

KIFER TECH CENTER



**±80,258 SF STATE-OF-THE-ART FACILITY LOCATED IN THE HEART OF THE SILICON VALLEY
:: DIVISIBLE TO ±57,649 SF & ±22,609 SF**

Kifer Tech Center, a two building campus, boasts all new features, including two-story, modern entrances with a new mullion system and clear glass. The lobbies are light-filled, and feature white back-painted glass. The brand new interiors include second look ceilings with a mixture of open ceiling “clouded” areas. We resided the front exterior with white alucobond, along with many other improvements.

Located at the prime intersection of Lawrence Expressway and Kifer Road, the buildings are steps away from Caltrain and close to all major freeways. SJ Mineta Airport is only 10 minutes away. An amenities rich area, with many restaurants within walking distance, Kifer Tech Center is also close to several high tech companies in Sunnyvale.

FOR LEASE :: ±80,258 SF

Two freestanding, two story buildings
Full building availability at 1170 Kifer: ±57,649 SF

Entire second floor available at 1150 Kifer: 22,609 SF

Building Highlights

1170 KIFER

- Large meeting space
- Shipping and receiving facilities

1150 & 1170 KIFER

- All new exteriors and interiors
- Prominent building signage
- 4/1,000 parking
- Excellent connectivity-high speed data lines available
- Great corner identity at Lawrence Expressway and Kifer Road

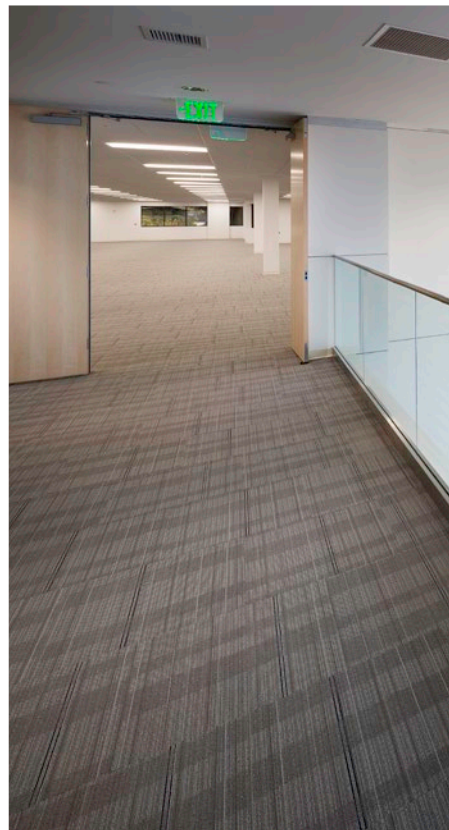
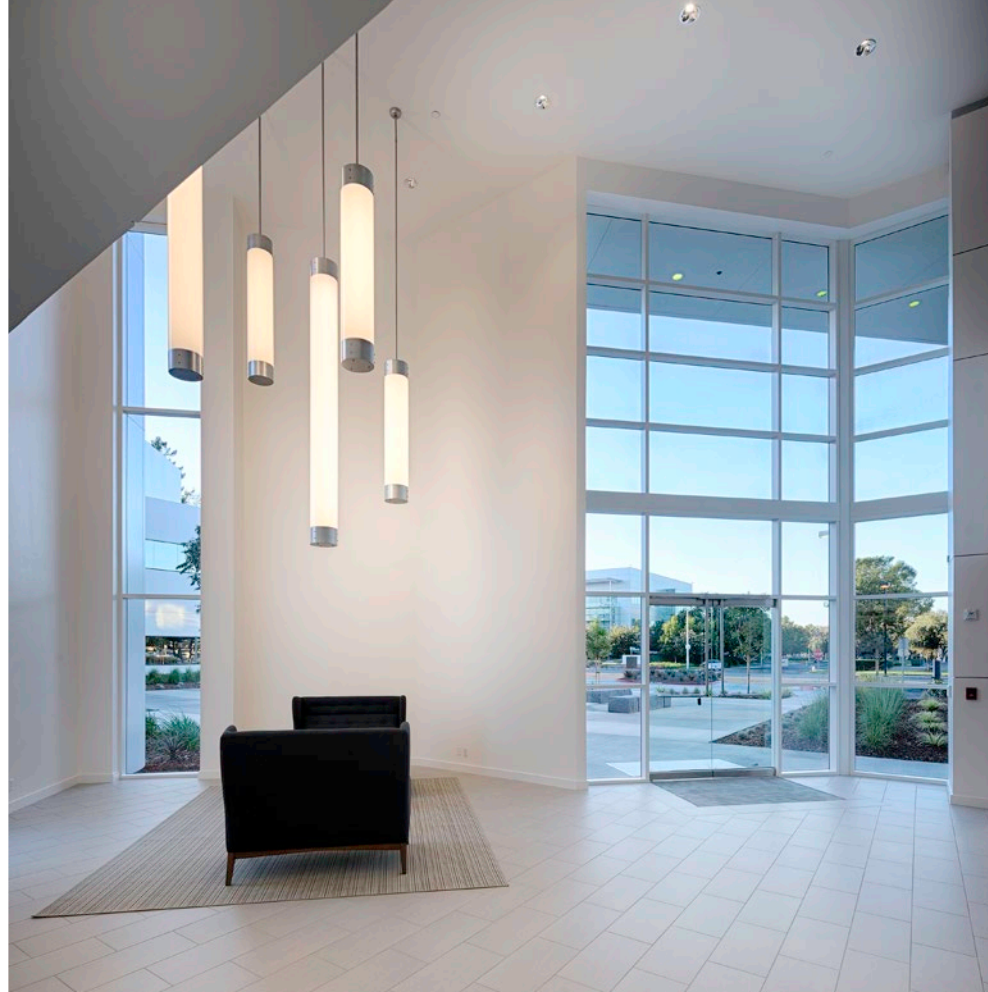
Location Highlights

