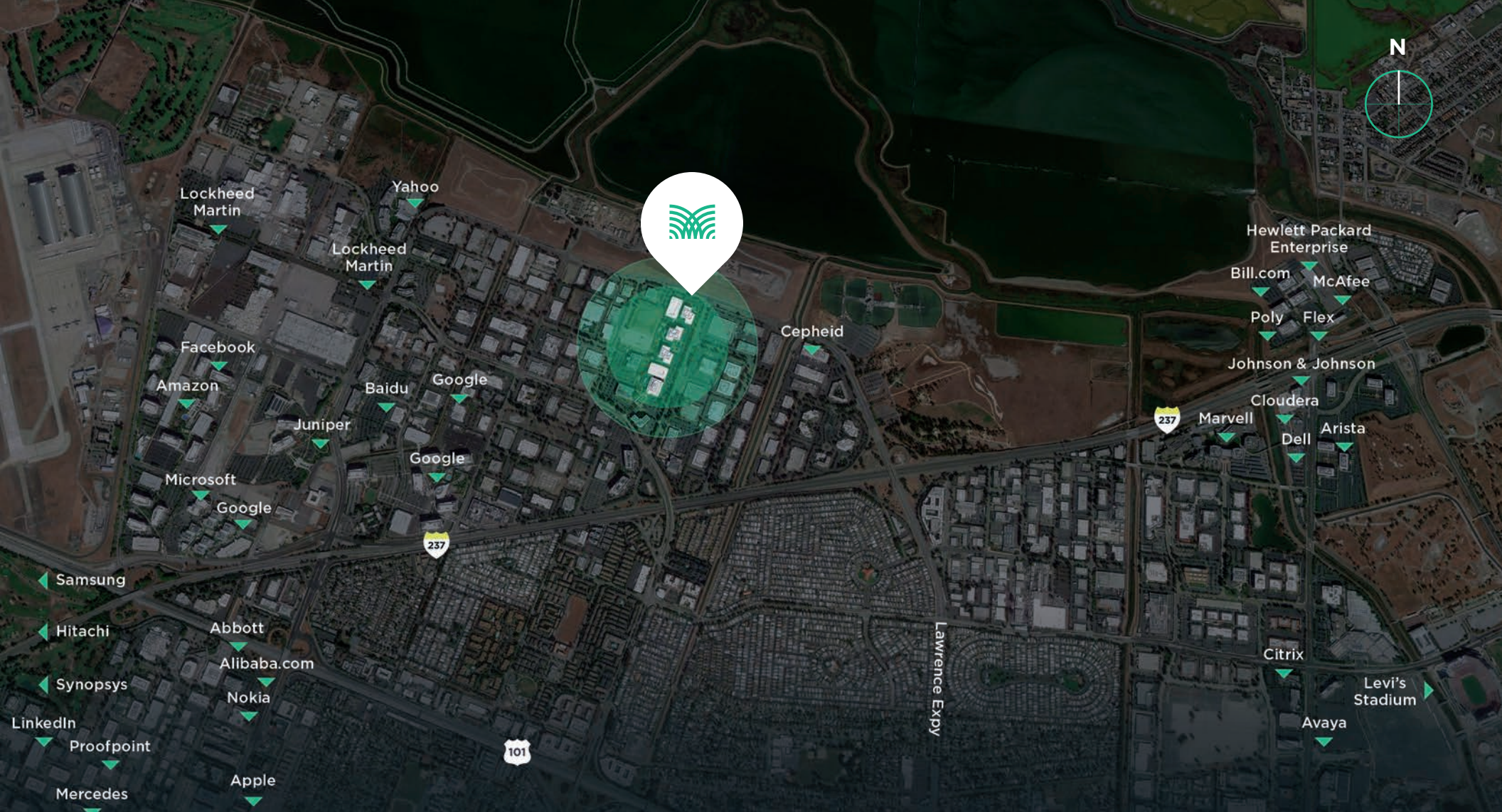


MERV 13 air filtration to meet high standards for air quality



Employment of anti-microbial surfaces and CDC recommended, EPA-registered anti-viral disinfectant cleaners.





Positioned for Talent

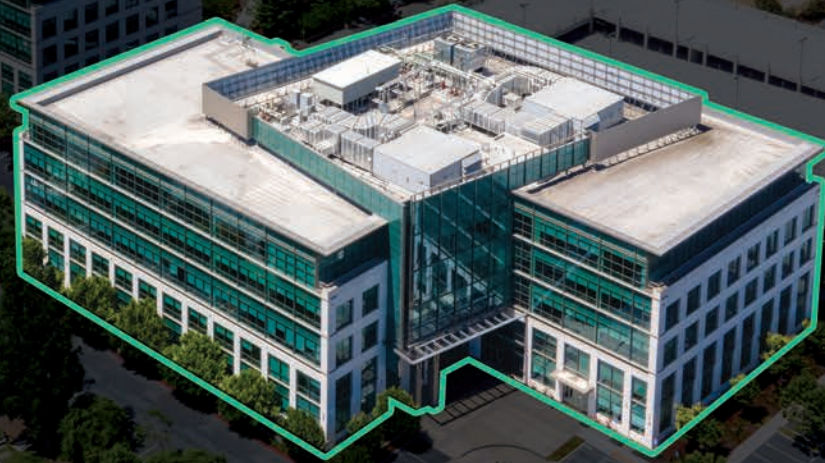
The central location connects to neighboring tech cohorts and gives an unparalleled recruiting edge to attract world-class talent across the Bay Area and nearby universities.

