

EXTENSIVE RENOVATIONS COMPLETE!

1272

**BORREGAS AVENUE
SUNNYVALE, CALIFORNIA**

**±95,626 SF OFFICE/R&D FOR LEASE
MOFFETT PARK**



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BORREGAS AVENUE
SUNNYVALE, CALIFORNIA

COMPANY NAME



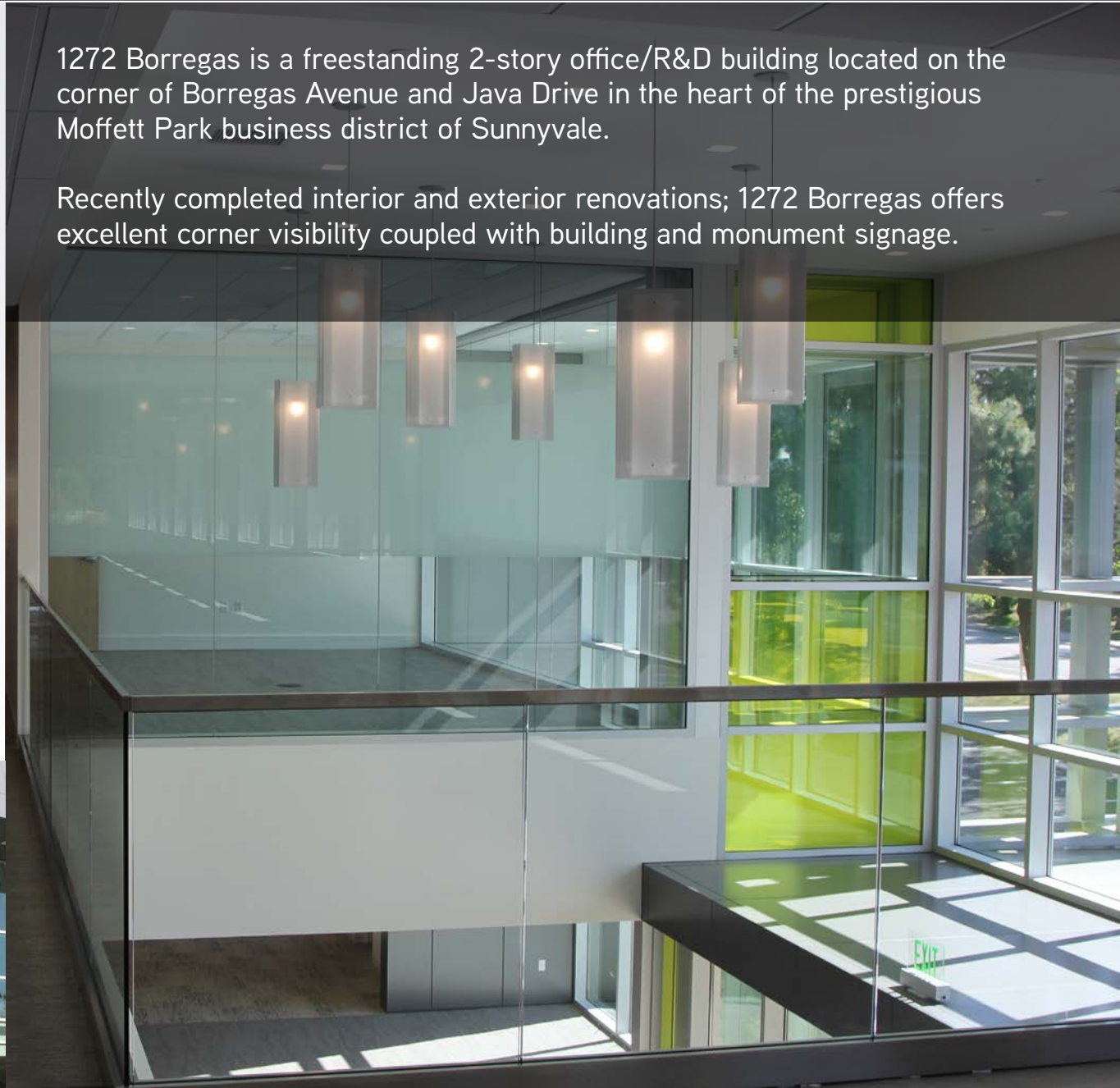
NEW CLEAR GLASS DRAMATIC ENTRY WITH METAL PANEL CANOPY!

