

Offices at

Downtown Sunnyvale

134,185± to 315,563± square feet of new Class "A" office

The Future Workplace Environment...Offices at Downtown Sunnyvale



Cover

Project
Highlights / Map

Building Specifications

Site Plan

Amenities

Rendering Images

200 S. Mathilda Ave.
Floor Plans

250 S. Mathilda Ave.
Floor Plans

300 S. Mathilda Ave.
Floor Plans

Caltrain Schedule /
Drivetime /
Destination Distance

Neighbor's Quotes

SAND HILL
PROPERTY COMPANY



commercial property services
CORFAC INTERNATIONAL



Brandon Bain
Steve Horton
George Reilly
(408) 615-3400



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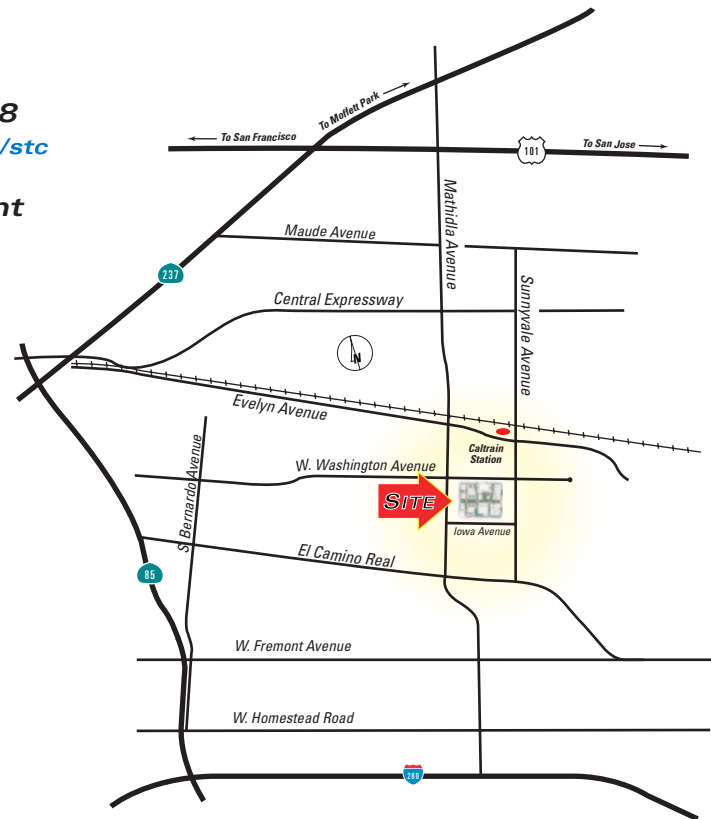
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The Future Workplace Environment... **Offices at Downtown Sunnyvale**

- **Fully Entitled**
- **Construction has started, shell complete Q4 2008**
See webcam at <http://www.ibeamssystems.com/private/stc>
- **City of Sunnyvale Same Day Tenant Improvement Plan Check**
- **4.0/1000 Overall Covered Parking Ratio**
- **Unsurpassed Retail and Residential Amenities**
- **Walking Distance to Sunnyvale Caltrain Station**
- **Convenient Access to Highways 101, 85 & 280 as well as Central Expressway**
- **1 Million Square Feet of Retail (Part of Project)**
- **200 Room Boutique Hotel (Part of Project)**
- **292 New Residential Units (Part of Project)**
- **400 New Apartments on Neighboring Site**
- **Green Friendly LEED Certified Project**