Bldg. 4

Bldg. 3

Bldg. 2

Bldg. 1



189,944 SF

1395 CROSSMAN AVE

- 189,944 SF, 5-Story Class A Office Building
- 20,000 SF, Executive Briefing Center with Private Outdoor Patio
- 16,000 SF, Training Center
- Completed in 2013
- Chilled Water Plant
- Energy Star Certified
- LEED-NC Gold Certified
- Lighting Controls / Day-lighting
- CO₂ Monitoring

Fl 05 36,756 SF

Fl 04 38,898 SF

Fl 03 38,898 SF

Fl 02 37,459 SF

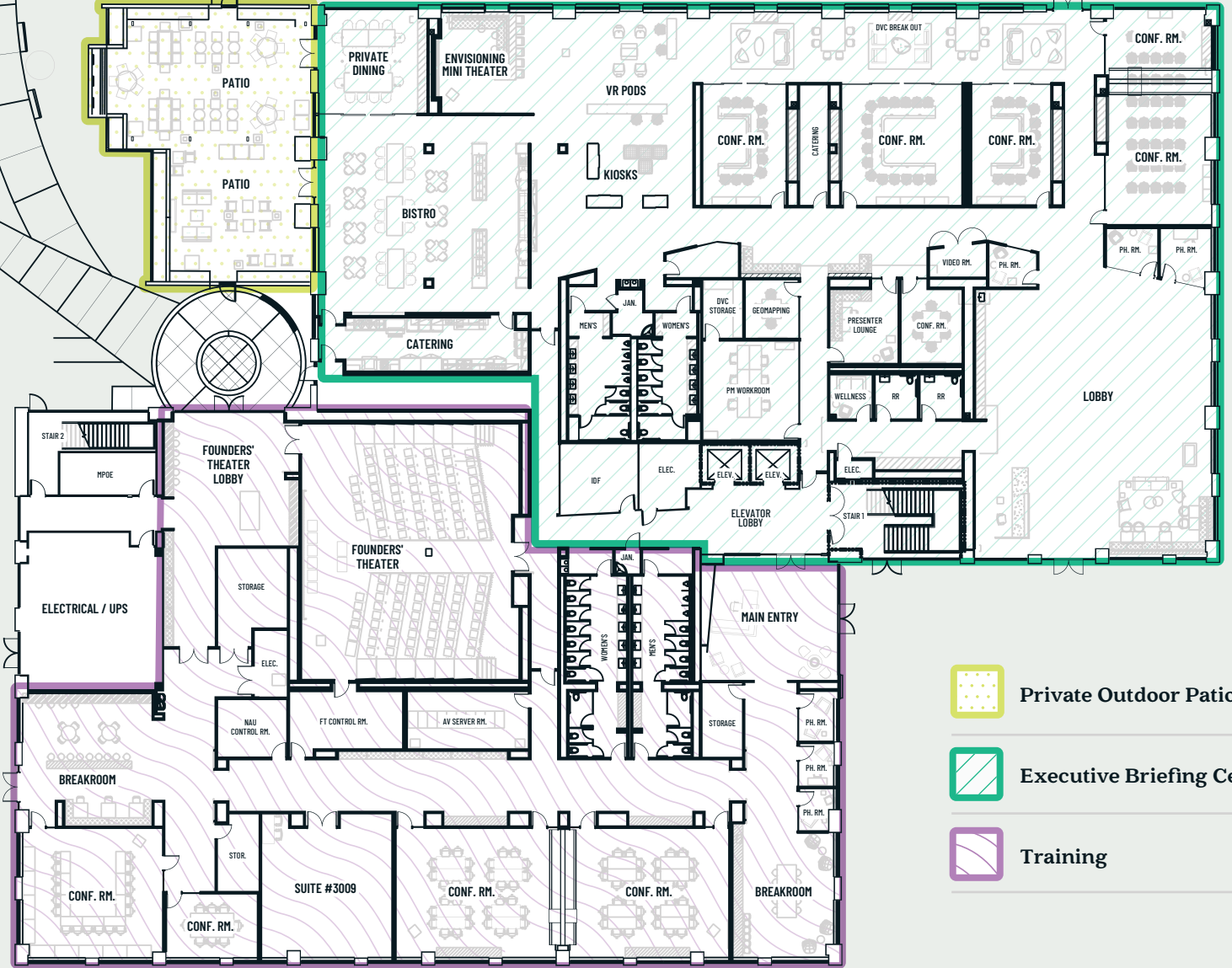
Fl 01 37,933 SF




1395 CROSSMAN AVE

Ground Floor

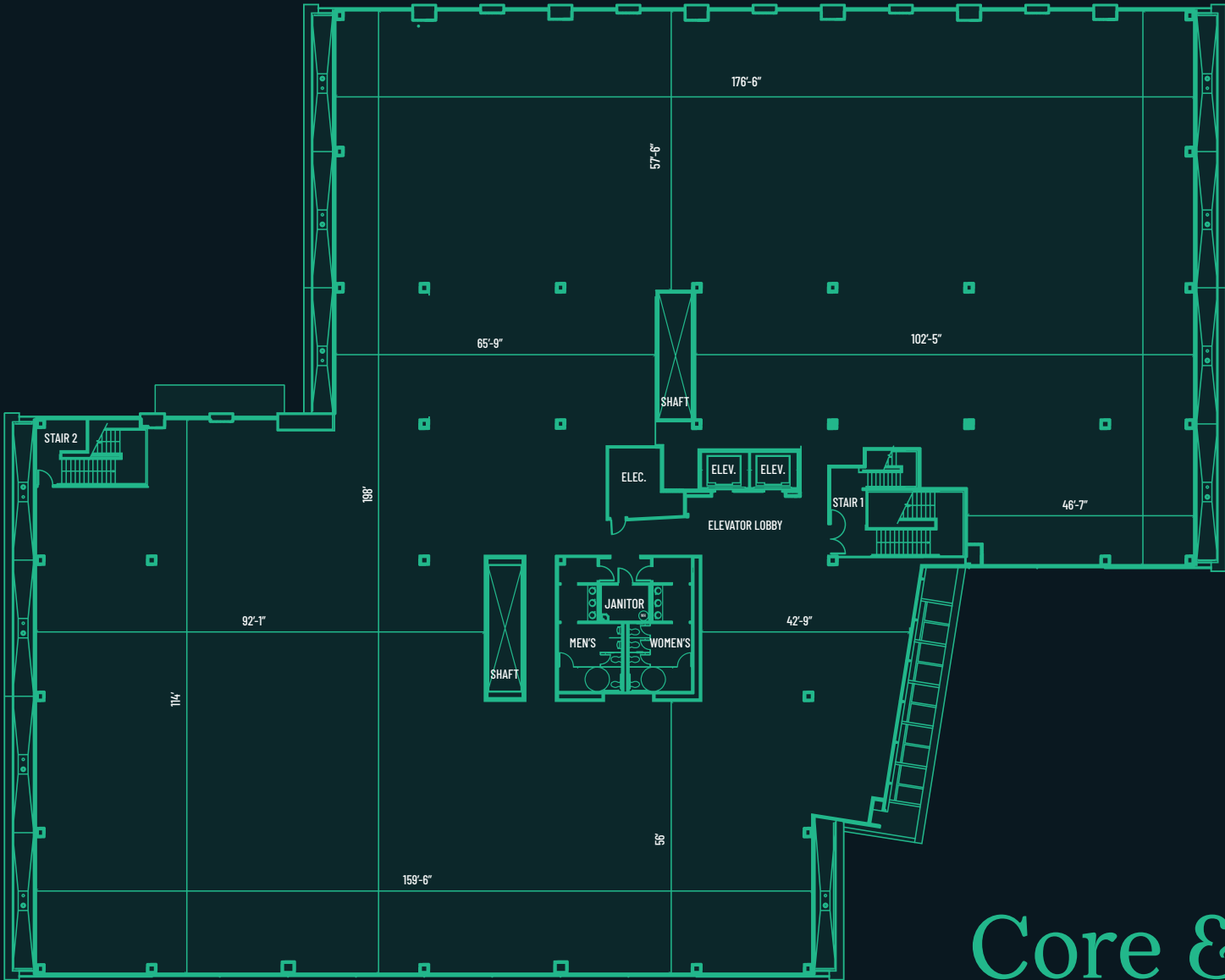
Bldg. 1



-  Private Outdoor Patio
-  Executive Briefing Center
-  Training

1395 CROSSMAN AVE

Floors 3-5



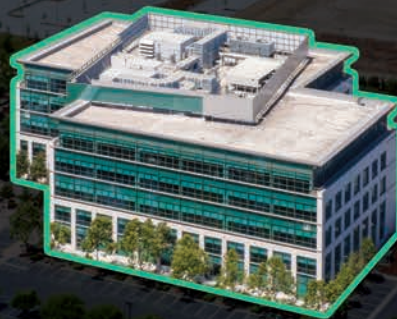
Core & Shell

Bldg. 4

Bldg. 3

Bldg. 2

Bldg. 1



192,479 SF

1375 CROSSMAN AVE

- 192,479 SF, 5-Story Class A Office Building
- 27,000 SF, Fitness Center
- 8,000 SF, Conference Center
- 10,000 SF, Gym / Auditorium with 1,100 seat capacity
- Completed in 2013
- Chilled Water Plant
- Energy Star Certified
- LEED-NC Silver Certified
- LEED-Existing Building O&M Platinum Certified
- Lighting Controls / Day-lighting
- CO₂ Monitoring