±95,626 SF — AVAILABLE NOW
HIGH VISIBILITY OFFICE/R&D FACILITY
MOFFETT BUSINESS PARK

- › Freestanding 2-story office/R&D building
- › Prominent corner identity with building & monument signage
- › New interior and exterior market ready renovations
- › Open office interiors
- › 2,000 amps, 277/480 volt power
- › ±3.3/1,000 parking ratio
- › 2 Grade level doors
- › Walk to light rail, bus/ACE shuttle stops and 6 minute drive to Sunnyvale CalTrain station
- › Expansion potential at 1265 Borregas Ave. for additional 68,988 SF (for a total of 164,614 SF)
- › ASVB sentrilock on-site – call for ALARM CODE

1272 Borregas is a freestanding 2-story office/R&D building located on the corner of Borregas Avenue and Java Drive in the heart of the prestigious Moffett Park business district of Sunnyvale.

Recently completed interior and exterior renovations; 1272 Borregas offers excellent corner visibility coupled with building and monument signage.



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BORREGAS AVENUE

SUNNYVALE, CALIFORNIA

EXTERIOR RENOVATIONS INCLUDE:

- › New clear glass dramatic entry with metal panel canopy
- › New exterior paint and façade finishes
- › Large outdoor amenity courtyard including bocce ball court with stadium seating, picnic alfresco dining area, barbecue area, horseshoe pit, various group / individual seating areas, and an oversized chess set



Enhanced planting

BORREGAS AVENUE

JAVA DRIVE

1272
BORREGAS AVENUE
±95,626 SF

GIBRALTAR DRIVE

SITE PLAN & EXTERIOR RENOVATIONS



Sandblasted colored concrete paving

Gravel paving with lounge seating



Bocce court and horseshoe pit



Picnic alfresco dining area & NanaWall access to new breakroom



Hypothetical detached fitness facility



Outdoor Amenity Courtyard



1272

BORREGAS AVENUE

SUNNYVALE, CALIFORNIA

FLOOR PLAN – 1ST FLOOR

INTERIOR RENOVATIONS INCLUDE:

- > New dramatic 2-story lobby
- > New drop ceiling
- > New light fixtures throughout
- > New paint throughout
- > Upgraded restroom facilities with showers
- > Title 24 compliant
- > New break room with NanaWall access to outdoor amenity courtyard