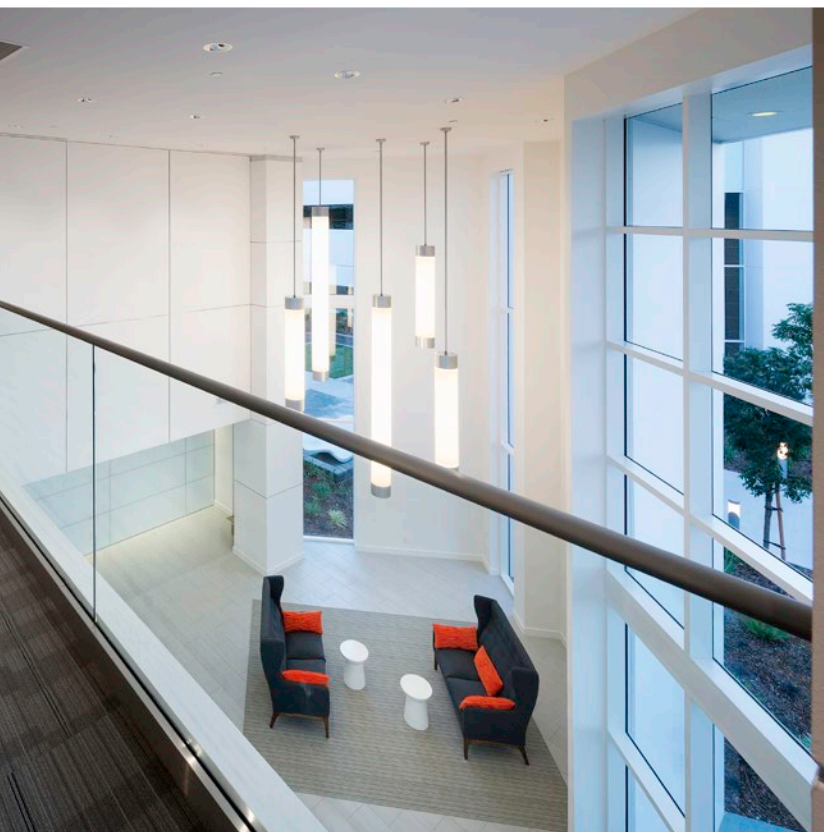
- Close proximity to many amenities
- Easy access to major freeways
- Caltrain station-immediate access

