

**PATHLINE**  
P A R K

**INVENTED FOR  
THE FUTURE  
OF WORK.**



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# INVENTED FOR THE FUTURE OF WORK.

**Pathline Park's integrated design inspires healthy connectivity, productivity and innovation. With iconic architecture nestled in a healthy, park-like setting and prime Sunnyvale location, Pathline Park is the place to attract and retain highly-competitive talent.**

**An ideal balance of innovative workspace to immersive amenities and indoor-to-outdoor areas actively promotes wellness.**

**Forward-thinking, experiential design enables maximum flexibility for your company's growth and unique culture.**

**The central pedestrian pathline, indoor-outdoor amenity hub and open-air meeting spaces empower your workforce to connect and collaborate with confidence.**

**Irvine Company invented Pathline Park for the future of work, so companies can focus on the future of business.**



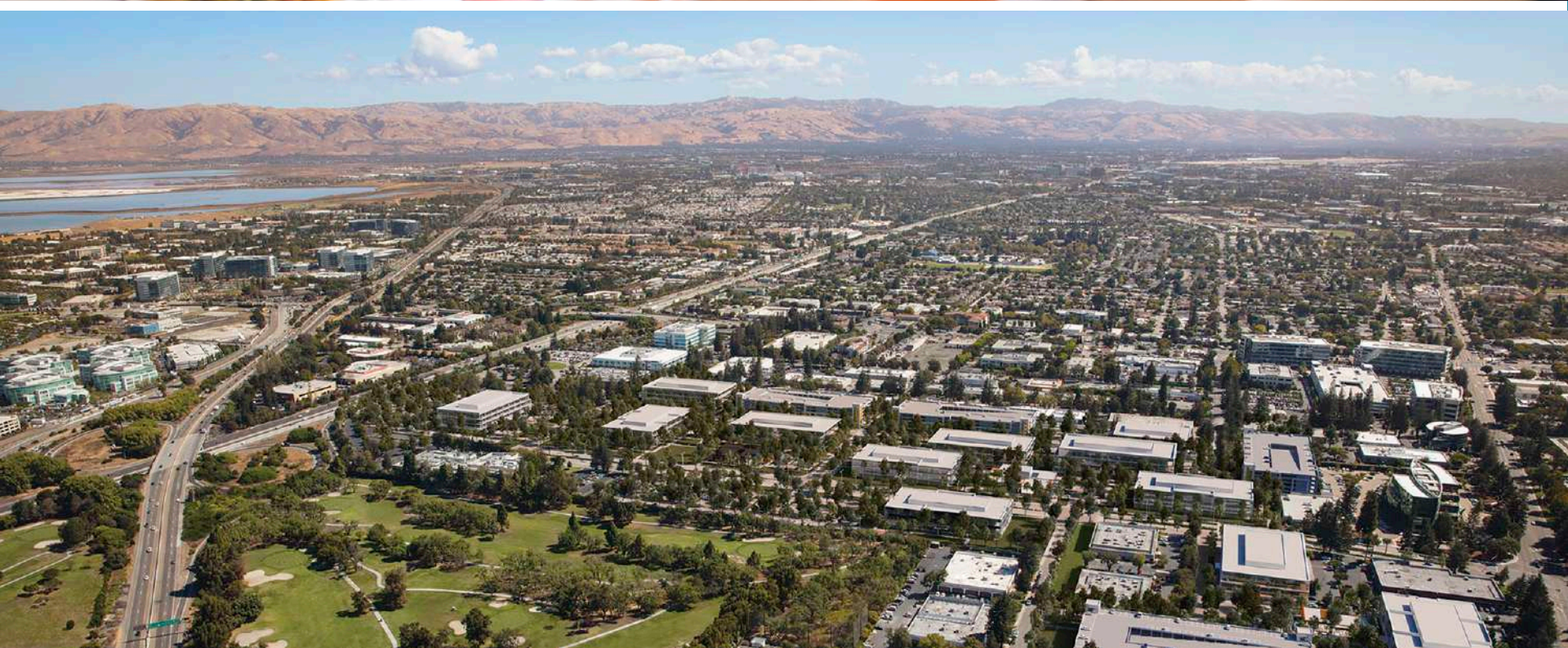
# INNOVATIVE BY NATURE

Designed for wellness, the 42-acre campus of 11 modern buildings are threaded together by the central pedestrian promenade, surrounded by majestic redwoods that encourage natural connections, creating the perfect workspace in the park.



