

# CENTRAL-STATION

New Class A Office  
125,100 Square Feet



285 Sobrante Way, Sunnyvale, California | [www.centralstationsv.com](http://www.centralstationsv.com)

# WELL DESIGNED

- Four-story, 125,100 square foot Class A Office building
- High visibility building signage on Central Expressway
- 31,275 square foot floor plates
- Floor to ceiling glass
- Multiple patios and park-like setting
- 3.3/1,000 parking ratio with one level garaged and one level surface
- 4000A 277/480 Electrical Capacity
- LEED Gold

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Well Designed. Well Located.

Well Certified.



## WELL LOCATED

- Walking distance to Sunnyvale Caltrain Station
- Located directly off of Central Expressway
- Over 25 restaurants in downtown Sunnyvale within walking distance
- Convenient access to Highways 237, 101 and 85
- AT&T and Comcast Fiber

# WELL CERTIFIED

- International WELL building institute certificated building
- UV light air purification at the lobby
- Annual air quality, water quality, and thermal comfort monitoring
- Water bottle fillers for drinking water access
- MERV 14 Filters ventilation and ample fresh air through a dedicated outdoor air system
- Ample access to daylight
- Low-emissions, non-toxic building materials and finishes
- Touchless fixtures throughout the site



# BUILDING PHOTOS



# BUILDING PHOTOS



# HYPOTHETICAL RENDERINGS



# EXPLORE

The fine dining, networking and nightlight hub of Silicon Valley. Downtown Sunnyvale offers an abundance of easily accessible restaurants, cafes and other sought after amenities within easy reach.





# AMENITIES MAP



**DOWNTOWN SUNNYVALE AMENITIES**

**Dining**

- 1 Thai Basil
- 2 Firehouse Brewery
- 3 Taverna Bistro
- 4 Murphy's Law
- 5 Metro City
- 6 Ramen Seas
- 7 Tao Tao
- 8 Lily Macs
- 9 Rokko Fine Japanese Cuisine, Bambu Desserts & Drinks, Inchin's Bamboo Garden
- 10 Dishdash
- 11 Siam Taste Thai Cuisine
- 12 House of Kabobs
- 13 Fibber MGees
- 14 Pure Lounge & Restaurant
- 15 Rok Bistro
- 16 Sizzling Pot King
- 17 King Wah Chinese
- 18 Vitality Bowls, The Don's Deli, Sajj
- 19 Nom Burger, TAP'T Beer & Kitchen, The Prolific Oven
- 20 Kabul Afghan Cuisine, PhoEver

**Coffee**

- 1 Bean Scene
- 2 Coffee & More
- 3 Starbucks
- 4 Philtz Coffee

**Banking**

- 1 Wells Fargo
- 2 Chase Bank
- 3 Bank of America

**Hotels**

- 1 Aloft
- 2 Hilton Garden Inn
- 3 Travel Inn Sunnyvale
- 4 Best Western Silicon Valley
- 5 Larkspur Landing

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CITYLINE

# NEIGHBORHOOD



- 89 Multifamily Projects (50+ Units) Totaling 15,585 Units within a 3 Mile Radius
- 1,895 Units Under Construction

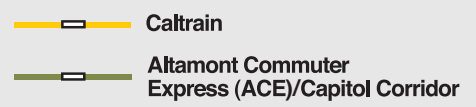
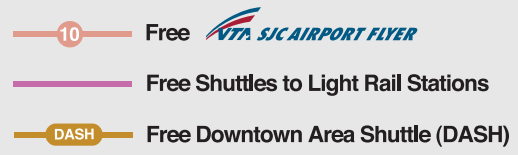
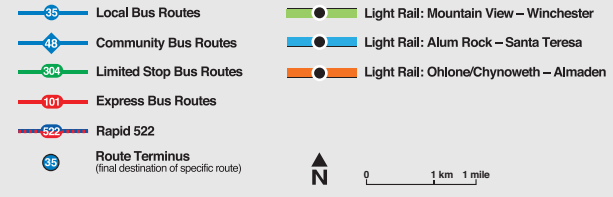
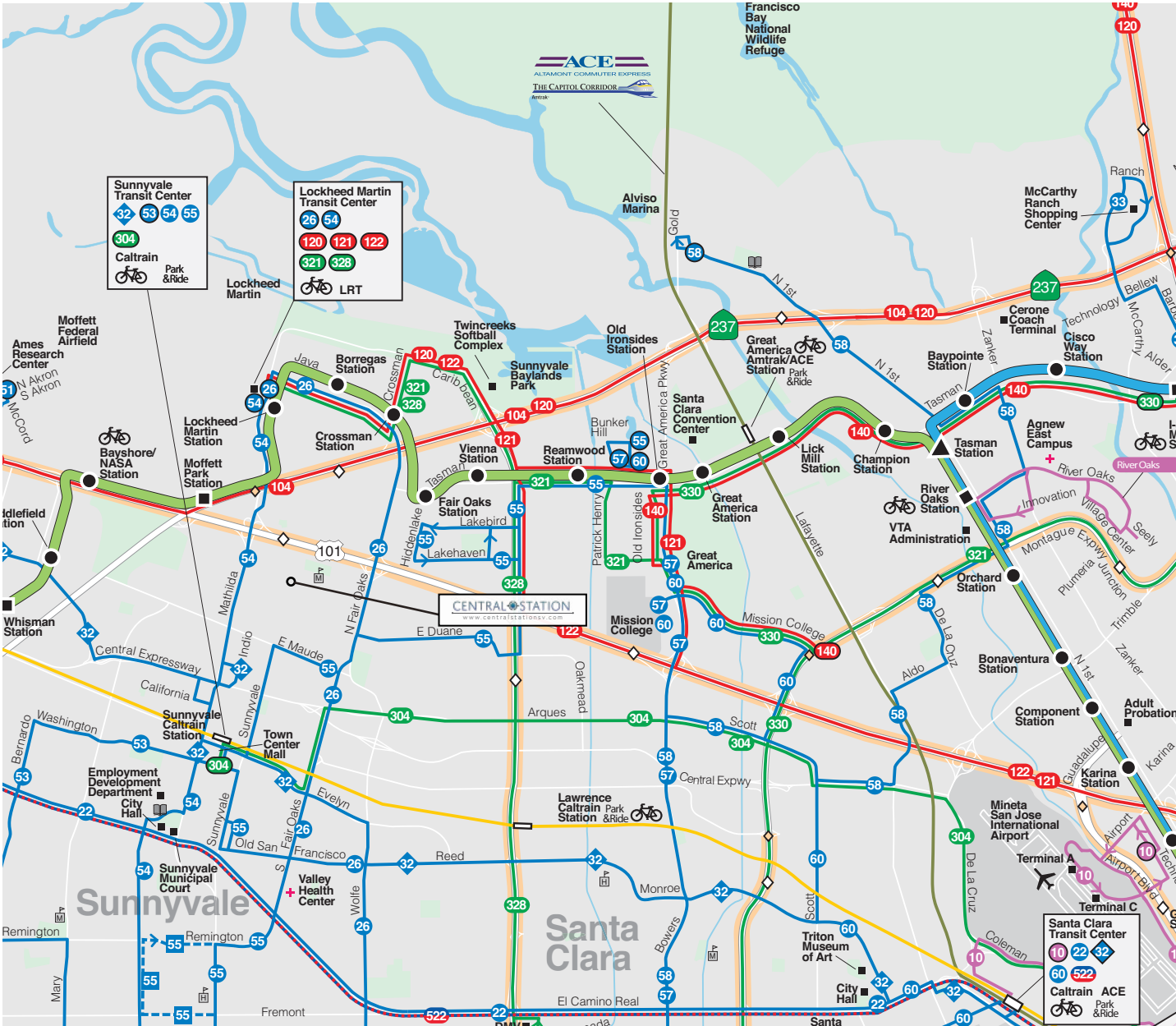
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NOKIA

