FREE-STANDING R&D/OFFICE BUILDING FOR SALE
EXCEPTIONAL OWNER/USER OR INVESTMENT OPPORTUNITY

145 N Wolfe Road

SUNNYVALE, CA

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CBRE

THE OPPORTUNITY

FOR SALE

145 North Wolfe Road is a ±21,410 SF free-standing R&D/Office building on ±1.43 Acres. The property is partially leased to Satellite Dialysis Centers, Inc. which occupies ±9,075 SF paying $3.14/SF/Month NNN. The Tenant's lease expiration is 2/29/2027 and it has two 5 year renewal options.

The property offers a rare owner-user or investment opportunity in one of the world's most concentrated technology zones.

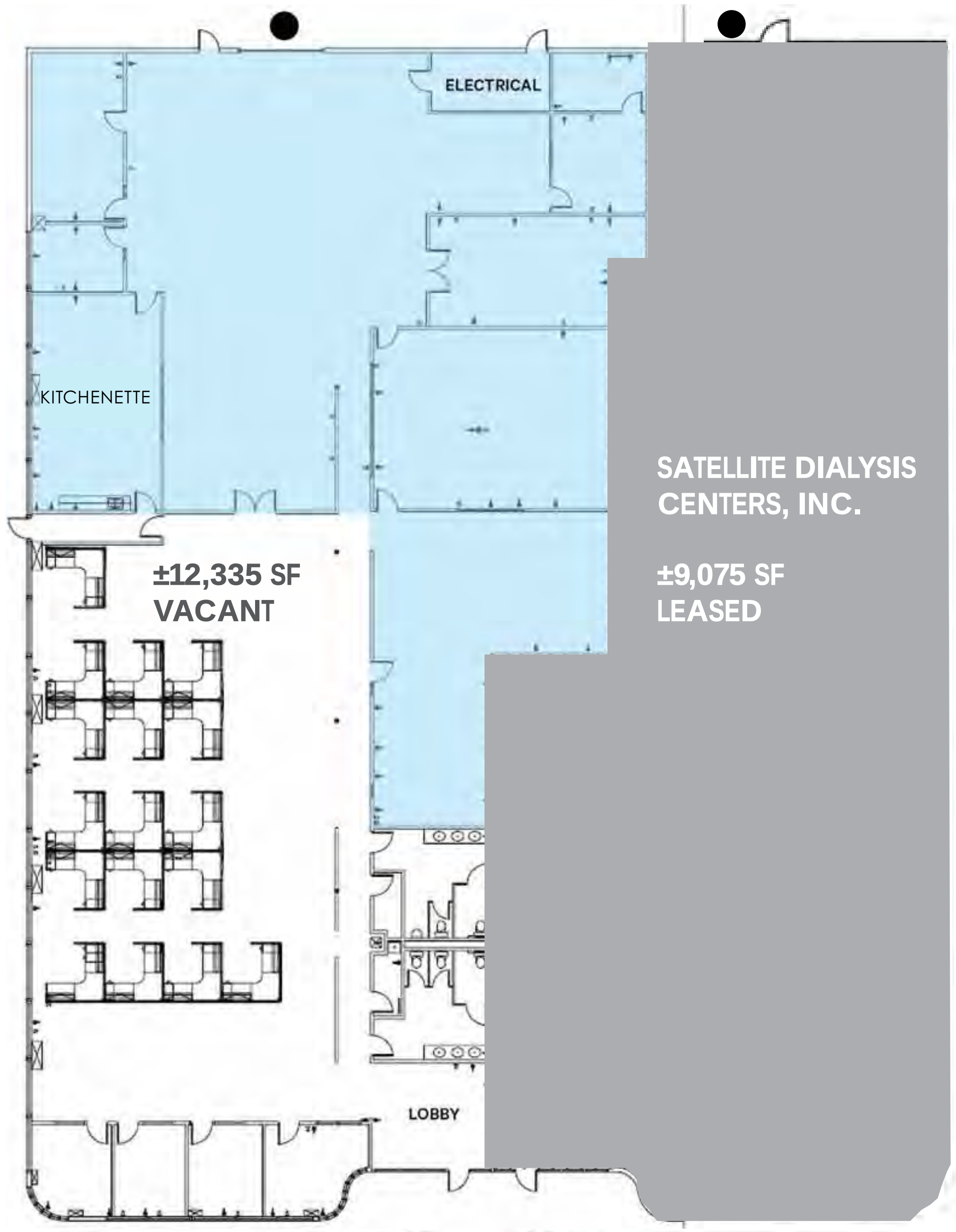
THE PROPERTY

ADDRESS	145-155 North Wolfe Road, Sunnyvale, CA
ASSESSOR'S PARCEL NUMBER	205-44-003
OWNERSHIP TYPE	Fee Simple
ZONING	MP-TOD, Moffett Park Transit, Oriented District
TYPE OF PROPERTY	R&D / Office - 100% HVAC
SUBMARKET	Sunnyvale
NUMBER OF BUILDINGS	1
BUILDING SIZE (SQ. FT.)	±21,410 (±12,335 SF Vacant)
LAND SIZE	±62,435 SF / 1.43 Acres
EXISTING FAR	0.34 FAR
ELECTRICAL CAPACITY	1,200 Amps @ 277/480V
CLEAR HEIGHT	±15 Ft
LOADING	2 Grade Level Doors
YEAR BUILT	1985
PARKING	4.0/1,000 SF

