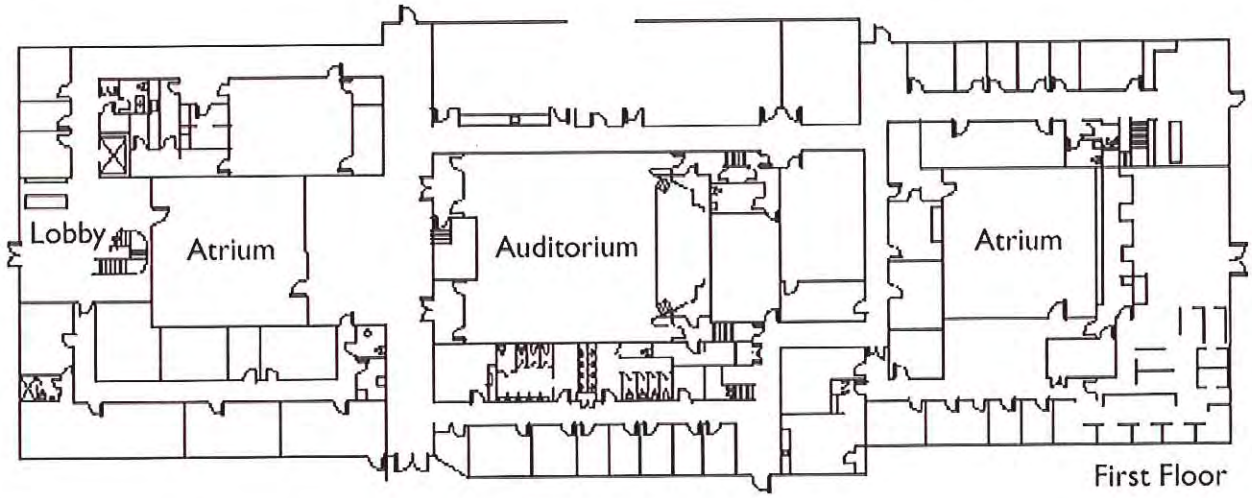
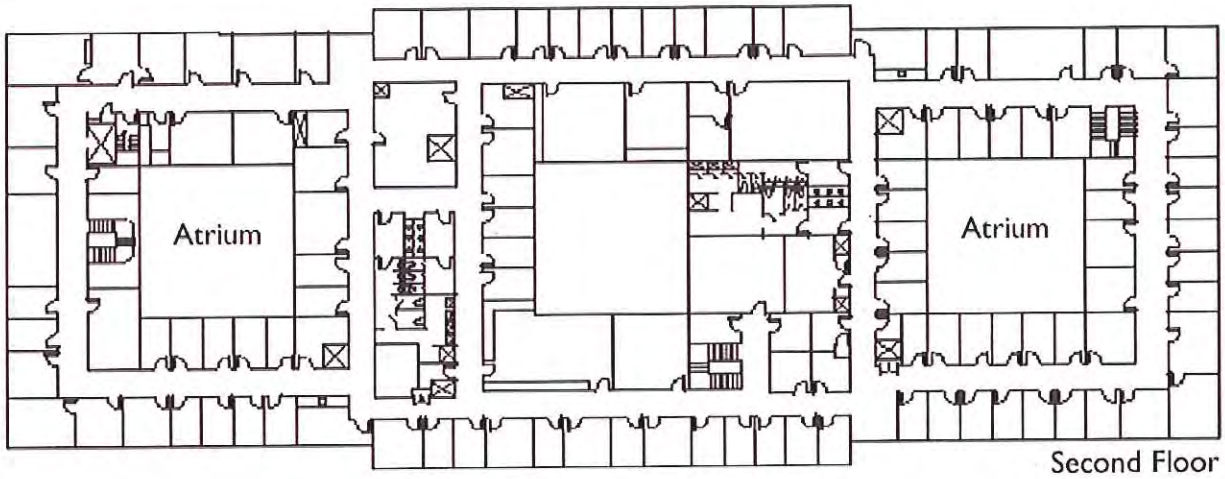
FOR SALE

OFFICE BUILDING | ±60,622 SF

313 CONSTITUTION DRIVE, MENLO PARK, CA



First Floor



Second Floor

DRAWINGS NOT EXACT/NOT TO SCALE

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5 312 Constitution Dr - Bohannon Business Park

Menlo Park, CA 94025 - Menlo Park-East/EPA Submarket
58,887 SF Class B Office Building Built in 1989
Property is for sale

Investment Information

Sale Price:	For Sale
Price/SF:	-
Cap Rate:	-
Sale Status:	Active
Sale Conditions:	None
Sale Type:	Owner/User
Days On Market:	498

Sales Contacts

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(408) 282-3800

John Kovaleski
Vice President
(408) 282-3844 (phone)
(408) 292-8100 (fax)

Investment Notes

Available : Immediately.