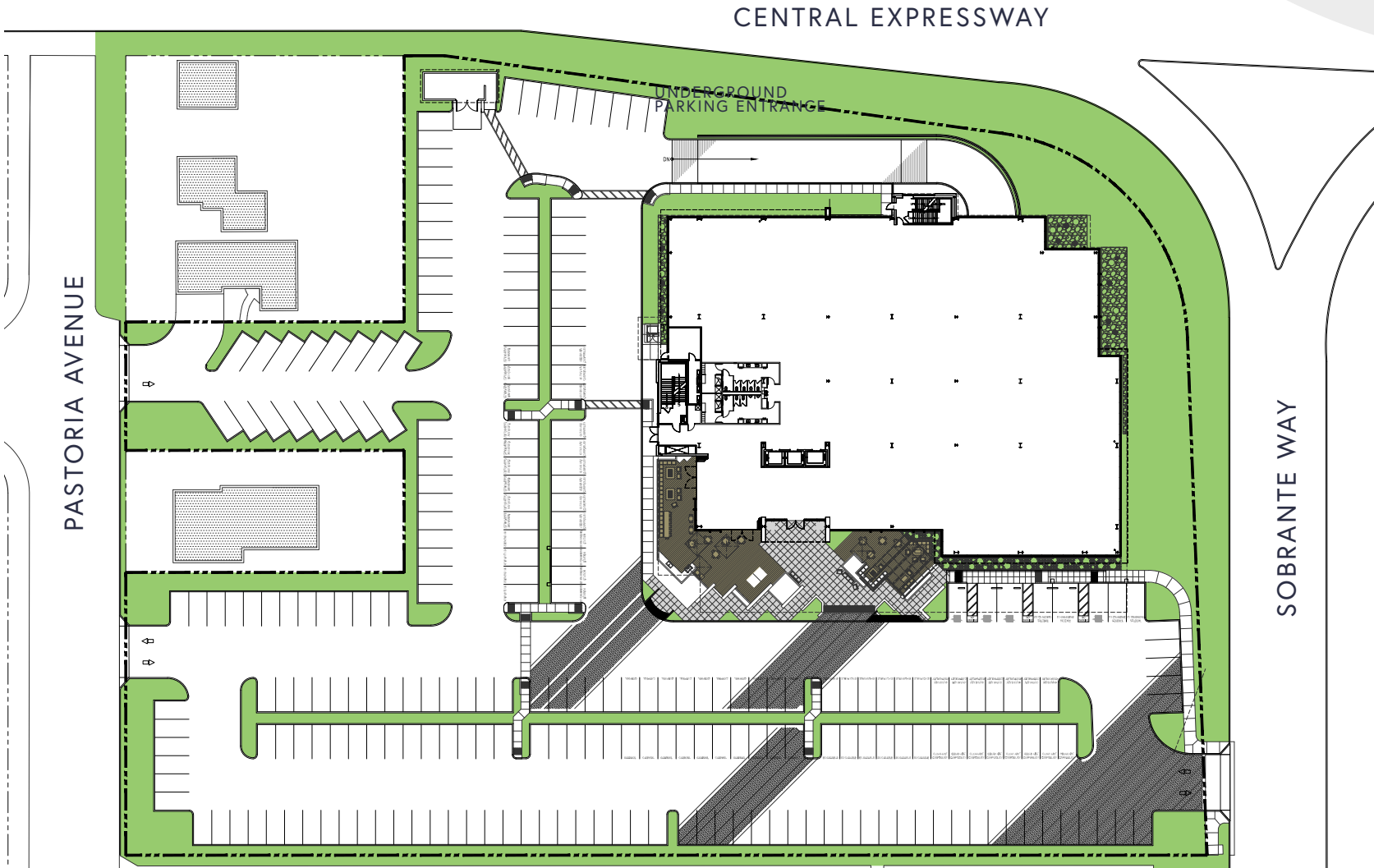
CITYLINE

# TRANSPORTATION



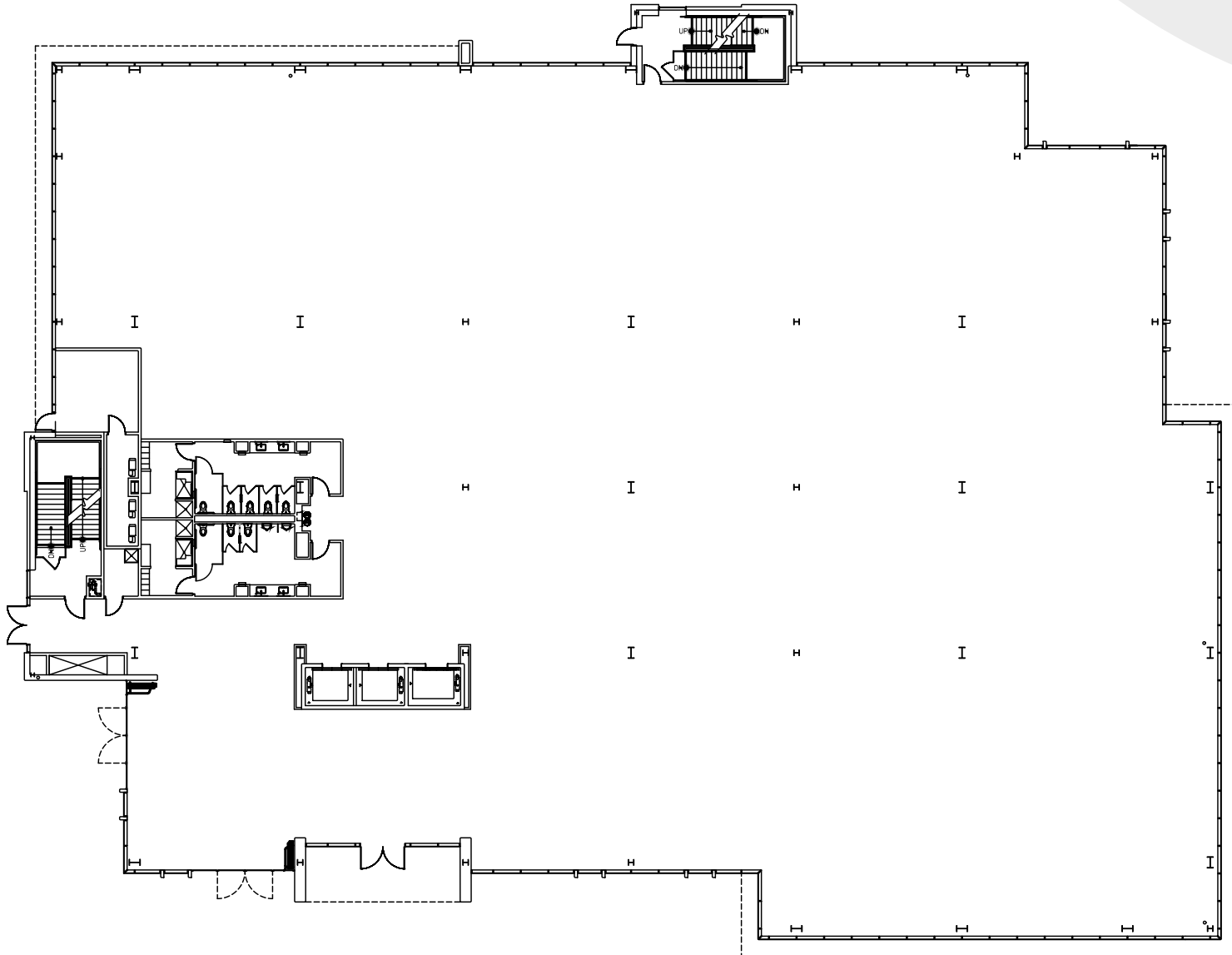
FOR MORE INFORMATION VISIT [WWW.VTA.ORG](http://WWW.VTA.ORG)