# IMMERSIVE AMENITIES

All pathways lead to the 2-story, central amenity hub featuring gourmet cuisine, a full-service fitness center, and an adaptable lounge with pre-function area; it's a retreat to connect and unwind.



# CONNECTED TECH HUB

Centrally connected to tech giants with access to major thoroughfares provides unparalleled recruiting advantage for distinguished talent across Silicon Valley.

# INNOVATIVE BY NATURE



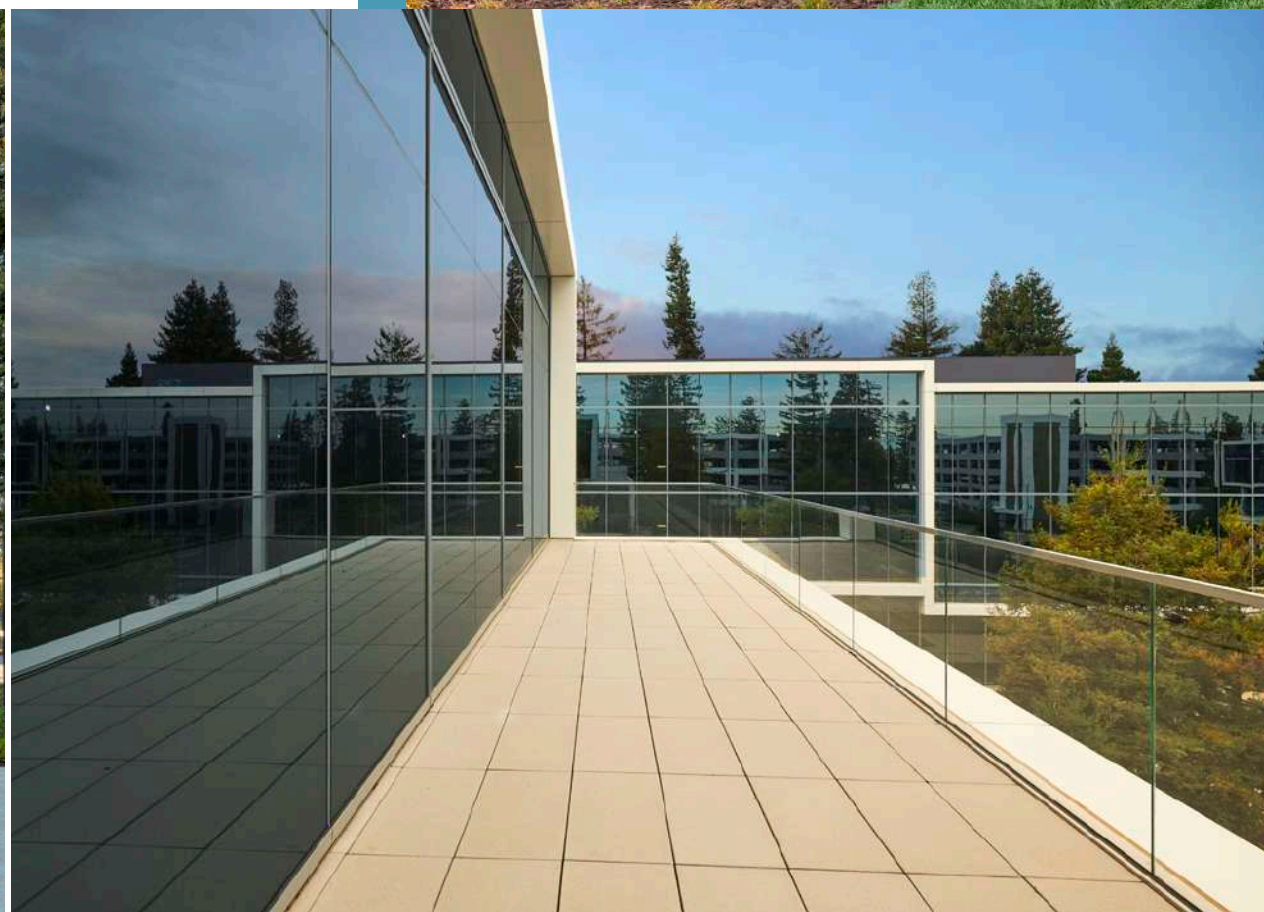


# ICONIC CAMPUS

11 geometric buildings threaded together by a central, open-air promenade on a spacious 42-acre site, 50% devoted to open space.