Office Information

Bldg Type:	Office	Bldg Status:	Built 1989		
Class:	B	% Leased:	100.0%	RBA:	58,887 SF
Total Avail:	58,877 SF	Elevators:	-	Stories:	1
Bldg Vacant:	0 SF	Load Factor	-	Land Area:	586,753 SF
Typical Floor Size:	58,887 SF	Zoning:	M2, Menlo Park	Owner Type:	-
Building FAR:	0.10	Tenancy:	Multiple Tenant	Owner Occupied:	No
Parcel Number:	055-260-210				

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6 313 Constitution Dr - Bohannon Business Park

Menlo Park, CA 94025 - Menlo Park-East/EPA Submarket
60,622 SF Class B Office Building Built in 1989
Property is for sale

Investment Information

Sale Price:	For Sale
Price/SF:	-
Cap Rate:	-
Sale Status:	Active
Sale Conditions:	None
Sale Type:	Owner/User
Days On Market:	498

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Vice President
(408) 282-3844 (phone)
(408) 292-8100 (fax)

Investment Notes

Available : Immediately.

Office Information

Bldg Type:	Office	Bldg Status:	Built 1989		
Class:	B	% Leased:	100.0%	RBA:	60,622 SF
Total Avail:	60,622 SF	Elevators:	-	Stories:	2
Bldg Vacant:	0 SF	Load Factor	-	Land Area:	586,753 SF
Typical Floor Size:	30,311 SF	Zoning:	M2, Menlo Park	Owner Type:	-
Building FAR:	0.10	Tenancy:	Multiple Tenant	Owner Occupied:	No

Parcel Number: 055-260-210
Parking: 200 Surface Spaces are available; Ratio of 3.30/1,000 SF

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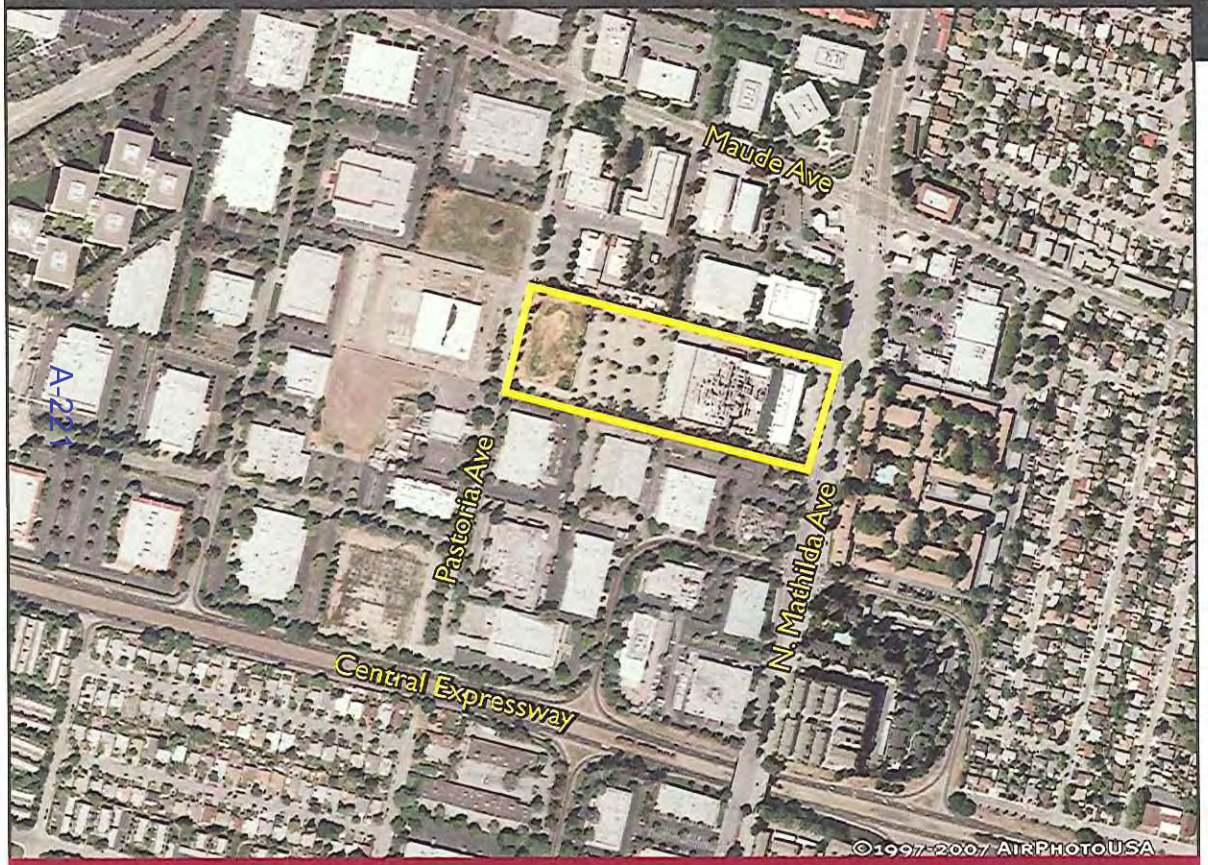
SECTION 7

