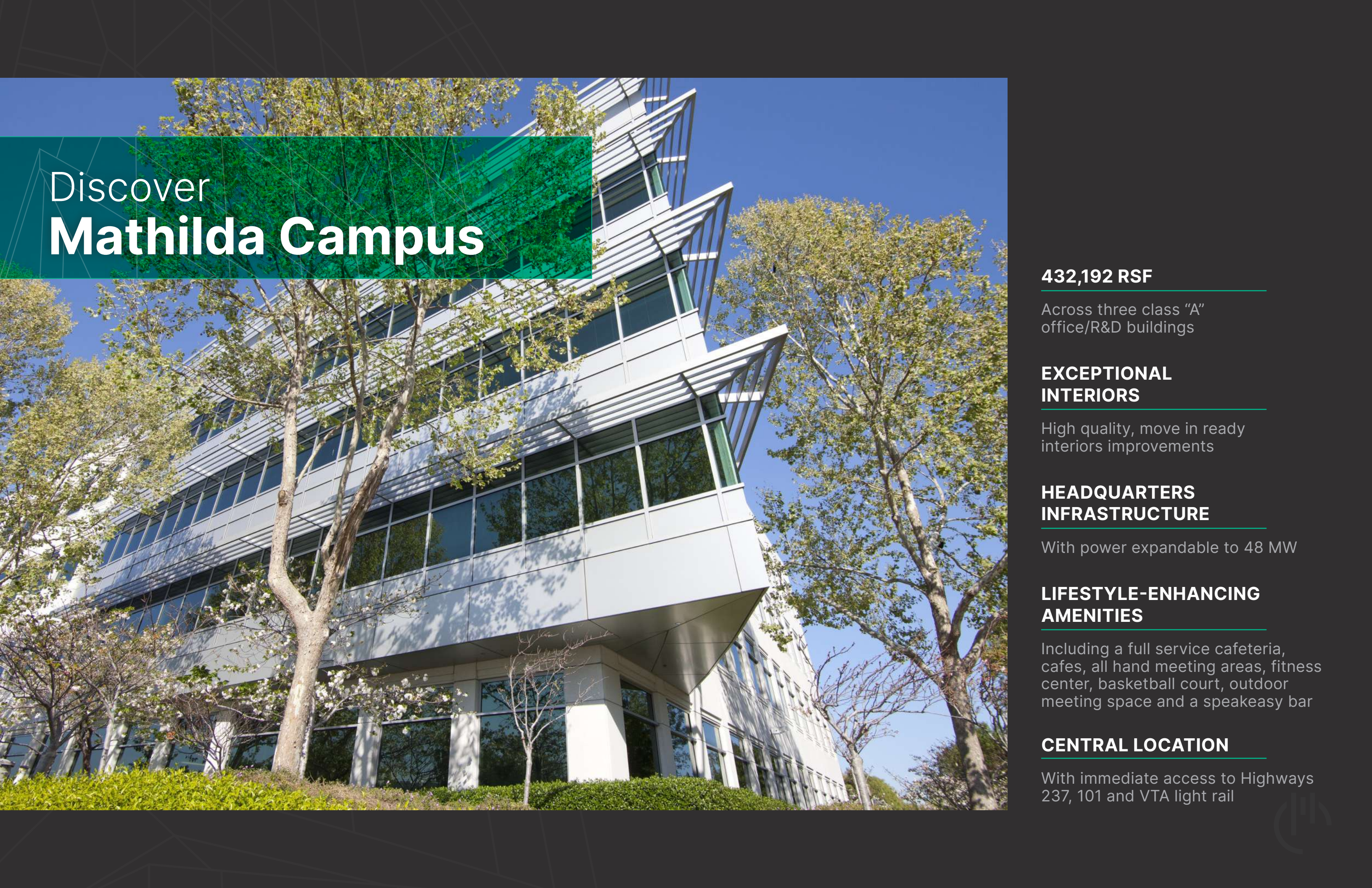






Discover **Mathilda Campus**

432,192 RSF

Across three class "A"
office/R&D buildings

EXCEPTIONAL INTERIORS

High quality, move in ready
interiors improvements

HEADQUARTERS INFRASTRUCTURE

With power expandable to 48 MW

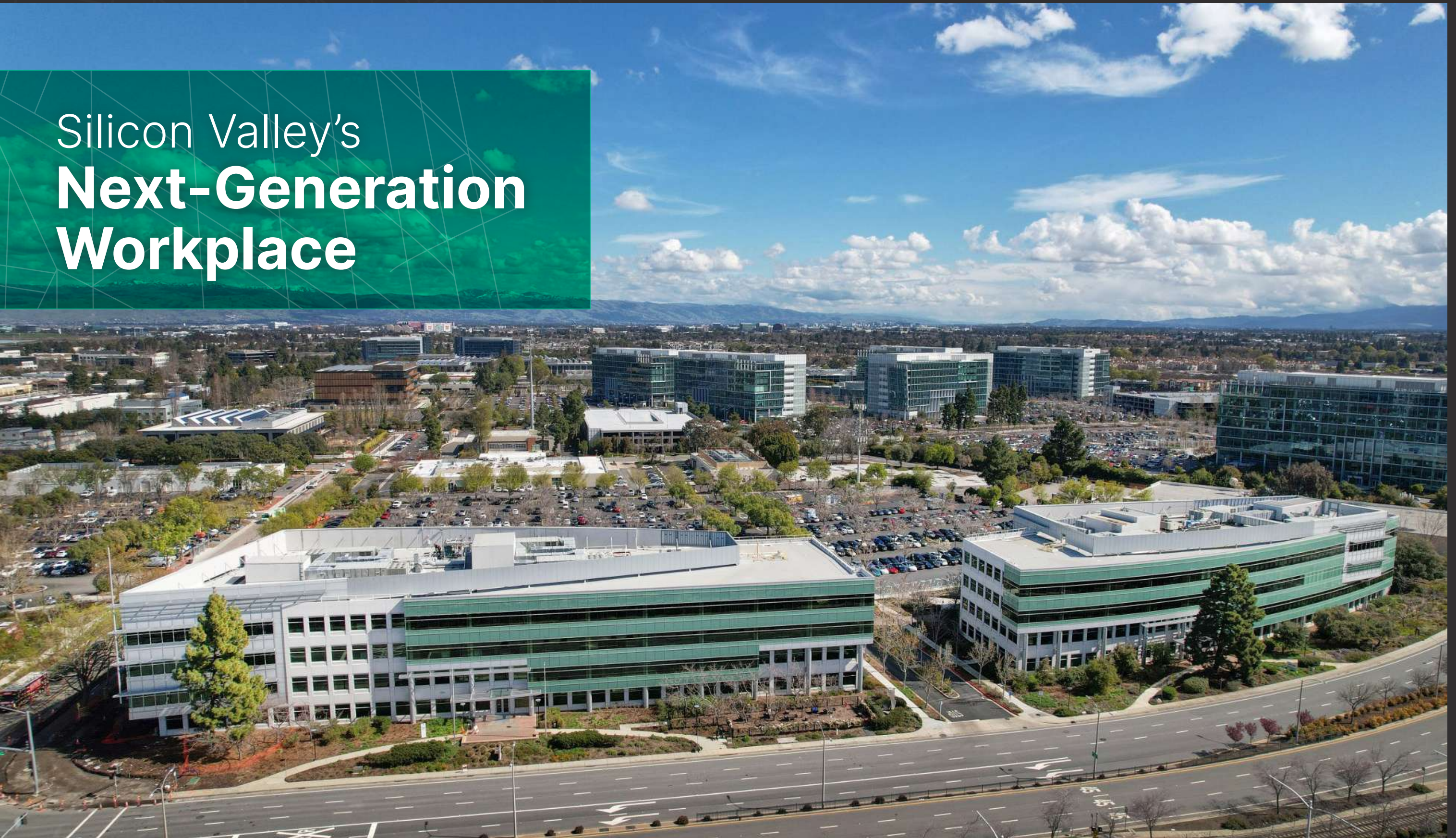
LIFESTYLE-ENHANCING AMENITIES

Including a full service cafeteria,
cafes, all hand meeting areas, fitness
center, basketball court, outdoor
meeting space and a speakeasy bar

CENTRAL LOCATION

With immediate access to Highways
237, 101 and VTA light rail

Silicon Valley's **Next-Generation Workplace**



Site Plan

1184 N Mathilda

124,576 RSF

5,000 AMPS

- Cafeteria
- Presentation Space
- Lab Spaces

1194 N Mathilda

146,076 RSF

6,000 AMPS

- Café
- Executive Briefing Center
- Speakeasy Bar

1220 N Mathilda

161,540 RSF

8,000 AMPS

- Gym
- Cafeteria
- Lab Spaces



On-Site Amenities



Exceptional Interiors



Occupancy Ready



The Connectivity **Talent Craves**

Attract and retain top talent through proximity to abundant services and conveniences, including residential areas, dining, shopping, entertainment, public transit, and major roadways.

