



MATHILDA COMMONS

TWO 4-STORY SILICON VALLEY CLASS "A" OFFICE BUILDINGS
±382,488 SF AVAILABLE

615 & 625 N. MATHILDA AVENUE, SUNNYVALE



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PROPERTY HIGHLIGHTS



New Sunnyvale Office Campus



On-Site Fitness Center, Rooftop Garden & Extensive Outdoor Amenity Space



Fitwell Certified



LEED Platinum Projected Core & Shell



Bus & Ride Share Transit Center for Efficient Employee Arrival & Departure



Multiple Outdoor Terrace Decks



±382,488 SF Available for Lease



3.3/1,000 Parking Available



Prominent Signage & Branding Opportunity on Mathilda Avenue



Convenient Access to Downtown Sunnyvale Amenities & Caltrain Station



Prestigious Corporate Neighbors





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Bus/Ride Share Dropoff





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SITEPLAN





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Building A

615 N. MATHILDA AVENUE,
SUNNYVALE
±180,572 SF



- OFFICE SPACE
- CIRCULATION
- RESTROOMS
- LOBBY
- BALCONY

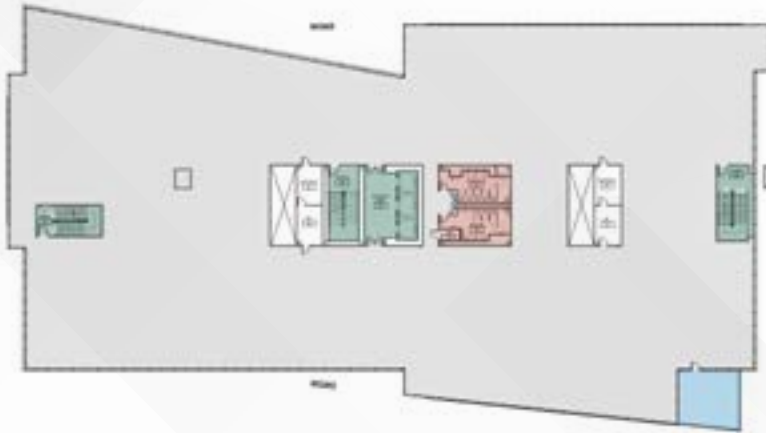
FIRST FLOOR



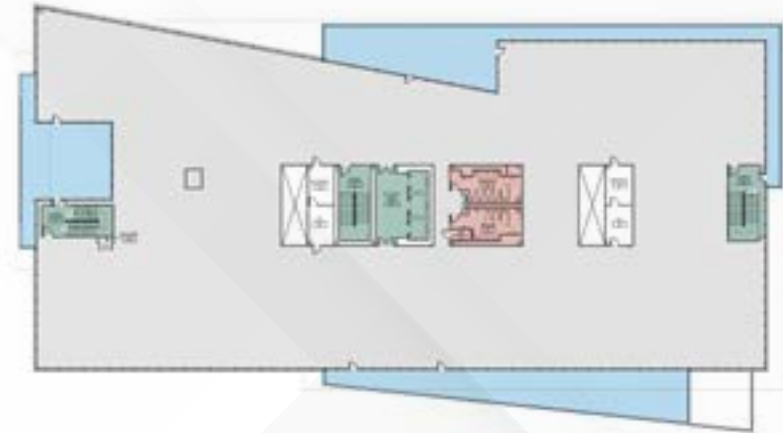
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



Building B

625 N. MATHILDA AVENUE,
SUNNYVALE
±177,978 SF



- OFFICE SPACE
- CIRCULATION
- RESTROOMS
- LOBBY
- BALCONY

FIRST FLOOR



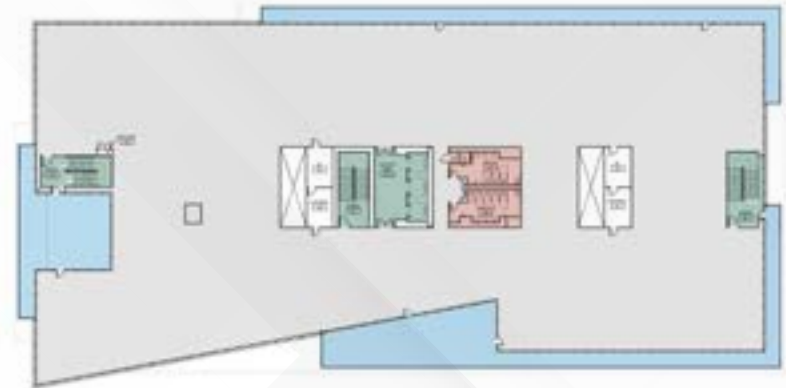
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