MODERN BY NATURE



# UNIQUE DISTRICTS

Connected indoor/outdoor workspaces and central amenity hub offer a private-campus experience for larger companies.

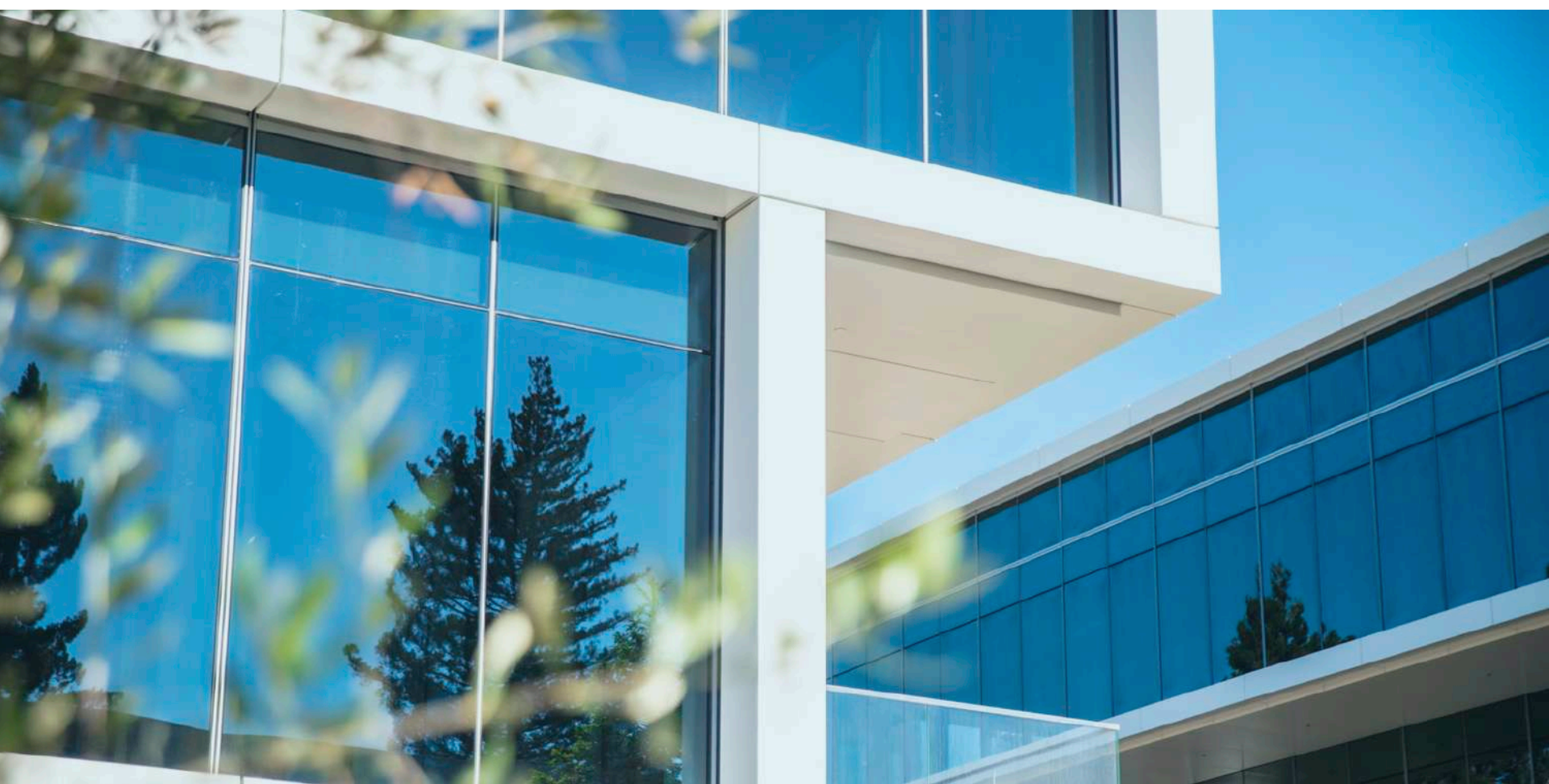


# NATURAL CONNECTIONS

Private patios and balconies bring the lush landscape into the workspace through floor-to-ceiling glass, inviting employees to get outside and connect with nature along the central pathline and into the fresh air.

