

Sunnyvale

935-945 STEWART DR
510 DE GUIGNE DR
920-950 DE GUIGNE DR

INNOVATION
CENTER

±16,906 to ±71,390 SF AVAILABLE

NEWMARK



Mike Saign

408.982.9403
mike.saign@nmrk.com
CA RE Lic #01706668

Joe Kelly

408.987.4111
joe.kelly@nmrk.com
CA RE Lic #01420963

Grant Meylan

408.987.4153
grant.meylan@nmrk.com
CA RE Lic #02078953

Sunnyvale Innovation Center delivers flexible terms and move-in ready spaces, giving companies the ability to tailor their growth to scale. Surrounded by top-tier innovators and access to all the conveniences of Silicon Valley, experience a new standard of productivity, collaboration, and innovation.

PROJECT HIGHLIGHTS



Flexible R&D + Office
Space Ready for
Occupancy



Walking Distance to
Retail, Residential, Hotel
and Fitness Amenities



17' Deck to Deck
Height On All Floors



2,000 Amps @277/480
Volts Per Building



Best In Class
Corporate Neighbors



Prominent New
Building Facades and
Signage



Potential Dock and Grade
Loading Available



Generous
3.55/1,000 Parking

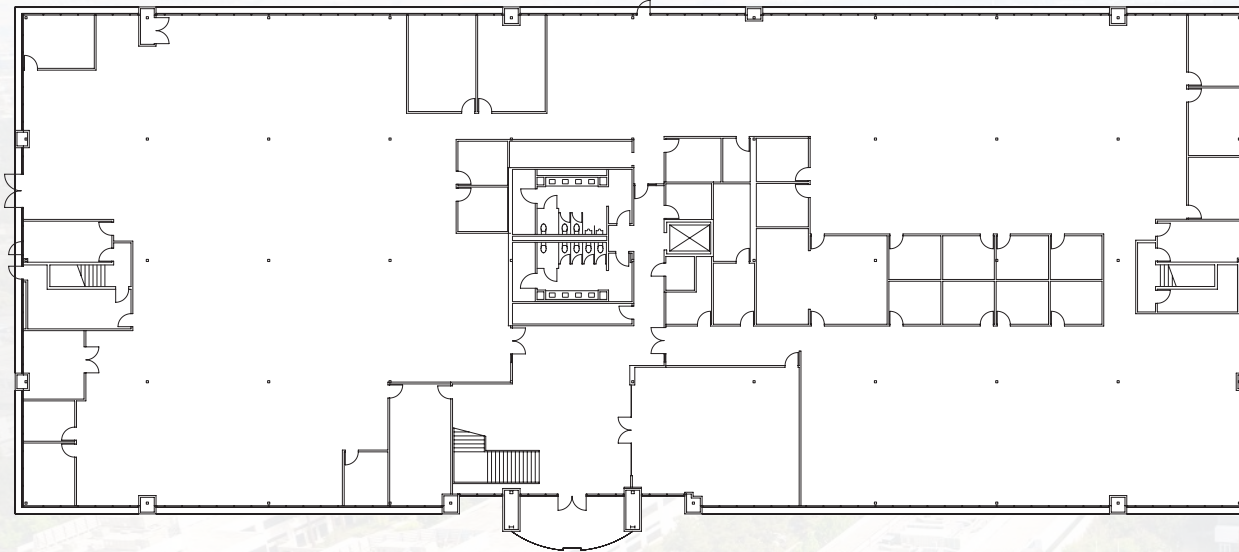
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DeGUIGNE DR

