

CENTRAL STATION

285 Sobrante Way, Sunnyvale, CA



CENTRAL STATION is Sunnyvale's newest Class-A office property offering ±62,550 - 125,100 Square Feet.



Central Station:

Forward Thinking Ideas Taking Shape

The optimal choice for industry leaders looking for a dynamic location in the heart of Silicon Valley.

Central Station is a 125,100 SF newly constructed building situated just minutes from Sunnyvale's vibrant downtown community, with CalTrain access and a broad selection of retail amenities. The property's thoughtful architecture, visually impactful construction, and dominant identity make it the perfect location for forward-thinking Silicon Valley innovators.





Constructed for **Trailblazers.**

The exceptional space offered at Central Station meets the needs of today's cutting-edge companies by offering a range of amenities and features that support innovative work and effortless collaboration.

Designed to Attract.

Central Station's modern and dynamic aesthetics were designed for companies looking to incentivize employees to engage with their organization and peers, and to support a collaborative and productive work environment.



Inviting Connections

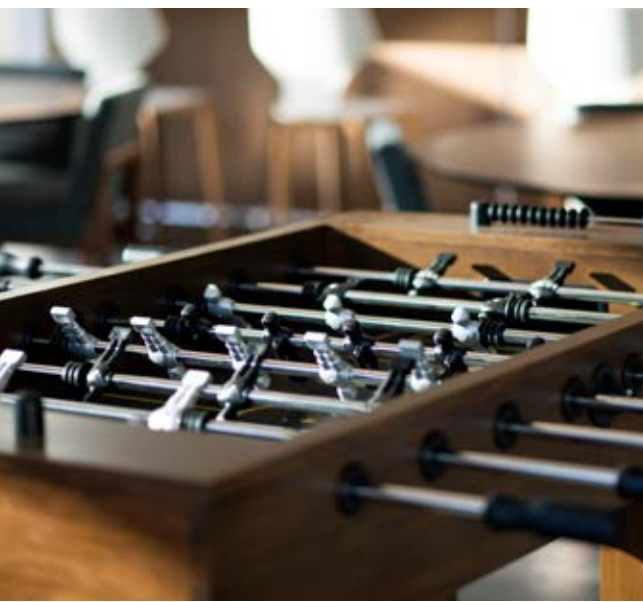


The warm, cozy ambiance of the lounge is an inviting and intimate space, perfect for a team huddle or mid-day break.

The lounge features a wet bar for drinks and food, foosball table and shuffleboard for entertainment, and comfortable seating areas for guests to relax and socialize.



Enjoy a game or a quick bite in the sunshine on the entertainment patio. Its ample dining tables, grill station, and ping-pong table make it a great daily amenity that doubles as a company event space.



Building Highlights



125,100 SF Available
(Divisible to ±62,550 SF)



31,275 SF Floor Plates



Floor-to-Ceiling Glass



Grade-Level Loading
Possible



14-14'8 Foot Deck to
Deck Heights



3.3/1000 Parking



4,000A 277/480
Electrical Capacity



Prominent Signage on
Central Expressway



Secured Garage with
Bike Storage



Outdoor Amenities Equipped
w/ Cellphone Charging
Stations & Wi-Fi Connectivity

Wellness & Sustainability



LEED Gold



International WELL
building certified



Filtered Water
Dispensers



Touchless Main Entry
& North Exit Doors



Ground Level Touchless
Entry to Restrooms w/
Showers



Touchless Restroom
Entry Fixtures



Low-Emissions, Non-Toxic
Building Materials & Finishes



MERV 14 Filters
Ventilation



Lobby build with UV
Light Air Purification

Surrounded by over 25 Restaurants
and Entertainment Options



Directly Located off Central Expressway with
Convenient Access to Highways 237, 101 and 85



Walk and Biking distance to
Sunnyvale Central Station

Places to Go Things to Do



Walking distance to Historic Murphy
Avenue in Downtown Sunnyvale

A Day in the Life at Central Station



8:00am

Arrive by Caltrain and take a 10-minute stroll to the office.



9:30am

Team brainstorm session.