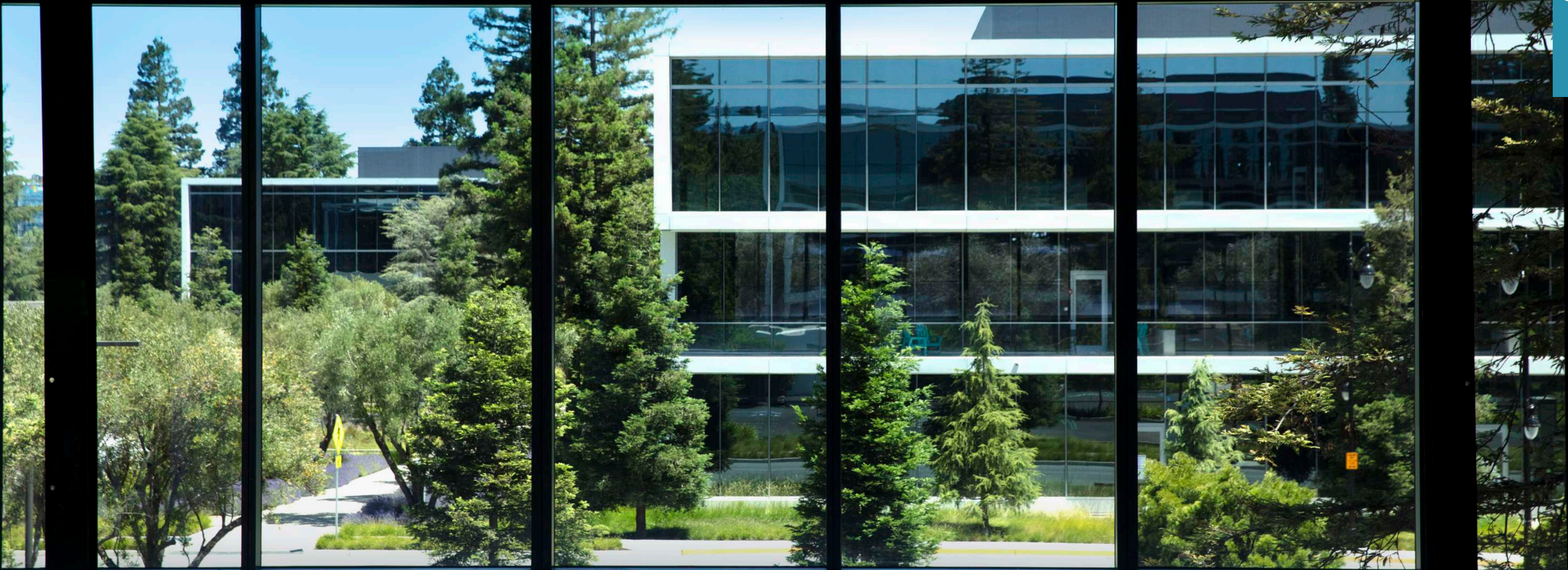
## INSPIRING OUTDOOR EXPERIENCES

Towering redwoods complement a mix of canopy and understory trees encouraging connections to open spaces, paths and trails for teams to meet and unwind as they journey through the campus.



# MODERN, HEALTHY WORKSPACES

Leading-edge wellness  
building design delivers a  
healthier workday.



Designed with indoor/outdoor patios & terraces bringing fresh air and sunlight into the workspace



High-efficiency Merv 13 air filtration maximizes interior fresh air exchange and air quality so teams can breathe easy



21 acres of connected outdoor workspaces enable teams to take work and collaboration outside



Abundant natural daylighting from 10' - 11' 4" H energy-efficient glass maximizes interior daylight



# FLEXIBLE WORKSPACE

Spacious floor plates and open column-free interiors, surrounded by 10' - 11' high vision glass, accommodate a range of design options making it easier for companies to customize the workspace to fit their needs today and tomorrow.

Our Workplace Specialist can help your clients consider different layout options for their new space, choosing a design that allows teams to connect safely.



# IMMERSIVE AMENITIES



IMMERSIVE AMENITIES



# CULINARY CONVENIENCE

The rotating variety of restaurant-quality grab-n-go options at The Marketplace within The Retreat gets teams on their way, fast.

# DIVERSE DINING

The cafe within The Retreat offers a variety of delightful cuisine and craft coffee, taking teams from breakfast to lunch without having to leave the workplace.



