



# MATHILDA PARK

755 N MATHILDA  
& 680 VAQUEROS  
SUNNYVALE



**FOR LEASE**

**RENOVATIONS UNDERWAY**

**±110,000 SF CLASS A CAMPUS**

[MathildaPark.com](http://MathildaPark.com)



## NATURE MEETS **NEXT**

Mathilda Park is transforming into a next-gen Class A R&D campus in Sunnyvale's Peery Park. With modernized facades, new lobbies, and a secure new courtyard, every upgrade supports collaboration, focus, and growth—delivering a private, light-filled environment for teams shaping what's next.

# PROPERTY HIGHLIGHTS



Extensive renovations underway – modernized facade, new lobbies, secure landscaped courtyard, new roofs, updated elevator systems and cabs, all new landscaping



2 building single user campus totaling 110,000 SF, with each 55,000 SF building connected by a shared ½-acre private park



Open flexible layout throughout



Prominent visibility and signage opportunities



4,000 amps — 2,000 per building



Power capacity upgrade opportunity (up to 8,000 amps total – 4,000 amps per building)



16' clear heights on the ground level



Grade loading in each building



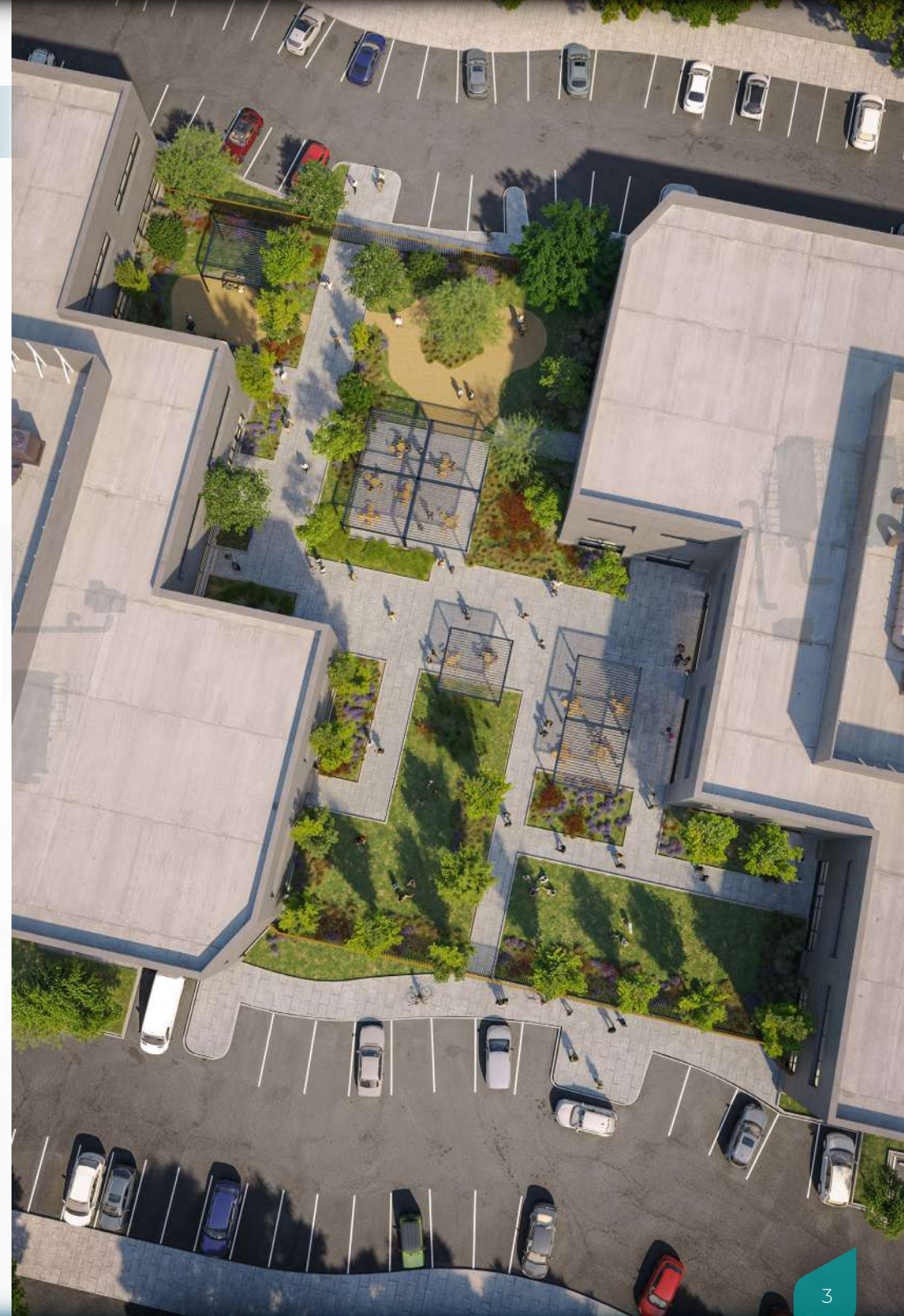
Premier Peery Park location



1 Mile to Caltrain and Downtown Sunnyvale amenities



Ample 3.1/1000 on-grade parking



**680 VAQUEROS**



**±110,000 SF**

Power capacity upgrade opportunity  
(up to 8,000 amps total – 4,000 amps per building)

**755 N MATHILDA**

**1/2 Acre Courtyard  
Renovation with Covered  
Outdoor Collaboration Spaces**

**At Grade Loading**  
at each building

**Activity  
Lawns**

**Secure and  
Private Access**

**Landscaped Open-Air  
Seating Areas**