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	200 & 250 S. Mathilda Avenue	300 S. Mathilda Avenue
Building Owner	Downtown Sunnyvale Mixed Use LLC, a joint venture by Sand Hill Property Company and RREEF	Downtown Sunnyvale Mixed Use LLC, a joint venture by Sand Hill Property Company and RREEF
Building Architect	Kenneth Rodrigues & Partners	Kenneth Rodrigues & Partners
Interior Architect	Kenneth Rodrigues & Partners	Kenneth Rodrigues & Partners
Construction Type	Steel Frame	Steel Frame
Exterior Material	Concrete pre-cast panels, glass curtain wall	Concrete pre-cast panels, glass curtain wall, stone veneer panels, wall panels
Number of Floors	5	3
Total Gross Leasable Area	200: 156,960 +/- Square Feet , 250: 156,895 +/- Square Feet	Total: 84,691 +/- Square Feet, Office: 24,418 +/- Square Feet
Slab-to-Slab	18 feet at first floor, 15 feet 6 inches at floors 2-5	18 feet at first floor, 15 feet at floors 2 and 3
Finished Ceiling	All floors	All floors
Ceiling Type	2' x 2' Suspended Acoustical Ceiling	2' x 2' Suspended Acoustical Ceiling
Interior Lighting	2' x 2' direct/ indirect fluorescent fixtures	2' x 2' direct/ indirect fluorescent fixtures
Window Dimensions	Combination of continuous glazing and 6 x 7 windows	Combination of continuous glazing and 6 x 7 windows
Column Spacing	30 feet East/West, 28 feet North/South	30 feet
Restroom Finishes	Tumbled stone, vinyl wall-covering, granite countertops	Tumbled stone, vinyl wall-covering, granite countertops
Elevators	Building 200 – 3 Cars Building 250 – 3 Cars Shuttle elevators to parking garage from 1 st floor to basement	1 Car
Security	Building is secured through card key access system	Building is secured through card key access system
Parking	4/1,000 parking ratio	4/1,000 parking ratio
HVAC	Rooftop VAV with Hot Water reheat	Floor-by-Floor VAV with Hot Water reheat
Electrical/Generators	4000 Amp service, Future Generator up to 250 KW	4000 Amp service, Future Generator up to 250 KW

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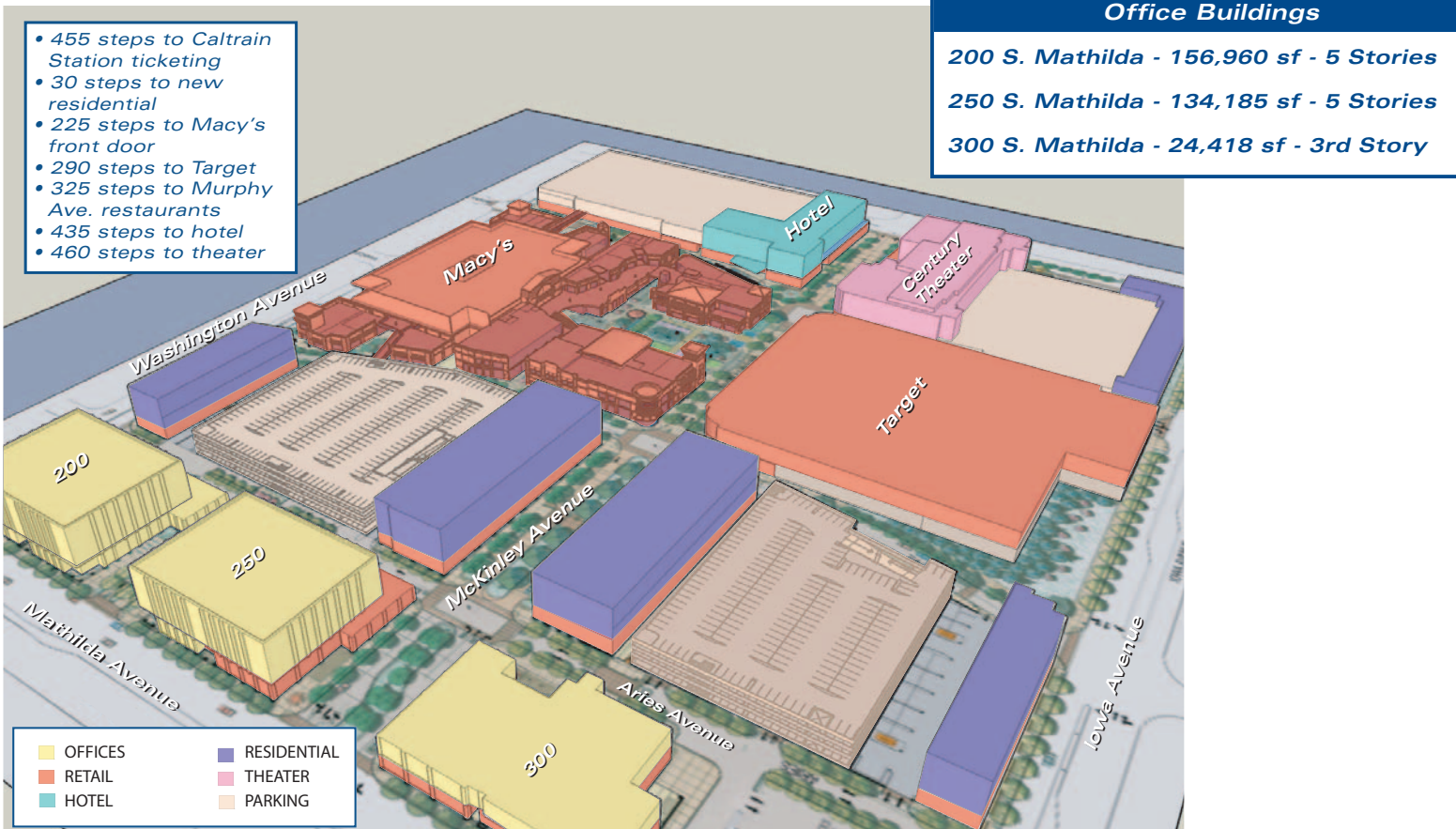
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A Sampling of Prospective Project Amenities