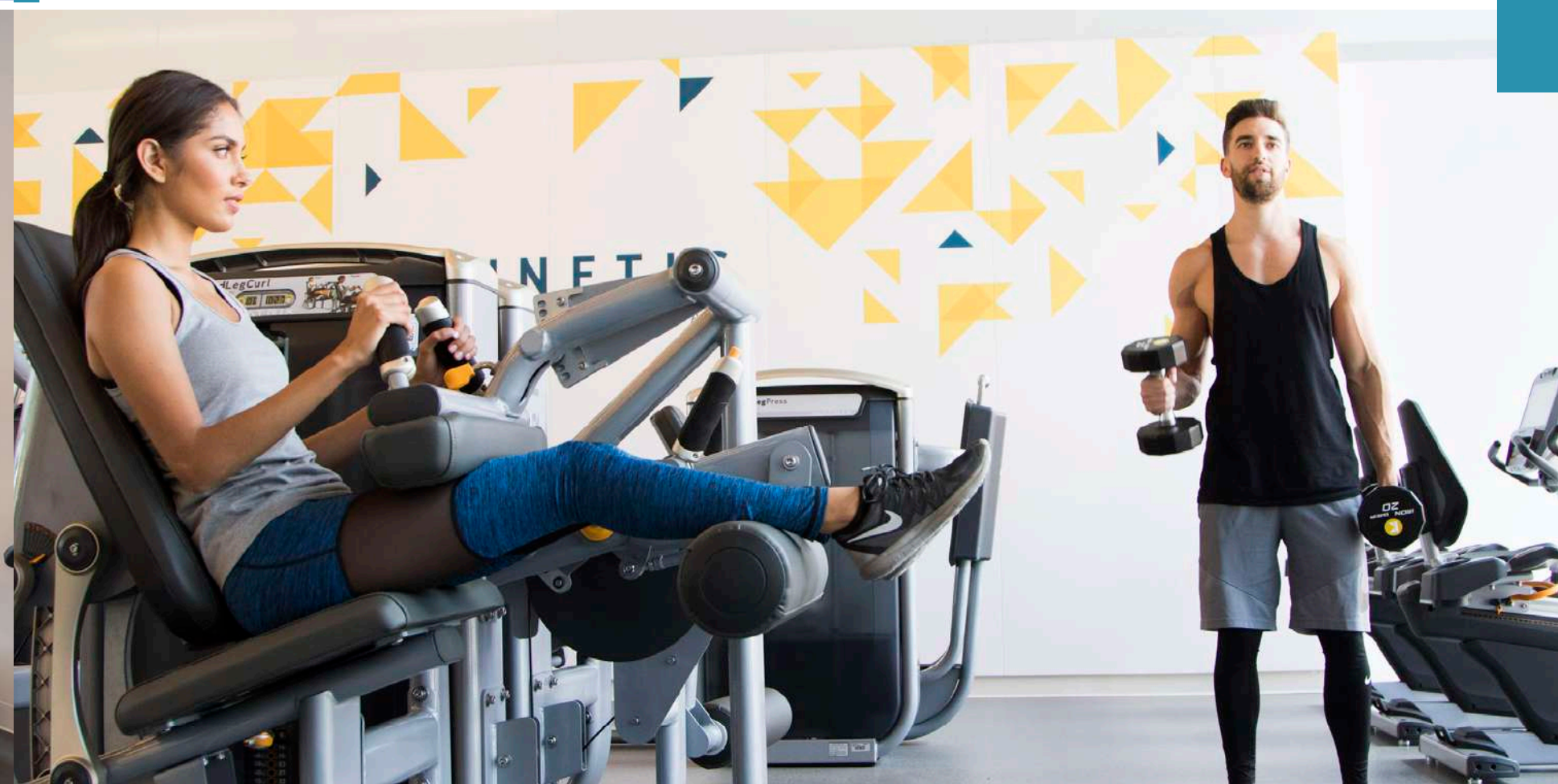
IMMERSIVE AMENITIES





# FULL-SERVICE KINETIC™ FITNESS CENTER

Yoga/spin studio room, TRX band system, tech-forward equipment and connected walkable/bikeable pathways encourage a healthy lifestyle and elevate productivity.



# ADAPTABLE LOUNGE AND PRE-FUNCTION AREA

An instant connect-and-go venue with abundant indoor/outdoor seating provides space beyond the office for fresh air work meetings or moments to unwind and refresh.



# CONNECTED TECH HUB



# HEADQUARTERS FOR TOP TALENT

Industry giants choose Sunnyvale, the heart of Silicon Valley, as one of the most vigorous, cutting-edge business environments in the world, to build the future.

