

AVAILABLE Q2-2017

237
ON

MOFFETT

±266,000 SF CAMPUS IN SUNNYVALE, CA
EXPANDABLE UP TO ±320,000 SF



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ROCKWOOD
— CAPITAL —



BUILDING HIGHLIGHTS

±266,000 SF up to ±320,000 SF

- Two Story Gensler Designed Class A Campus
- New Steel and Concrete Construction
- LEED Gold
- ±5,000 SF Customizable Amenity/Retail Building
- Multiple Outdoor “All Hands” Meeting & Amenity Areas
- Ample Power: 6,500 Amps
- 16’ Slab to Slab Clear Height & Large, Efficient Floorplates
- ±3.2/1,000 Parking Ratio
- Structured Parking with EV Charging
- Secure Bike Barn
- Arrival Court Designed to Accommodate Corporate Buses
- 560 Tons of HVAC
- Available Q2-2017



MOFFETT

SITE PLAN



BORREGAS AVE. ENTRY

BORREGAS AVENUE

EXPANSION OPTION
/FUTURE DEVELOPMENT

SOUTH GARDENS

5,000 SF
AMENITY BUILDING

THE CORE

THE ARRIVAL COURT

THE REC

BICYCLE & PEDESTRIAN
BRIDGE

MOFFETT PARK DRIVE

237

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ARRIVAL COURT

FLOOR PLAN

FIRST FLOOR - 126,000 SF

Large Efficient Floorplates



	LEVEL 01	LEVEL 02	TOTAL
● 6x8 Workstations	367	533	900
● Mobile Workstations	284	375	659
Total	651	908	1,559
● Phone Rooms	34	44	78
● Small Conference Rooms	4	4	8
● Medium Conference Rooms	6	8	14
● Large Conference Rooms	9	10	19

- Cafe/Pantry/Service
- Informational Collaboration

FLOOR PLAN

SECOND FLOOR - 140,000 SF

Large Efficient Floorplates



	LEVEL 01	LEVEL 02	TOTAL
6x8 Workstations	367	533	900
Mobile Workstations	284	375	659
Total	651	908	1,559
Phone Rooms	34	44	78
Small Conference Rooms	4	4	8
Medium Conference Rooms	6	8	14
Large Conference Rooms	9	10	19

