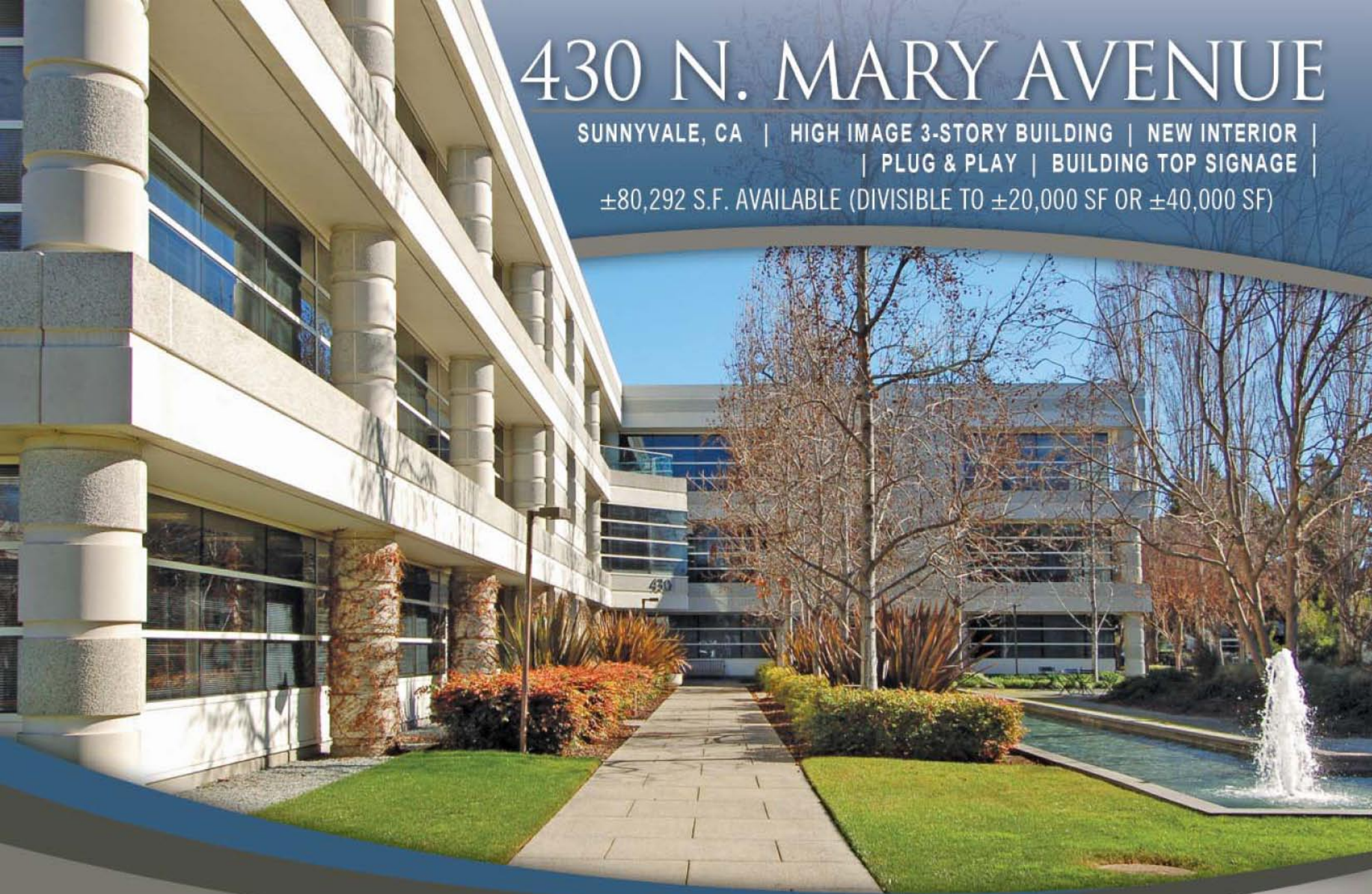


430 N. MARY AVENUE

SUNNYVALE, CA | HIGH IMAGE 3-STORY BUILDING | NEW INTERIOR |
| PLUG & PLAY | BUILDING TOP SIGNAGE |
±80,292 S.F. AVAILABLE (DIVISIBLE TO ±20,000 SF OR ±40,000 SF)