# SITE PLAN



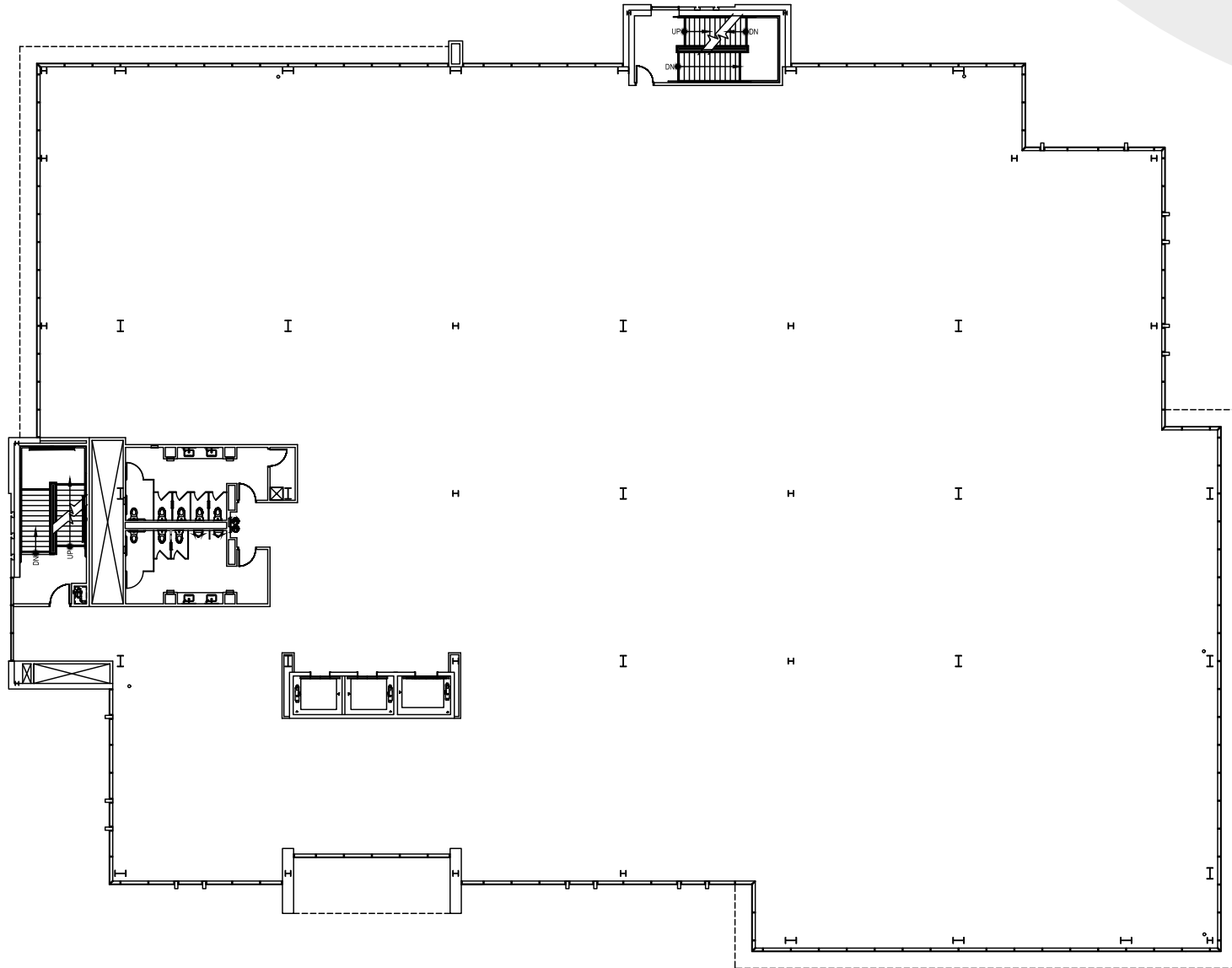
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## 1ST FLOOR