Central location in the tech hub of Silicon Valley quickly connects to neighboring tech cities and gives an unparalleled recruiting advantage to expand reach for quality talent across the Bay Area and neighboring world-class universities.



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sell more. profitably.

Symantec

Microsoft

LinkedIn

NOKIA

Google

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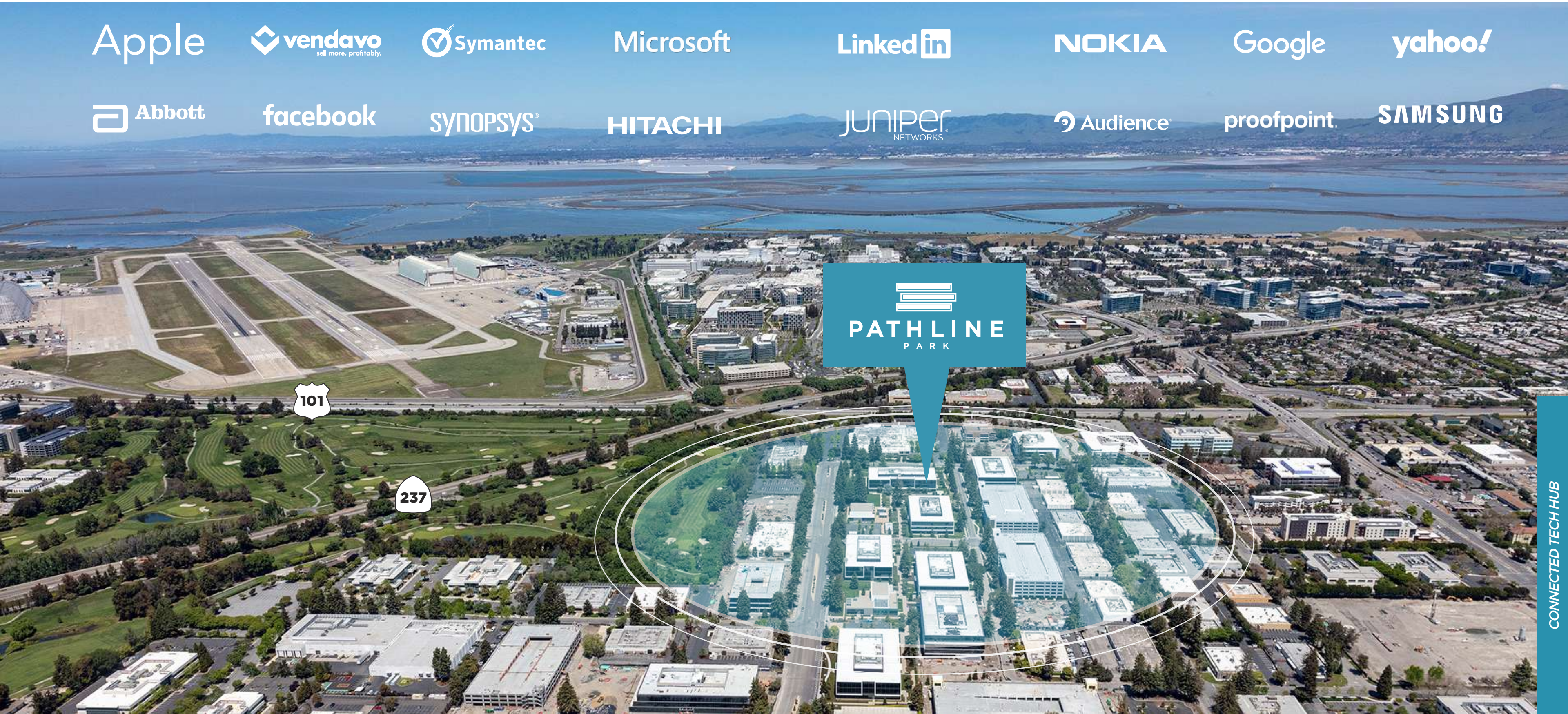
HITACHI

JUNIPER  
NETWORKS

Audience

proofpoint.