Phil Mahoney
(408) 982-8430
philm@ccareynkf.com
Lic # 00834704

Julia Szabo
(408) 982-8496
jszabo@ccareynkf.com
Lic # 01365162

Jason Forcier
(408) 987-4193
jforcier@ccareynkf.com
Lic # 01881149



Cornish & Carey Commercial
Newmark Knight Frank

NEW OWNERSHIP

ROCKWOOD
CAPITAL

DOSTART
DEVELOPMENT
COMPANY, LLC

430 N. MARY AVENUE

SUNNYVALE, CALIFORNIA
HIGH IMAGE 3-STORY BUILDING

AERIAL



Contact
Exclusive
Agents:

Phil Mahoney
(408) 982-8430
philm@ccareynkf.com
Lic # 00834704

Julia Szabo
(408) 982-8496
jszabo@ccareynkf.com
Lic # 01365162

Jason Forcier
(408) 987-4193
jforcier@ccareynkf.com
Lic # 01881149

430 N. MARY AVENUE

SUNNYVALE, CALIFORNIA
HIGH IMAGE 3-STORY BUILDING

REGIONAL AERIAL • SITE PLAN



Contact
Exclusive
Agents:

Phil Mahoney
(408) 982-8430
phil.m@ccareynkf.com
Lic # 00834704

Julia Szabo
(408) 982-8496
jszabo@ccareynkf.com
Lic # 01365162

Jason Forcier
(408) 987-4193
jforcier@ccareynkf.com
Lic # 01881149

430 N. MARY AVENUE

SUNNYVALE, CALIFORNIA
HIGH IMAGE 3-STORY BUILDING

FLOORPLAN • 2ND FLOOR ±40,102 SQUARE FEET



SUMMARY			
85% OPEN OFFICE, 15% PRIVATE OFFICE			
	TENANT 1	TENANT 2	TOTAL
RENTABLE SQUARE FOOTAGE	19,825 S.F.	20,276 S.F.	40,102 S.F.
EXISTING OFFICES (P.O.)	5	5	10
FUTURE OFFICES ((F) P.O.)	6	6	12
TOTAL OFFICES	11	11	22
8'x 8' WORKSTATIONS	67	71	138
BREAK OUT/COLLABORATIVE SPACES	4	4	8
EXISTING CONFERENCE ROOMS (CONF.)	4	5	9
FUTURE CONFERENCE ROOMS ((F) CONF)	1	0	1
TOTAL CONFERENCE ROOMS	5	5	10
EXISTING EQUIPMENT ROOMS (ELEC. AND IDF)	1 IDF 1 SHARED ELEC.	1 IDF 1 SHARED ELEC.	3
EXISTING TENANT SUPPORT SPACES (BREAK, COPY, STG)	4	3	7

Contact
Exclusive
Agents:

Phil Mahoney
(408) 982-8430
philm@ccareynkf.com
Lic # 00834704

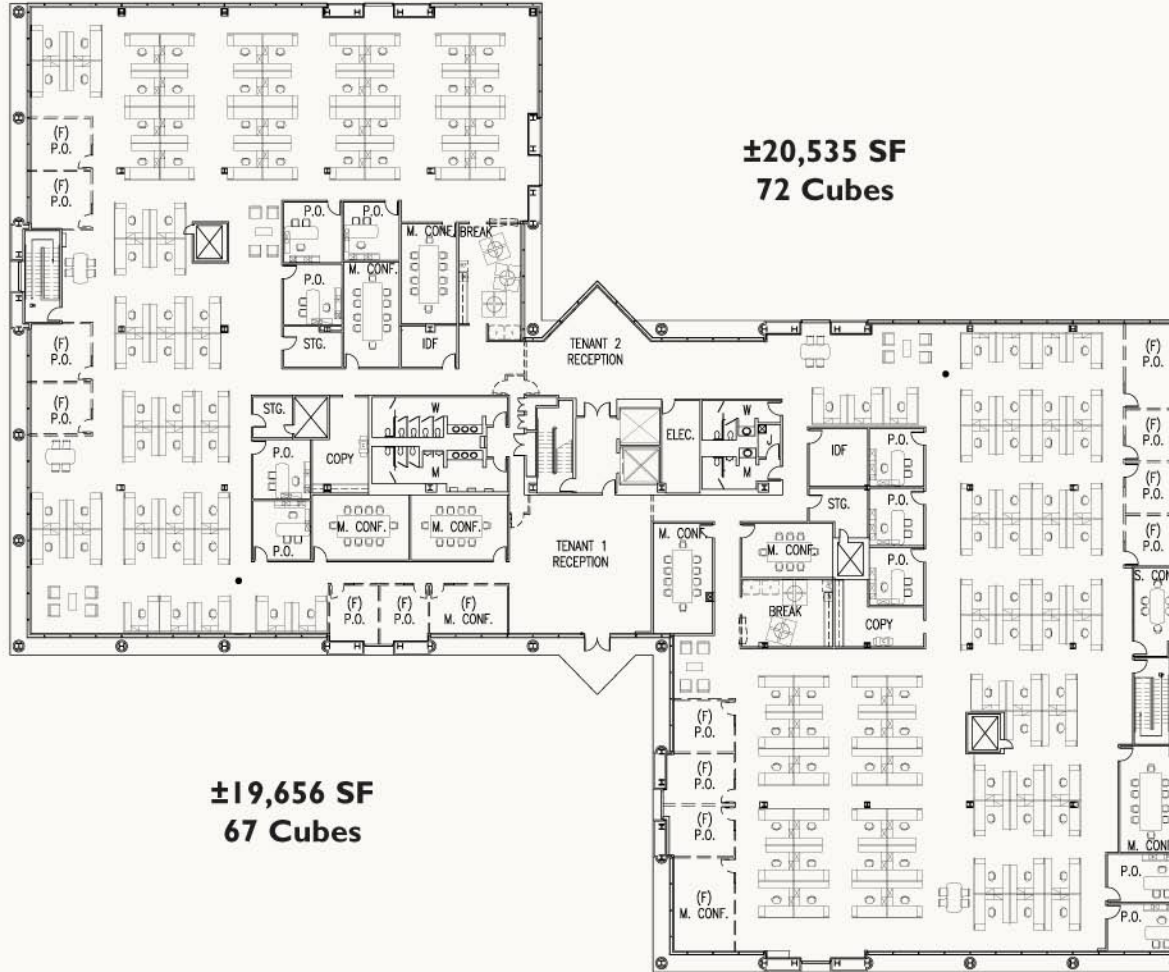
Julia Szabo
(408) 982-8496
jszabo@ccareynkf.com
Lic # 01365162

Jason Forcier
(408) 987-4193
jforcier@ccareynkf.com
Lic # 01881149

430 N. MARY AVENUE

SUNNYVALE, CALIFORNIA
HIGH IMAGE 3-STORY BUILDING

FLOORPLAN • 3RD FLOOR ±40,190 SQUARE FEET



SUMMARY			
85% OPEN OFFICE, 15% PRIVATE OFFICE			
	TENANT 1	TENANT 2	TOTAL
RENTABLE SQUARE FOOTAGE	19,656 S.F.	20,535 S.F.	40,190 S.F.
EXISTING OFFICES (P.O.)	5	5	10
FUTURE OFFICES ((F) P.O.)	6	7	13
TOTAL OFFICES	11	12	23
8'x 8' WORKSTATIONS	67	72	139
BREAK OUT/COLLABORATIVE SPACES	4	4	8
EXISTING CONFERENCE ROOMS (CONF.)	4	4	8
FUTURE CONFERENCE ROOMS ((F) CONF)	1	1	2
TOTAL CONFERENCE ROOMS	5	5	10
EXISTING EQUIPMENT ROOMS (ELEC. AND IDF)	1 IDF 1 SHARED ELEC.	1 IDF 1 SHARED ELEC.	3
EXISTING TENANT SUPPORT SPACES (BREAK, COPY, STG)	4	3	2

Contact
Exclusive
Agents:

Phil Mahoney
(408) 982-8430
philm@ccareynkf.com
Lic # 00834704

Julia Szabo
(408) 982-8496
jszabo@ccareynkf.com
Lic # 01365162

Jason Forcier
(408) 987-4193
jforcier@ccareynkf.com
Lic # 01881149

430 N. MARY AVENUE

SUNNYVALE, CALIFORNIA
HIGH IMAGE 3-STORY BUILDING

BUILDING SPECIFICATIONS



Building Address: 430 N. Mary Avenue
Sunnyvale, California

Building Owner: Rockwood Capital

Building Manager: Dostart Development Co.