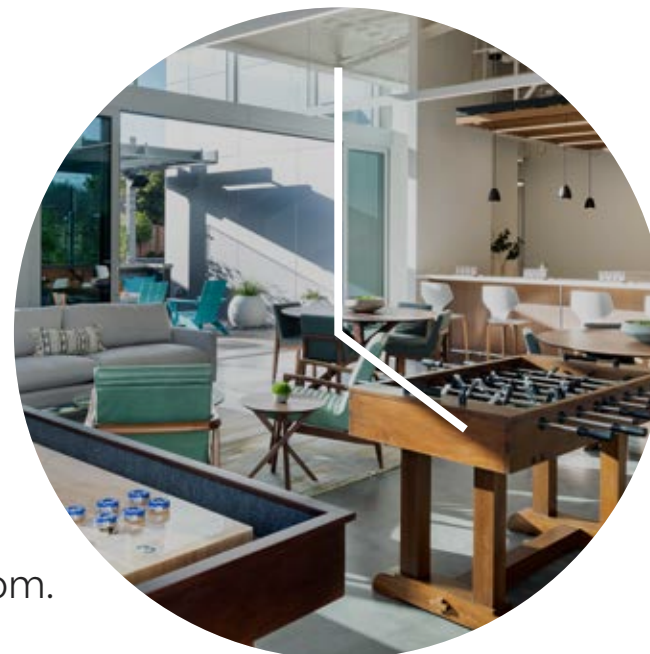
12:30pm

Lunch in downtown at Dishdash.



5:00pm

Direct access to Central expressway for a faster commute home.



4:00pm

Team bonding in the game room.