THE OPPORTUNITY

GALLERY

FLOOR PLAN



LAB/VCT FLOORING

GRADE LEVEL LOADING DOOR

LEASED

SITE PLAN

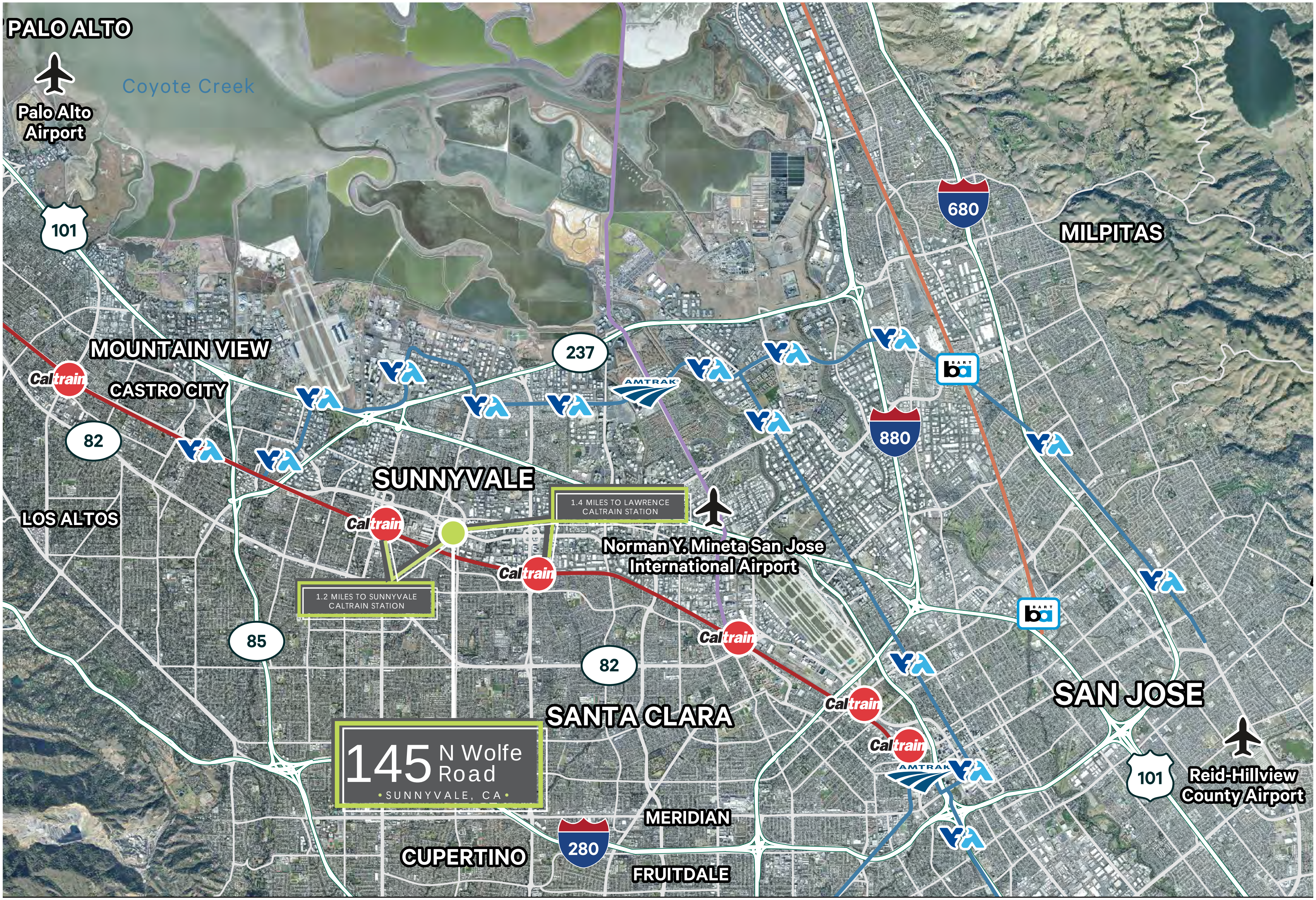

CENTRAL EXPRESSWAY
CENTRAL EXPRESSWAY
Confidential Tech Company
Confidential Tech Company
FAIR OAKS AVE
N WOLFE ROAD
145 N Wolfe Road
• SUNNYVALE, CA •
KIFER ROAD

PARCEL MAP


OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA
BOOK 205
PAGE 44
E. CALIFORNIA AVENUE
BIRCH AVE.
140' P.G.&E. R/W
S. C. V. W. D.
12
1.40AC. NET
COMMON AREA
KIFER
SAN GABRIEL DRIVE
P.M. 260-M-48
U1
23
-707 KIFER RD.-
BLDG. 1
U2
24
-165 SAN GABRIEL DR.-
BLDG. 2
U3
25
-175 SAN GABRIEL DR.-
BLDG. 3
U4
26
-120 SAN GABRIEL DR.-
BLDG. 4
U5
27
-160 SAN GABRIEL DR.-
BLDG. 5
5
PCL. 2
LOT 1
12.385 Ac.
PCL. 1
(1.96 AC. NET)
15
14
PCL. 2
(1.41 AC. NET)
3
BLDG. 6
U6
28
-185 N. WOLFE RD.-
BLDG. 7
U7
29
-195 N. WOLFE RD.-
P.M. 390-M-2
P.M. 872-M-47
N. WOLFE ROAD
CENTRAL EXPRESSWAY
P.M. 719-M-54
CD 22626070
(R.O.S. 226/56)
1" = 100'
TRA DET. MAP 93
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2015-2016