SITE PLAN

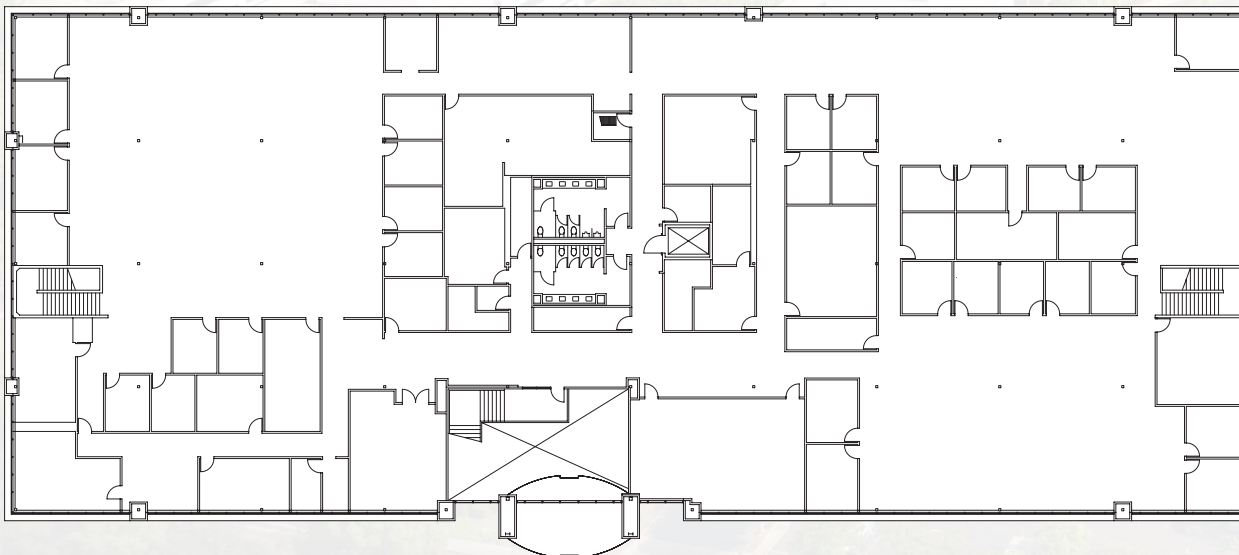
STEWART DR

EXISTING LOADING DOCK



FIRST FLOOR | ±31,891 SF

- | Building Signage Available
- | Shared Dock High Loading
- | 2,000 Amps @480V



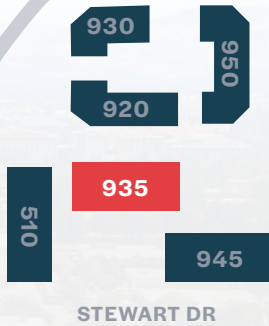
SECOND FLOOR | ±31,890 SF

