

FOR SALE  
OR LEASE

# 814 SAN ALESO AVENUE

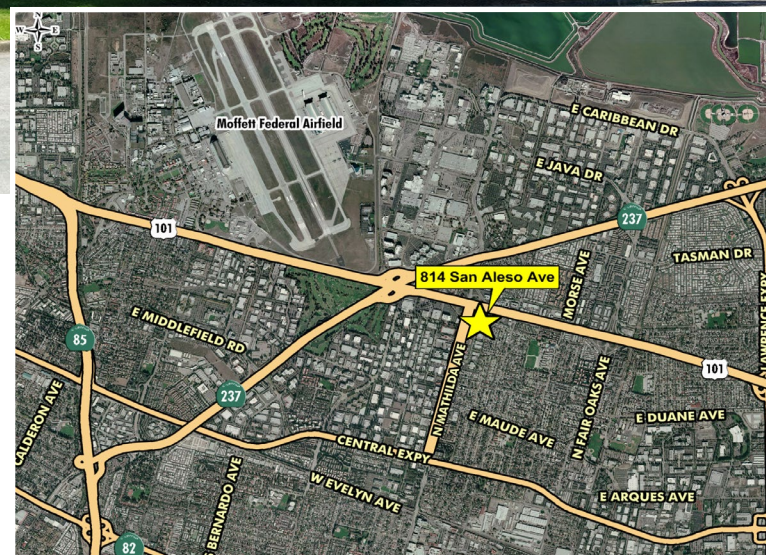
SUNNYVALE, CALIFORNIA | MARKET READY - IMMEDIATE OCCUPANCY

±31,657 SF FREESTANDING BUILDING | OFFICE R&D SPACE



## HIGHLIGHTS

- Peery Park Location
- Under New Ownership
- Office/R&D Buildout
- 100% HVAC/Drop Ceiling
- APN 204-02-005, 1.82 Acres, M1 Zoning
- 3.4/1,000 Parking
- 2,000 Amps, 277/480 Volt, 3 Phase
- 16' Clear Height
- Completely Renovated in 2000
- Fenced Yard Area
- Automated Grade Level Door
- Excellent Freeway Access to 101, 237 and 85
- Approx. 1.5 miles to CalTrain
- Call to Tour



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

GREG DELONG  
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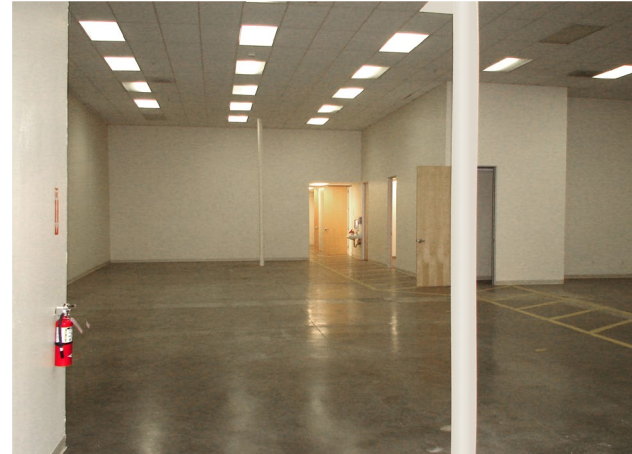
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**CBRE**