145 N Wolfe Road
• SUNNYVALE, CA •

AMENITIES MAP

TRANSIT MAP



PALO ALTO
Palo Alto Airport
Coyote Creek
101
680
MILPITAS
MOUNTAIN VIEW
CASTRO CITY
237
AMTRAK
880
82
SUNNYVALE
1.4 MILES TO LAWRENCE CALTRAIN STATION
LOS ALTOS
Norman Y. Mineta San Jose International Airport
1.2 MILES TO SUNNYVALE CALTRAIN STATION
85
82
SAN JOSE
SANTA CLARA
145 N Wolfe Road
SUNNYVALE, CA
101
Reid-Hillview County Airport
MERIDIAN
280
CUPERTINO
FRUITDALE

SBA 504 LOAN SAMPLE STRUCTURE

SBA 504 Loan Sample Structure

Prepared for: CBRE
Property Address: 145-155 North Wolfe Rd, Sunnyvale

Project Details

Purchase Price	$10,705,000	Property Address	145-155 North Wolfe Rd, Sunnyvale
Improvements		Building Size (s.f.)	21,410
		Price Per Sq. Ft.	$500.00
Total Project Cost	**$10,705,000**		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	$5,352,500	5.25%	25	25	$32,075
SBA (2nd)*	40%	$4,399,000	4.98%	25	25	$25,665
Down Payment	10%	$1,070,500				
** Includes financed SBA fee of*	*$117,000*				**Total Monthly Payment**	$57,740
					Total Payment PSF	$2.70