- Cafe/Pantry/Service
- Informational Collaboration

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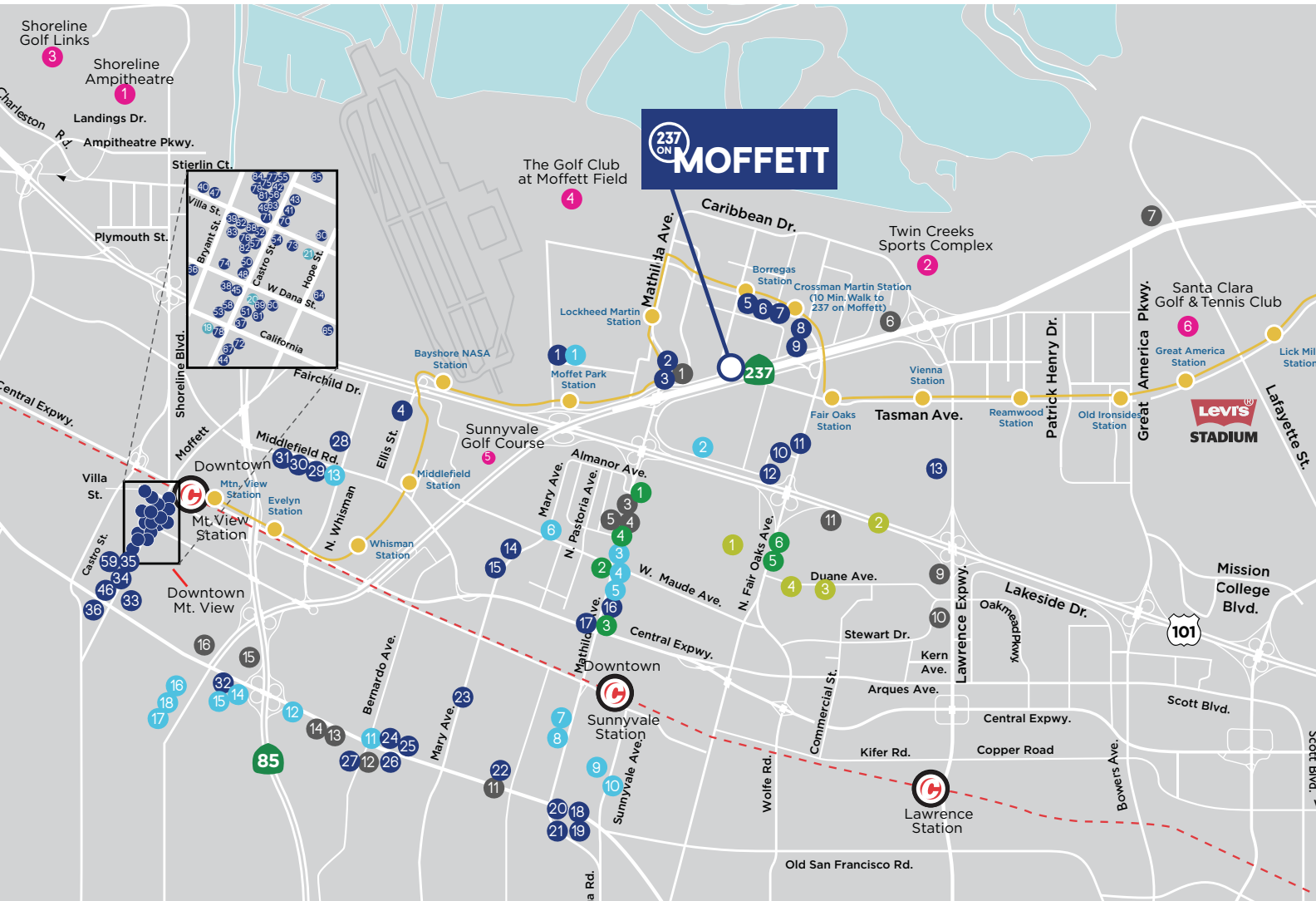
THE REC



HIGHWAY 237 VISIBILITY



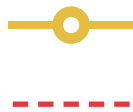
AMENITIES & TRANSPORTATION MAP



KEY

- Restaurants
- Hotels
- Entertainment/Recreation

- Shopping/Services
- Preschool/Infant Care
- Gas Stations



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AMENITY LIST

RESTAURANTS

Over 150 food locations within 3 miles and 1,860 within 10 miles of 237 Moffett Boulevard