R&D Building and Land For Sale

433 N. Mathilda Avenue, Sunnyvale

±9.27 Acres Available



Project Highlights:

- ±9.27 Acres on Two Parcels
- ±96,300 SF R&D Facility
- 8,000 Amps, 277/480 Volts
- Excellent Frontage on Mathilda Avenue
- Easy Access to Highways 101, 237, and 85
- APNs: 165-28-013 & 165-28-023

Contact Exclusive Agents

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jarrillaga@ccarey.com
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Mark Davis
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408.982.8413

Cornish & Carey Commercial
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www.ccarey.com

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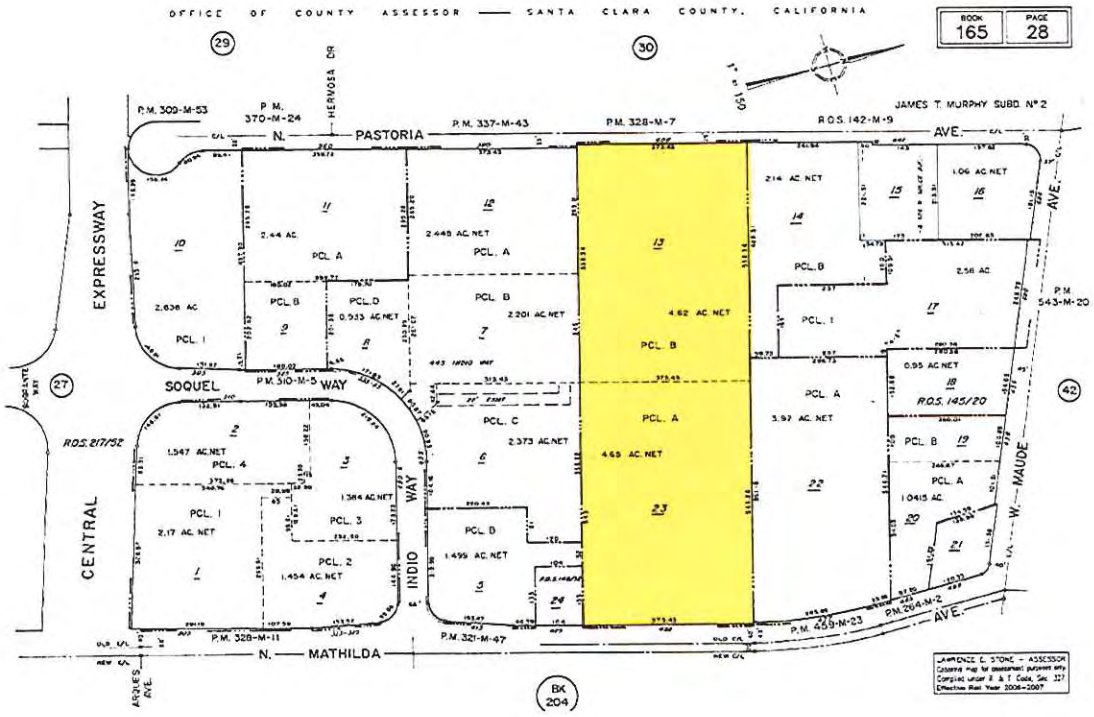
08-2009•10/08