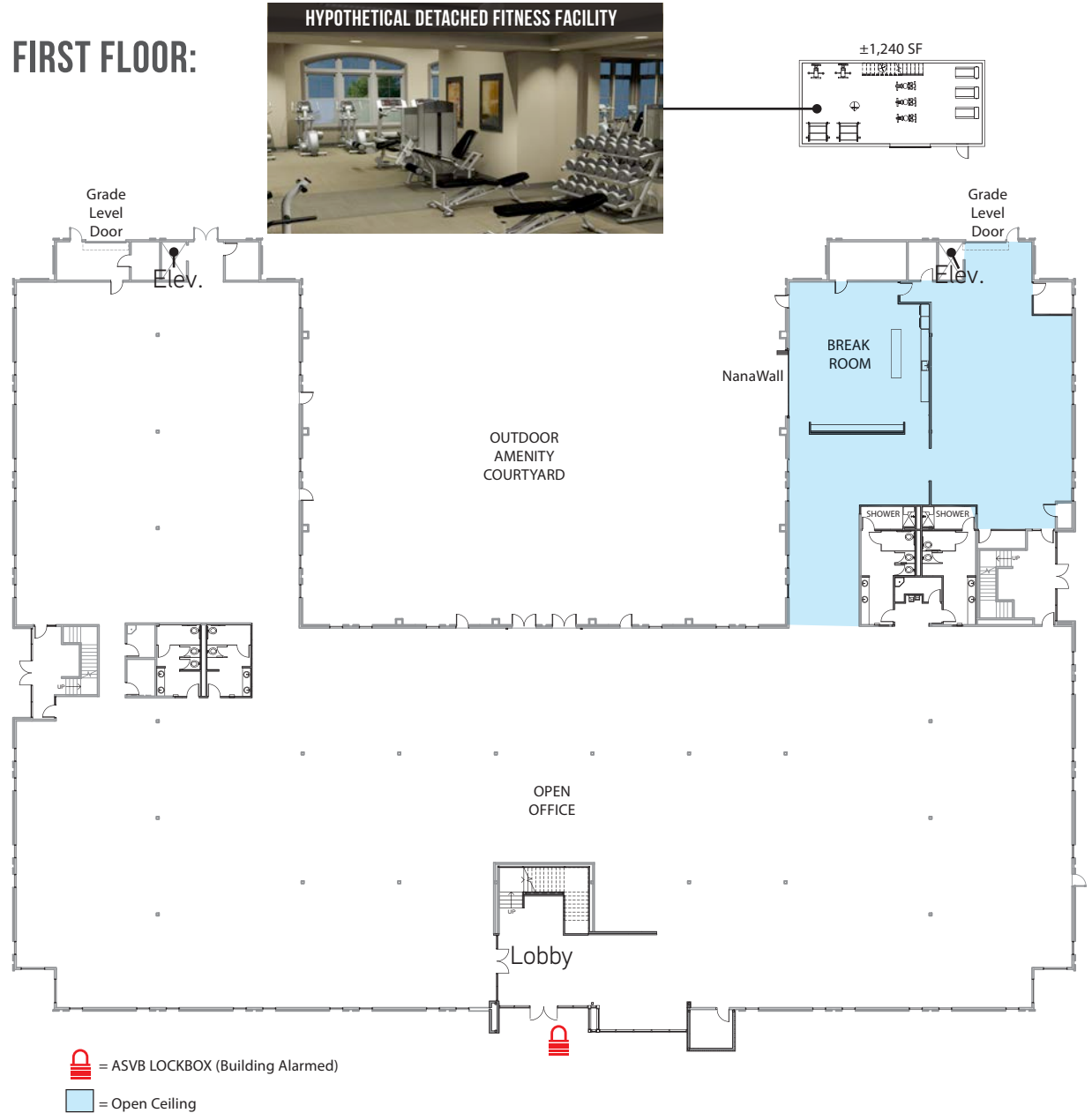
NEW BREAK ROOM WITH COURTYARD ACCESS



NEW DRAMATIC 2-STORY LOBBY