SAMSUNG

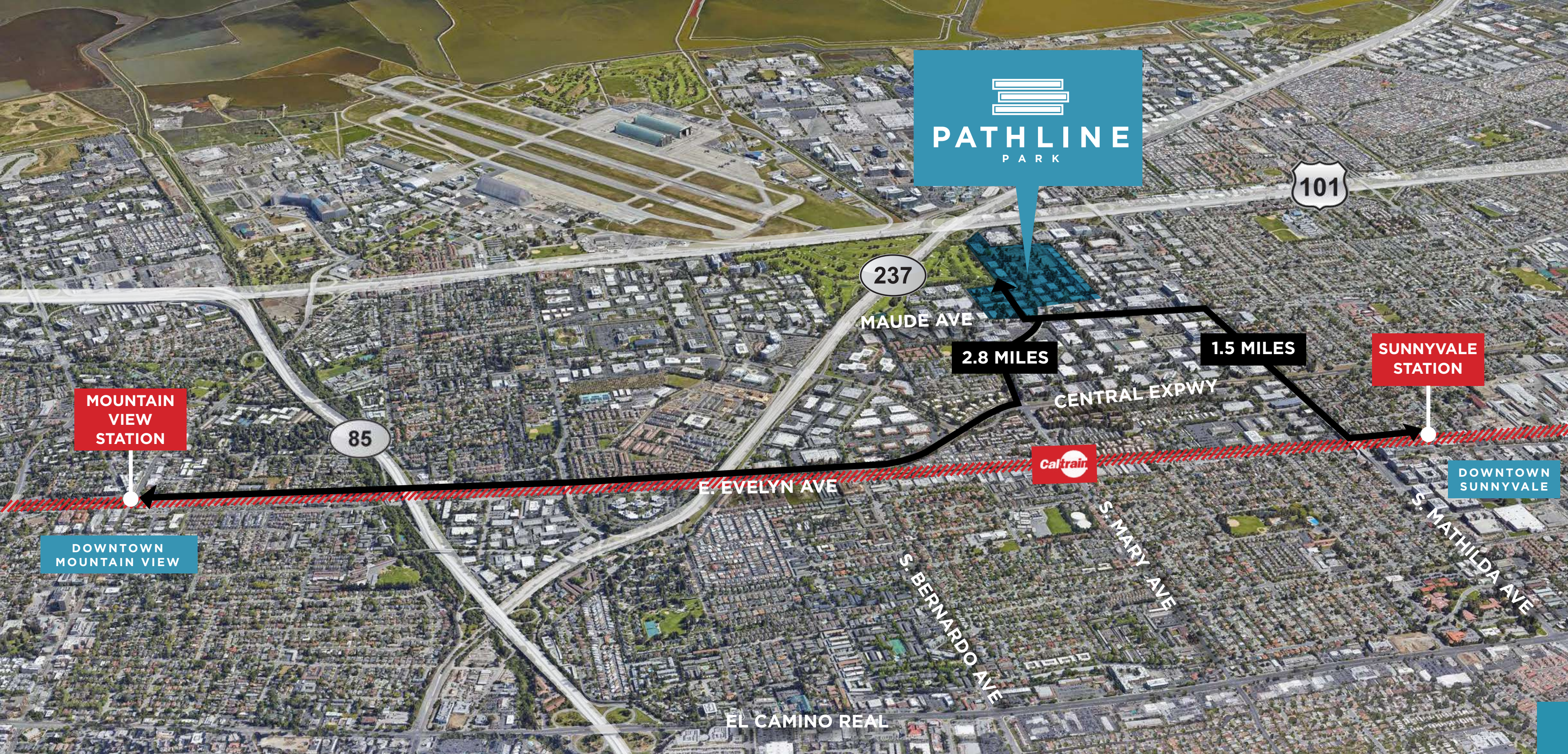


101

237

PATHLINE  
PARK

CONNECTED TECH HUB



**PATHLINE**  
PARK

101

237

MAUDE AVE

2.8 MILES

1.5 MILES

SUNNYVALE STATION

CENTRAL EXPWY

MOUNTAIN VIEW STATION

85

E. EVELYN AVE

Caltrain

DOWNTOWN SUNNYVALE

DOWNTOWN MOUNTAIN VIEW

S. BERNARDO AVE

S. MARY AVE

S. MATHILDA AVE

EL CAMINO REAL

# CENTRALLY CONNECTED

Immediate access to highways 101, 237, Central Expressway and Sunnyvale's bicycle network provides seamless multi-county commuting, easy interactions with neighboring companies and connects teams to residential communities and surrounding amenities.

Unique commuting and shuttle programs provide on-demand travel from the work-place to local Caltrain stations and Downtown Sunnyvale, easing regional traffic and enhancing the lives of commuting employees.