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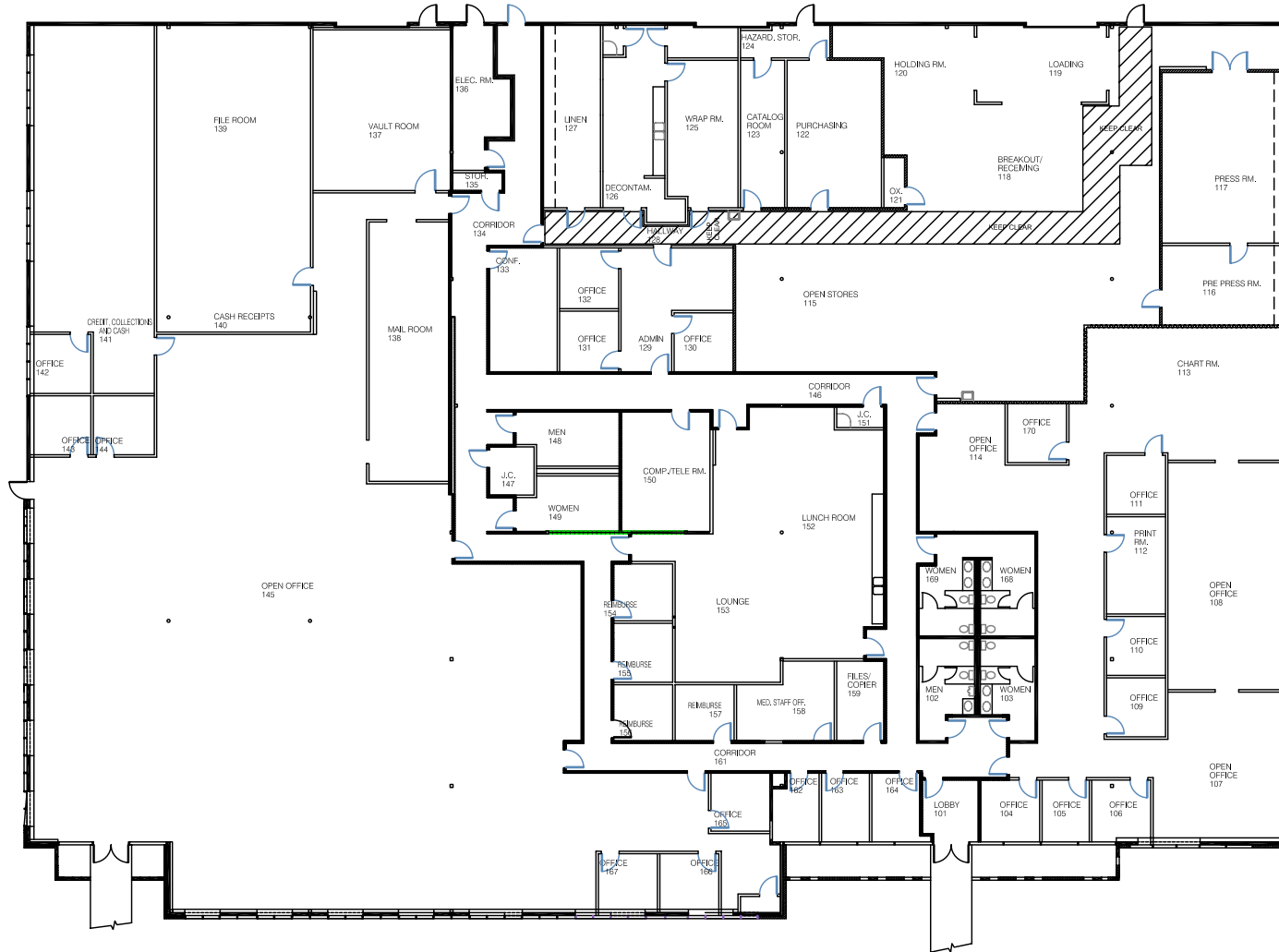