- 1 Le Boulanger
- 2 Faz
- 3 Asteria Grill
- 4 Specialty's Cafe
- 5 Ruby's Taqueria
- 6 Senzala Brazilian Cuisine
- 7 Robee's Falafel
- 8 Café Melange
- 9 Togo's
- 10 Una Mas
- 11 Lion and Compass
- 12 Le Petit Gourmet
- 13 Giovanni's Pizzeria
- 14 Subway
- 15 Jamba Juice
- 16 Starbucks
- 17 Le Boulanger
- 18 Chipotle
- 19 Pomodoro
- 20 PF Chang's
- 21 Ginger Café
- 22 Kabul
- 23 Quizno's
- 24 The Old Siam
- 25 Fresh Choice
- 26 Shalimar
- 27 Sugar Butter Flour Bakery
- 28 Sumo Bento Express
- 29 Carl's Jr.
- 30 Clocktower Roasting Café
- 31 Amate Cocina Mexicana
- 32 Chaat Paradise
- 33 Amber Cafe
- 34 Amici's East Coast Pizzeria
- 35 Le Boulanger
- 36 Frankie, Johnnie & Luigi Too
- 37 Bierhaus
- 38 The Crepevine
- 39 Steins Beer Garden
- 40 Tied House
- 41 Fu Lam Mum
- 42 Hangen
- 43 Hong Kong Bistro
- 44 Kirin
- 45 New Mongolian BBQ
- 46 Starbucks Coffee
- 47 Chez TJ
- 48 Buffalo, Beer, Burgers & Baos
- 49 La Fontaine
- 50 Park Ballacj
- 51 Sakoon
- 52 Shezan
- 53 Shiva's Indian Restaurant
- 54 Ristorante Don Giovanni
- 55 Vaso Azzurro
- 56 Bushido
- 57 Kappa Naminami
- 58 Maruichi Noodle House
- 59 Masa Sushi
- 60 Niji Sushi
- 61 Rumble Fish
- 62 Ryowa Noodle House
- 63 Shabuway
- 64 Shalala
- 65 Sushitomi
- 66 Yakko
- 67 Ginseng
- 68 Totoro
- 69 Café Baklava
- 70 Ehpesus
- 71 Agave
- 72 Casa Lupe Mexican Restaurant
- 73 Fiesta Del Mar Too
- 74 Taqueria Los Charros
- 75 Blue Line Pizza
- 76 Drunken Lobster
- 77 Shell Shock
- 78 Cascal
- 79 Amarin Thai Cuisine

- 80 Bangkok Spoon
- 81 Asian Box
- 82 Pho Hoa
- 83 Pho To Chau
- 84 Xanh Restaurant
- 85 Savvy Cellar Wine Shop & Wine Bar

HOTELS

Over 100 hotels within a 7.5 miles radius

- 1 Sheraton
- 2 Summerfield Suites
- 3 Larkspur Landing
- 4 Days Inn
- 5 Comfort Inn
- 6 Wyndham Hotel
- 7 ALoft Hotel
- 8 Vagabond Inn
- 9 Embassy Suites
- 10 Residence Inn
- 11 Grand Hotel Sunnyvale
- 12 Towne Place Suites
- 13 Hilton Garden Inn
- 14 Hotel Avante
- 15 Homestead Studio Suite Hotel
- 16 Pacific Hotel

SHOPPING/SERVICES

- 1 Star One Credit Union
- 2 Oakmead Printing
- 3 Bank of America
- 4 Lucky
- 5 Sparkle Clean Cleaners
- 6 Bernardo Shoe Repair
- 7 Wells Fargo Bank
- 8 U.S. Post Office
- 9 Macys
- 10 Target
- 11 Longs Drugs

- 12 Lucky
- 13 Park Cleaners
- 14 Smart & Final
- 15 Walgreens
- 16 Rite Aid
- 17 Nob Hill Foods
- 18 Marshalls
- 19 Marshalls
- 20 Longs Drugs
- 21 Books Inc.

ENTERTAINMENT/RECREATION

- 1 Shoreline Amphitheater
- 2 Twin Creeks Sports Complex
- 3 Shoreline Golf Links
- 4 The Golf Club at Moffett Field
- 5 Sunnyvale Golf Course
- 6 Santa Clara Golf & Tennis Club