ONSITE VTA LIGHT RAIL STATION

Moffett Park with connection
to CalTrain



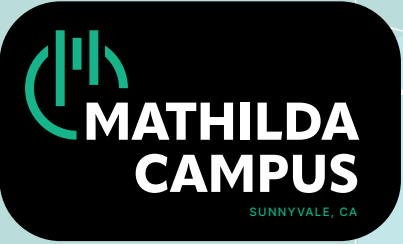
ADJACENT TO HIGHWAYS

237 & 101



At the Front Door of Moffett Park





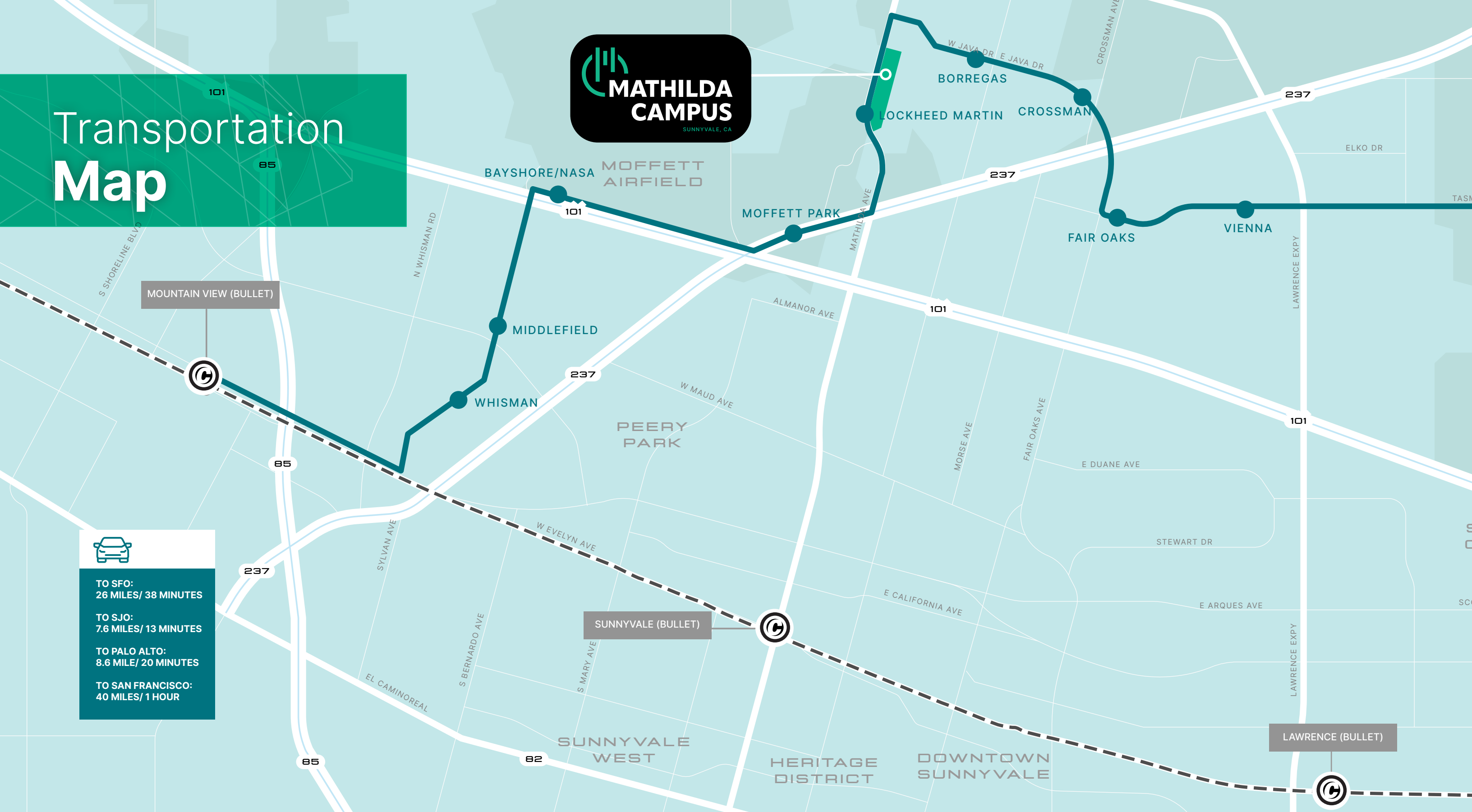
Transportation Map

TO SFO:
26 MILES/ 38 MINUTES

TO SJO:
7.6 MILES/ 13 MINUTES

TO PALO ALTO:
8.6 MILE/ 20 MINUTES

TO SAN FRANCISCO:
40 MILES/ 1 HOUR



One Campus, Countless Amenities



**Food and dining within
campus cafeteria and
multiple cafes**



**Full equipped indoor/out-
door fitness center, bas-
ketball court and access to
Bay Trail system**



**Tenant garden for
flowers and
vegetables**



**Onsite bike lockers
and storage**



**Shower rooms, gender
neutral restrooms,
and mothers' rooms
throughout**



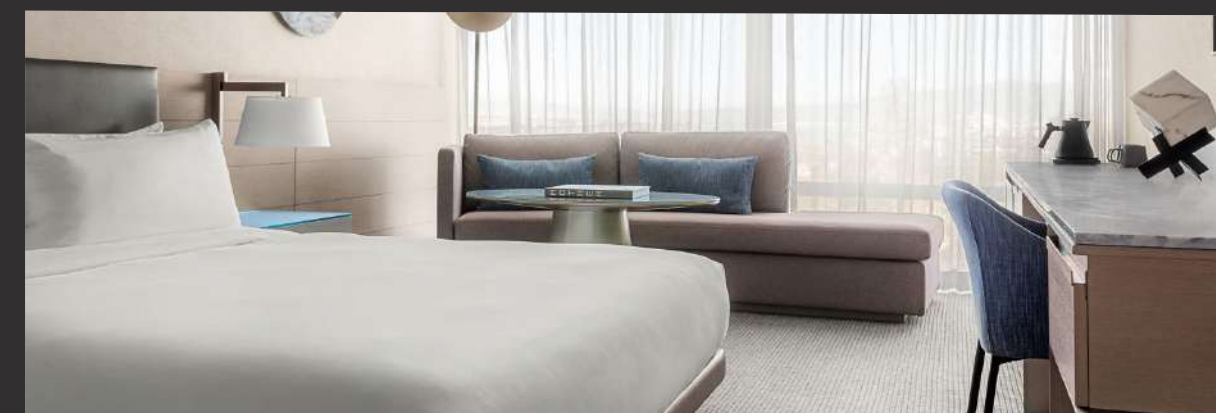
Nearby Hotel Highlights

The Treehouse Hotel Silicon Valley in Sunnyvale is a playful, nature-inspired boutique retreat that opened in March 2025 on a former orchard. It combines whimsical treehouse design with modern comfort across 111 guest rooms, many with private patios or balconies, while emphasizing sustainability through preserved trees and eco-friendly construction. Guests can enjoy communal spaces and diverse dining options, including Stephanie Izard's Valley Goat, making it a creative and eco-conscious Silicon Valley escape.