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FLOOR PLAN NOT TO SCALE

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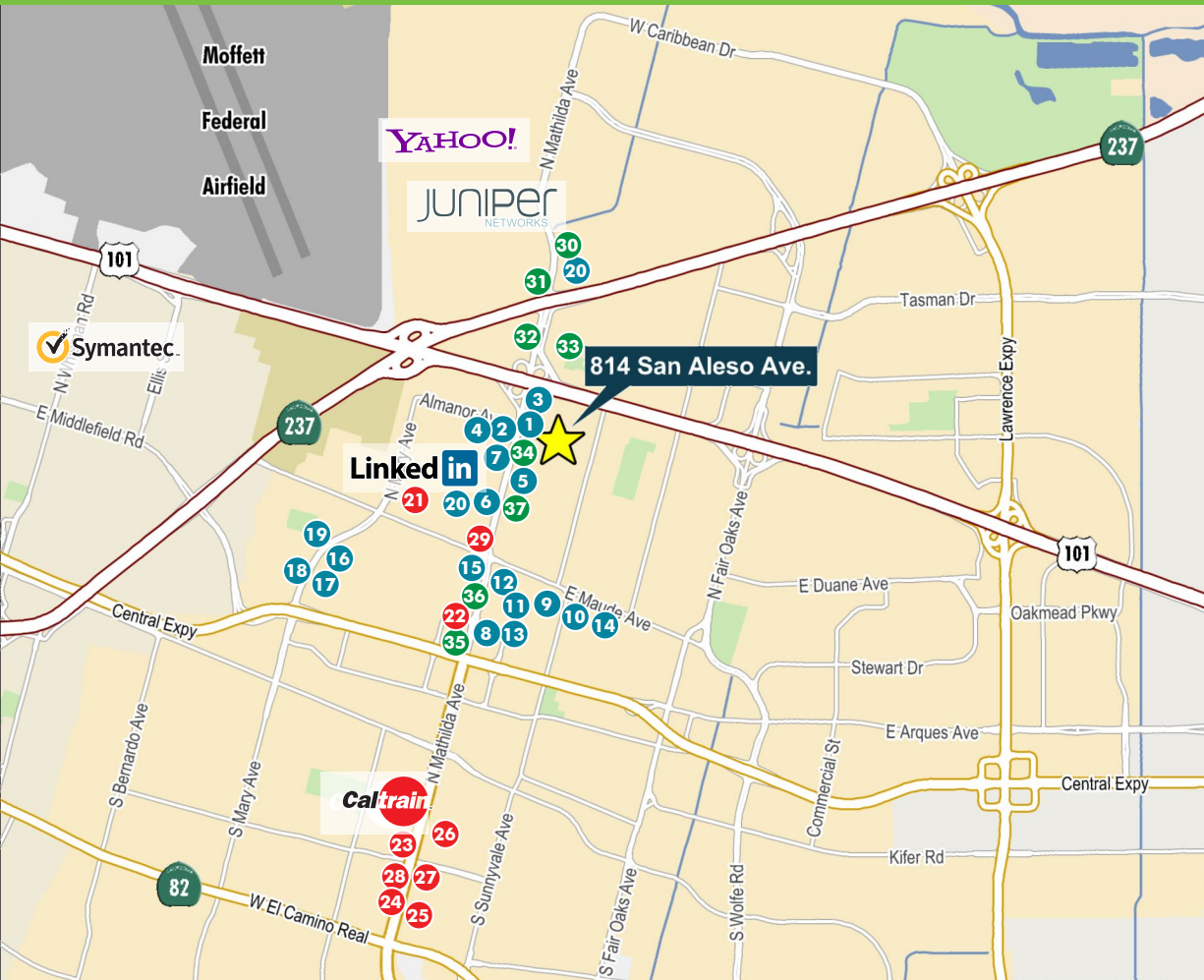
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## RESTAURANTS

1. Hobee's Restaurant
2. Burger King
3. Denny's
4. Charulata Restaurant
5. Dairy Belle Freeze
6. McDonalds
7. Kal's BBQ
8. Pizza Hut
9. Seto Japanese Cuisine
10. Seto Deli
11. KFC
12. Chef Young's HOTELS
13. Shaw's Sandwich Shop
14. Taqueria Latina
15. Wendy's
16. Subway
17. Round Table Pizza
18. Jamba Juice
19. Sushi Club
20. Faz Restaurant

## SERVICES

21. Post Office
22. Supreme Court Athletic Club
23. Washington Mutual
24. Union Bank of California
25. Bank of America
26. Bank of the West
27. Wachovia Bank
28. Guaranty Bank
29. American Electronics Association Credit

## HOTELS

30. Sheraton Sunnyvale
31. Sundowner Inn
32. Staybridge Suites
33. Quality Inn
34. Sunnyvale South
35. Larkspur Landing
36. Best Western Inn
37. Comfort Inn

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