Restaurants

- Kabuki Japanese Restaurant
www.kabukirestaurants.com
- McCormick & Schmick's
www.mccormickandschmicks.com
- Asqew Grill
www.asqewgrill.com
- Cold Stone Creamery
www.coldstonecreamery.com
- Juice it up
www.juiceitup.com
- Pizza Antica
www.pizzaantica.com
- Rocky Mountain Chocotate Factory
www.rmcf.com
- Starbucks
www.starbucks.com
- Wetzel's Pretzels
www.wetzels.com
- Mrs. Fields
www.mrsfields.com
- The Counter Burger
www.thecounterburger.com
- Red Lantern Restaurant

General Shopping

- Macy's
www.macys.com
- Target
www.target.com
- To Be Determined Grocery Store
- 40+ Boutique Stores

Other Services

- Century Theaters
www.centurytheatres.com
- Coldwater Creek Spa
www.coldwatercreekthespa.com
- Lavande
www.lavandenails.com

Other Downtown Sunnyvale Amenities

Restaurants

- Del Monte Restaurant
www.delmonterestaurant.com
- Thai Basil
www.thaibasil.com
- Firehouse Grill & Brewery
www.firehousegrill.com
- Taverna Gyros
www.tavernabistro.com
- Palace Cafe
- Tarragon
www.dinetarragon.com
- Turmeric Restaurant
www.turmericrestaurant.com
- Fibbar McGee's
www.fibbars.com
- Andoh Japanese Restaurant
- Chef Yu
- El Faro Mexican Restaurant
- Amarin Thai Cuisine
www.amarinthaicuisine.com
- Sakura Sushi
- Tau Tau Restaurant
- Gumba's Italian Foods, Pizzeria
- The Bean Scene
www.beanscene.com
- Dish Dash
www.dishdash.net
- I I Postale
www.ilpostale.com
- Hardy's Bavaria
- Round Table Pizza
www.roundtablepizza.com
- Denny's
www.dennys.com
- PF Changs
www.pfchangs.com
- Chipotle Mexican
www.chipotle.com
- Pete's Coffee & Tea
www.peets.com
- Baja Fresh
www.bajafresh.com

Banks

- Guaranty Bank
www.guarantybank.com
- Wells Fargo Bank
www.wellsfargo.com
- Bank of the West
www.bankofthewest.com
- Washington Mutual
www.wamu.com
- World Savings
www.worldsavings.com
- Union Bank of California
www.uboc.com
- Citi Bank
www.citibank.com
- United American Bank
www.unitedamericanbank.com

General Shopping

- Borders Books
www.bordersstores.com
- Trader Joe's
www.traderjoes.com
- Circuit City
www.circuitcity.com
- Sports Authority
www.sportsauthority.com
- Office Depot
www.officedepot.com