Building Architect: Skidmore, Owings, & Merrill

Interior Architect: DES

Contractor: Rudolph & Sletten

Number of Floors: 3

Total Building SF: ±116,586 SF

Total Available SF: ±80,292 SF

Typical Floor Size: ±40,000 SF

Slab-to-Slab: First to Second 13' - 0"
First to Third 26' - 0"
First to Parapet 41' - 7"

Finish Ceiling Height: 9' - 6"

Window Dimensions: Continuous

Column Spacing: 24', 30' at Lobby

Restroom Fixtures: Granite Countertops,
Ceramic Tile Floor

Elevators: OTIS; 2 Passenger

Parking: ±3.23 per 1,000

HVAC: Double Duct VAV System
Over 400 Tons Base Building Cooling

Electrical: 3,000 Amps @ 480 Volt, 3 Phase

Furniture: Knoll

Showers: 1

Contact
Exclusive
Agents:

Phil Mahoney
(408) 982-8430
philm@ccareynkf.com
Lic # 00834704

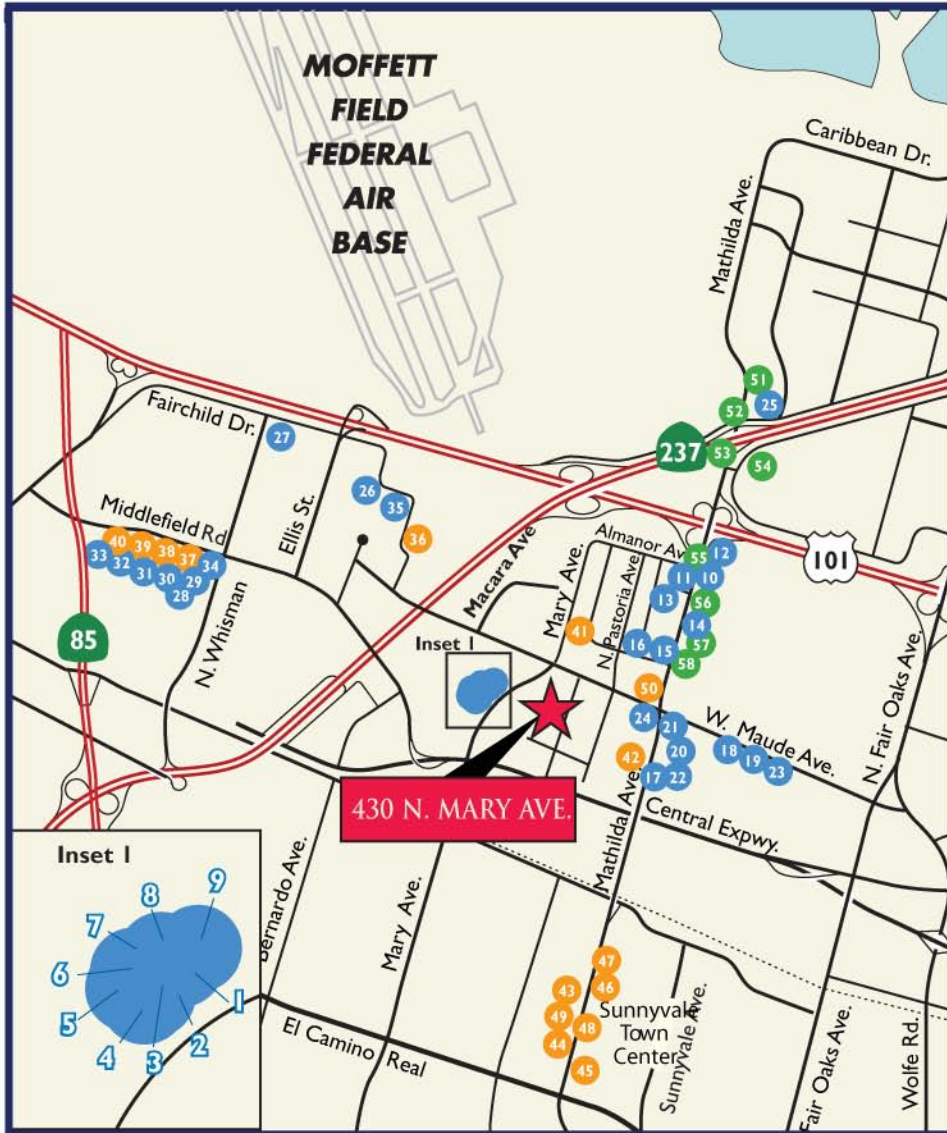
Julia Szabo
(408) 982-8496
jszabo@ccareynkf.com
Lic # 01365162