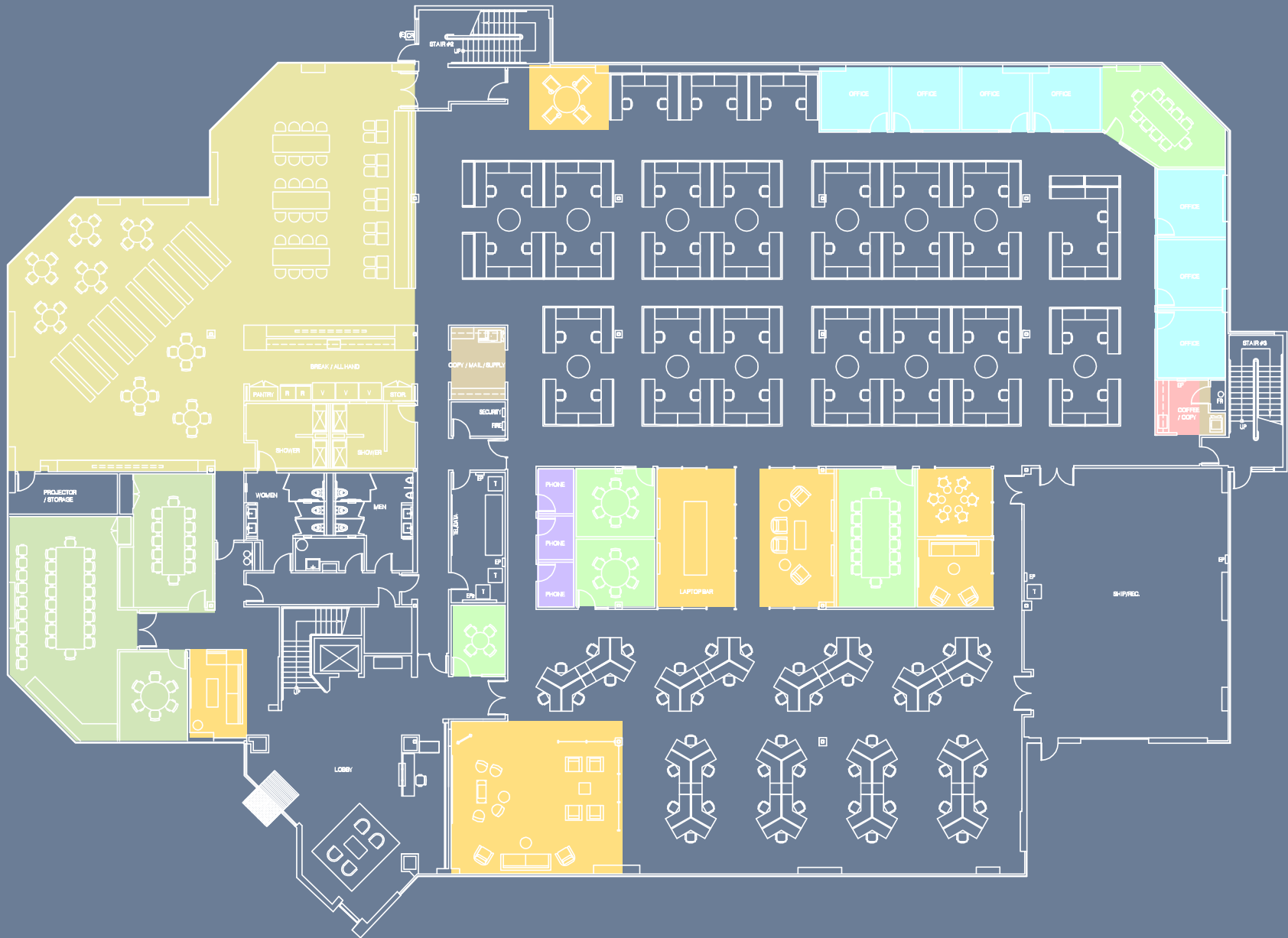
Outdoor Collaborative Area Highlights

- Team collaborative area with seating, tables and a 'live wall'.
- Features a contemporary combination of shaded concrete and decomposed granite, fresh landscaping and modern seating pods.
- Customize your space: power plugs are set up for the tables outside. Piped gas is set-up to the courtyard for the possible addition of BBQ area or fire pit space. There's great flexibility.









- | | |
|--|---|
| Offices | Coffee |
| Conference Rooms | All Hands |
| Phone | Mail / Copy / Supply |
| Collaboration Areas | |

1170 KIFER - 1ST FLOOR PLAN

1170 1ST FLOOR PLAN (TOTAL BUILDING: ±57,649 SF)

1170 Kifer features an open plan with flexibility for a variety of requirements. On the 1st floor, there is a large “all-hands” meeting room, break-out areas, several offices and an assortment of conference rooms.

1st Floor Plan Breakdown

Workstations	110
Offices	7
Conference Rooms	5
Kitchenette/Break Room	2

1170 2ND FLOOR PLAN (TOTAL BUILDING: ±57,649 SF)

1170 Kifer features an open plan with flexibility for a variety of requirements. The second floor boasts of open office, huddle rooms and collaboration space.

2nd Floor Plan Breakdown

Workstations	212
Offices	13
Conference Rooms	7
Kitchenette/Break Room	2



- Offices
- Conference Rooms
- Phone
- Collaboration Areas
- Server
- Lab
- Mail / Copy / Supply

1170 KIFER - 2ND FLOOR PLAN



(Market Ready Complete)

1150 KIFER - 2ND FLOOR PLAN (±22,609 SF)

1150 2ND FLOOR PLAN (±22,609 SF)

1150 Kifer is a brand new market-ready space with a very flexible, open space plan that will accommodate a myriad of tenant requirements. The space features all new carpet, drop ceiling, and a break room with modern finishes.