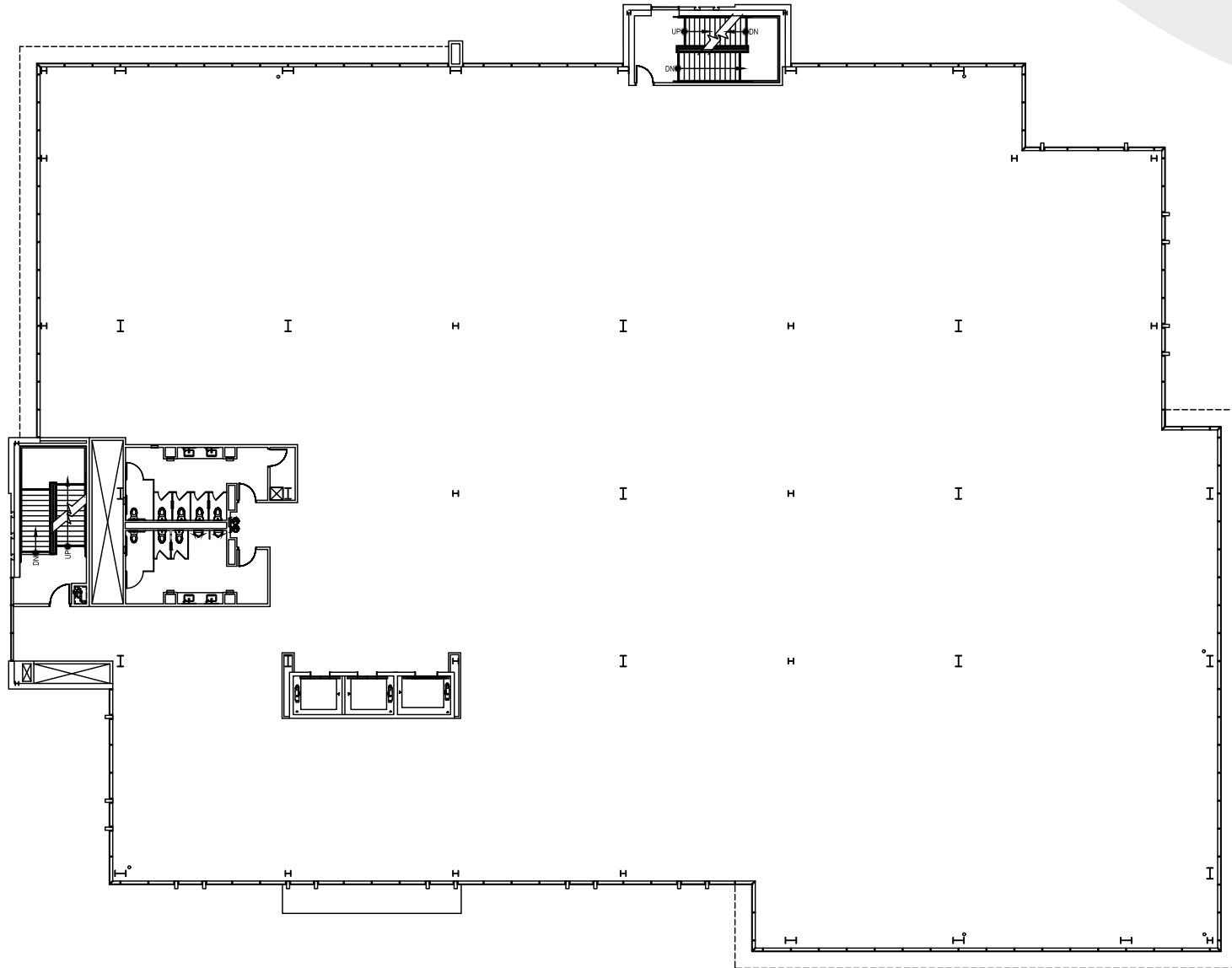
# FLOOR PLAN

## 2ND FLOOR



# FLOOR PLAN

## 3RD FLOOR