**3.1 / 1,000 Parking**



## **MATHILDA PARK CLASS A CAMPUS**

- 4,000 Amps @ 277/480v (2,000A per building)
- Power capacity upgrade opportunity (up to 8,000 amps total – 4,000 amps per building)
- Planned Renovations Complete in Q2 2026
- Finished Lobby / Façade, Exterior Treatment, Upgraded Breakroom and Courtyard, Roof, Elevator Modernization



## A MODERN **WELCOME**

Step into a new lobby experience designed to create an inviting, elevated and secure arrival.



## INNOVATIVE BY NATURE

The heart of the campus is a reimagined landscape oasis – serene, and built for collaboration.



## SPACES THAT **SPARK CONNECTION**



# FLOOR 1 R&D HYPOTHETICAL



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- BREAK AREA
- HUDDLE AREAS
- LAB SPACE

8'X8' WORKSTATIONS	82
BENCHING	8
LAB BENCHING	36
BOARD ROOMS	1
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
SMALL CONFERENCE	4
HUDDLE ROOMS	2
BREAK AREA	1
MOTHER'S ROOM	1
PHONE ROOMS	8
IDF	1
COPY / PRINT	1
R&D LAB	1
LAB SUPPORT	1
STORAGE	1
JANITOR'S	1

# FLOOR 1 OPEN OFFICE *HYPOTHETICAL*



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- BREAK AREA
- HUDDLE AREAS

8'X8' WORKSTATIONS	100
BENCHING	8
BOARD ROOM	1
LARGE CONFERENCE	1
SMALL CONFERENCE	1
HUDDLE ROOMS	5
BREAK AREA	1
MOTHER'S ROOM	1
PHONE ROOMS	10
IDF	1
COPY / PRINT	1
LAB SUPPORT	1
STORAGE	2
JANITOR'S	1

# FLOOR 2 HYPOTHETICAL



- PHONE ROOMS
- CONFERENCE ROOMS
- OPEN OFFICE SPACE
- KITCHENETTE
- HUDDLE AREAS
- PRIVATE OFFICE

8'X8' WORKSTATIONS	99
BENCHING	8
OFFICES	5
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
SMALL CONFERENCE	4
HUDDLE ROOMS	3
PHONE ROOMS	4
KITCHENETTE	1
MOTHER'S ROOM	1
JANITOR'S	1
IDF	1