Building Specifications

CAMPUS ADDRESS:

615 & 625 N. Mathilda
Avenue Sunnyvale

BUILDING OWNER:

Jay Paul Company

ARCHITECT:

DES & ARC TEC

GENERAL CONTRACTOR:

Level 10

TOTAL PROJECT SIZE:

±382,488 SF

TYPICAL FLOOR SIZE:

±42,000 SF

SLAB-TO-SLAB:

First Floor 15'
Upper Floors 14'-9"

ELEVATORS:

3 per building

ON-SITE PARKING:

3.3 / 1,000

ELECTRICAL:

4,000 Amps/Building

**LEED CORE & SHELL
PROJECTED**

CERTIFICATION:

Platinum

AMENITIES AREA:

Fitness Center: ±14,234 SF

Roof Garden: ±9,704 SF



Post-COVID Design Enhancements



HVAC with MERV 15 air filters normally utilized in hospital care buildings.



HVAC designed to accept future bipolar ionization system.



HVAC has option to run on 100% outside air.



HVAC designed to accept carbon filters for wildfire smoke.



Enhanced restroom exhaust system.



Destination hall call system to minimize button contact and to move people to their destination in the most efficient way possible.



Building entries with accessible, hands-free access controls.



Hands-free restroom fixtures, including faucets, soap dispensers, water closets, and urinals.



7' height toilet partitions to help reduce germ transmission and increase privacy.

Regional Map



MILL VALLEY

RICHMOND

WALNUT CREEK

BERKELEY

SAUSALITO

SAN FRANCISCO

DUBLIN

PLEASANTON

BURLINGAME

FREMONT

SAN MATEO

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PALO ALTO

MOUNTAIN VIEW

SUNNYVALE

SAN JOSE

Amenities

MOFFETT FEDERAL AIRFIELD

MOUNTAIN VIEW

SUNNYVALE

- Amarin Thai Cuisine
- Ava's Downtown Market & Deli
- Blue Line Pizza
- Cascal
- Doppio Zero
- Ephesus
- Eureka!
- Fu Lam Mum
- K-Pot & Grill
- La Fontaine
- Mediterranean Grill House
- Oren's Hummus
- Peet's Coffee
- Red Rock Coffee
- Scratch
- Starbucks
- sweetgreen

- Residence Inn
- Super 8
- Holiday Inn Express

Mountain View Center for the Performing Arts

- Hotel Vue
- Hotel Strata

Pioneer Memorial Park
East West Bookshop

DOWNTOWN MOUNTAIN VIEW

Casa Lupe

- Hilton Garden Inn
- Hotel Avante
- TownePlace Suites

- Fibbar MaGee's
- Fuego Grill & Sports Bar
- Gumba's
- Il Postale
- Inchin's Bamboo Garden
- K Tea Cafe
- Kabul Afghan Cuisine
- Metro City Restaurant & Bar
- Nom Burger
- Philz Coffee
- Ramen Seas
- River Rock Taproom
- Roberto's Cantina
- Rok Bistro
- Rokko Izakaya & Sushi
- SAJJ Mediterranean
- Tao Tao
- Thai Basil
- The Prolific Oven

DOWNTOWN SUNNYVALE

The Grand Hotel

Plaza del Sol
Orangetheory Fitness

- Aloft Sunnyvale
- Ameri Suites

Dish Dash Restaurant

- Motel 6
- Larkspur Landing
- Best Western

Starbucks

Days Inn & Suites
Staybridge Suites

- Quality Inn & Suites
- Americas Best Value Inn

Sheraton

- Quality Inn & Suites
- Ramada
- County Inn

Hampton Inn & Suites

N Rengstorff Ave

N Shoreline Blvd

Moffett Blvd

101

85

Middlefield Rd

237

N Mary Ave

N Mathilda Ave

Bailey Ave

Miramonte Ave

Grant Ave

82

S Springer Rd

S Bernardo Ave

S Pastoria

S Murphy Ave

Fair Oaks Rd

N Wolfe Rd

- SUNNYVALE RESTAURANTS & SERVICES
- MOUNTAIN VIEW RESTAURANTS & SERVICES
- HOTELS



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