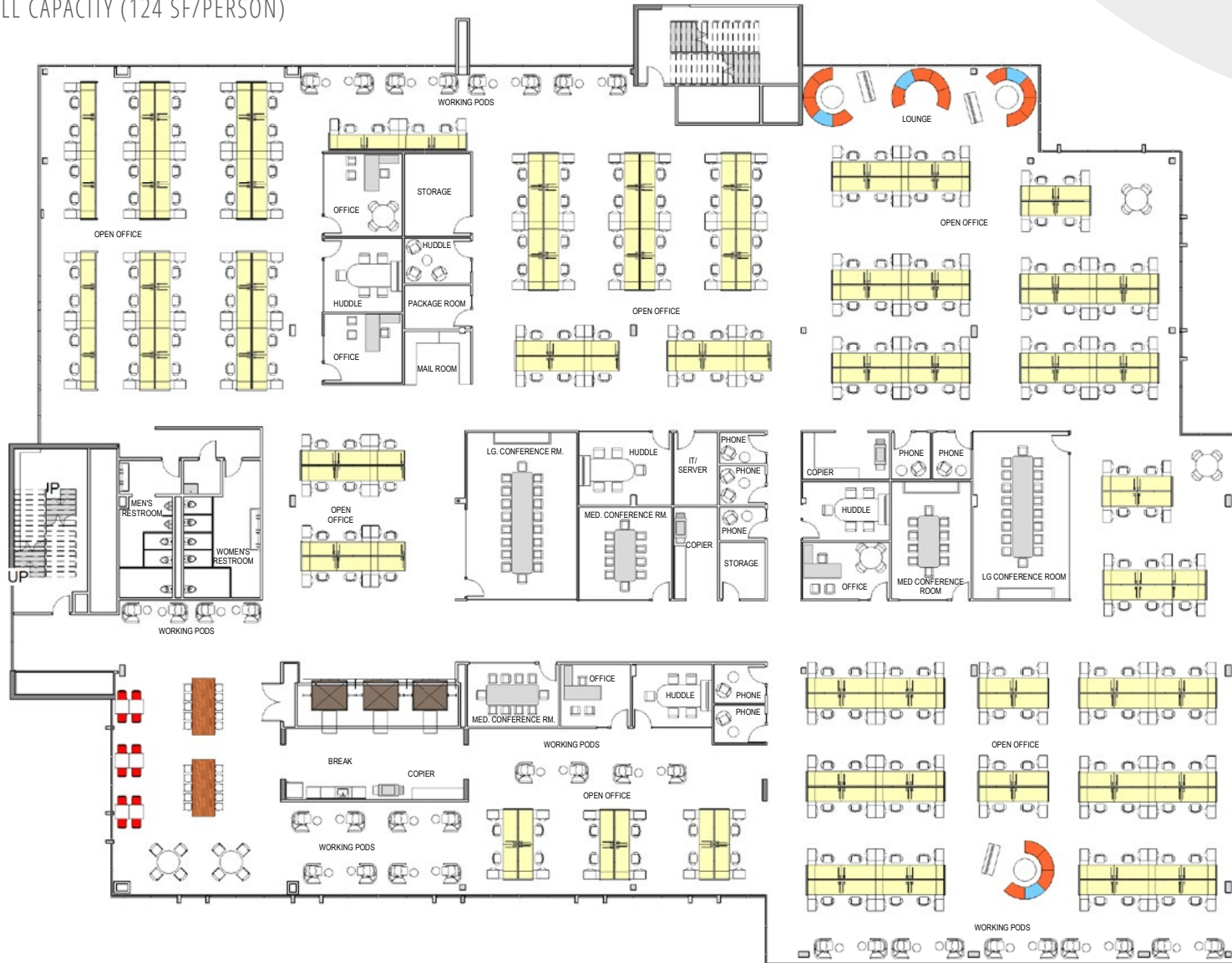


# FLOOR PLAN

## 3RD FLOOR

### HYPOTHETICAL

FULL CAPACITY (124 SF/PERSON)