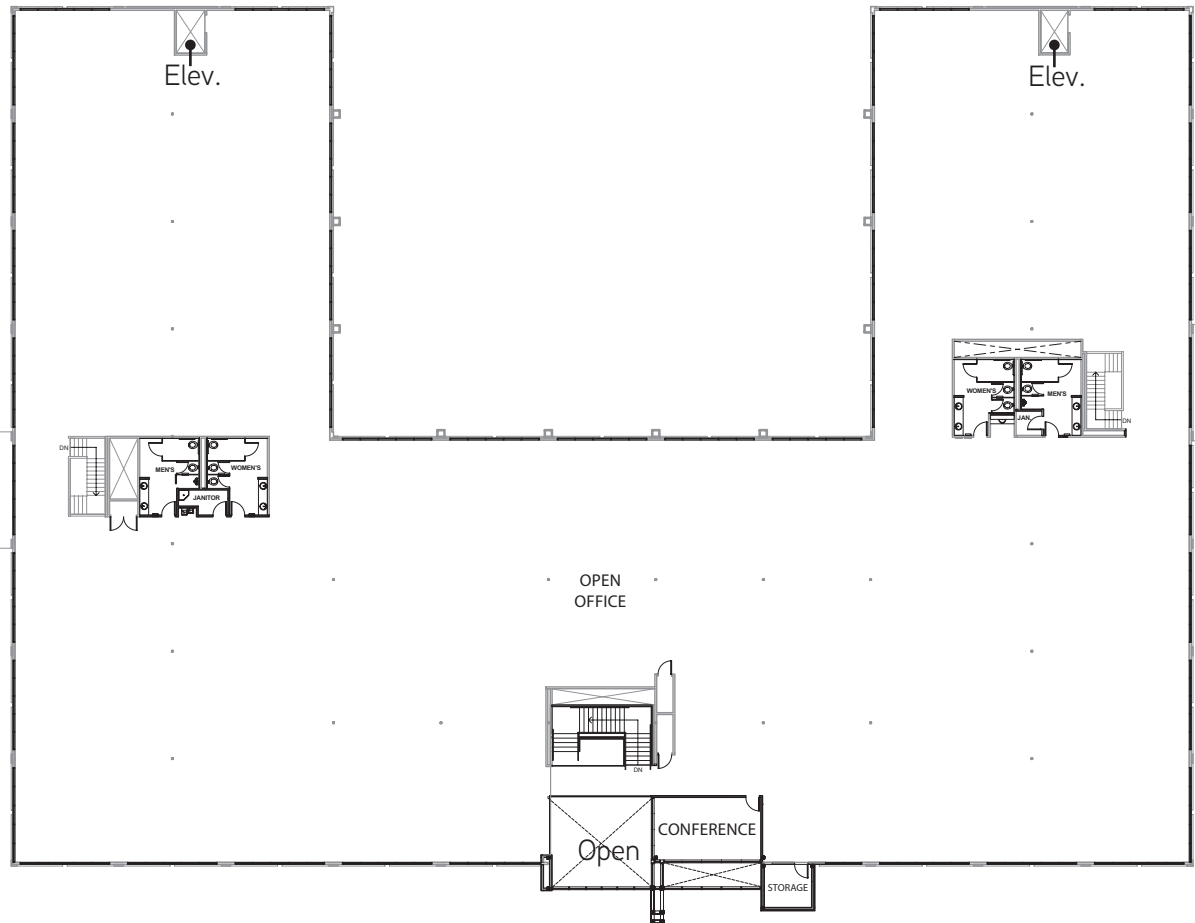


FIRST FLOOR:



FLOOR PLAN – 2ND FLOOR

SECOND FLOOR:



OUTDOOR AMENITY COURTYARD



NEW MODERN LOBBY



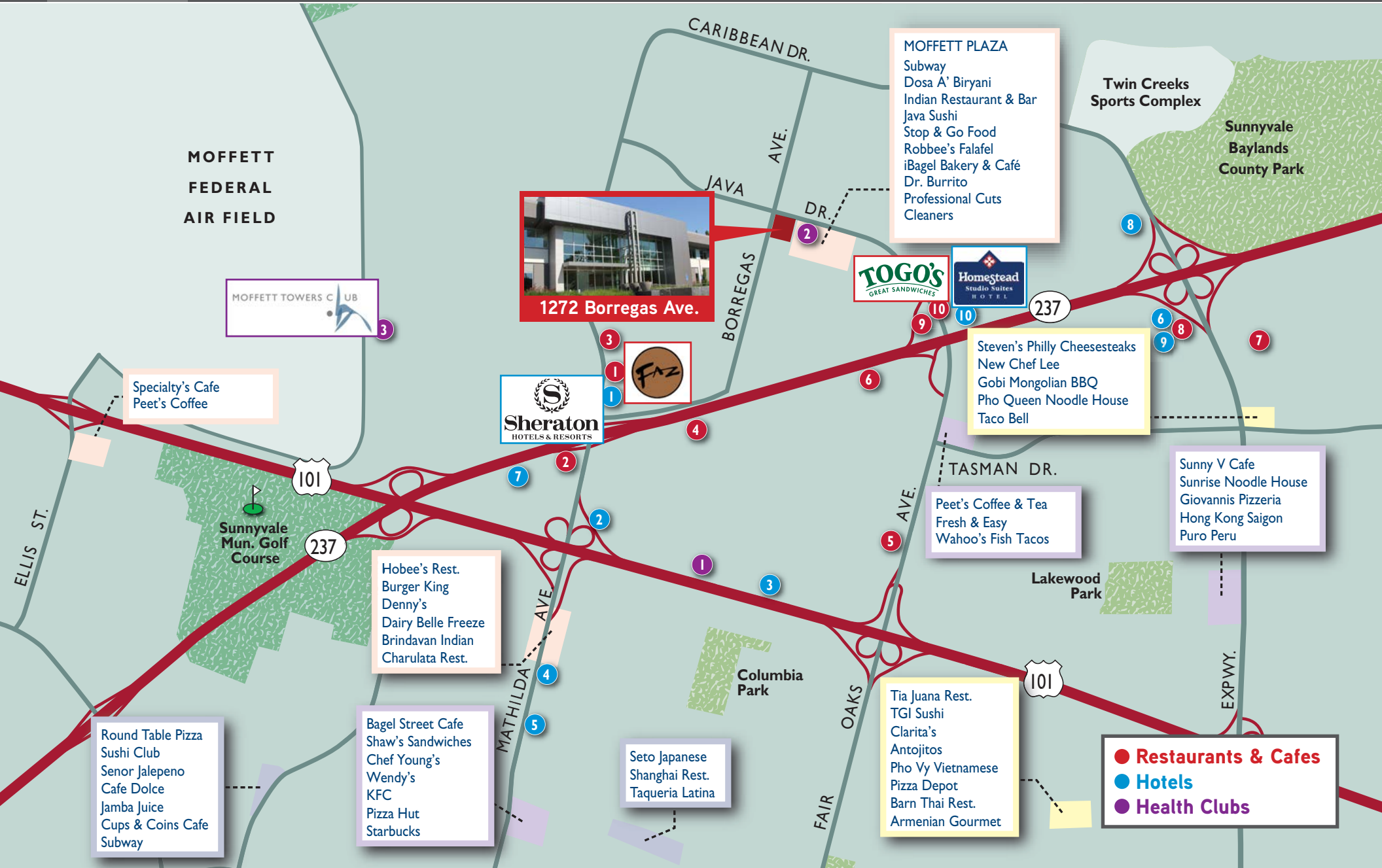
NEW TITLE 24 COMPLIANT INTERIORS



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BORREGAS AVENUE SUNNYVALE, CALIFORNIA

AREA AMENITIES



Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2015 Colliers International

NEARBY COMPANIES



YAHOO!

PMC

CORTINA

LOCKHEED MARTIN

Bloomenergy

YAHOO!

LOCKHEED MARTIN

infinera

UNITED STATES POSTAL SERVICE

JSR Micro

rgb NETWORKS

ruckus
Simply Better Wireless.



1272 Borregas Ave.

NetApp

ARUBA networks

NetApp

NISSAN

TEXAS INSTRUMENTS

CloudShield

Potential Expansion Opportunity
@ 1265 Borregas Ave
±68,988 SF

Gibraltar Drive

Aerohive NETWORKS

Bloomenergy

NetApp

FUTURE DEVELOPMENT

PLANNED FUTURE DEVELOPMENT

Google

Google
FUTURE DEVELOPMENT

Google
FUTURE DEVELOPMENT

apm applied micro

Aerohive NETWORKS

237

Moffett Park Drive

1272

BORREGAS AVENUE SUNNYVALE, CALIFORNIA

PUBLIC TRANSPORTATION



Centrally located within Moffett Park, 1272 Borregas is easily accessible to both employees and customers. The VTA light rail Borregas Station is located across the street and the Java / Borregas bus stop on-site, only a short 1 minute walk away. Major highways 101 and 237 are within a mile offering convenient access by car or truck. A short 12 minute drive to Mineta San Jose International Airport makes domestic and international travel very convenient.