Other Services

- Sunnyvale Travel
www.sunnyvaletravel.net
- State Farm
www.statefarm.com

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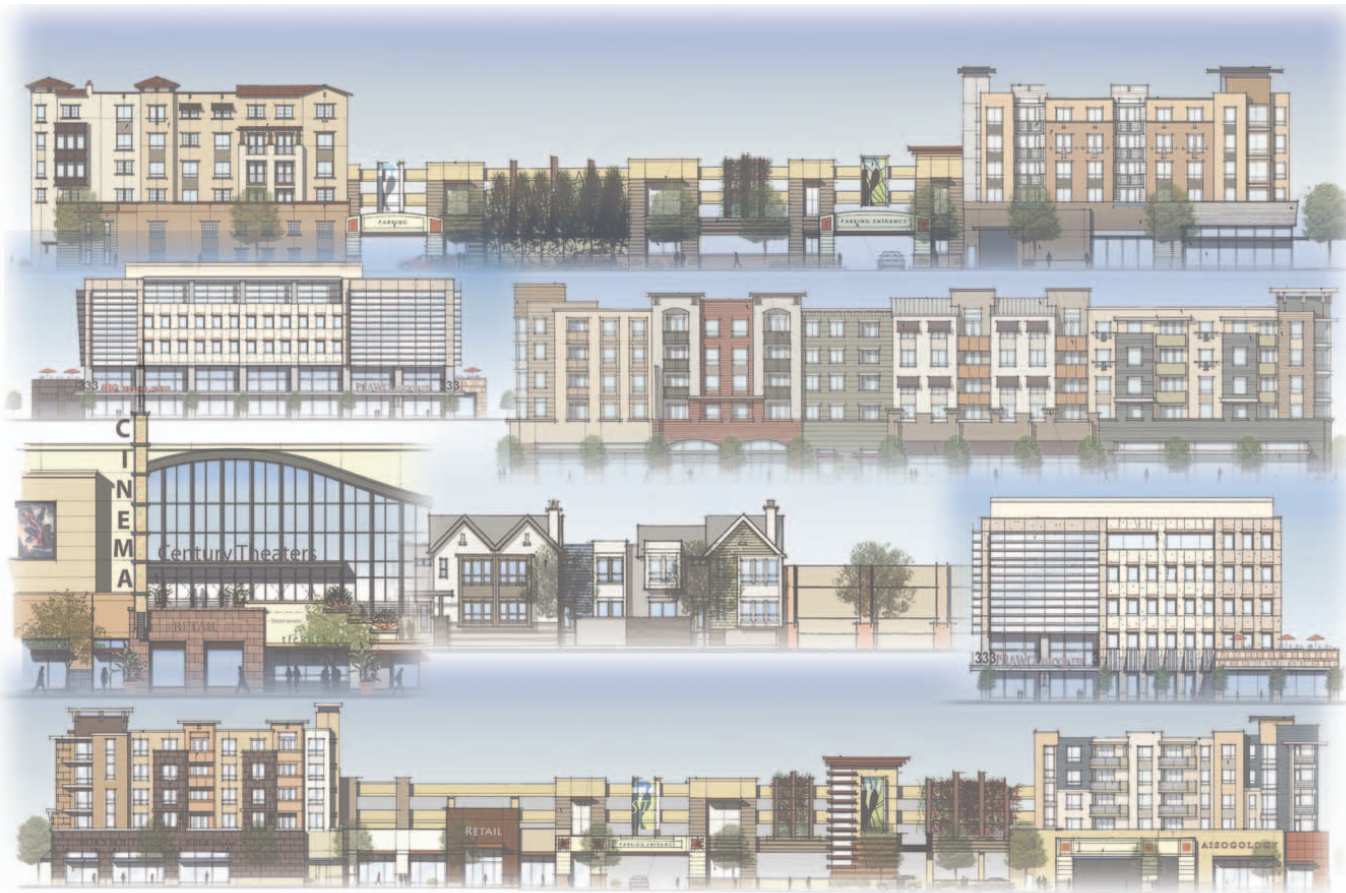
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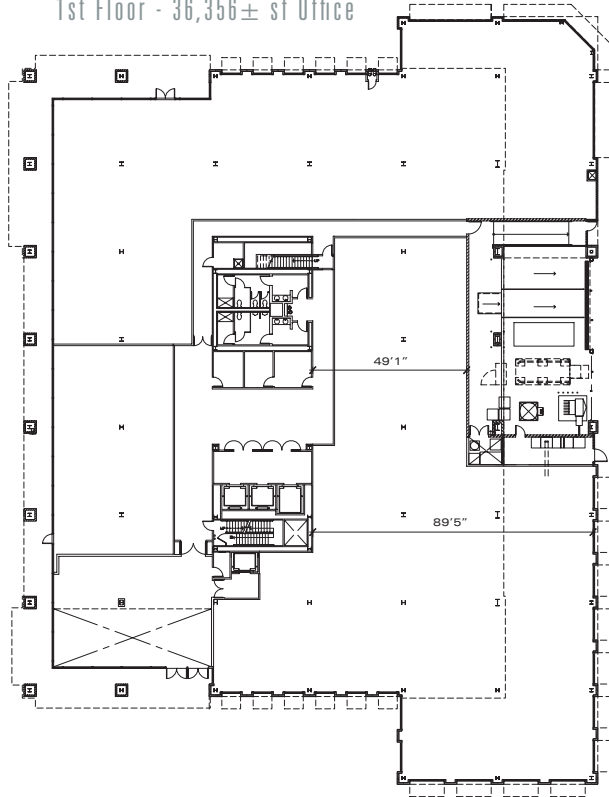
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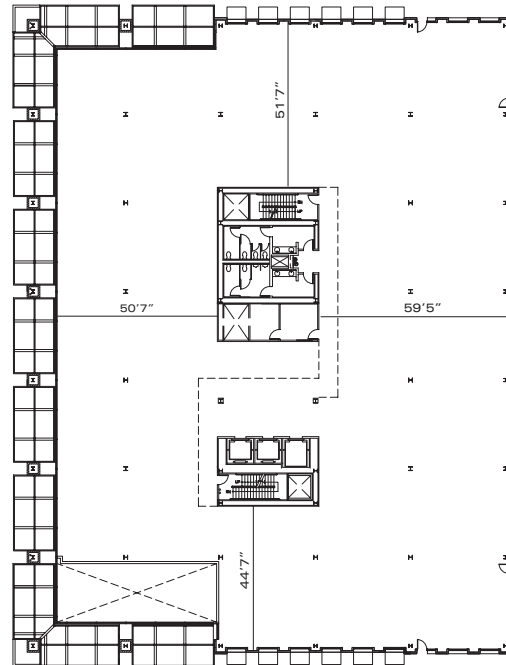
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200 S. Mathilda Avenue