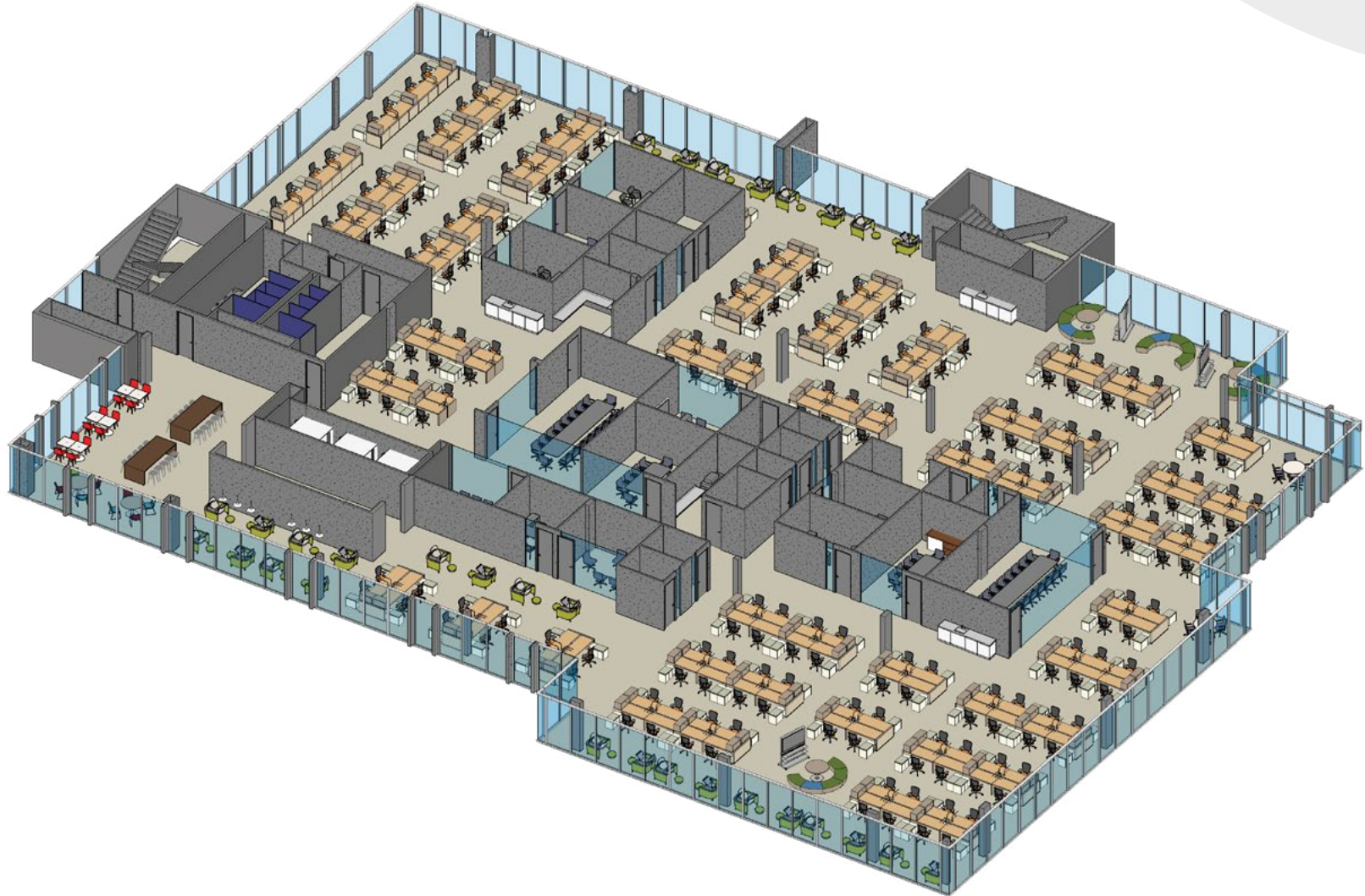


# FLOOR PLAN

## 3RD FLOOR

### HYPOTHETICAL

FULL CAPACITY 3D (124 SF/PERSON)



# FLOOR PLAN

## 3RD FLOOR

### HYPOTHETICAL

REDUCED CAPACITY (260 SF/PERSON)