- | Existing Lab Space
- | Dedicated Parking
- | Shared Outdoor Space

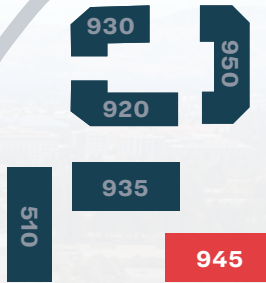
935 STEWART | DEMISABLE FULL BUILDING | ±63,781 SF

FLOORPLAN

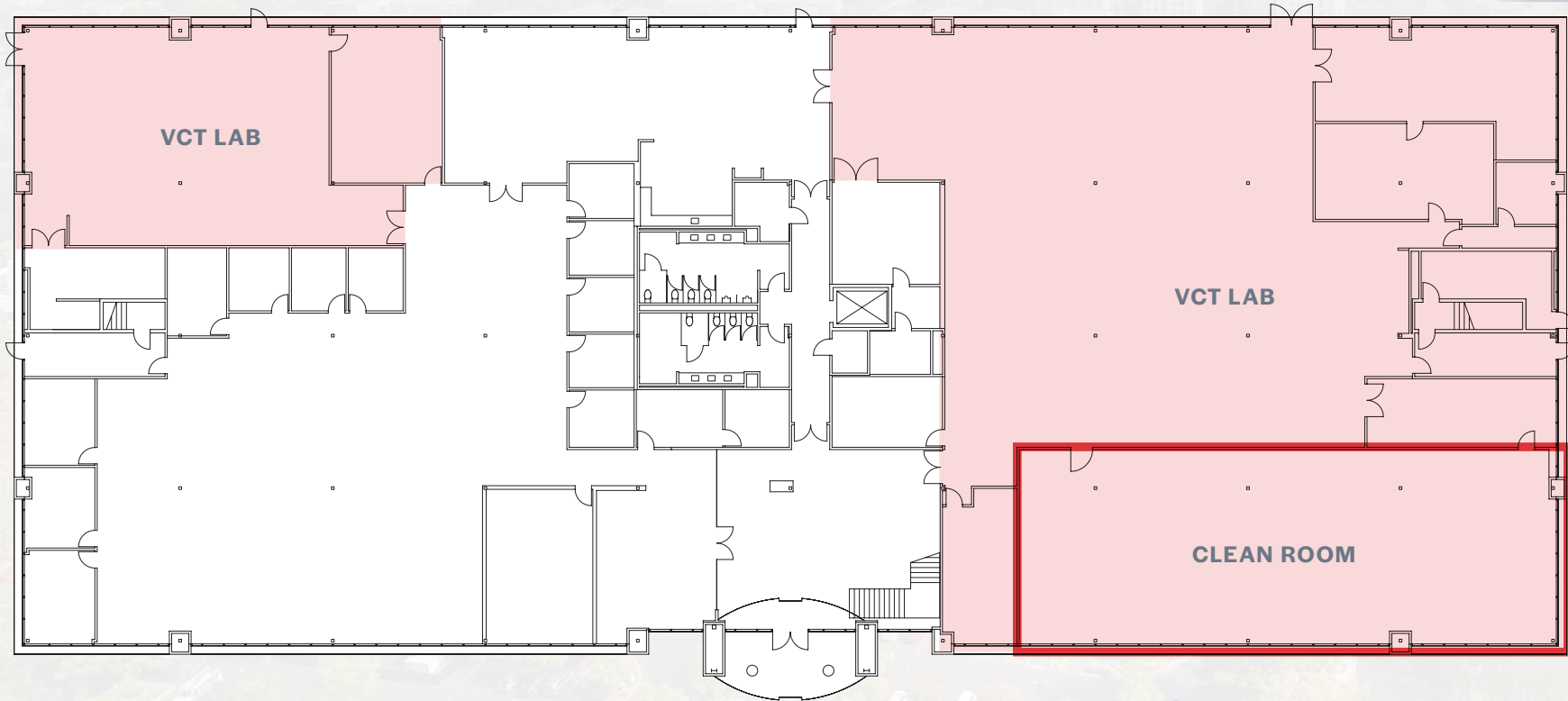
DE GUIGNE DR