TETRA Hotel in Sunnyvale offers a serene, zen-minimalist retreat with 186 rooms and 14 suites designed with clean lines, natural materials, and smart in-room technology. Its signature restaurant, Adrestia, highlights seasonal California cuisine inspired by nearby cultural hubs like Japantown and Koreatown. With over 9,000 square feet of flexible event space, including high-tech meeting rooms and indoor-outdoor lounges, the hotel caters to both business and social gatherings.



Chef Stephanie Izard brings her inventive, globally inspired cuisine to Silicon Valley with Valley Goat, featuring locally sourced ingredients. The beverage program includes seasonal cocktails, low-ABV and non-alcoholic options, and a curated wine list.



Floor Plans

1184 1194 1220
N MATHILDA AVE

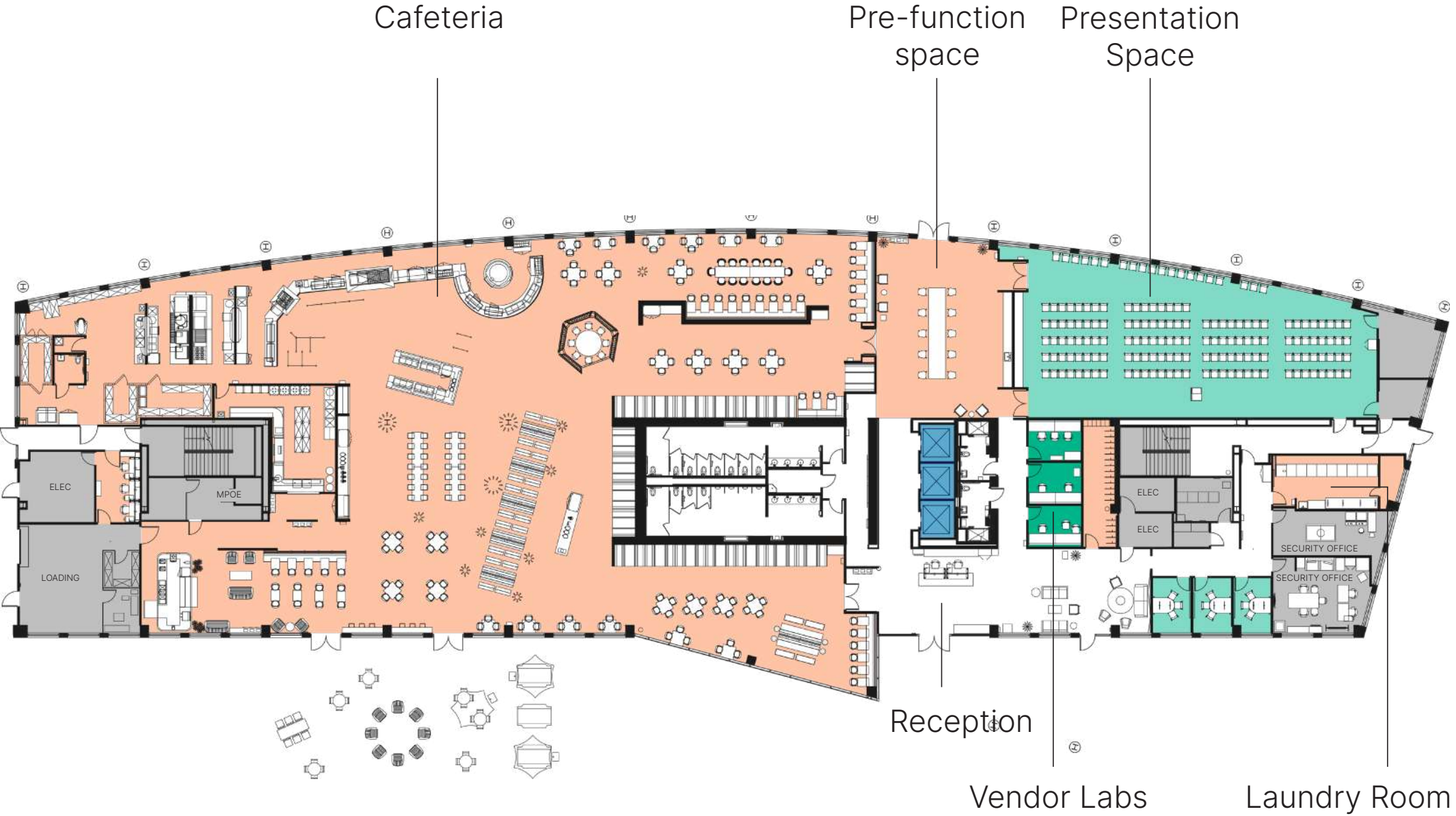
Level	1	2	3	4	TOTAL
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Open Space Workstations	0	160	70	169	399
Team Room Workstations	0	32	25	40	97
Total Workstations	0	192	95	209	496