GYMS

- 1. CYCLEBAR
- 2. Orangetheory Fitness

HOTELS

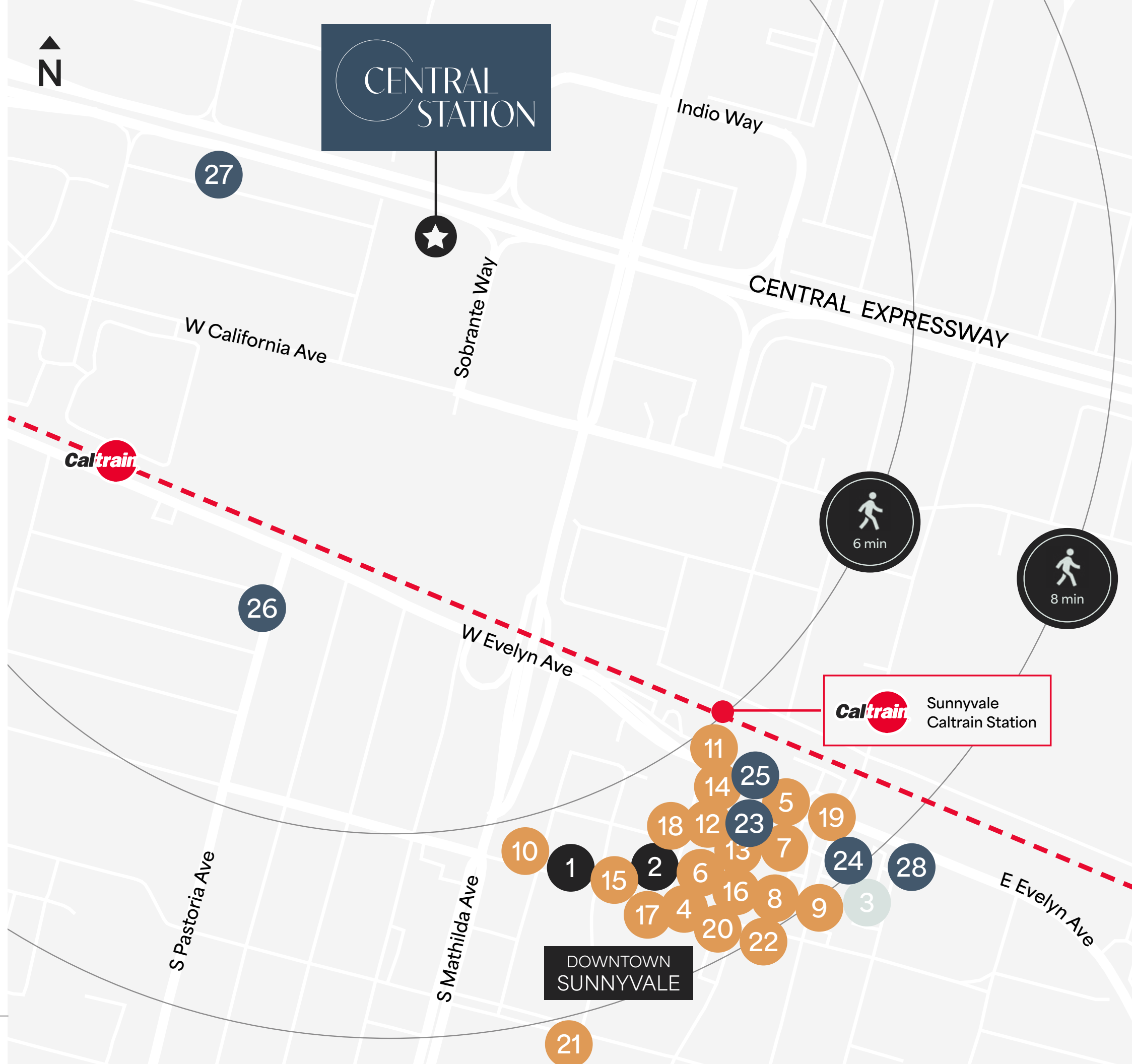
- 3. Aloft Sunnyvale

RESTAURANTS

- | | |
|---------------------------------|---|
| 4. BAMBU | 14. Off The Rails Brewing |
| 5. Burma Taste | 15. PhoEver |
| 6. Fashion Wok | 16. Ramen Seas |
| 7. Fibbar Magee's | 17. Rokko Fine Japanese Cuisine |
| 8. Gumba's Italian Restaurant | 18. Sosha |
| 9. House of Kabobs | 19. Sweet Sicily |
| 10. Kabul Afghan Cuisine | 20. The Oxford Kitchen and
Gastropub |
| 11. La Marea of the Sea | 21. Urban Plates |
| 12. Mayan Kitchen Food | 22. Vino Vino |
| 13. Metro City Restaurant & Bar | |