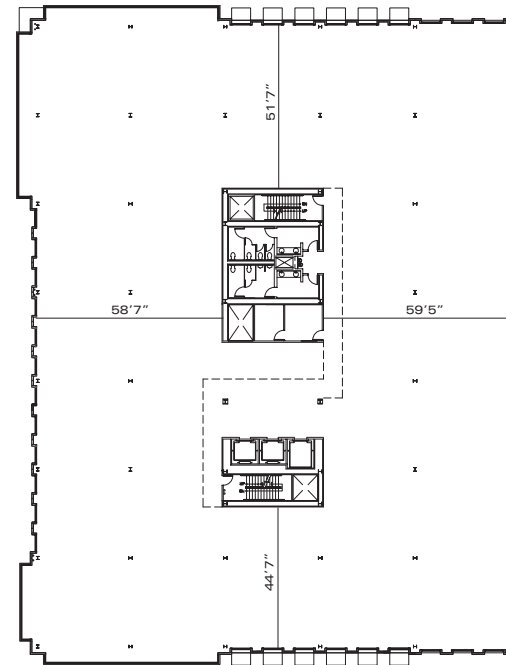
1st Floor - 36,356± sf Office



2nd Floor - 27,736± sf Office



3rd, 4th & 5th Floor - 30,956± sf Office per Floor



200 S. Mathilda Avenue / 156,960 square feet Office / 5 Stories

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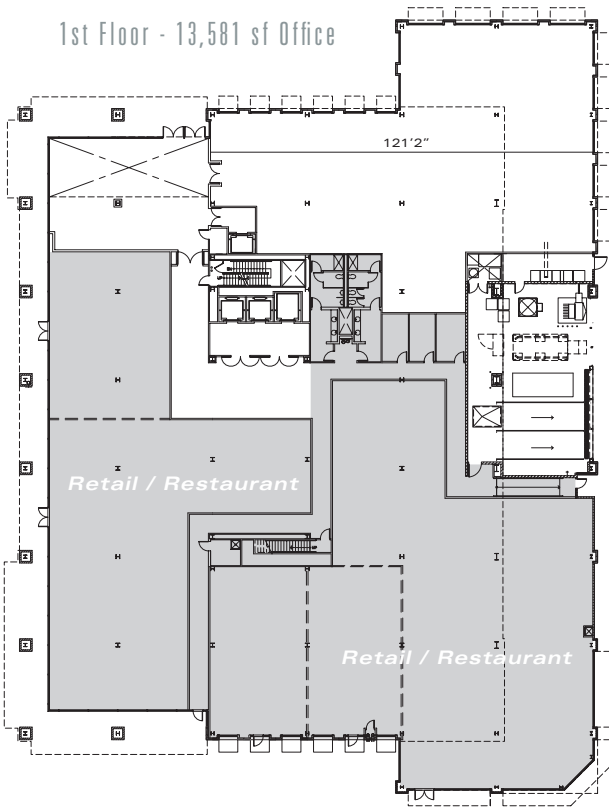
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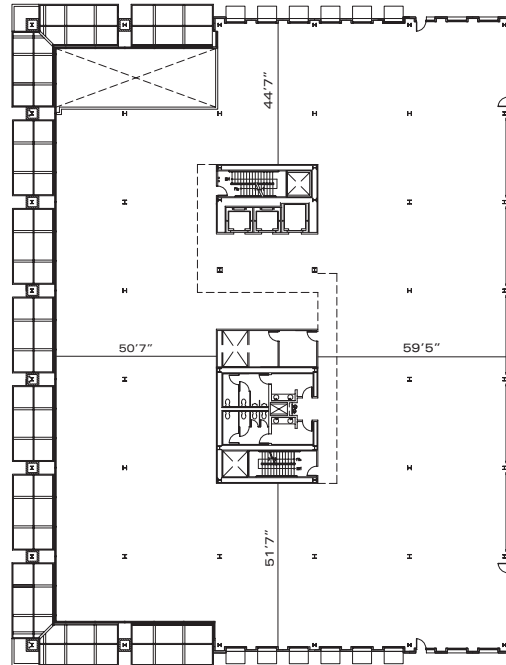