Team Rooms	0	8	6	9	23
Huddle Rooms (<5 Seats)	3	4	3	5	15
Medium Conference Rooms (5 - 11 Seats)	0	12	12	12	36
Large Conference Rooms (12 - 19 Seats)	0	2	1	3	6
Board Rooms (20+ Seats)	0	0	1	0	1
Phone Room	0	8	8	15	31

ADDITIONAL SPACES

- Cafeteria
- Drive-In Loading
- MPR / Presentation Space
- Laundry Room
- Security / Badging Office
- Bike Room
- 3 Gender Neutral RR's (2 showers)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 1220
N MATHILDA AVE

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Board Rooms (20+ Seats)	0	0	1	0	1
Phone Room	0	8	8	15	31

ADDITIONAL SPACES

Bike Room

Mother's Room

3 Gender Neutral
RRs (2 showers)



Lab

Lab

Microkitchen

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 1220
N MATHILDA AVE

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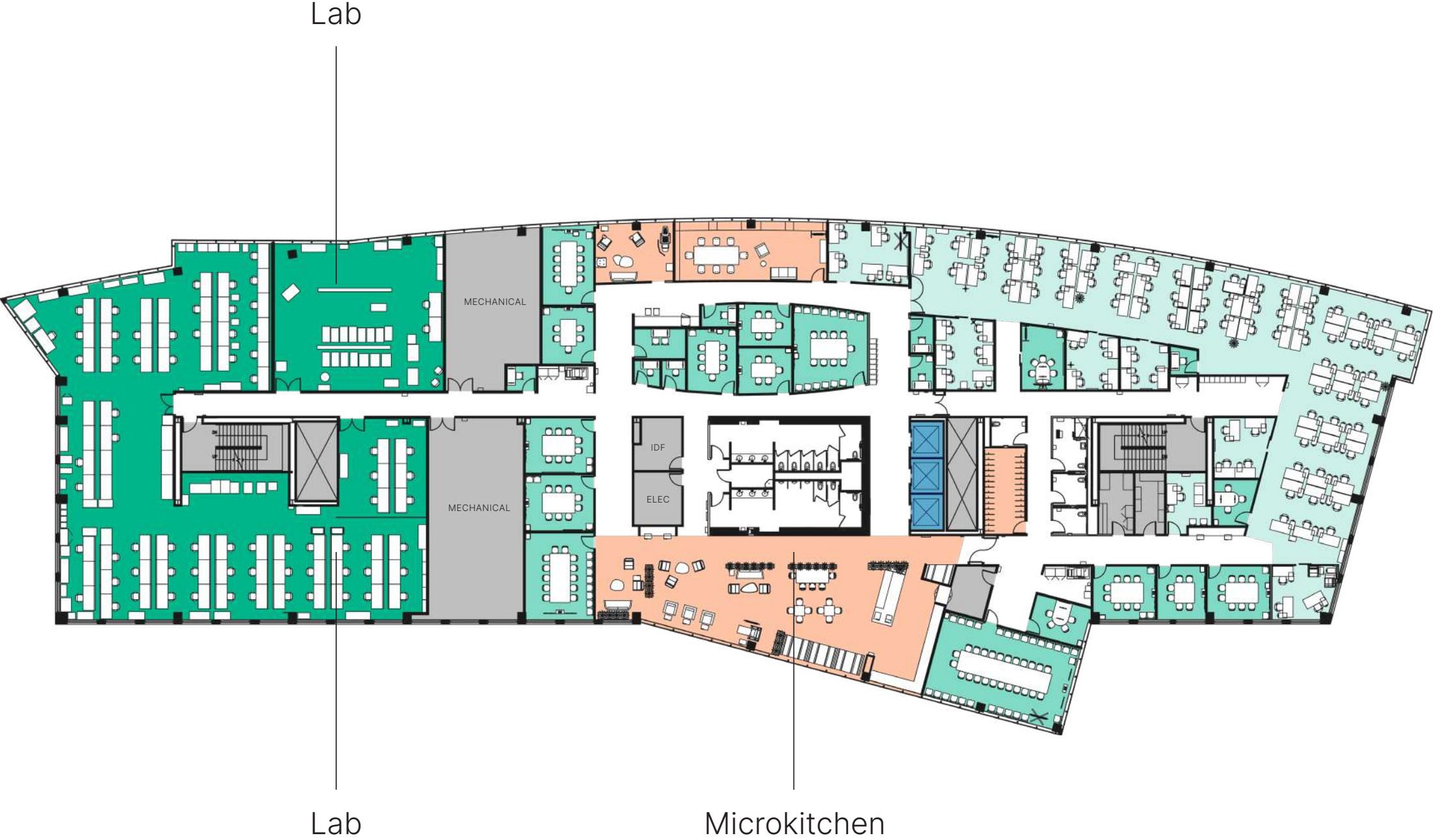
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Board Rooms (20+ Seats)	0	0	1	0	1
Phone Room	0	8	8	15	31

ADDITIONAL SPACES

Library

Bike Room

4 Gender Neutral
RRs (1 shower)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

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Board Rooms (20+ Seats)	0	0	1	0	1
Phone Room	0	8	8	15	31