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STEWART DR

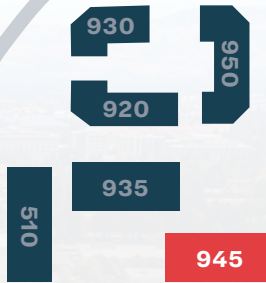


945 STEWART | 1ST FLOOR | ±30,354 SF

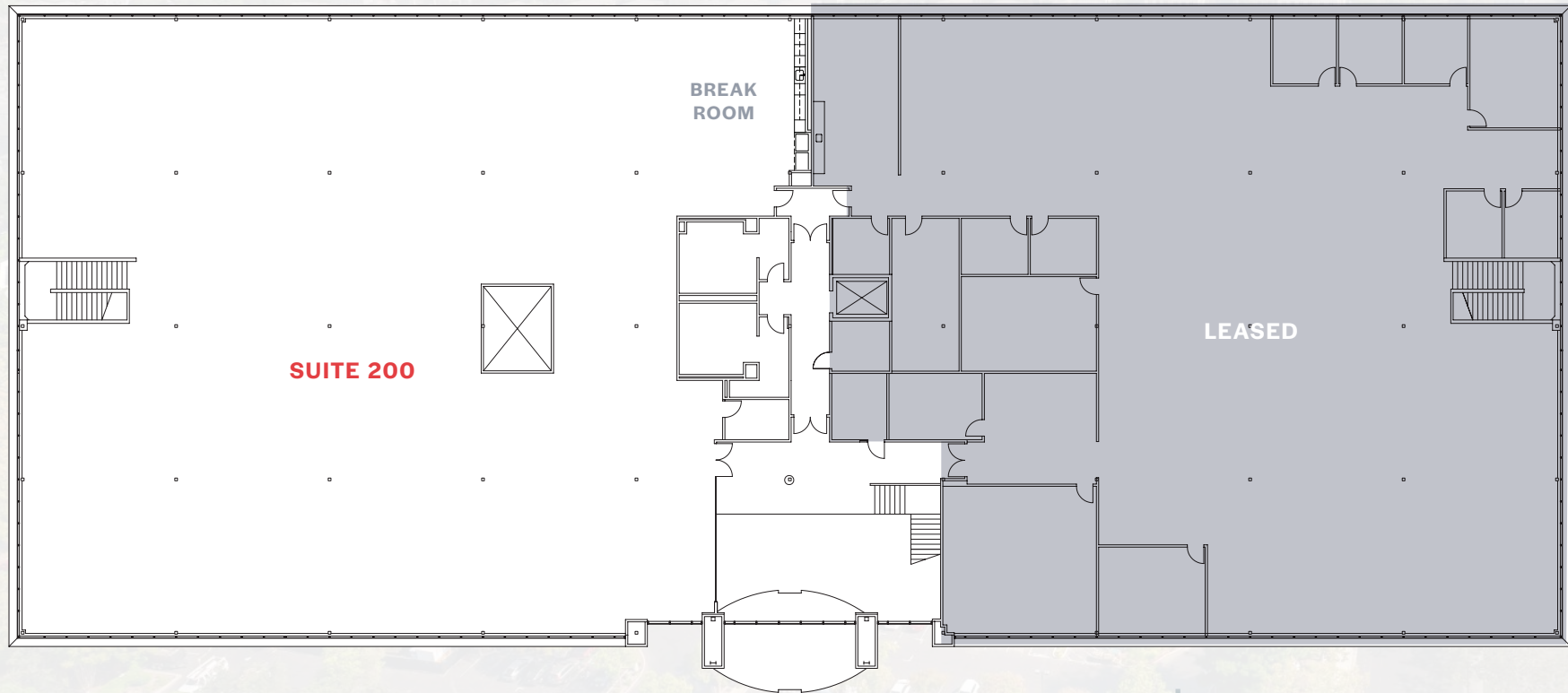
FLOORPLAN

- | ISO Class 7 Clean Room
- | Large Existing VCT Lab
- | 1,000 Amps @480V
- | Furniture Available