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250 S. Mathilda Avenue

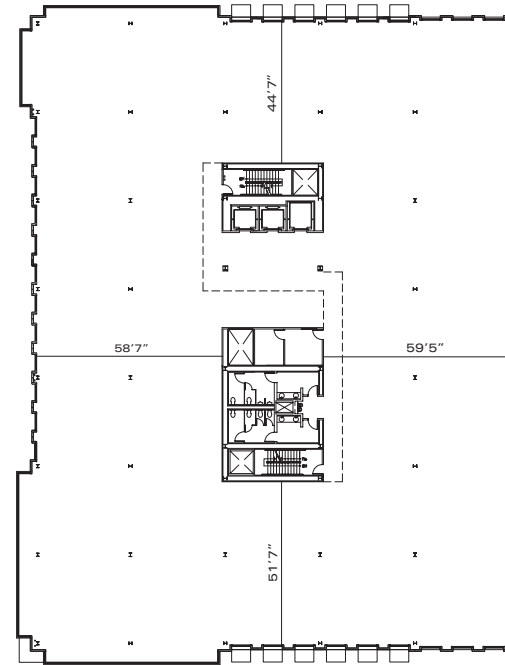
1st Floor - 13,581 sf Office



2nd Floor - 27,736 sf Office



3rd, 4th & 5th Floor - 30,956 sf Office



250 S. Mathilda Avenue / 134,185 square feet Office / 5 Stories

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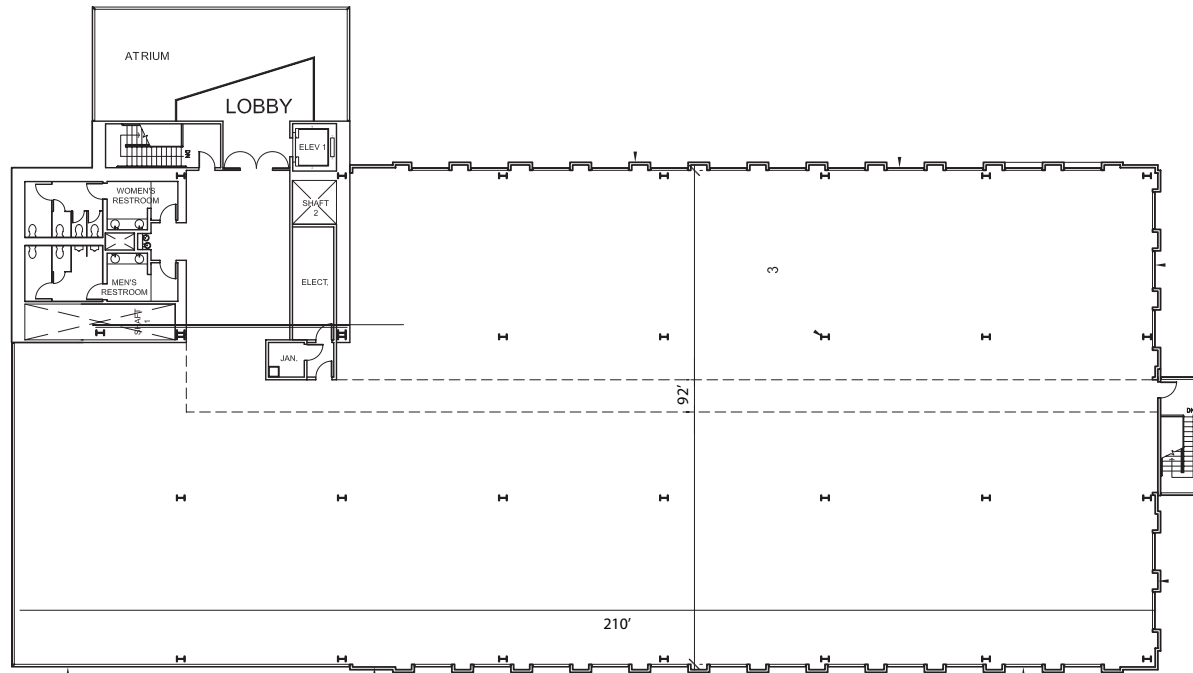
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300 S. Mathilda Avenue