ADDITIONAL SPACES

Library

Massage / Meditation

Bike Room

Mother's Room

4 Gender Neutral
RRs (1 shower)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 1220
N MATHILDA AVE

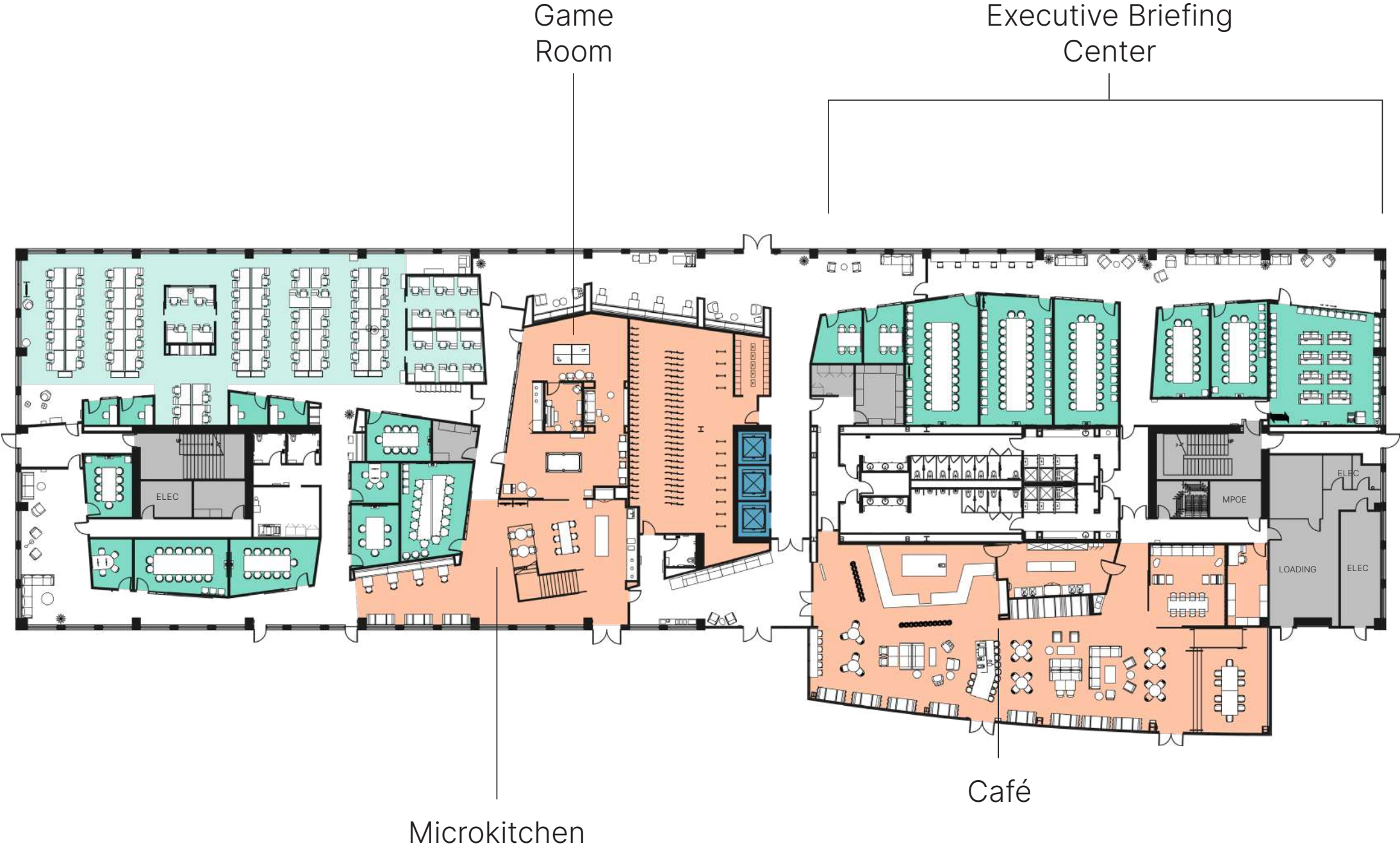
Level	1	2	3	4	TOTAL
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Open Space Workstations	54	200	186	188	628
Team Room Workstations	16	45	52	52	165
Total Workstations	70	245	238	240	793

Team Rooms	2	9	9	10	30
Huddle Rooms (<5 Seats)	4	6	10	11	31
Medium Conference Rooms (5 - 11 Seats)	4	10	8	6	28
Large Conference Rooms (12 - 19 Seats)	4	3	3	3	13
Board Rooms (20+ Seats)	3	1	1	0	4
Phone Room	4	9	9	9	31

ADDITIONAL SPACES

- Coffee Shop / Café
- Dock High Loading
- Executive Briefing Center
- MPR / Presentation Space
- Game Room
- Bike Room
- 3 Gender Neutral
RRs (6 showers)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 **1194** 1220
N MATHILDA AVE

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Large Conference Rooms (12 - 19 Seats)	4	3	3	3	13
Board Rooms (20+ Seats)	3	1	1	0	4
Phone Room	4	9	9	9	31

ADDITIONAL SPACES

Mother's Room

4 Gender Neutral
RRs (1 shower)



Microkitchen

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 1220
N MATHILDA AVE

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Large Conference Rooms (12 - 19 Seats)	4	3	3	3	13
Board Rooms (20+ Seats)	3	1	1	0	4
Phone Room	4	9	9	9	31