Fl 05 36,756 SF

Fl 04 38,898 SF

Fl 03 38,898 SF

Fl 02 33,285 SF

Fl 01 44,456 SF




1375 CROSSMAN AVE

Ground Floor

Bldg. 2



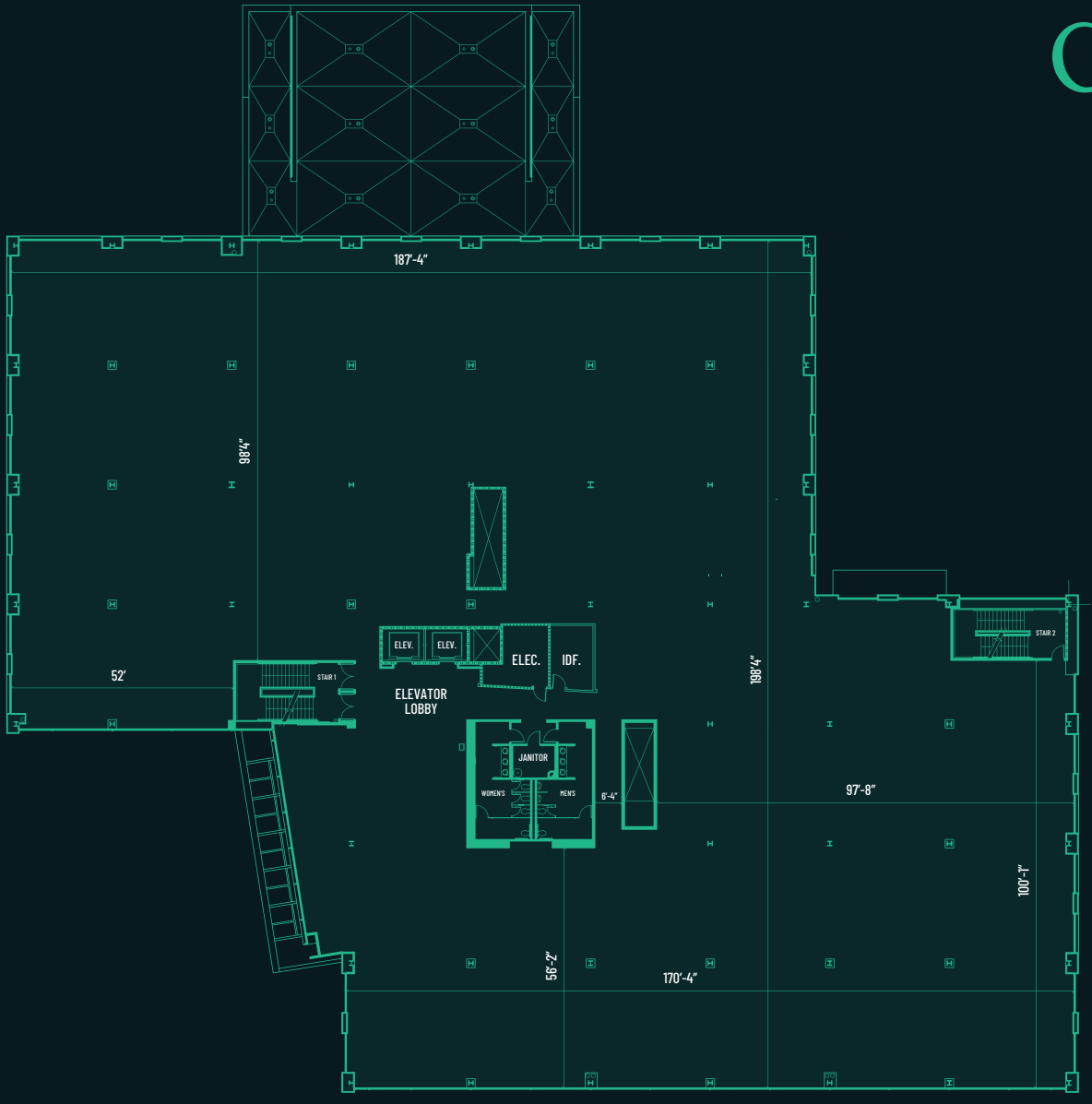
 Health & Fitness

 Training

Core & Shell

1375 CROSSMAN AVE

Floors 3-5





Bldg. 3

Bldg. 4

Bldg. 2

Bldg. 1

198,468 SF

1345 CROSSMAN AVE

- 198,468 SF, 5-Story Class A Office Building
- 26,000 SF, Cafeteria/Dining
- 5,500 SF, Conference Center
- Completed in 2007
- Chilled Water Plant with Water Side Economizer
- Energy Star Certified
- LEED-Existing Building O&M Gold Certified
- Lighting Controls / Day-lighting
- CO₂ Monitoring