DE GUIGNE DR



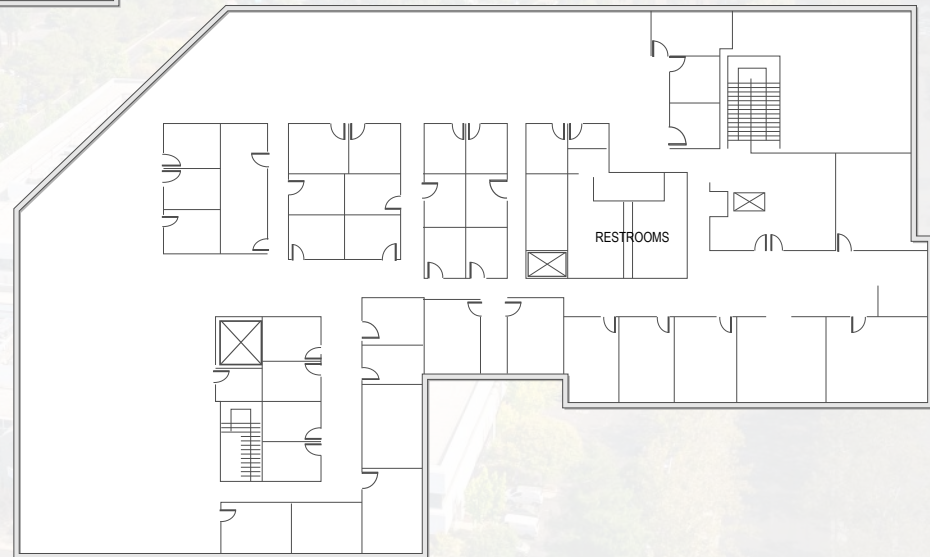
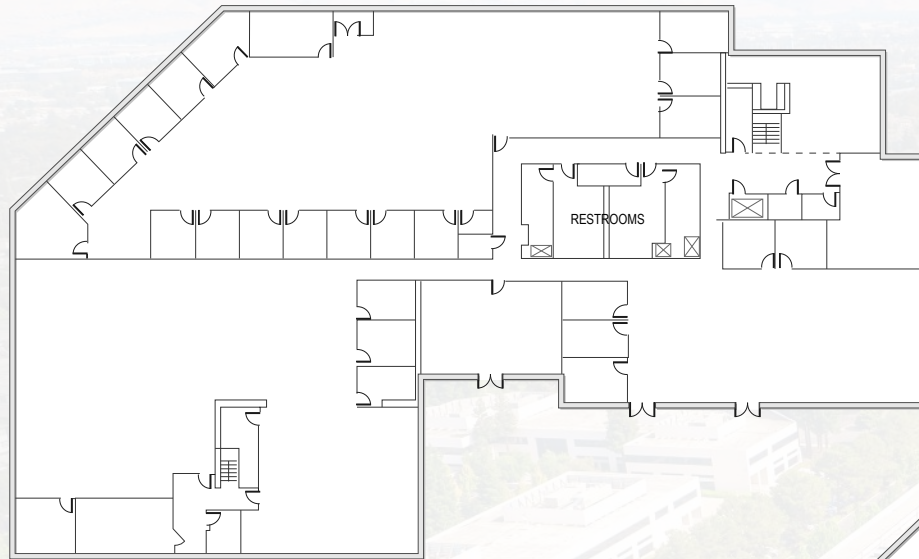
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945 STEWART
2ND FLOOR | SUITE 200 | ±16,906 SF

