



FOR SUBLEASE
OFFICE/R&D

1312 CROSSMAN AVENUE
SUNNYVALE, CALIFORNIA

±54,540 SF

- LED 2/28/2018
- Strong Sublessor
- Outstanding Sunnyvale location
- Close to Highway 101 and Highway 237
- Available Q1 2017
- Asking \$0.98 NNN/PSF
- Call to Tour

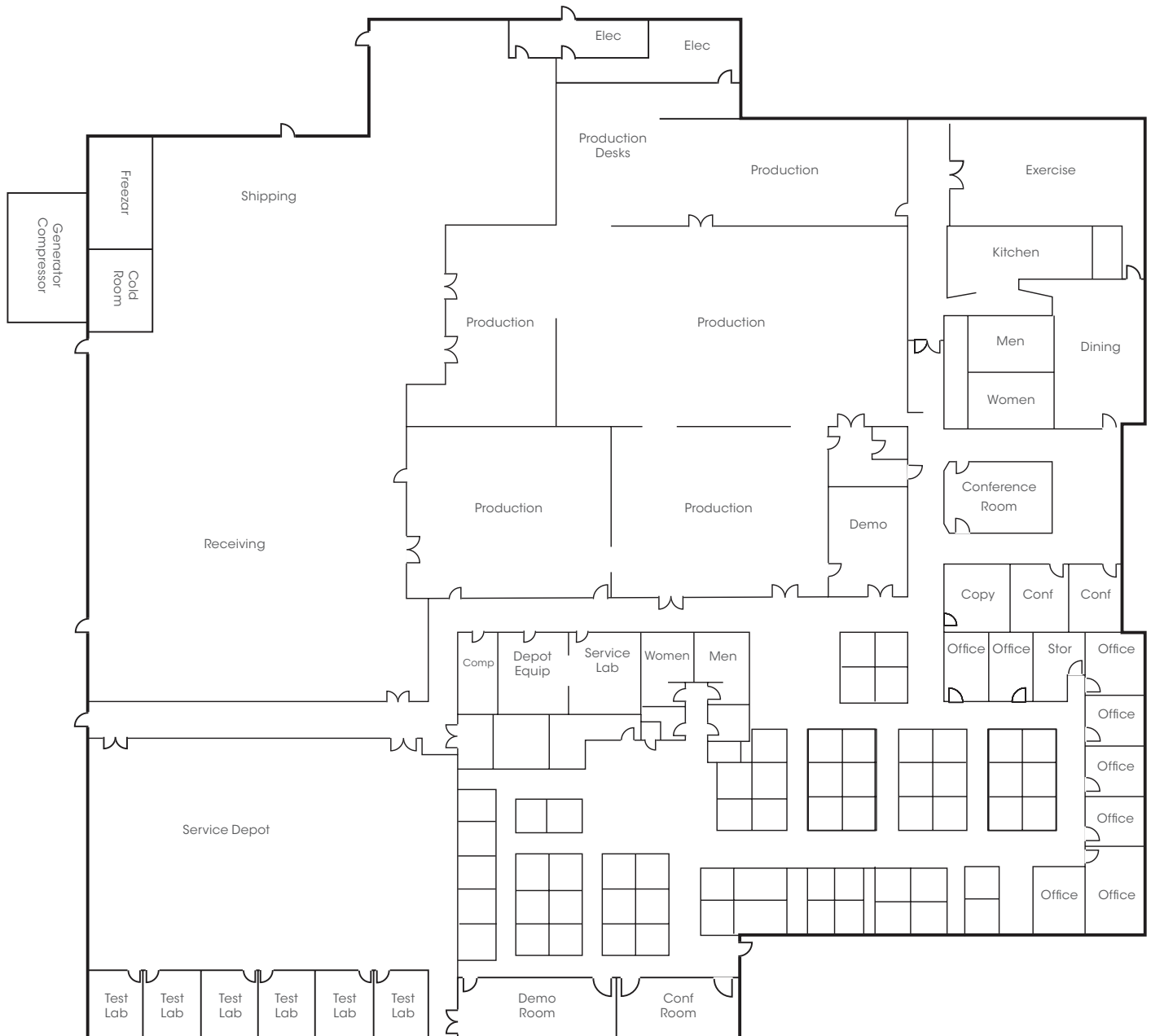


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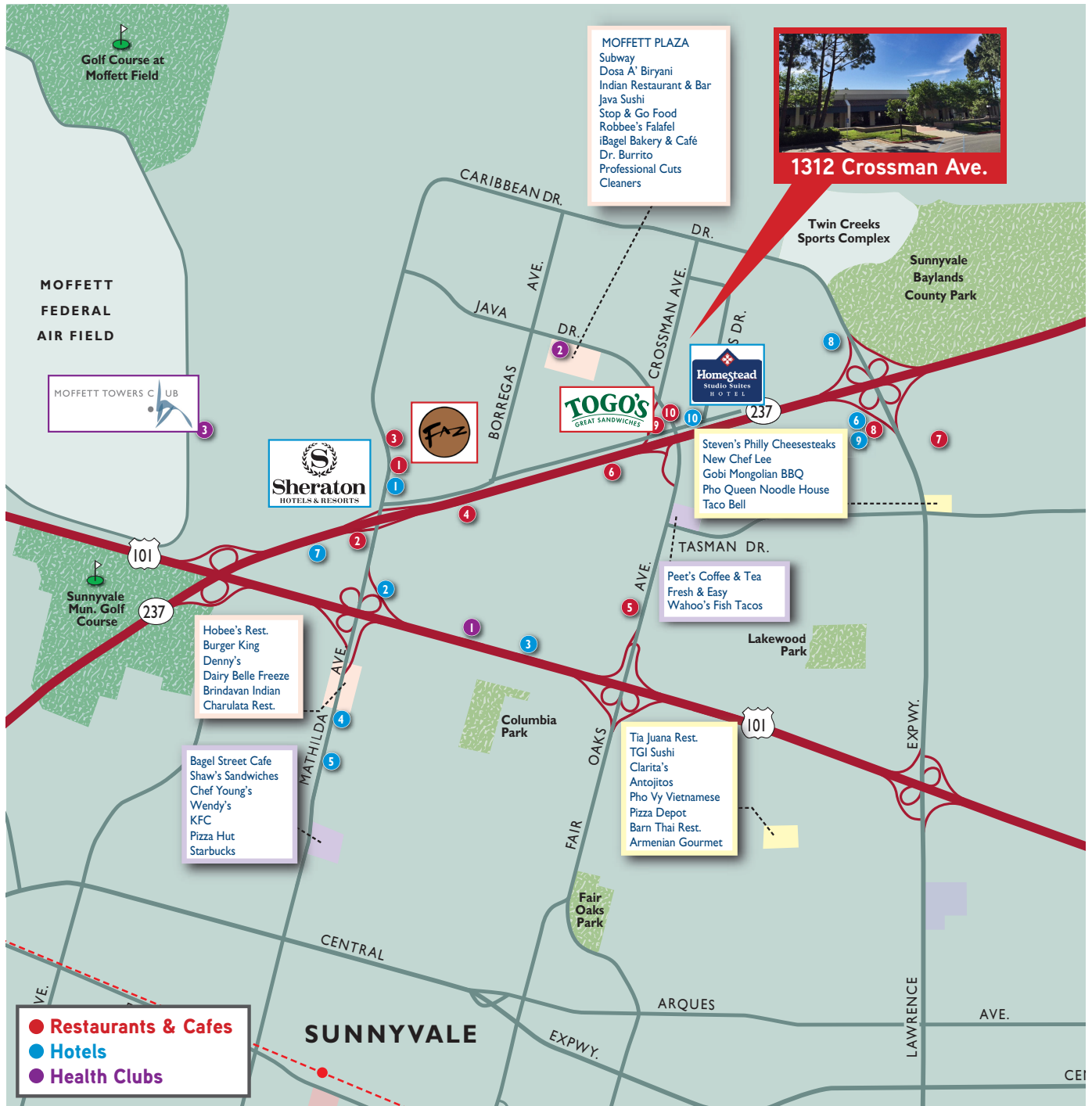
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FLOOR PLAN: ±54,540 SF



NEARBY AMENITIES MAP



TRANSPORTATION MAP



Located within Moffett Park, 1312 Crossman Avenue is easily accessible to both employees and customers. The VTA light rail Borregas Station is located 2 blocks away. Major highways 101 and 237 are within a mile offering convenient access by car or truck. A short 11 minute drive to Mineta San Jose International Airport makes domestic and international travel very convenient.

VTA Light Rail "Crossman Station"
2 blocks away – 8 min walk

Mineta San Jose International Airport
7.5 miles – 11 min drive

Highways – 237 and 101
Less than 1 mile – 2 min drive

CalTrain "Sunnyvale Caltrain Station"
3.9 miles – 8 min drive

Bus – Lines 26, 120, 121, 122, 321, 328, 826, ACE
Shuttle – 2 blocks away – 8 min walk