ADDITIONAL SPACES

- Mother's Room
- 4 Gender Neutral RRs (1 shower)



Microkitchen

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



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Large Conference Rooms (12 - 19 Seats)	4	3	3	3	13
Board Rooms (20+ Seats)	3	1	1	0	4
Phone Room	4	9	9	9	31

ADDITIONAL SPACES

Speakeasy Bar

Mother's Room

4 Gender Neutral
RRs (1 shower)



Speakeasy Microkitchen

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

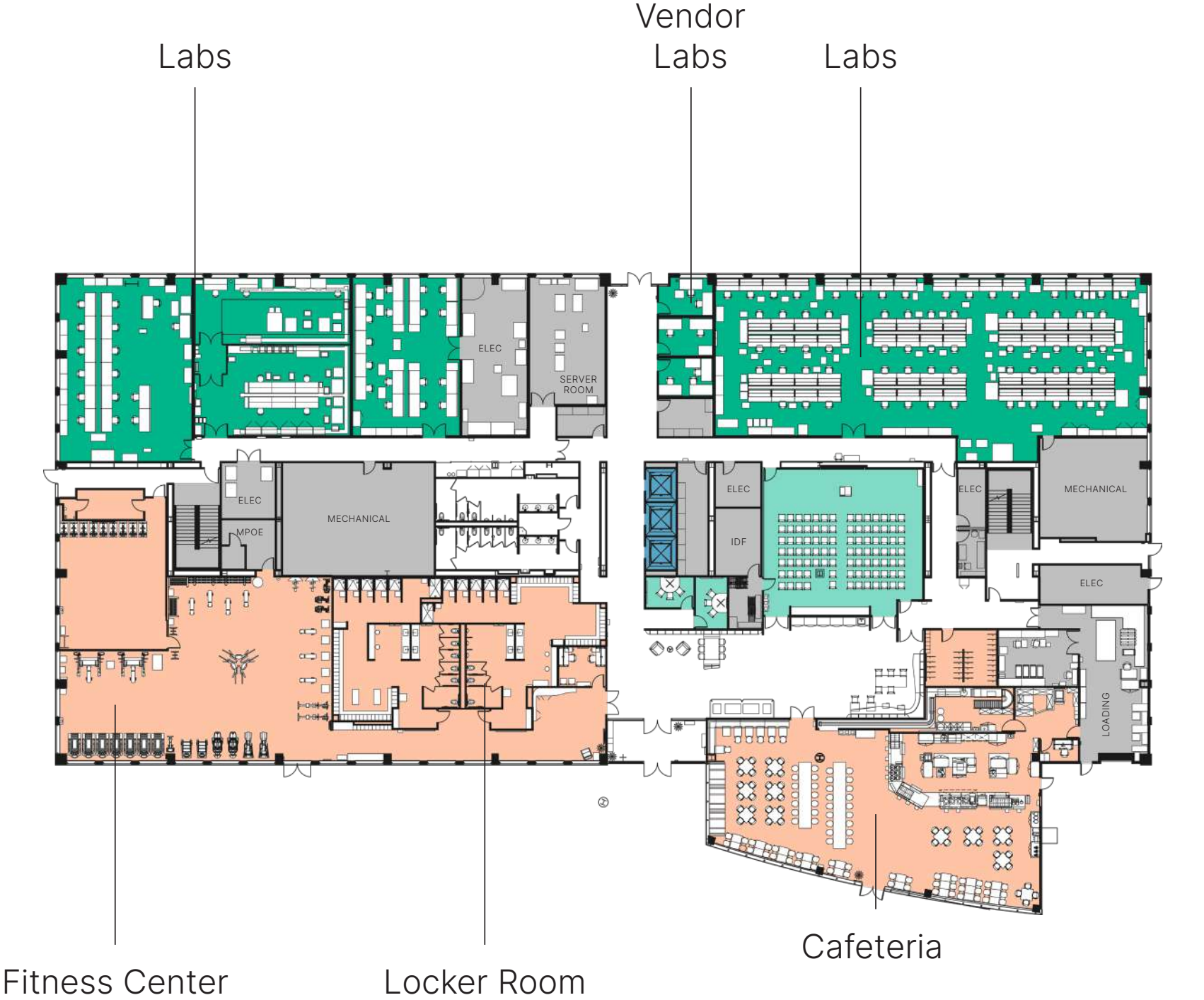
1184 1194 1220
N MATHILDA AVE

Level	1	2	3	4	TOTAL
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Open Space Workstations	0	200	120	226	546
Team Room Workstations	0	85	67	66	218
Total Workstations	0	285	187	292	764

Team Rooms	0	11	7	9	27
Huddle Rooms (<5 Seats)	2	7	7	10	26
Medium Conference Rooms (5 - 11 Seats)	0	11	6	17	34
Large Conference Rooms (12 - 19 Seats)	0	3	4	2	9
Board Rooms (20+ Seats)	0	1	0	0	1
Phone Room	0	11	10	15	36

- ADDITIONAL SPACES
- Cafeteria
- Drive-In Loading
- MPR
- Fitness Center & Locker Room
- Bike Room



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
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Floor Plans

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Board Rooms (20+ Seats)	0	1	0	0	1
Phone Room	0	11	10	15	36