Jason Forcier
(408) 987-4193
jforcier@ccareynkf.com
Lic # 01881149

430 N. MARY AVENUE

SUNNYVALE, CALIFORNIA
HIGH IMAGE 3-STORY BUILDING

AMENITIES



Restaurants

- 1 Minerva Cafe
- 2 Round Table Pizza
- 3 Jamba Juice
- 4 Sushi Club
- 5 Subway
- 6 Cups & Coins Cafe
- 7 Cafe Dolce
- 8 Senor Jalapeno
- 9 Mary Market
- 10 Hobee's Restaurant
- 11 Burger King
- 12 Denny's
- 13 Charulata Restaurant
- 14 Dairy Belle Freeze
- 15 McDonalds
- 16 Loco Labs
- 17 Pizza Hut
- 18 Seto Japanese Cuisine
- 19 Seto Deli
- 20 KFC
- 21 Chef Young's
- 22 Shaw's Sandwich Shop
- 23 Taqueria Latina
- 24 Wendy's
- 25 Faz Restaurant
- 26 Symantec Cafe
- 27 Pete's Coffee
- 28 Specialty's Bakery & Cafe
- 29 Clocktower Coffee
- 30 Express 7 Chinese
- 31 Bento-Teriyaki
- 32 Subway
- 33 Southwestern Grill
- 34 Roger's Deli & Doughnuts
- 35 Lookout Bar & Cafe

Services

- 36 Sunnyvale Municipal Golf Course
- 37 A&E Dental
- 38 Kiddie Academy Childcare
- 39 Cleaners & Co-Op
- 40 Club of Mountain View Fitness Center
- 41 Post Office
- 42 Supreme Court Athletic Club
- 43 Chase Bank
- 44 Union Bank of California
- 45 Bank of America
- 46 Bank of the West
- 47 Wells Fargo Bank
- 48 Wells Fargo Bank
- 49 Guaranty Bank
- 50 American Electronics Association Credit

Hotels

- 51 Sheraton Sunnyvale
- 52 Sundowner Inn
- 53 Staybridge Suites
- 54 Quality Inn
- 55 Motel 6 Sunnyvale North
- 56 Larkspur Landing
- 57 Best Western Inn
- 58 Comfort Inn

Contact
Exclusive
Agents:

Phil Mahoney
(408) 982-8430
phil@mccareynkf.com
Lic # 00834704

Julia Szabo
(408) 982-8496
jszabo@mccareynkf.com
Lic # 01365162

Jason Forcier
(408) 987-4193
jforcier@mccareynkf.com
Lic # 01881149

430 N. MARY AVENUE

SUNNYVALE, CALIFORNIA
HIGH IMAGE 3-STORY BUILDING

CALTRAIN / SHUTTLE SCHEDULE

Peak Morning North Bound Service (AM)

CALTRAIN NO.	207	217	221	225	233	135
San Jose	5:57	6:57	7:20	7:50	8:40	9:10
Santa Clara	6:02	7:02	7:25	x	8:45	9:15
Mountain View	6:23	7:23	7:37	8:05	8:59	9:29

SHUTTLE

Mountain View	6:35	7:39	7:39	8:12	9:12	9:45
430 Mary	6:43	7:47	7:47	8:20	9:20	9:54