LOCAL AMENITIES

Banks

1. Bank of America
2. Bank of the West
3. Chase
4. Citibank
5. Wells Fargo

Coffee Shops

6. Starbucks

Restaurants

13. Acapulco Mexican Restaurant
14. The Int'l Culinary Schools
15. Aemono Cafe
16. Birk's Restaurant
17. Black Angus Restaurant
18. Chevys Mexican Restaurant
19. Chili's Grill & Bar
20. Coco's Bakery Restaurant

Fitness Centers

7. 24 Hour Fitness
8. Decathlon Club

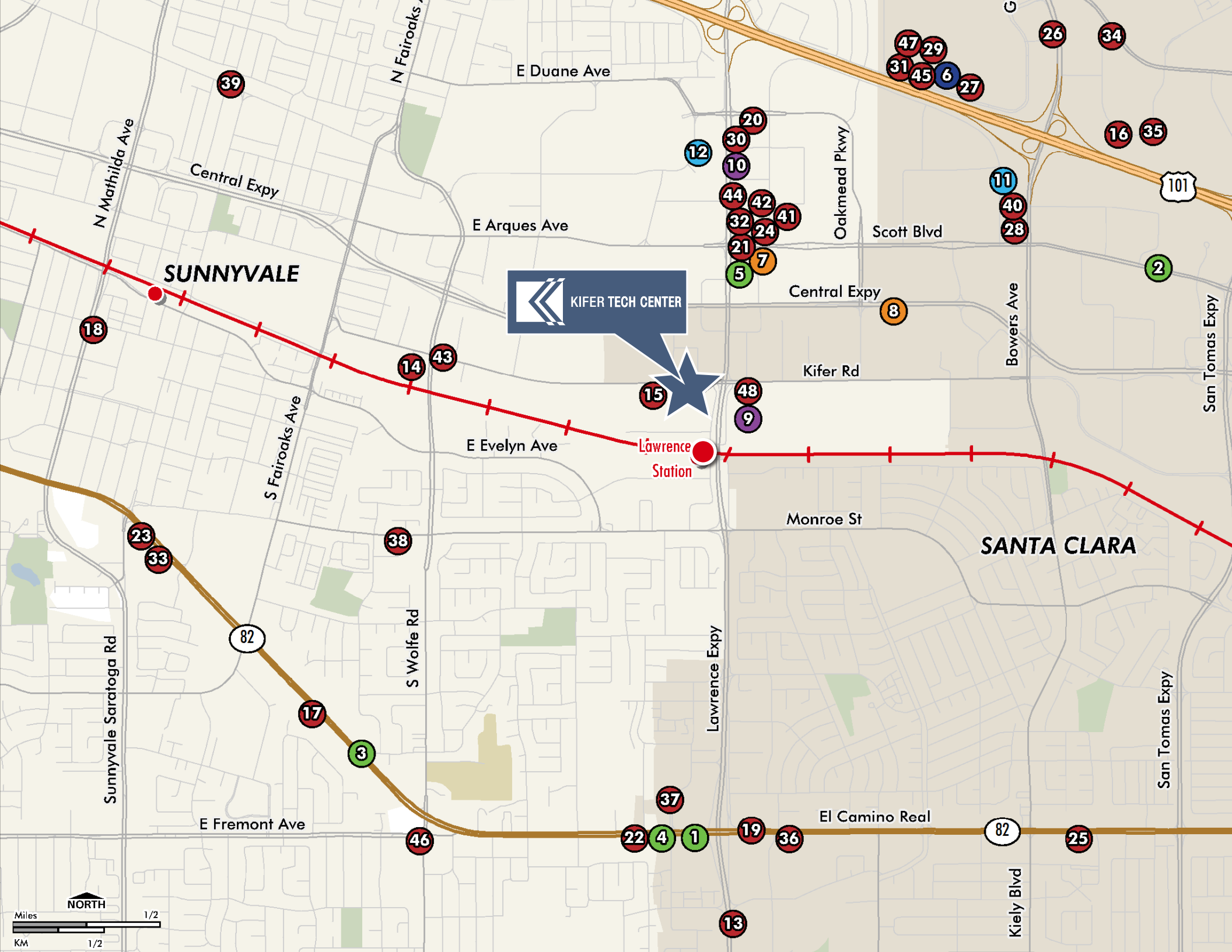
Grocery Stores

9. Costco
10. Una Mas

Lodging

11. Embassy Suites Hotel
12. Residence Inn

21. Falafel Bite
22. Fish Market Restaurant
23. Five Guys Burgers & Fries
24. Fresh U Order Bakery & Cafe
25. Home Town Buffet
26. IHOP
27. In-N-Out Burger
28. Jack In The Box
29. Jamba Juice
30. Mc Donald's
31. Mexicali Grill
32. Padhgai Restaurant
33. Panera Bread
34. Parcel 104
35. Pedro's Restaurant & Cantina
36. Pho Hoa
37. Pizza Chicago
38. Round Table Pizza
39. Seto Japanese Cuisine
40. Sizzler
41. St John's Bar & Grill
42. Subway Sandwich Shop
43. Taco Bell
44. Togo's Eatery
45. Tomatina
46. Wendy's
47. Yo Yo Sushi
48. Sweet Tomatoes