# TRANSPORTATION & AMENITIES



## DRIVE TIMES



6 mins



7 mins



33 mins

SFO



HOTELS



DINING

1.6 miles to  
DOWNTOWN  
SUNNYVALE

40+  
restaurants

10+  
cafés

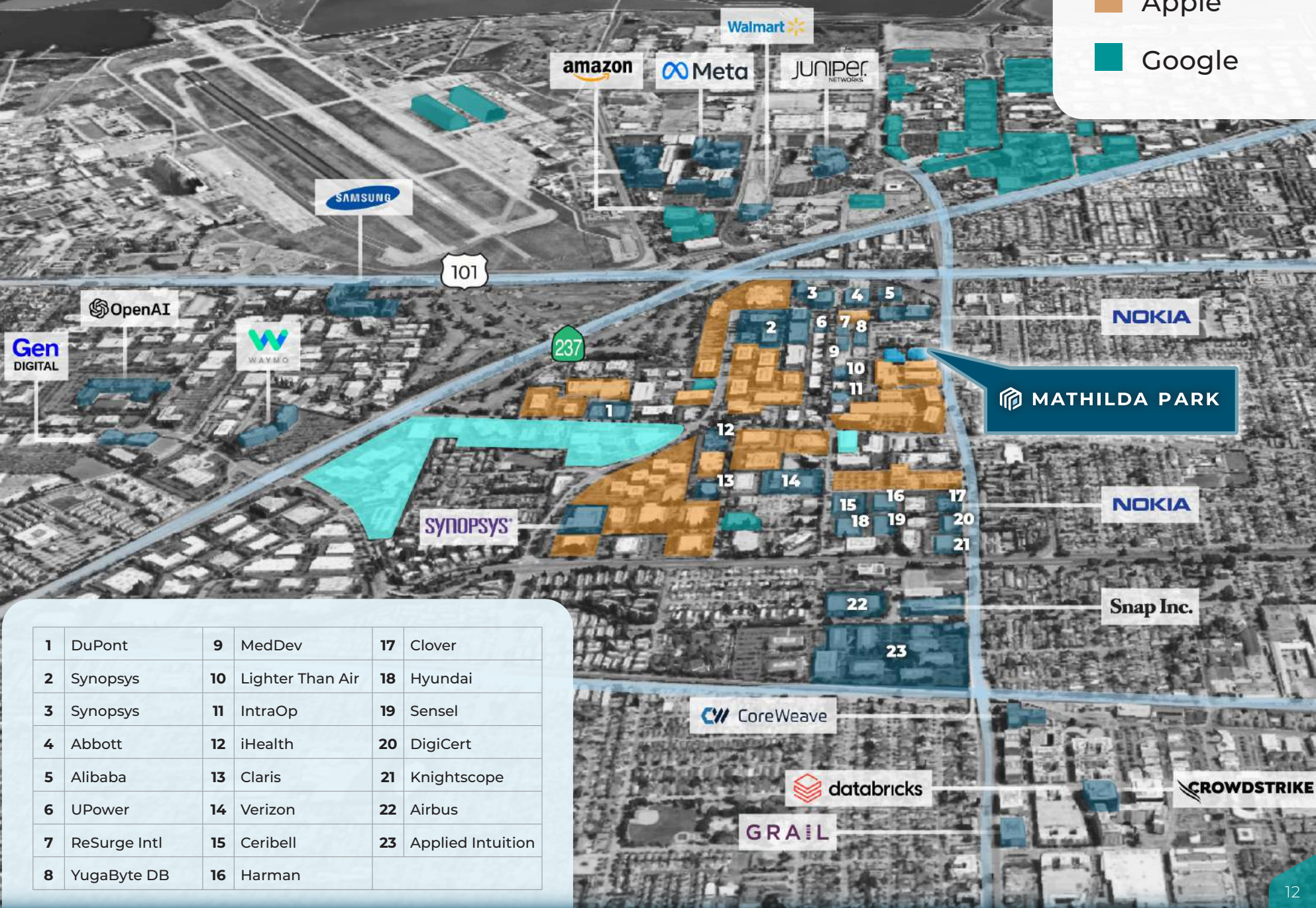
4+  
fitness studios

100+  
shops & services



# NEARBY TENANTS

- LinkedIn HQ
- Apple
- Google



1	DuPont	9	MedDev	17	Clover
2	Synopsys	10	Lighter Than Air	18	Hyundai
3	Synopsys	11	IntraOp	19	Sensel
4	Abbott	12	iHealth	20	DigiCert
5	Alibaba	13	Claris	21	Knightscope
6	UPower	14	Verizon	22	Airbus
7	ReSurge Intl	15	Ceribell	23	Applied Intuition
8	YugaByte DB	16	Harman		



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