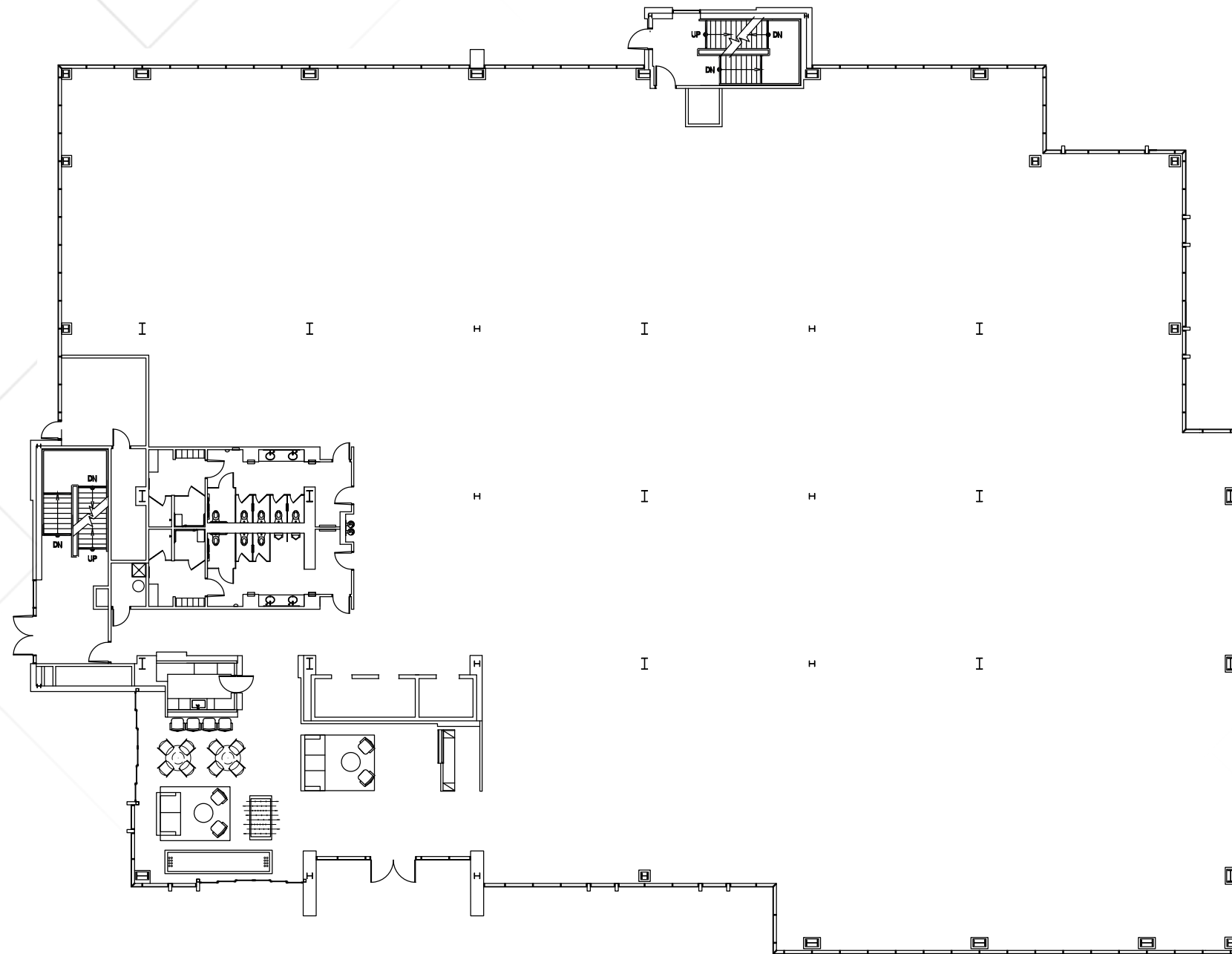
SHOPPING

- | | |
|----------------------------|------------------|
| 23. Bookasaurus | 26. Lucky |
| 24. Isabella Boutique | 27. PS Initial |
| 25. Leigh's Favorite Books | 28. Walt's Cycle |