Monthly Ownership Costs

Mortgage Payments		$57,740
Insurance & Property Tax		$11,597
LESS: Lease income (9,075sf @ $3.14 PSF)		($28,496)
Total Monthly Cash Outlay:		**$40,841**
3 Year Average Principal paydown benefit	$	(17,328)
Total *Effective* Monthly Ownership Costs		**$23,513**

Out of Pocket Costs

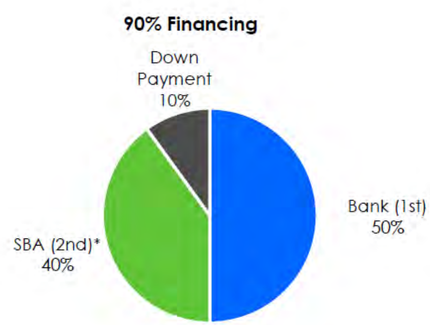
Down Payment	$1,070,500
Estimated Bank Fees	$40,144
Appraisal & Environmental Reports	$5,500
Total Out of Pocket Costs	**$1,116,144**

Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a $2,500 attorney flat fee plus a $1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates.
- Bank Fees are estimated at .75% of bank loan amount.
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

** Prepared on 8/22/22



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LEASE VS. OWN

CAPITAL ACCESS GROUP

Lease vs. Own

Prepared for: CBRE
Property Address: 145-155 North Wolfe Rd, Sunnyvale

Own		Lease	
Assumptions		**Assumptions**	
Purchase Price	$10,705,000	Monthly Lease Payment (NNN)	$53,525
Renovations			
Other Costs			
Total Project Cost	**$10,705,000**		
Property Square Footage	21,410	LEASED Property SQFT	21,410
Total Price Per Sq. Ft.	$500	Total Price Per Sq. Ft. (NNN)	$2.50
Up Front Costs		**Up Front Costs**	
Down Payment (10%)	$1,070,500	Prepaid Rent	$53,525
Estimated Bank Fees (.75% of Loan Amount)	$26,763	Security Deposit (2 months rent)	$107,050
Total Cash Required	**$1,097,263**	**Total Cash Required**	**$160,575**
Monthly Costs		**Monthly Costs**	
Mortgage Payment	$57,740	Lease Payment	$53,525
Property Tax & Buiding Insurance (est 1.3%)	$11,597		
LESS: Lease income (9,075sf @ $3.14 PSF)	($28,496)		
Total Monthly Cash Outlay:	**$40,841**		
Average Principal paydown benefit	($16,449)		
Total EFFECTIVE Monthly Costs	**$24,392**	**Total Monthly Costs**	**$53,525**
Monthly Costs Per Square Foot	**$1.14**	**Monthly Costs Per Square Foot**	**$2.50**
MONTHLY SAVINGS OF OWNERSHIP:	**$29,133**		

Sample SBA 504 Loan Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	$5,352,500	5.25%	25	25	$32,075
SBA (2nd)*	40%	$4,399,000	4.98%	25	25	$25,665
Down Payment	10%	$1,070,500				
** Includes financed SBA fee of*	*$117,000*				**Total Monthly Payment**	**$57,740**
					Total Payment PSF	**$2.70**

Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a $2,500 attorney flat fee & $1000 doc fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates.
- Bank Fees are estimated at .75% of bank loan amount.
- Property Tax estimated at 1.25% of purchase price.

**** Date Prepared: 8/22/2022**

For more information contact:

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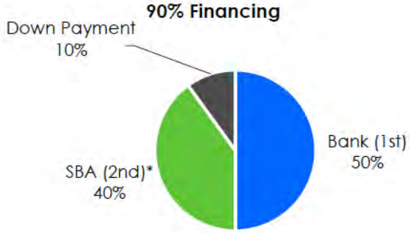
90% Financing



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