Peak Morning South Bound Service (AM)

CALTRAIN NO.	104	210	216	324	230
San Francisco	5:25	6:44	7:19	8:14	8:44
Millbrae	5:49	7:01	x	8:32	9:01
Redwood City	6:13	7:18	x	x	9:18
Palo Alto	6:21	7:26	8:01	8:51	9:26
Mountain View	6:33	7:38	8:09	8:58	9:38

SHUTTLE

Mountain View	6:35	7:39	8:12	9:12	9:45
430 Mary	6:43	7:47	8:20	9:20	9:53

Peak Afternoon North Bound Service (PM)

SHUTTLE

430 Mary	3:45	4:25	4:40	5:21	6:21
Mountain View	3:55	4:33	4:50	5:31	6:31

CALTRAIN NO.	261	365	369	373	383
--------------	-----	-----	-----	-----	-----

Mountain View	4:03	4:37	4:58	5:37	6:37
----------------------	-------------	-------------	-------------	-------------	-------------

Palo Alto	4:16	x	5:06	x	x
Redwood City	4:25	4:52	x	5:52	6:52
Millbrae	4:43	5:05	5:25	6:05	7:05
San Francisco	5:03	5:24	5:44	6:24	7:24

Peak Afternoon South Bound Service (PM)

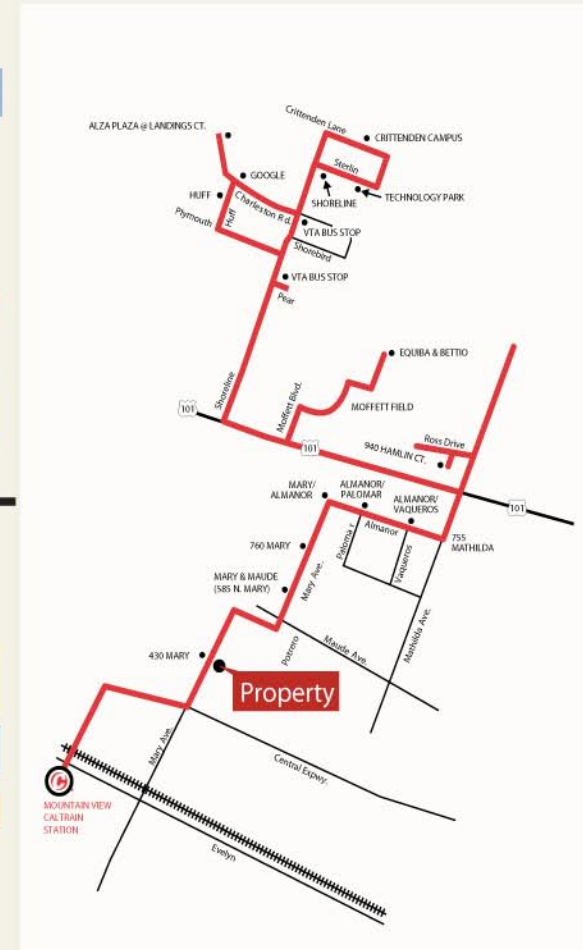
SHUTTLE

430 Mary	3:45	4:25	4:40	5:21	6:21
Mountain View	3:55	4:33	4:50	5:31	6:31

CALTRAIN NO.	158	260	362	270	276
--------------	-----	-----	-----	-----	-----

Mountain View	4:15	4:42	4:51	5:50	6:36
----------------------	-------------	-------------	-------------	-------------	-------------

Santa Clara	4:29	4:51	x	6:08	6:48
San Jose	4:39	5:00	5:06	6:16	6:56



Contact
Exclusive
Agents:

Phil Mahoney
(408) 982-8430
philm@ccareynkf.com
Lic # 00834704

Julia Szabo
(408) 982-8496
jszabo@ccareynkf.com
Lic # 01365162

Jason Forcier
(408) 987-4193
jforcier@ccareynkf.com
Lic # 01881149

 **Cornish & Carey Commercial**
Newmark Knight Frank

ROCKWOOD
CAPITAL

DOSTART
DEVELOPMENT
COMPANY, LLC