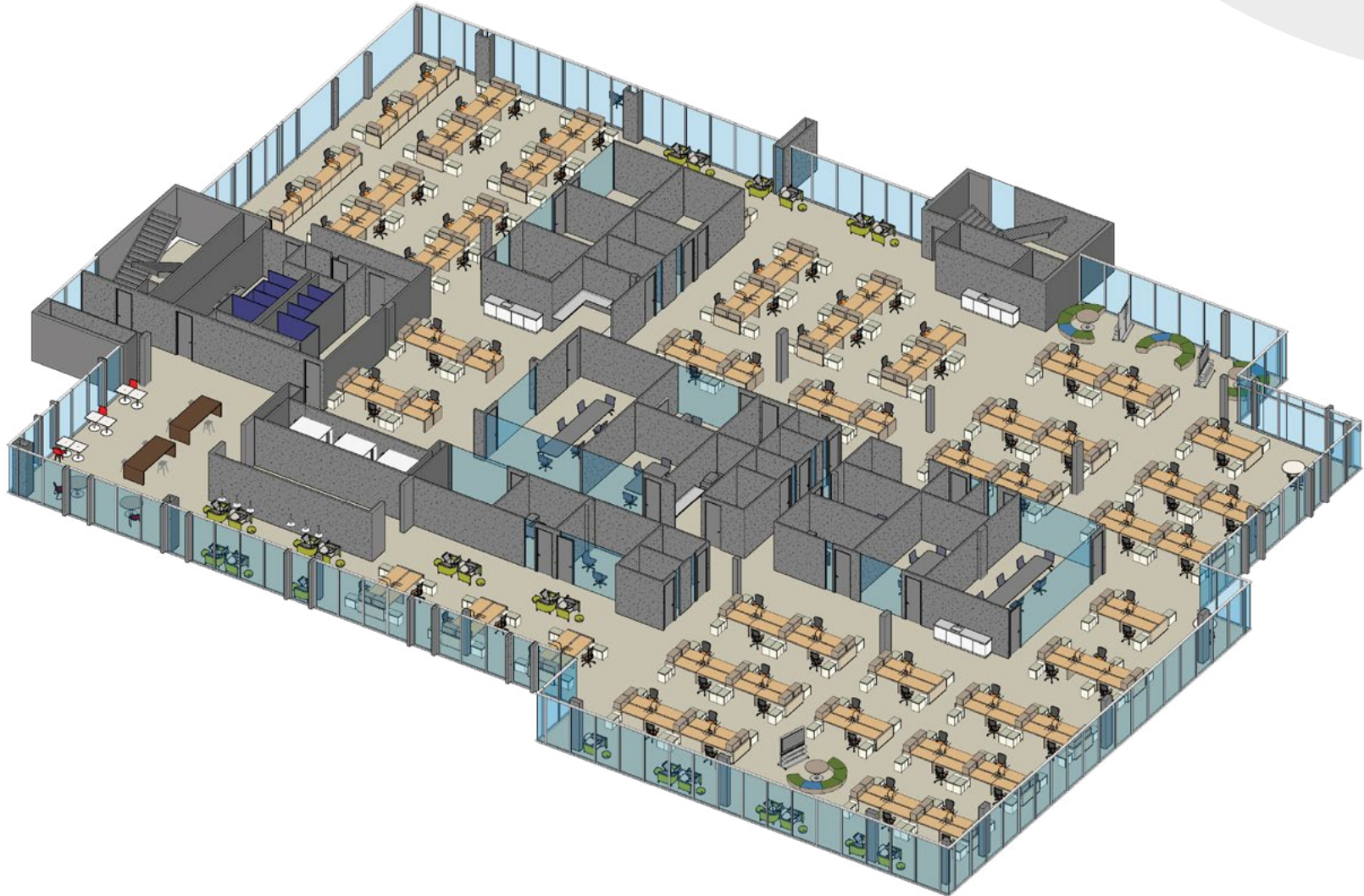


# FLOOR PLAN

## 3RD FLOOR

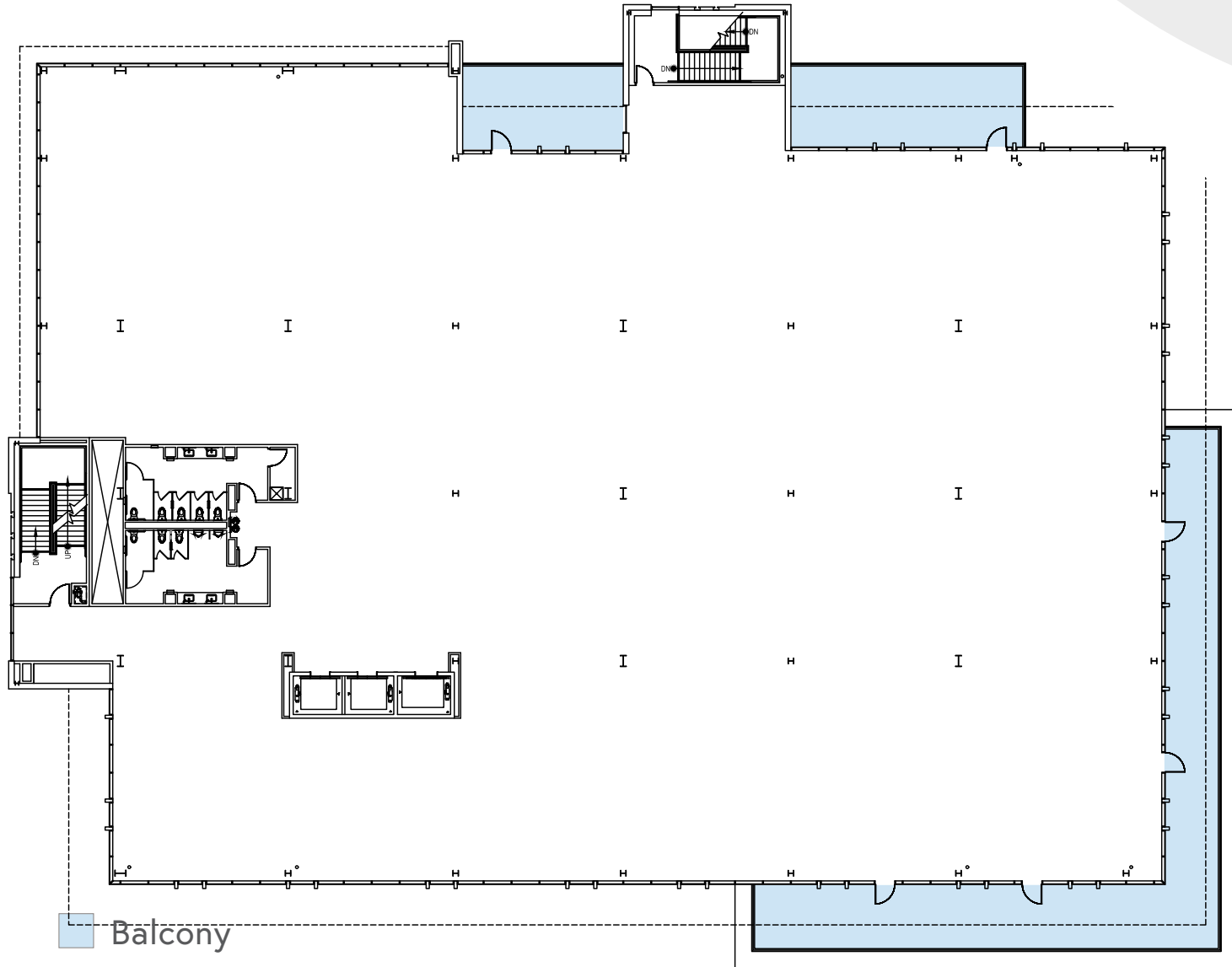
### HYPOTHETICAL

REDUCED CAPACITY 3D (260 SF/PERSON)