PRESCHOOLS/INFANT CARE

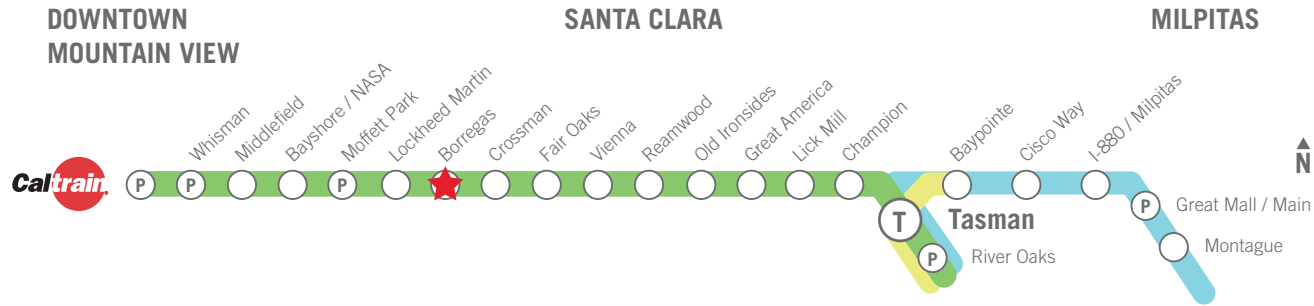
- 1 Columbia State Preschool
- 2 Children's Creative Learning Center
- 3 Rainbow Montessori
- 4 California Young World Preschool

GAS STATION

- 1 Mathilda Shell
- 2 Mathilda Valero
- 3 Mathilda 76
- 4 Sunnyvale Beacon Gas
- 5 Valero Service Station
- 6 Bayshore 76



TRANSPORTATION SCHEDULES



VTA SCHEDULE

Weekday - Peak Morning North Bound												
Winchester	5:18	5:33	5:48	6:03	6:18	6:33	6:48	7:03	7:18	7:33	7:48	8:03
Bascom	5:23	5:38	5:53	6:08	6:23	6:38	6:53	7:08	7:23	7:38	7:53	8:08
Fruitdale	5:25	5:40	5:55	6:10	6:25	6:40	6:55	7:10	7:25	7:40	7:55	8:10
San Jose Diridon	5:30	5:45	6:00	6:15	6:30	6:45	7:00	7:15	7:30	7:45	8:00	8:15
San Jose Convention Center	5:36	5:51	6:06	6:21	6:36	6:51	7:06	7:21	7:36	7:51	8:06	8:21
Santa Clara	5:41	5:56	6:11	6:26	6:41	6:56	7:11	7:26	7:41	7:56	8:11	8:26
Civic Center	5:48	6:03	6:18	6:33	6:48	7:03	7:18	7:33	7:48	8:03	8:18	8:33
Metro	5:53	6:08	6:23	6:38	6:53	7:08	7:23	7:38	7:53	8:08	8:23	8:38
Tasman	6:02	6:17	6:33	6:48	7:03	7:19	7:34	7:49	8:04	8:19	8:34	8:49
Old Ironsides	6:11	6:29	6:44	7:00	7:13	7:29	7:44	7:59	8:14	8:29	8:44	8:59
Fair Oaks	6:17	6:35	6:50	7:06	7:19	7:35	7:50	8:05	8:20	8:35	8:50	9:05
Lockhead Martin	6:24	6:42	6:57	7:13	7:26	7:42	7:57	8:12	8:27	8:42	8:57	9:12

Weekday - Peak Morning South Bound												
Mountain View	6:10	6:25	6:40	6:54	7:09	7:24	7:39	7:54	8:09	8:24	8:40	
Middlefield	6:15	6:30	6:45	6:59	7:14	7:29	7:44	7:59	8:14	8:29	8:45	
Lockhead Martin	6:22	6:37	6:52	7:06	7:21	7:36	7:51	8:06	8:21	8:36	8:52	
Fair Oaks	6:28	6:43	6:58	7:12	7:27	7:42	7:57	8:12	8:27	8:42	8:58	