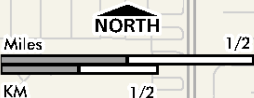


SUNNYVALE

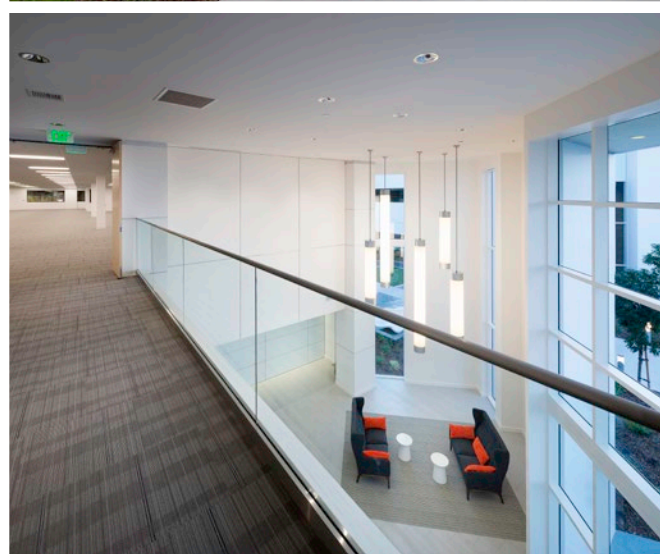
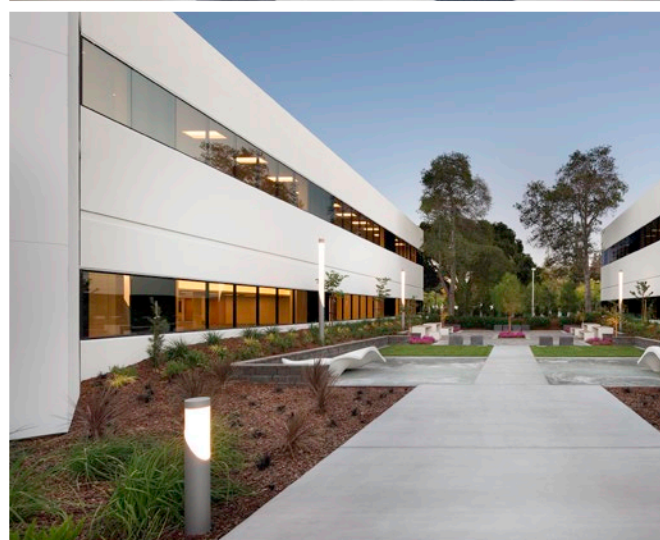
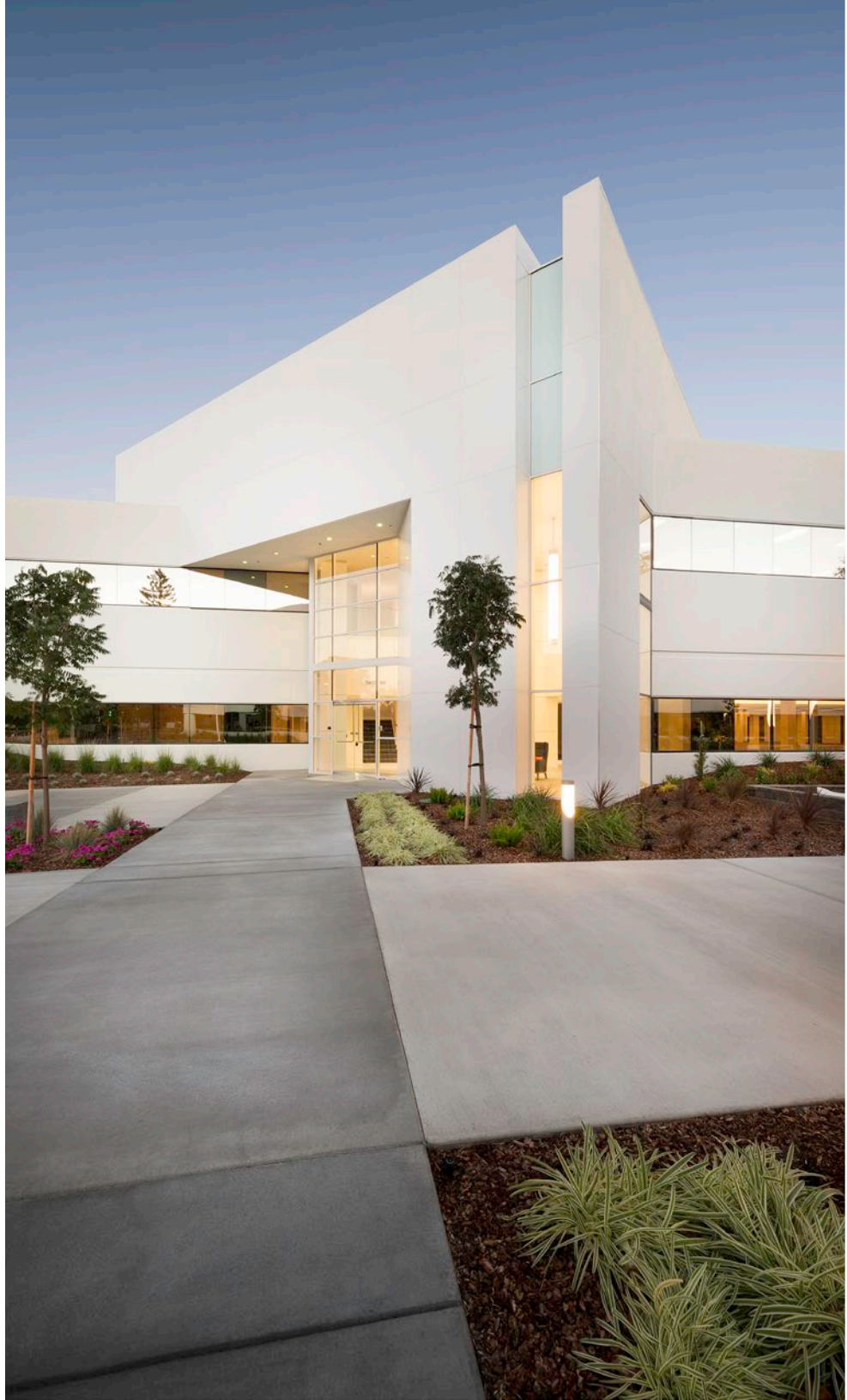
KIFER TECH CENTER