Fl 05 36,756 SF

Fl 04 38,898 SF

Fl 03 38,890 SF

Fl 02 37,475 SF

Fl 01 46,279 SF




1345 CROSSMAN AVE

Ground Floor

Bldg. 3

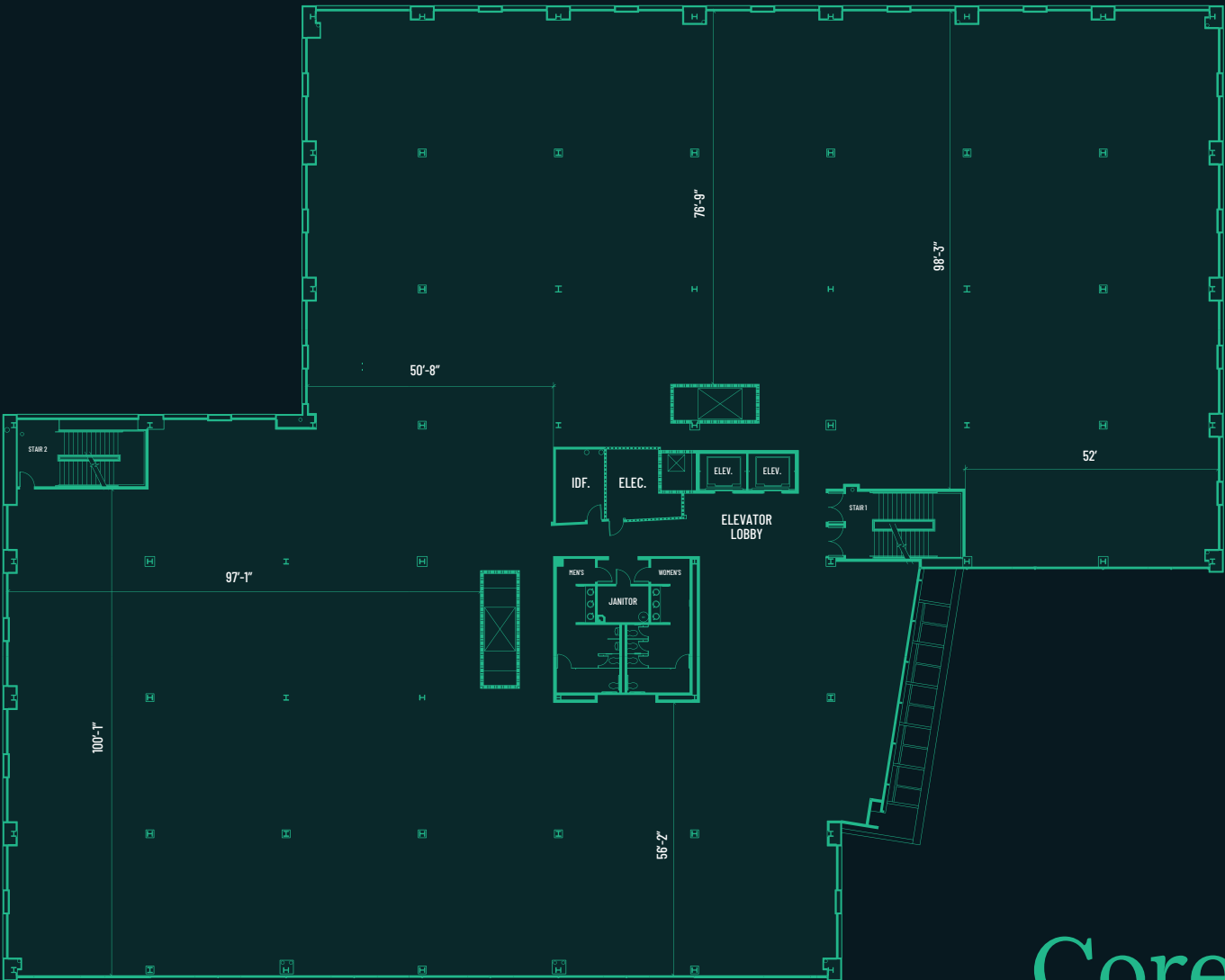


 Full Service Kitchen

 Training Rooms

1345 CROSSMAN AVE

Floors 3-5



Core & Shell

Bldg. 4



Bldg. 3

Bldg. 2

Bldg. 1

138,146 SF

1275 CROSSMAN AVE

- 138,146 SF, 3-Story Class A Office Building
- 14,000 SF, Data Center
- Completed in 2001
- Chilled Water Plant for the Data Center
- Air-cooled Chillers for the Office
- Energy Star Certified
- Lighting Controls/Day-lighting
- CO₂ Monitoring

Data Center Profile

- 720 racks @ 8kVA/rack
- Annual PUE = ~ 1.35
- 2 kV primary service
- MW Diesel Generator for data Center
- 1.5 MW Diesel Generator for HVAC
- Energy Efficiency Measures (EEM's):
 - 14 - 50K CFM AHU's with air side economizer
 - High efficiency 2400 ton chiller plant
 - High efficiency 8-cell cooling tower
 - Flywheel UPS
 - Efficient dry-type transformers