Weekday - Peak Afternoon North Bound												
Winchester	3:03	3:18	3:33	3:48	4:18	4:33	4:48	5:03	5:18	5:33	5:48	6:03
Bascom	3:08	3:23	3:38	3:53	4:23	4:38	4:53	5:08	5:23	5:38	5:53	6:08
Fruitdale	3:10	3:25	3:40	3:55	4:25	4:40	4:55	5:10	5:25	5:40	5:55	6:10
San Jose Diridon	3:15	3:30	3:45	4:00	4:30	4:45	5:00	5:15	5:30	5:45	6:00	6:15
San Jose Convention Center	3:21	3:36	3:51	4:06	4:36	4:51	5:06	5:21	5:36	5:51	6:06	6:21
Santa Clara	3:26	3:41	3:56	4:11	4:41	4:56	5:11	5:26	5:41	5:56	6:11	6:26
Civic Center	3:33	3:48	4:03	4:18	4:48	5:03	5:18	5:33	5:48	6:03	6:18	6:33
Metro	3:38	3:53	4:08	4:23	4:53	5:08	5:23	5:38	5:53	6:08	6:23	6:38
Tasman	3:49	4:04	4:19	4:34	5:04	5:19	5:34	5:49	6:04	6:19	6:34	6:49
Old Ironsides	3:59	4:14	4:29	4:44	5:14	5:29	5:44	5:59	6:14	6:29	6:44	6:59
Fair Oaks	4:05	4:20	4:35	4:50	5:20	5:35	5:50	6:05	6:20	6:35	6:50	7:05
Lockhead Martin	4:12	4:27	4:42	4:57	5:27	5:42	5:57	6:12	6:27	6:42	6:57	7:12

Weekday - Peak Afternoon South Bound												
Mountain View	4:23	4:39	4:55	5:09	5:24	5:40	5:54	6:09	6:25	6:40	6:56	
Middlefield	4:28	4:44	5:00	5:14	5:29	5:45	5:59	6:14	6:30	6:45	7:01	
Lockhead Martin	4:35	4:51	5:07	5:21	5:36	5:52	6:06	6:21	6:37	6:52	7:08	
Fair Oaks	4:41	4:57	5:13	5:27	5:42	5:58	6:12	6:27	6:43	6:58	7:14	

The VTA schedule reflects only major time points for reference.

Caltrain SCHEDULE

Peak Morning North Bound Service					
Train #	207	215	217	225	227
San Jose	5:57	6:50	6:57	7:50	7:55
Santa Clara	6:02	x	7:02	x	8:02
Lawrence	6:12	x	7:12	x	8:12
Sunnyvale	6:18	7:00	7:18	8:00	8:18
Mountain View	6:23	7:05	7:23	8:05	8:23

Peak Morning South Bound Service				
Train #	104	210	220	230
San Francisco	5:25	6:44	7:44	8:44
Millbrae	5:49	7:01	8:01	9:01
Redwood City	6:13	7:18	8:18	9:18
Palo Alto	6:21	7:26	8:26	9:26
Mountain View	6:33	7:38	8:38	9:38
Sunnyvale	6:38	7:43	8:43	9:43

Peak Afternoon North Bound Service				
Train #	261	267	277	189
Sunnyvale	3:58	4:58	5:58	7:04
Mountain View	4:03	5:03	6:03	7:09
Palo Alto	4:16	5:19	6:16	7:21
Redwood City	4:25	5:25	6:25	7:29
Millbrae	4:43	5:43	6:43	7:53
San Francisco	5:03	6:02	7:02	8:21

Peak Afternoon South Bound Service					
Train #	260	264	270	274	280
Mountain View	4:37	5:11	5:55	6:12	6:50
Sunnyvale	4:42	5:16	5:55	6:17	6:55
Lawrence	4:46	x	6:01	x	7:01
Santa Clara	4:51	x	6:08	x	7:08
San Jose	5:00	5:27	6:16	6:28	7:16

2½ BLOCK WALK FROM

237 ON MOFFETT

TO BORREGAS LIGHT RAIL STATION

±15 MINUTE RIDE VIA LIGHT RAIL TO DOWNTOWN MOUNTAIN VIEW

BORREGAS LIGHT RAIL STATION TO SAN FRANCISCO: ±1 HOUR

BORREGAS LIGHT RAIL STATION TO SAN JOSE DIRIDON STATION: ±30 MINUTES

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SIGNAGE



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ROCKWOOD
CAPITAL



FOUR
CORNERS
properties