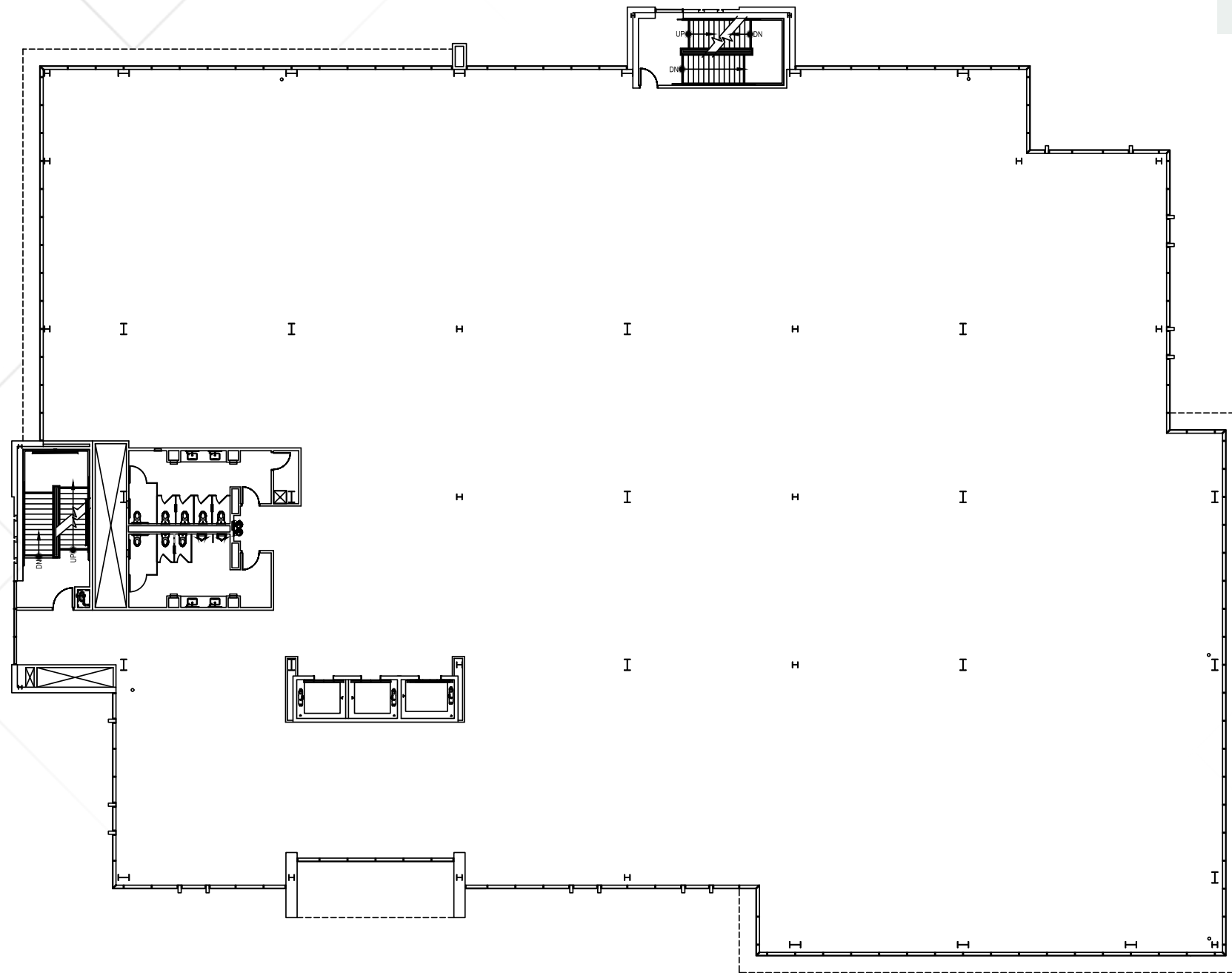
Floor Plan

First Floor
±31,275 SF



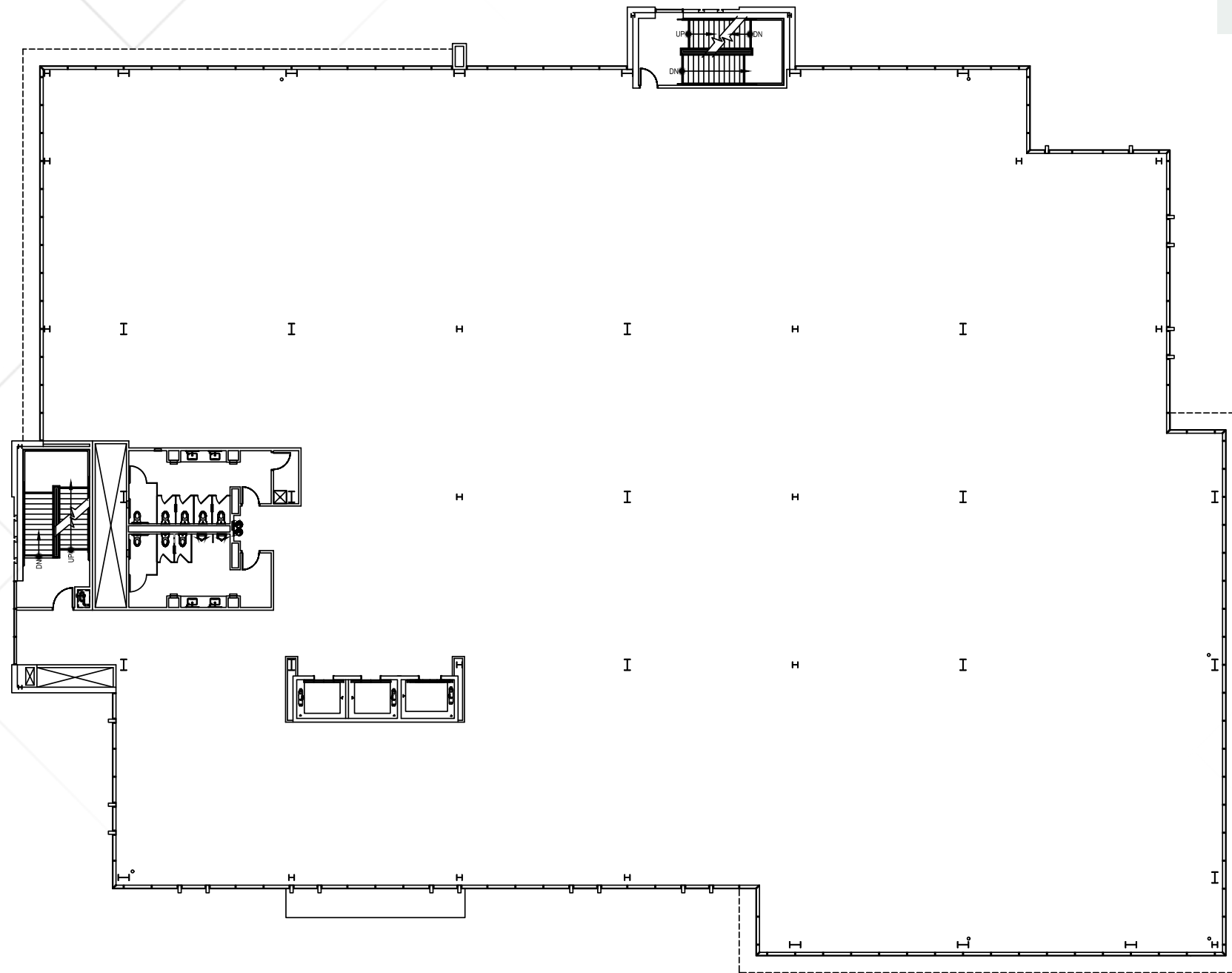
Floor Plan

Second Floor
±31,275 SF



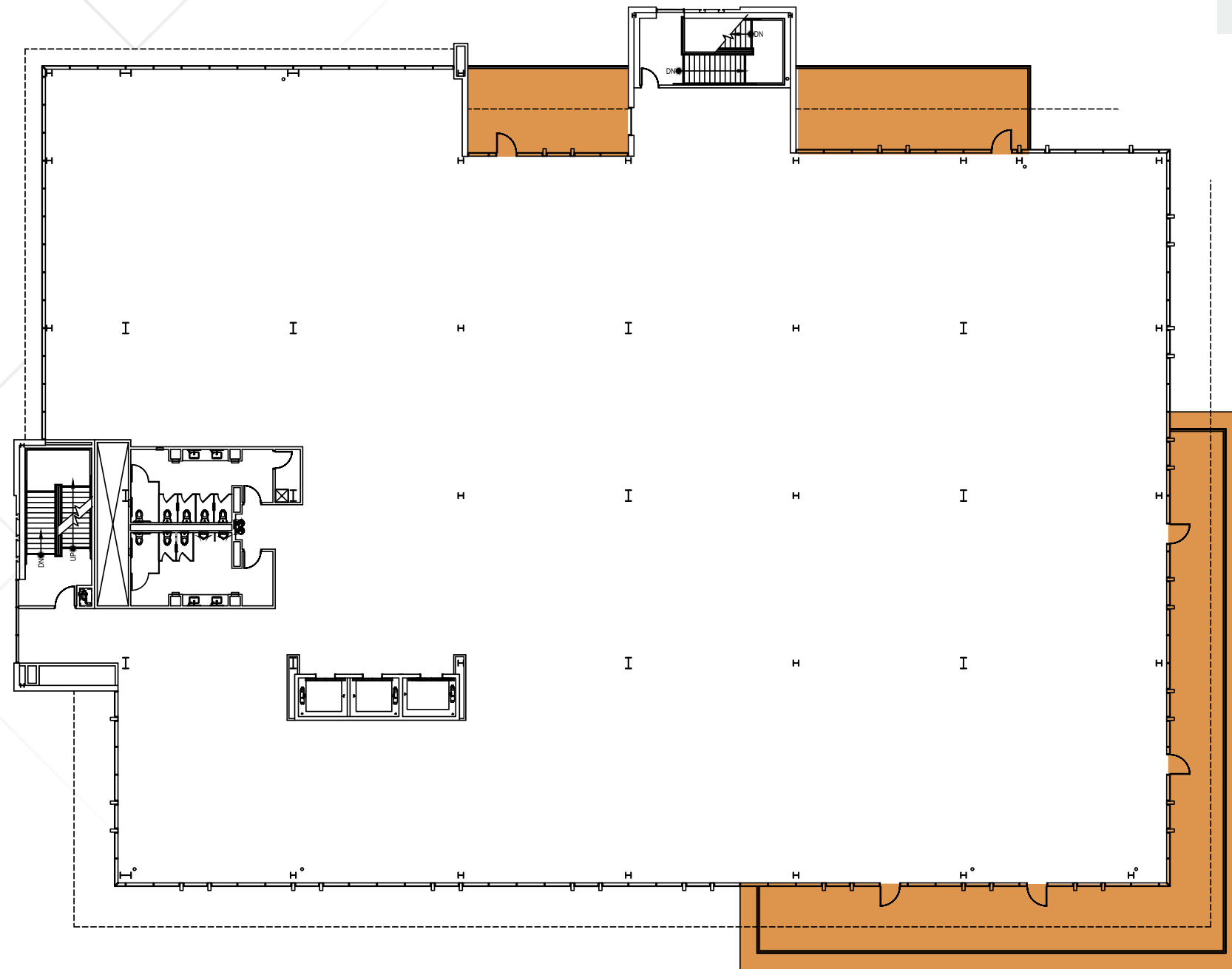
Floor Plan