Fl 03 44,414 SF

Fl 02 44,436 SF

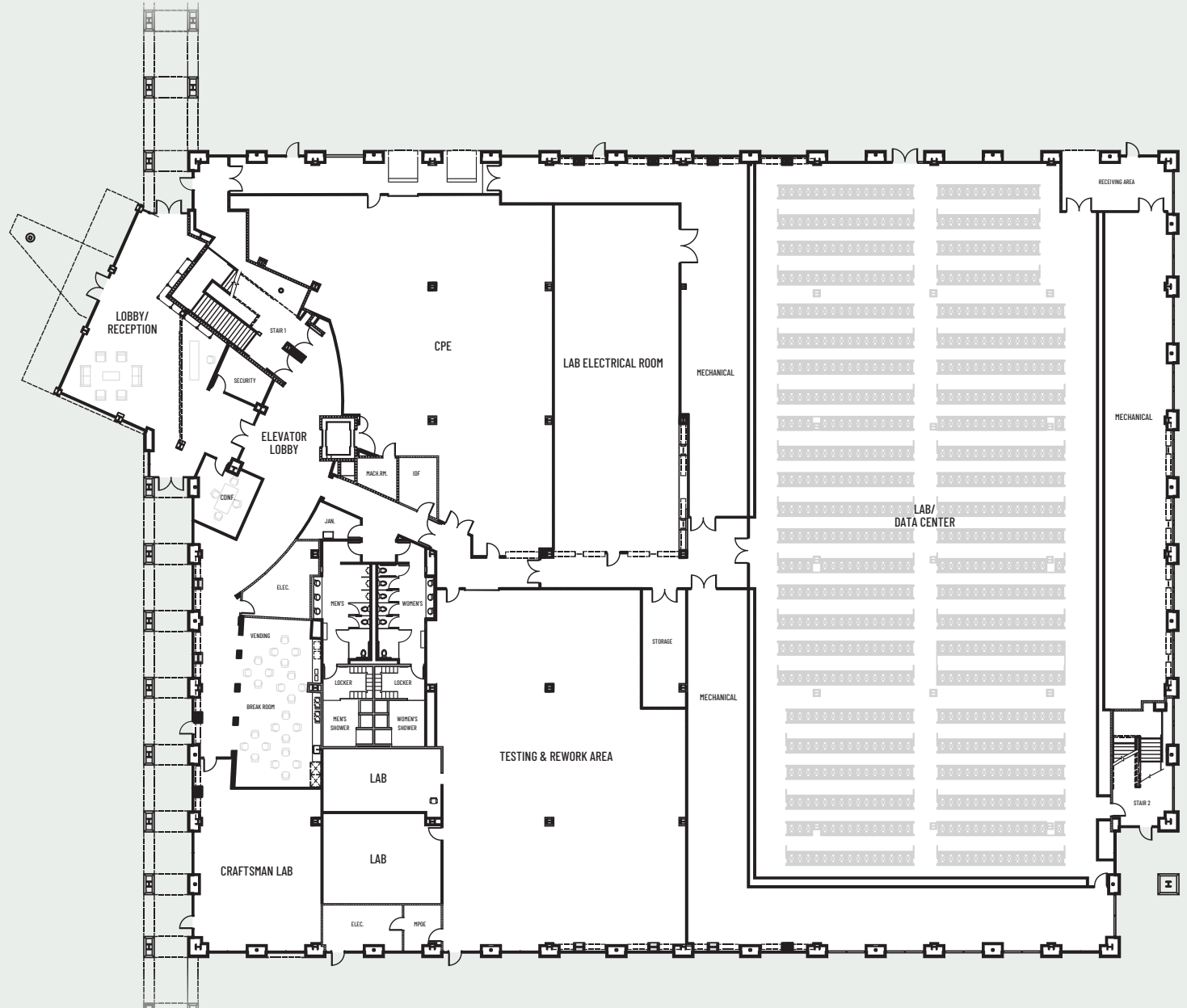
Fl 01 49,296 SF



1275 CROSSMAN AVE

Ground Floor

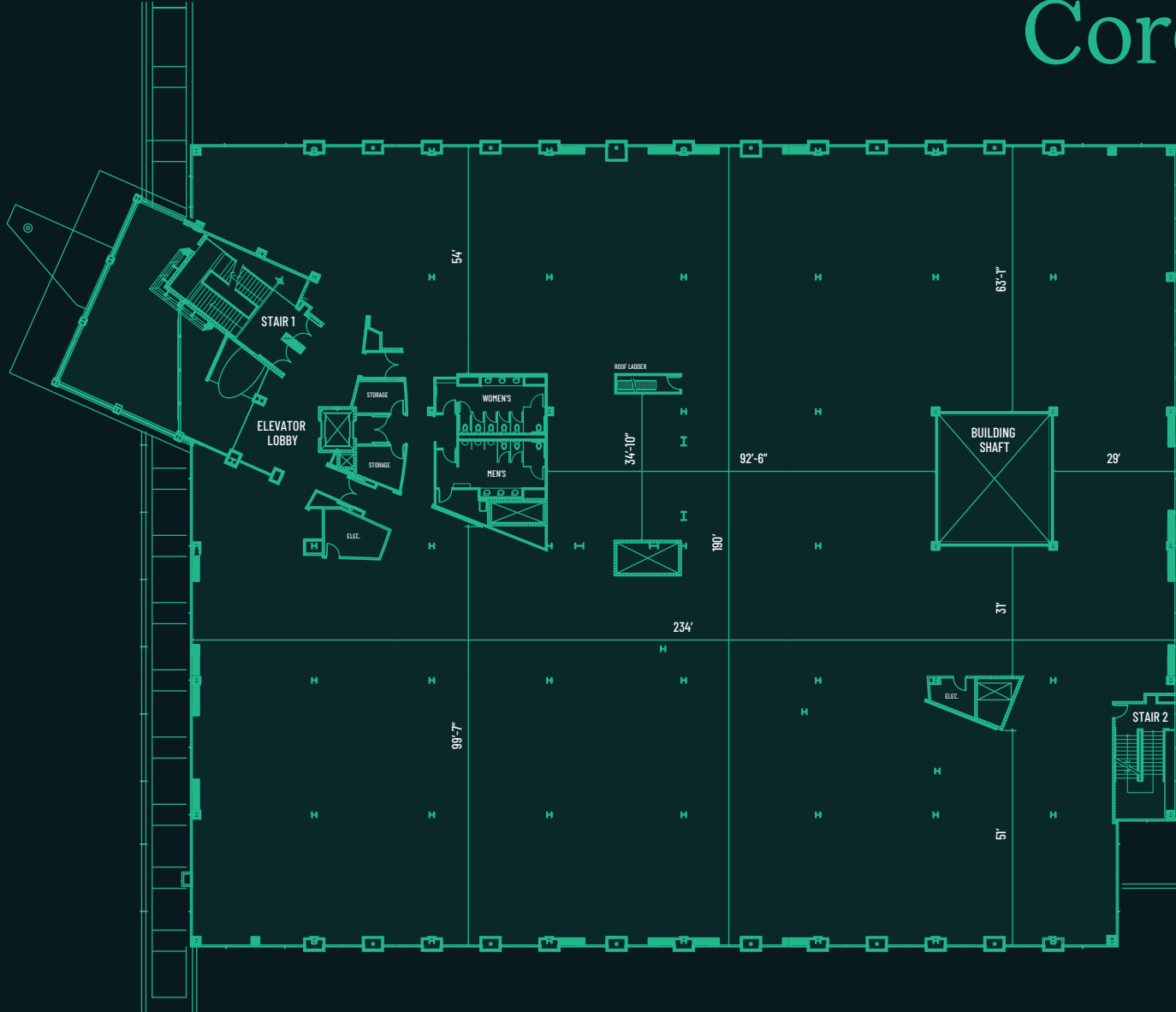
Bldg. 4



Core & Shell

1275 CROSSMAN AVE

Floors 2-3







Building a Sustainable Future

Moffett Green is currently working to achieve LEED and Fitwel certifications, the building industry's premier standards for certifying health and safety for all. This rigorous process includes proactive steps to reduce Green House Gas emissions (GHG), monitor water use, and measure air quality to promote the optimum workplace environment. You'll also find EV Charging stations throughout the campus to support the growing fleet of electric vehicles, further reducing the project's carbon footprint.