FLOORPLAN

- | Brand New Market Ready Space
- | Open Break Room
- | 17' Open Ceilings



DE GUIGNE DR

930

950

920

935

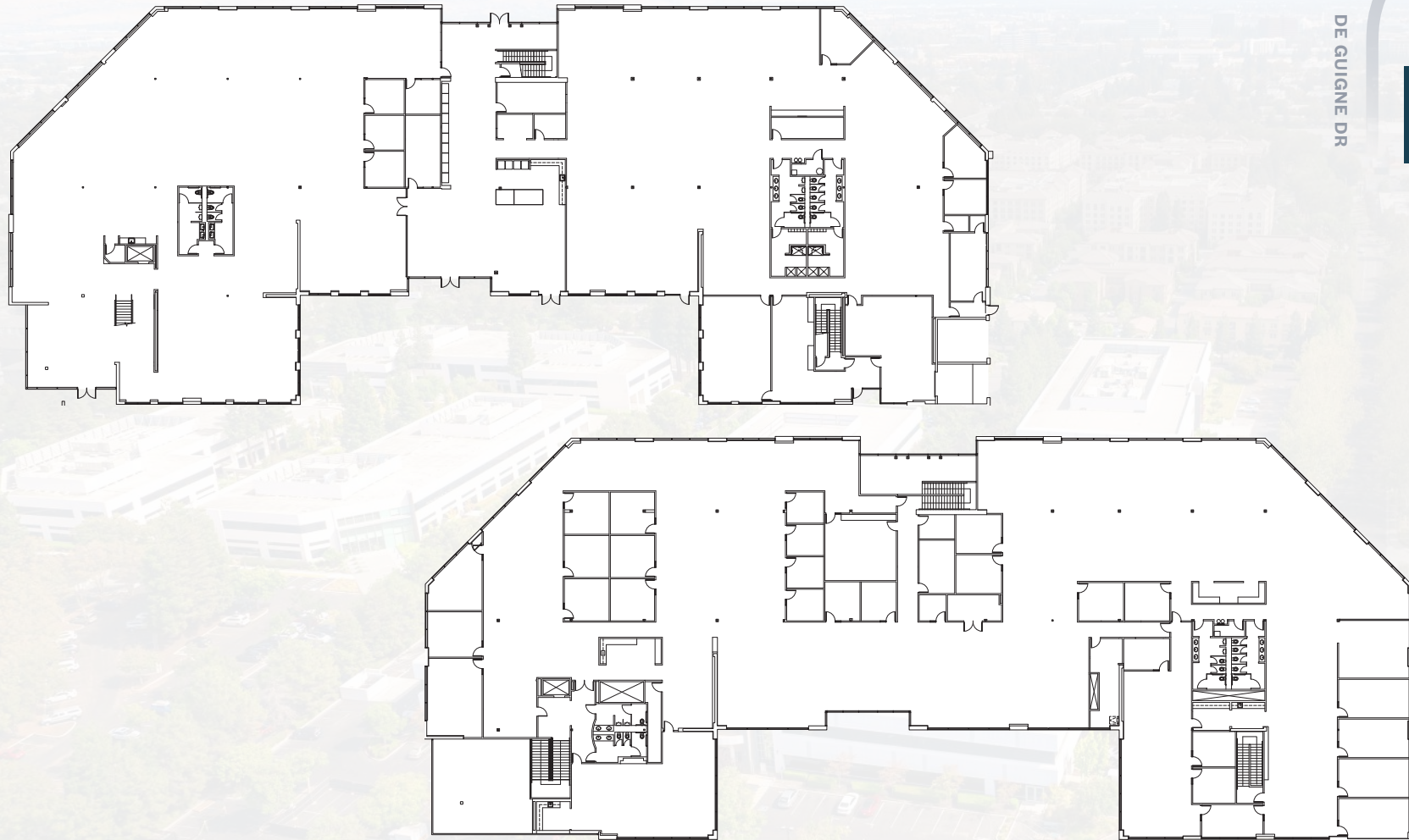
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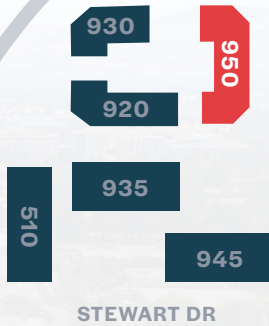
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930 STEWART DEMISABLE FULL BUILDING | ±45,000 SF FLOORPLAN

- | Large Outdoor Dining Area with BBQ
- | Built-In Outdoor Seating for Large Gatherings
- | Sand Volleyball Court

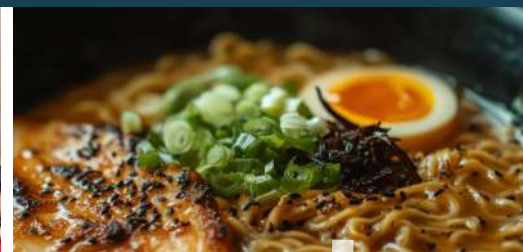


DE GUIGNE DR



950 STEWART
DEMISABLE FULL BUILDING | ±71,390 SF
FLOORPLAN

- | Enclosed Courtyard
- | 14' Ceilings
- | 2,000 Amps @480 Volts



AMENITIES MAP

Sunnyvale

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3055 Olin Avenue, Suite 2200, San Jose, CA 95128

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