# WORKPLACE PLAN

**42** ACRE CAMPUS

**1.3** MILLION SQ. FT.

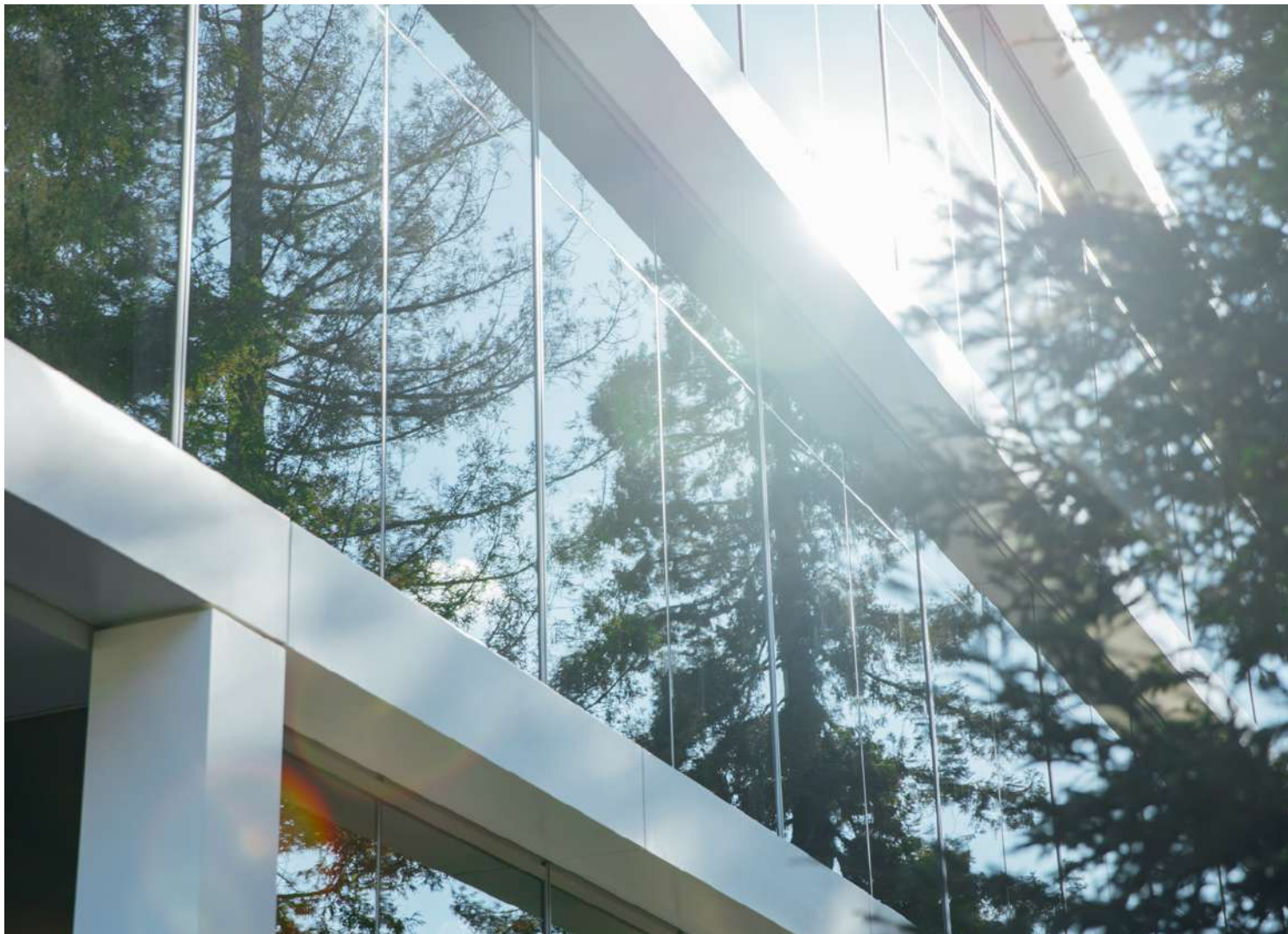
**11** BUILDINGS TOTAL

**9** 3-STORY BLDINGS  
95,000-121,000 SQ. FT.

**2** 4-STORY BLDINGS  
140,000-167,000 SQ. FT.

**2** FREE-STANDING AMENITY BUILDING

35,000 – 40,000 SQ. FT.  
TYPICAL FLOOR PLATE





# PATHLINE P A R K

OWNED AND MANAGED BY

 IRVINE COMPANY

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