LEED Certified



Fitwel

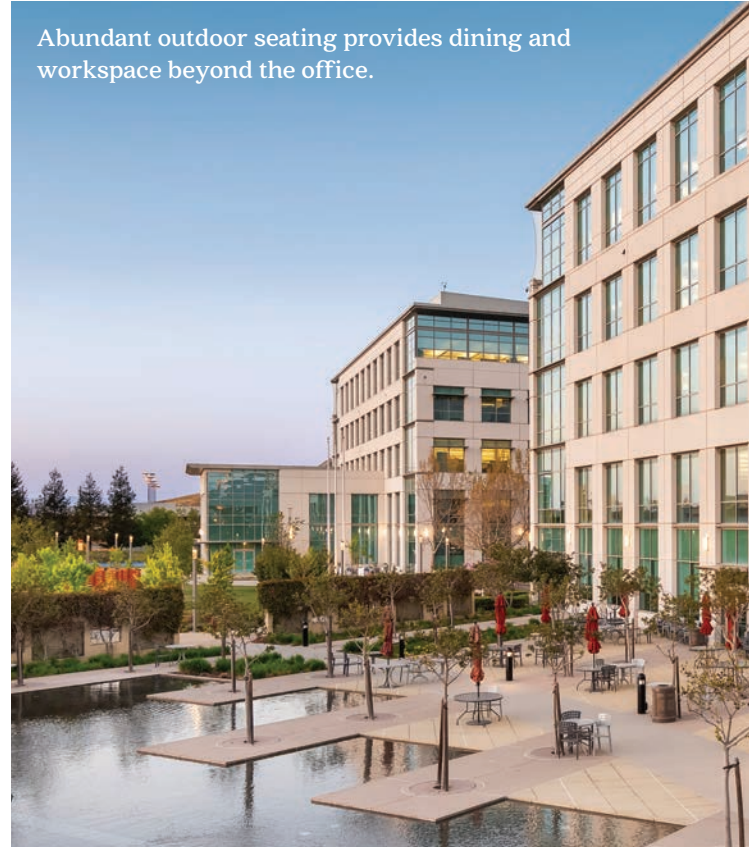




Landscaped greenbelt with walking path encourages teams to connect & collaborate safely.



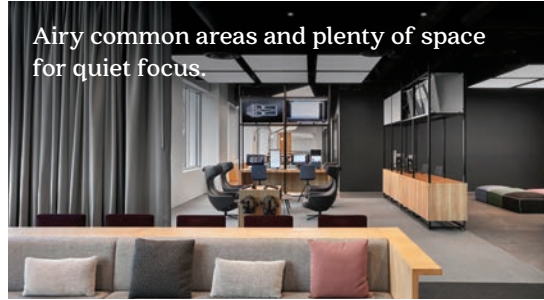
Abundant outdoor seating provides dining and workspace beyond the office.



Full-service fitness center with state-of-the-art cardio & weight training equipment.



Airy common areas and plenty of space for quiet focus.



Connect from the outside in.

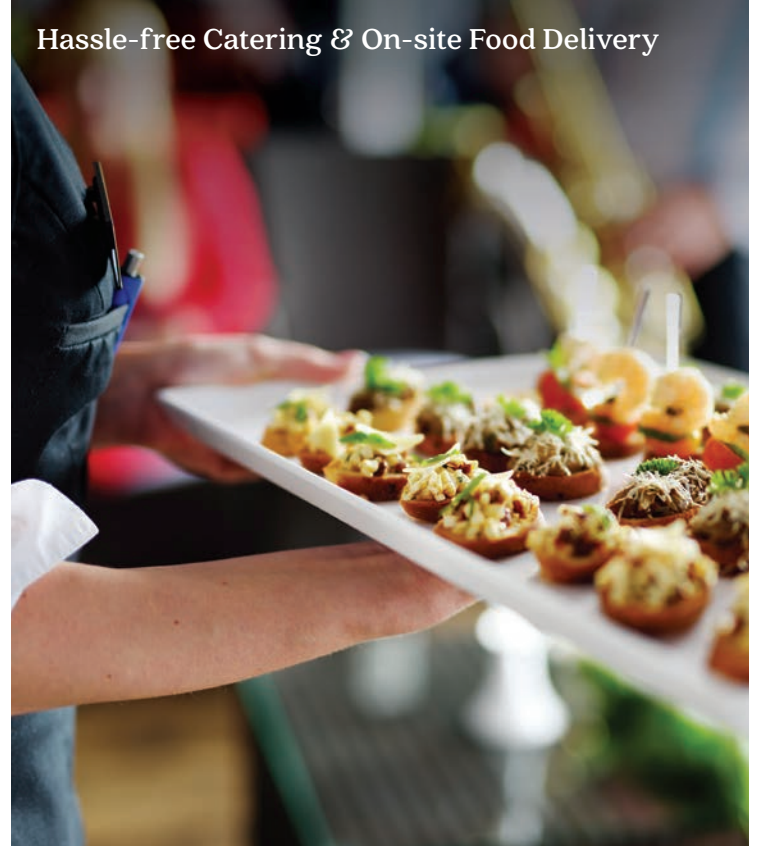
At Moffett Green, there is an immediate connection between nature and architecture. The campus is an inspiring collision of accessible green space and impressive indoor amenities to get the synapses firing. Nearby parks, wetlands, and extensive trail systems are an extension of the campus, providing endless opportunities to explore.