ADDITIONAL SPACES

Game Room

Mother's Room

5 Gender Neutral
RRs (1 shower)



Microkitchen
Game Room

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

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Board Rooms (20+ Seats)	0	1	0	0	1
Phone Room	0	11	10	15	36

ADDITIONAL SPACES

Game Room

5 Gender Neutral
RRs (1 shower)



- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Floor Plans

1184 1194 **1220**
N MATHILDA AVE

Level 1 2 3 **4** TOTAL

Open Space Workstations	0	200	120	226	546
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Board Rooms (20+ Seats)	0	1	0	0	1
Phone Room	0	11	10	15	36

- ADDITIONAL SPACES
- Message / Meditation Room
- Mother's Room
- 5 Gender Neutral
RRs (1 shower)



Microkitchen

Massage &
Meditation

- AMENITIES
- LAB
- INFRASTRUCTURE / STORAGE
- WORKSTATIONS
- COLLABORATION / CONFERENCE
- ELEVATORS



Specs Summary

Campus Size

- 18.8 acres
- Three (3) Class A Office and R&D Buildings
- ~432,192 RSF

Building Locations+ Sizes

- **1184 Mathilda** - 124,576 RSF
- **1194 Mathilda** - 146,076 RSF
- **1220 Mathilda** - 161,540 RSF

Amenities

- **1184 Mathilda**
Full service cafeteria, laundry room, multi-purpose room / presentation space and massage & meditation suite
- **1194 Mathilda**
Coffee shop café, interstitial stairwell connecting all four floors, executive briefing center (with multipurpose room), speakeasy bar
- **1220 Mathilda**
Mid-size cafeteria, fitness center, locker rooms, massage and meditation suite
- **ALL**
Gender-neutral restrooms and shower suites on every floor, mother's rooms, libraries, bike rooms and game rooms

Electrical

- **General**
480 / 277V three-phase, four-wire main switchboard in each building
- **1184 Mathilda**
 - 3,000A main service
 - 2,000A supplemental service
- **1194 Mathilda**
 - 6,000A main service (via two separate 3,000A feeds)
- **1220 Mathilda**
 - 4,000A main service
 - 4,000A supplemental service

Slab-to-Slab Ceiling Heights

- 14'6" throughout

Parking

- Provided Parking
 - 3.15 / 1,000 RSF
 - 73 EV-charging stations

Elevators

- Three (3) geared traction Kone elevators per building (3,500 lb capacity / 350 FPM)

Emergency Power

- **1184 Mathilda** - 175kW generator
- **1194 Mathilda** - 500kW generator
- **1220 Mathilda** - 150kW generator



Specs Summary

HVAC

- **1184 Mathilda**
 - Four (4) rooftop package units, each rated at 105 tons (420 tons total)
 - Supplemental: Two (2) air-cooled chillers rated at 80 tons and 200 tons
 - Natural gas boilers provide a hot water loop to perimeter VAV
 - Perimeter zones have 3,500 MBH roof mounted natural gas condensing boiler
 - Hot water loop to perimeter VAVs with reheat coils fed by two (2) hot water risers
- **1194 Mathilda**
 - Four (4) rooftop package units, each rated at 130 tons (520 tons total)
 - 1,500 MBH roof-mounted natural gas condensing boiler
 - Hot water loop to perimeter VAVs with reheat coils fed by two (2) hot water risers
- **1220 Mathilda**
 - Four (4) rooftop package units, each rated at 130 tons (520 tons total)
 - Supplemental: Three (3) air-cooled chillers rated at 80 tons, 125 tons, and 200 tons
 - 3,500 MBH roof-mounted natural gas condensing boiler
 - Hot water loop to perimeter VAVs with reheat coils fed by two (2) hot water risers

Structure

Framed office floors consist of a 2-inch deep composite metal deck with 3-½ inches of concrete fill supported on composite steel beams. Floor framing consists of purlins/steel joists, typically spaced at 9-feet-on-center, spanning to wide-flange steel girders that are supported by wide-flange steel columns. Typical column bay is 28-feet north-to-south and along the perimeter, and as much as 47'-10" from east-west. Steel columns carry the vertical load down to spread-footing foundations constructed of cast-in-place reinforced concrete. The first floor consists of a 5-inch thick concrete slab-on-grade with perimeter-grade beams of cast-in-place reinforced concrete.

Typical structural loading for all buildings is 100 PSF of live load capacity on Floors 2 – 4. Floor 1 is slab-on-grade. Roof live load capacity is 20 PSF.

Loading

- **1184 Mathilda** - Grade level drive-in door
- **1194 Mathilda** - Dock high loading with drive-in door
- **1220 Mathilda** - Grade level drive-in door

Façade

- The exterior façades are as follows:
 - Individual “punched” windows with glass fiber-reinforced pre-cast concrete (GFRC) panels. Punched windows are typically 7'-3" wide x 7'-6" high.
 - Continuous “ribbon” windows with clear anodized aluminum spandrel panels. Strip windows are typically 5' wide x 7'-6" high.
 - Metal and glass “butt-glazed” curtain wall projections. Each glass lite is typically 5' wide x 7'-6" high. The opaque spandrel glass typically consists of ceramic frit-backed, tinted, green-glazed units.
- Exterior windows and curtain wall-glazed units consist of single pane 1/4" thick, tinted green, fixed units.





MATHILDA CAMPUS

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