Lawrence Station

SANTA CLARA



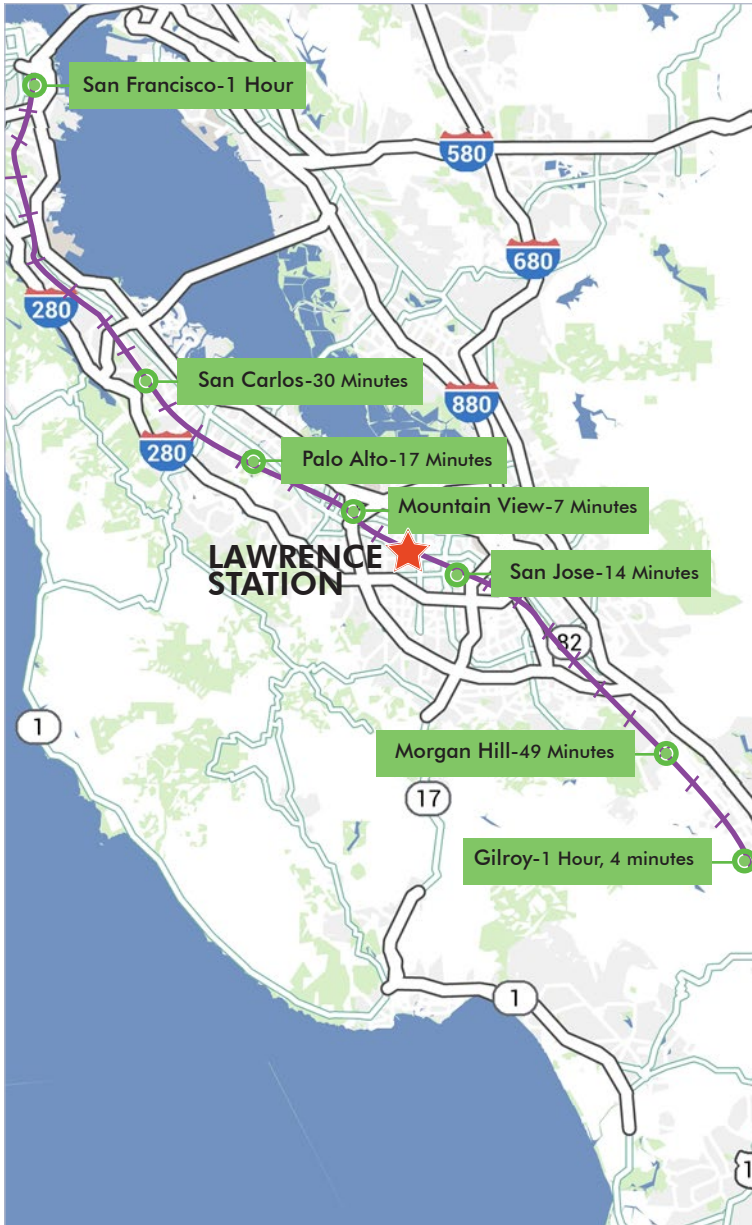




NORTHBOUND CALTRAIN SCHEDULE

● Local
 ● Limited

Below map shows approximate trip times to and from Lawrence Station on a limited train schedule.



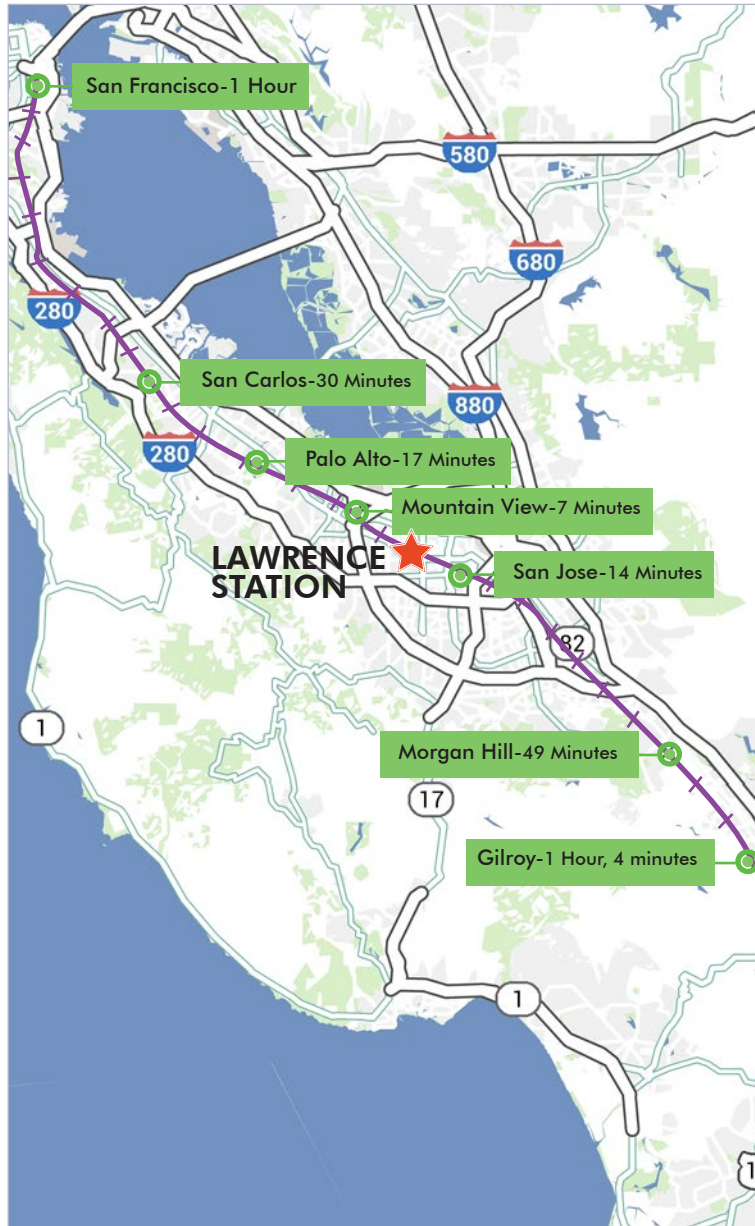
Town	AM									
	●	●	●	●	●	●	●	●	●	●
Gilroy				6:07	6:28	7:05				
San Martin				6:16	6:37	7:14				
Morgan Hill				6:22	6:43	7:20				
Blossom Hill				6:35	6:56	7:33				
Capitol				6:45	7:02	7:39				
Tamien	4:58	5:50	6:49	7:10	7:47	8:33		9:33		
San Jose Diridon	4:30	5:05	5:57	6:57	7:18	7:55	8:40	9:10	9:40	10:10
College Park					7:58					
Santa Clara	4:35	5:10	6:02	7:02	7:23	8:02	8:45	9:15	9:45	10:15
Lawrence	4:40	5:15	6:12	7:12	7:28	8:12	8:50	9:20	9:50	10:20