Health & Wellness Classes



Hassle-free Catering & On-site Food Delivery



Premium Beauty Services



Chair Massages



Introducing ZO.

Discover a sense of well-being and community with curated services and amenities exclusively designed for tenants of Moffett Green.

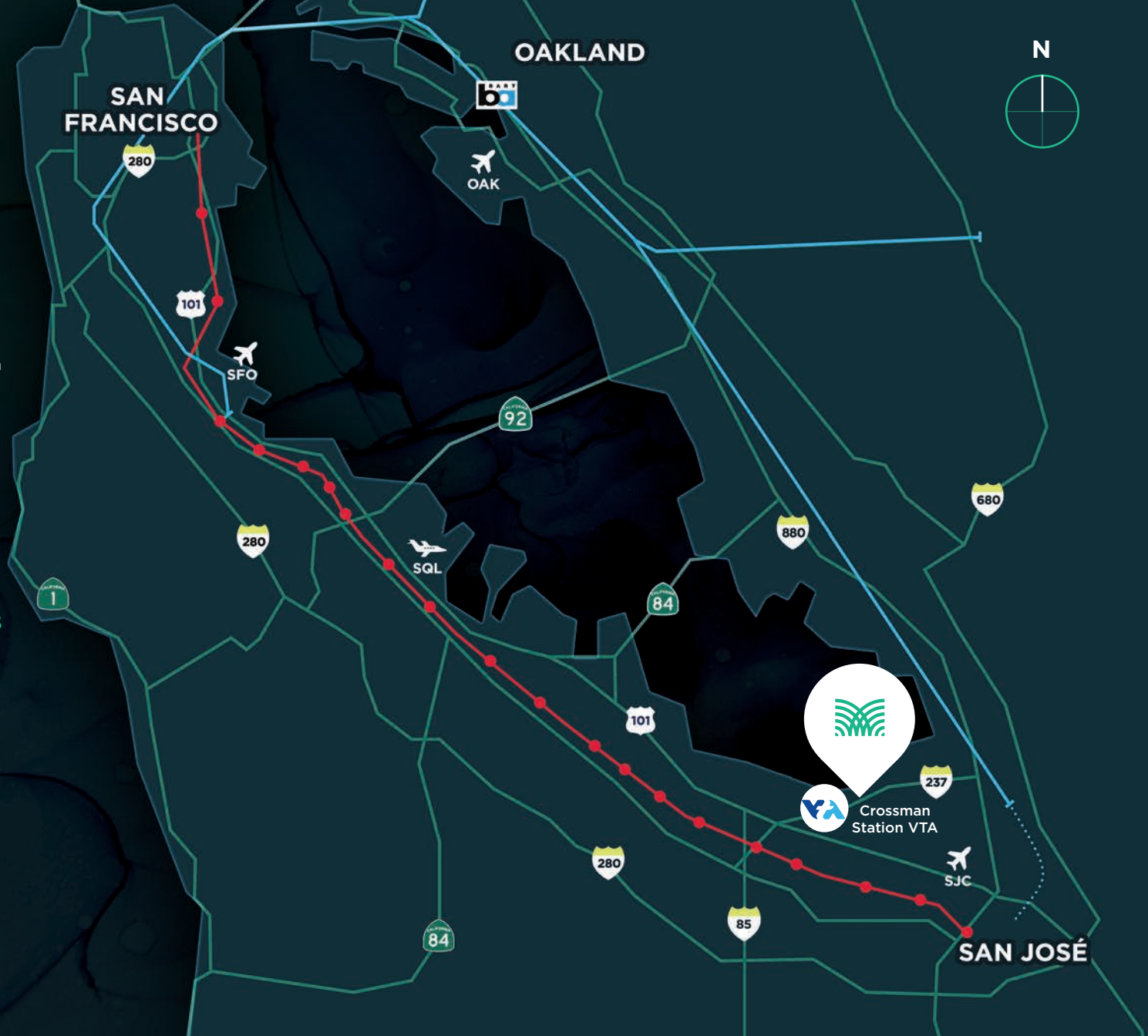
Unlock the freedom to put yourself first with the [FindYourZO.com](https://www.findyourzo.com).



Near it all.

Immediate access to highways 101, 237, and the Lawrence Expressway provides seamless multi-county commuting to nearby residential communities. A great mix of public transportation includes: nearby Crossman Station light rail (VTA), corporate shuttles, and ample bike paths and walkways — all layered into the most connected point in Silicon Valley.

Destination	Drive	Miles
SJC Airport	12 min	7 mi
Palo Alto	13 min	10 mi
Fremont	20 min	16 mi
Los Gatos	22 min	18 mi
SFO Airport	26 min	27 mi
Pleasanton	33 min	25 mi
OAK Airport	34 min	33 mi
Morgan Hill	35 min	30 mi
San Francisco	48 min	40 mi



Moffett Golf Course



Downtown Sunnyvale



Levi's Stadium



Baylands Park



So much to explore.

Close to everywhere you want to be, Moffett Green is conveniently located near a buzzing entertainment, dining, and shopping scene. If you need some space and want to explore, outdoor recreation is all around, while nearby NASA and Moffett Airfield offer another form of space exploration.

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For Leasing Information

NEWMARK

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