3rd Floor Plate



300 S. Mathilda Avenue / 24,418 square feet Office / 3rd Story

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Peak Morning North Bound Service

TRAIN NO.	207	309	215	217	319	225	227	329
San Jose	5:57	6:03	6:50	6:57	7:03	7:50	7:55	8:03
Santa Clara	6:02	x	x	7:02	x	x	8:02	x
Lawrence	6:12	x	x	7:12	x	x	8:12	x
Sunnyvale	6:18	6:13	7:00	7:18	7:13	8:00	8:18	8:13

Peak Afternoon South Bound Service

TRAIN NO.	260	264	368	270	274	378	280	386
Sunnyvale	4:42	5:16	5:21	5:55	6:17	6:21	6:55	7:21
Lawrence	4:46	x	x	6:01	x	x	7:01	x
Santa Clara	4:51	x	x	6:08	x	x	7:08	x
San Jose	5:00	5:27	5:32	6:16	6:28	6:32	7:16	7:32

Peak Morning South Bound Service

TRAIN NO.	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 NO.	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

 Baby Bullet

 Limited stop train

<http://www.caltrain.com/timetable.html>

Distance / Drive Time Study to Highways

Location to/ Location from Sunnyvale Town Center	Traffic lights to Destination	Miles to Destination	Approx. drive-time to Destination
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Morning Peak hour drive times

Highway 85/ El Camino Real	5	2.4	5:30 min
Highway 280/ De Anza Blvd.	6	3.0	6:30 min
Highway 101/ Mathilda Avenue	5	1.6	4:30 min
Central Expressway/ Mathilda Avenue	2	0.6	2:00 min

Afternoon Peak hour drive times

Highway 85/ El Camino Real	5	2.4	5:00 min
Highway 280/ De Anza Blvd.	6	3.0	6:00 min
Highway 101/ Mathilda Avenue	5	1.6	4:00 min
Central Expressway/ Mathilda Avenue	2	0.6	2:00 min

Distance / Drive Time Study to Other Locations

Location to/ Location from Sunnyvale Town Center	Miles to Destination	Approx. off-peak drive-time to Destination
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San Jose Airport	8.9	12 min
Highway 101/ Highway 880	9.6	15 min
Highway 101/ Highway 680	13.4	17 min
Highway 880/ Highway 237	11.0	15 min
Highway 17/ Highway 85	12.4	17 min

San Francisco Airport	28.3	29 min
Highway 101/ 92 Freeway	20.7	24 min

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"We are excited at the prospect of having new retail and condos next door"

- Kelly
Broadcom

"Downtown Sunnyvale is a great place to work, you can walk to dozens of amenities, it is safe day and night and has a lot of parking"

- Marcy
MW2 Admin.

"Downtown Sunnyvale has great restaurants and is convenient for our employees who commute by train. It is a great place to work"

- Romi
Seagate Receptionist

"The benefit of having restaurants within short walking distance is a time saver and the biggest benefit of Downtown Sunnyvale"

- Tamone
Takumi Technology Corp.
Office Manager

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