VTA Light Rail "Borregas Station"

Across street – 1 min walk

Mineta San Jose International Airport

8.5 miles – 12 min drive

Highways – 237 and 101

Less than 1 mile – 2 min drive

CalTrain "Sunnyvale Caltrain Station"

2.7 miles – 6 min drive

Bus – Lines 26, 120, 121, 122, 321, 328, 826, ACE Shuttle

On site – 1 min walk

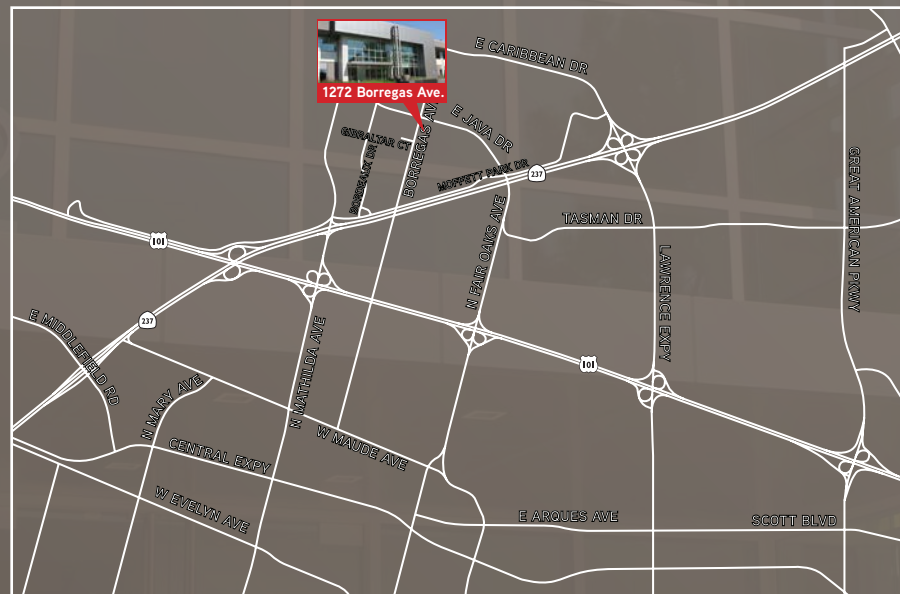


BROADBAND SUMMARY

High-Speed Broadband Internet Services	Available	Notes
Uverse, DSL	Yes	Supports DSL and VDSL2 services, from ATT / SBC, Covad and affiliated carriers (CLECs, resellers), such as Verizon, XO, Sprint, Megapath, Telepacific, Sonic.net, etc. Speeds vary, up to 6MBs download and up to 512KBs upload (fastest Uverse speeds not available in this area).
T1, DS1 (1,500Kbps, 1.5Mbps)	Yes	From ATT / SBC and affiliated carriers (CLECs, ISPs, resellers). T1 shelves in MPOE.
Fiber Optics Required Circuits – DS3, OC3, OC12, etc. (5Mbps – 10GigE)	Yes	AT&T fiber infrastructure installed into building (not active). World-class selection of fiber providers at street, including Verizon, Comcast, XO, Onfiber, Zayo (AboveNet) and Level3.
Fixed Wireless Circuits (1 Mbps - GigE)	Can Be Available	Within service area for Wiline and Telepacific (former Covad / NextWeb). Good line of sight for satellite and radio links (secured transmission) to other buildings and ridgetops.
Other Broadband Services	Yes	Ethernet over Copper (EoC), IP Gateways, Point to Point circuits, MPLS and bonded copper (serial).
Incoming Copper Pairs / Lines for Voice, DSL and T1 Services	800 pairs AT&T	From AT&T, providing more than adequate capacity for T1, DSL / Uverse and regular phone lines.
TV Services	In-Building	Notes
Rooftop, Dish Satellite and Antennae	Yes	Line of sight clear to install. No existing infrastructure for wireless services found.
Cable Internet / TV / Phone	Not at this time	Comcast business class coax-based services NOT available at this time, but Comcast Enterprise commercial fiber services in direct neighborhood.
Communications Infrastructure	In-Building Notes	
Network and Voice Wiring Infrastructure:	Building provides excellent telecom capacity from primary AT&T copper and fiber infrastructure. Interior cabling for station use has been removed. Primary backbone telecom cables to major IT rooms available.	
Broadband Ready		
Primary Data or Telecom Rooms	Main Point of Entry (MPOE) room inside primary MDF wiring distribution room. Several secondary wiring rooms. Raised floor section contains datacenter and office areas with UPS and generator support (details not surveyed).	
Campus or Building Link Notes	Main electrical room contains two 4" and two 2" underground conduits that route to carrier communications vault at back of building.	

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