Third Floor
±31,275 SF



Floor Plan

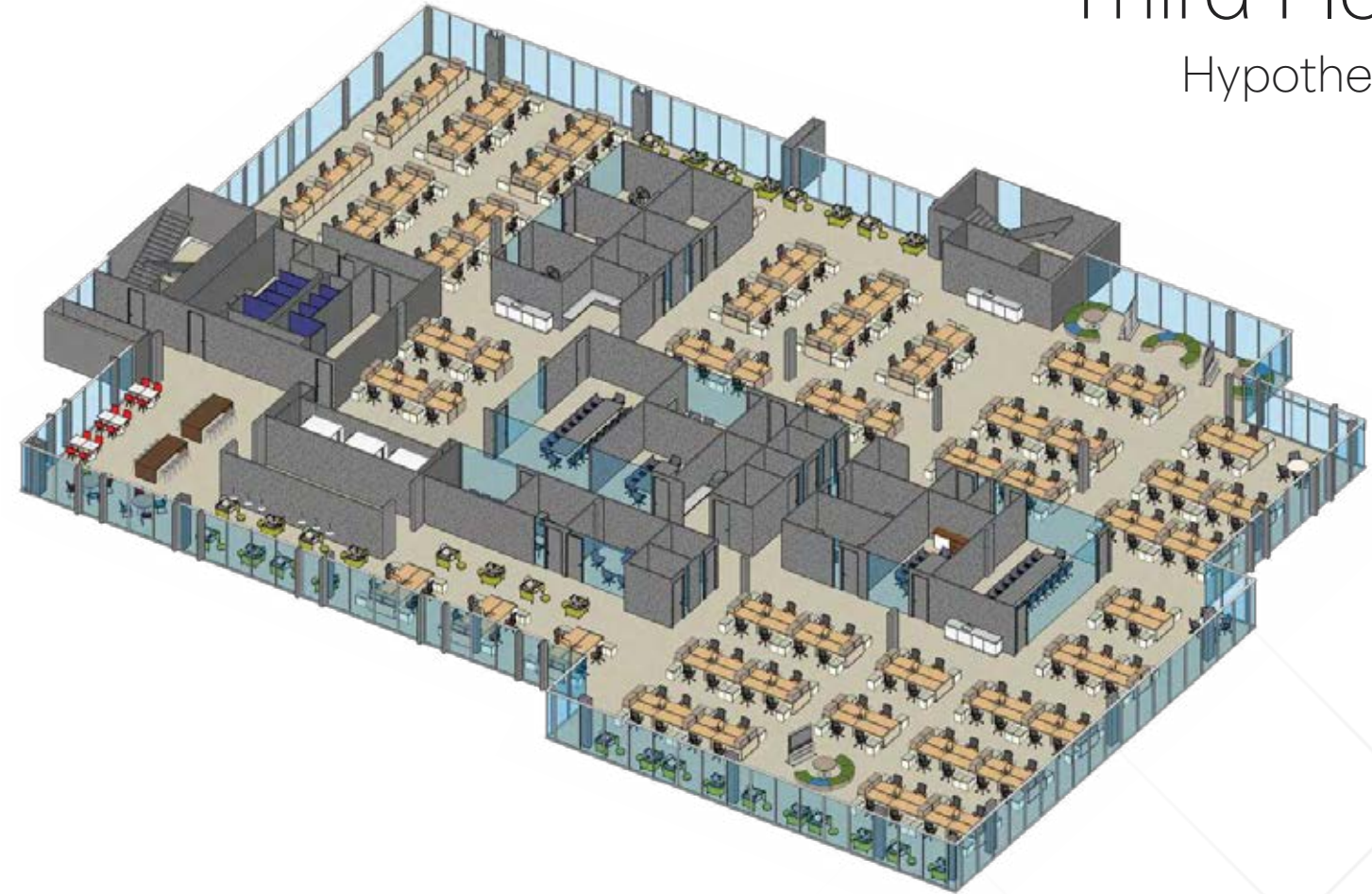
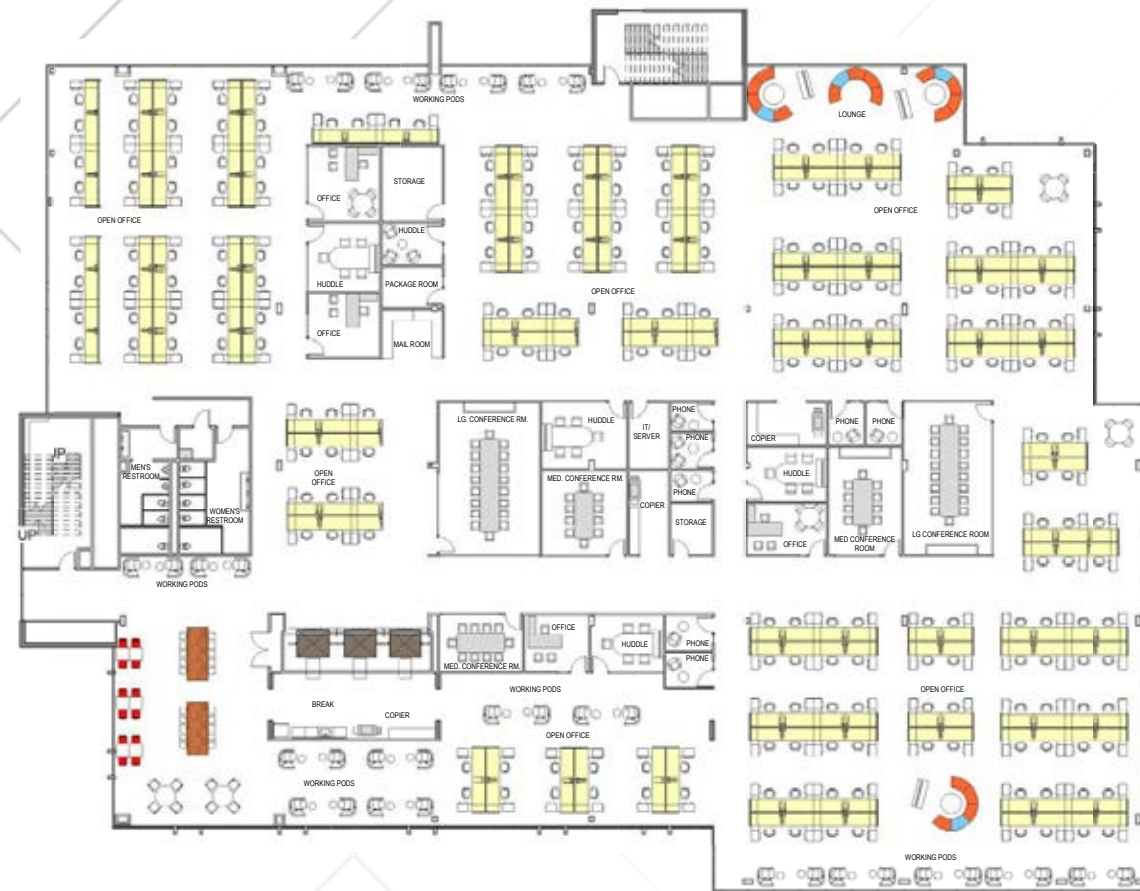
Fourth Floor
±31,275 SF



■ Balcony

Floor Plan

Third Floor
Hypothetical



SPACE TYPE	QUANTITY
Open Office (Work Stations)	210
Private Office	4
Employee Headcount	248
Density	146 SF/Employee

SPACE TYPE	QUANTITY
Other Rooms/Areas	
Working Pods	34
Huddle Room	5
Large Conference Room	2
Medium Conference Room	3
Phone Room	7
Storage	1

SPACE TYPE	QUANTITY
Package Room	1
Mail Room	1
Copier	3
IT/Server	1
Breakroom	1
Lounge Collaboration Areas	4



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