Town	PM							
	●	●	●	●	●	●	●	●
Lawrence	3:17	3:54	4:39	4:52	5:39	5:52	6:39	6:53
Sunnyvale	3:21	3:58		4:58		5:58		
Mountain View	3:26	4:03	4:46	5:03	5:46	6:03	6:46	7:00
San Antonio	3:30	4:07		5:07		6:07		
California Avenue	3:34	4:11		5:11		6:11		7:06
Palo Alto	3:38	4:16	4:54	5:16	5:54	6:16	6:54	7:10
Menlo Park	3:41	4:19	4:57	5:19	5:57	6:19	6:57	7:13
Redwood City	3:46	4:25		5:25		6:25		7:19
San Carlos	3:50	4:29	5:04	5:29	6:04	6:29	7:04	7:23
Belmont	3:53							
Hillsdale	3:56		5:08		6:08		7:08	7:28
Hayward Park	3:59							
San Mateo	4:02	4:36	5:12	5:36	6:12	6:36	7:12	7:32
Burlingame	4:05		5:15		6:15		7:15	7:35
Millbrae	4:10	4:43		5:43		6:43		7:41
San Bruno	4:14		5:22		6:22		7:22	
So. San Francisco	4:18							
Bayshore	4:24							
22nd Street	4:29	4:55		5:55		6:55		7:53
San Francisco	4:38	5:03	5:39	6:02	6:39	7:02	7:39	8:00

SOUTHBOUND CALTRAIN SCHEDULE

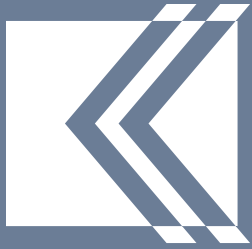
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 ● Limited

Below map shows approximate trip times to and from Lawrence Station on a limited train schedule.



Town	AM										
	●	●	●	●	●	●	●	●	●	●	●
San Francisco	4:55	5:25	6:11	6:44	7:19	7:44	8:19	8:44	9:07	9:37	10:07
22nd Street	5:00	5:30	6:16	6:49		7:49		8:49	9:12		10:12
Bayshore	5:05	5:35									10:13
So. San Francisco	5:11	5:41							9:23		10:23
San Bruno	5:15	5:45			7:33		8:33		9:27	9:51	10:27
Millbrae	5:19	5:49	6:29	7:01		8:01		9:01	9:31	9:55	10:31
Burlingame	5:23	5:53	6:33		7:38		8:38		9:35	9:59	10:35
San Mateo	5:26	5:56	6:36	7:07	7:42	8:07	8:42	9:07	9:38	10:02	10:38
Hayward Park	5:29	5:59							9:41		10:41
Hillsdale	5:32	6:02			7:46				9:47	10:06	10:47
Belmont	5:35	6:02							9:47	10:09	
San Carlos	5:38	6:08	6:44	7:13	7:50	8:13	8:50	9:13	9:50	10:12	10:50
Redwood City	5:43	6:13	6:49	7:18		8:18		9:18	9:55	10:17	10:55
Menlo Park	5:48	6:18	6:54	7:23	7:58	8:23	8:58	9:23	10:00	10:22	11:00
Palo Alto	5:51	6:21	6:57	7:26	8:01	8:26	9:01	9:26	10:03	10:25	11:03
California Avenue	5:55	6:25	7:01	7:30		8:30		9:30	10:07	10:29	11:07
San Antonio	5:59	6:29		7:34		8:34		9:34	10:11	10:37	11:15
Mountain View	6:03	6:33	7:07	7:38	8:09	8:38	9:09	9:38	10:15	10:37	11:15
Sunnyvale	6:08	6:38		7:43		8:43		9:43	10:20	10:42	11:20
Lawrence	6:12	6:42	7:12	7:49	8:16	8:49	9:16	9:49	10:24	10:46	11:24

Town	PM										
	●	●	●	●	●	●	●	●	●	●	●
Lawrence	3:24	3:46	4:24	4:46		6:01+		6:45	7:01+		
Santa Clara	3:29	3:51	4:29	4:51		6:08+		6:50	7:08+		
College Park			4:32								
San Jose Diridon	3:38	4:00	4:39	5:00	5:27	6:16	6:28	6:58	7:16	7:28	
Tamien		4:07	4:45	5:07		6:22		7:04	7:23		
Capitol			4:52			6:29		7:11			
Blossom Hill			4:58			6:35		7:17			
Morgan Hill			5:11			6:48		7:30			
San Martin			5:17			6:54		7:36			
Gilroy			5:30			7:07		7:49			



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