# FLOOR PLAN

## 4TH FLOOR

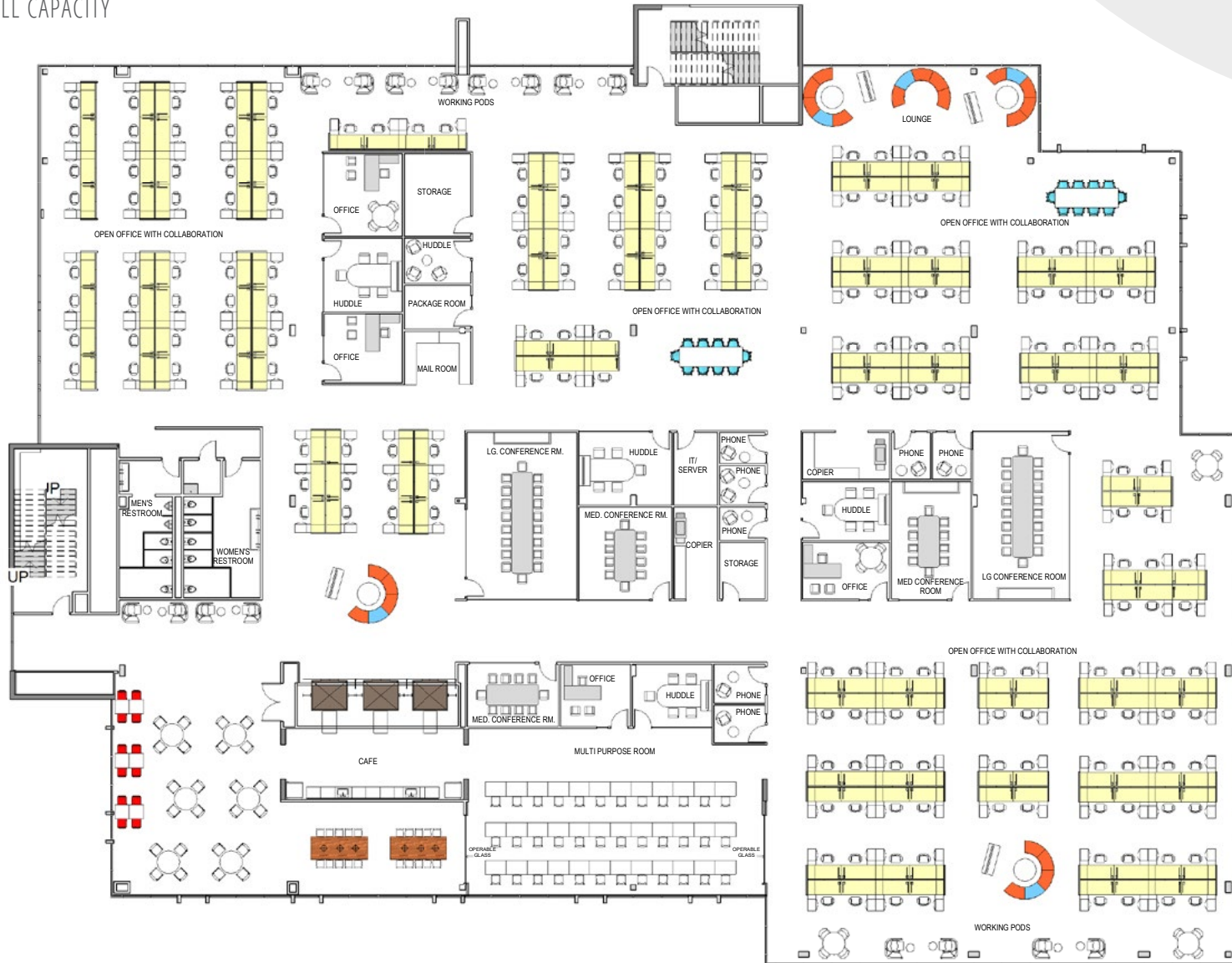


# FLOOR PLAN

## 4TH FLOOR

### HYPOTHETICAL

FULL CAPACITY



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## FOR MORE INFORMATION:



**Dave Sandlin, SIOB**  
Colliers  
Tel: +1 408 282 3988  
[dave.sandlin@colliers.com](mailto:dave.sandlin@colliers.com)  
CA License No. 00767849

**Susan Gregory, SIOB**  
Colliers  
Tel: +1 408 282 3940  
[susan.gregory@colliers.com](mailto:susan.gregory@colliers.com)  
CA License No. 01217517

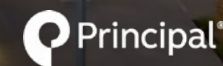


**Ara Bezdjian**  
ANB Property Corporation  
Tel: +1 408 554 2525  
[abezdjian@anbproperty.com](mailto:abezdjian@anbproperty.com)  
CA License No. 01224746



**Kevin Sweatt**  
Cushman & Wakefield  
Tel: +1 408 436 3644  
[kevin.sweatt@cushwake.com](mailto:kevin.sweatt@cushwake.com)  
CA License No. 01221048

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