R&D Building and Land For Sale

433 N. Mathilda Avenue, Sunnyvale

Parcel & Location Map



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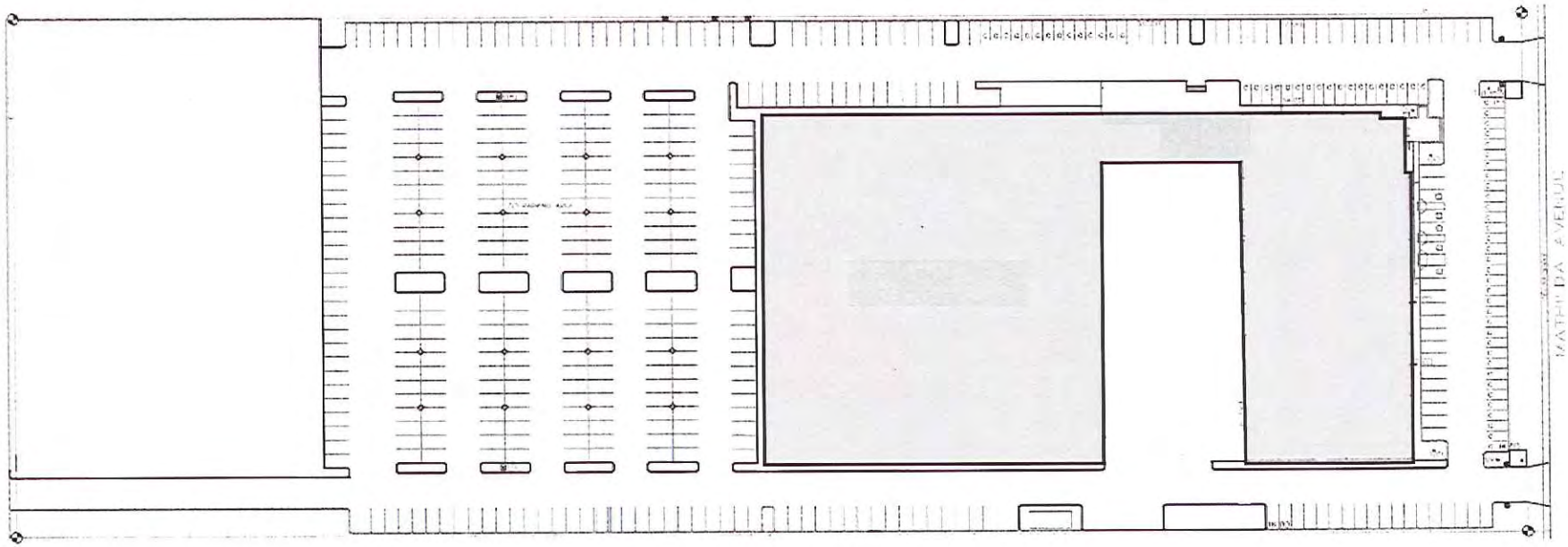
08-2009•10/08

R&D Building and Land For Sale

433 N. Mathilda Avenue, Sunnyvale

Site Plan



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08-2009•10/08

7 433 N Mathilda Ave

Sunnyvale, CA 94085 - Peery Park Submarket
93,506 SF Class C Light Manufacturing Building Built in 1974
Property is for sale at $25,000,000 ($267.36/SF)

Investment Information

Sale Price:	**$25,000,000**
Price/SF:	**$267.36**
Cap Rate:	-
Sale Status:	**Active**
Sale Conditions:	-
Sale Type:	**Investment OR Owner/User**
Days On Market:	**422**

Sales Contacts

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Senior Vice President
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(408) 988-6340 (fax)

Investment Notes

±9.27 Acres Available on Two Parcels. ±96,300 S.F. R&D Facility. 8,000 Amps, 277/480 Volts.

Building Information

Bldg Type:	**Light Manufacturing**			RBA:	**93,506 SF**
Bldg Status:	**Built 1974**			% Leased:	**100.0%**
Rent/SF/mo:	**For Sale**	Stories:	**1**	Zoning:	**MS**
Bldg Vacant:	**0 SF**	Building Far:	**0.23**	Owner Type:	-
Warehouse Avail:	**93,506 SF**	CAM:	-	Owner Occupied:	**No**
Office Avail:	**0 SF**	Land Area:	**403,801 SF**	Tenancy:	**Multiple Tenant**
Max Contig:	**93,506 SF**	Smallest Space:	**93,506 SF**	Lot Dimensions:	-
Ceiling Height:	**17'0"**	Crane:	**None**	Cross Docks:	**No**
Column Spacing:	-	Loading Docks:	**1 ext (bldg. total)**	Levelators:	**None**
Const Mat:	-	Drive Ins:	**None**	Sprinklers:	-
Rail Spots:	-	Rail Line:	-		

Power: **8000a/277-480v**
Features: **Signage**
Parcel Number: **165-28-013, 165-28-023**
Parking: **200 Surface Spaces are available**

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SECTION 8

2880 Northwestern Pkwy - Santa Clara, CA

Office/R&D for Sale or Lease

Available ±61,192 Square Feet

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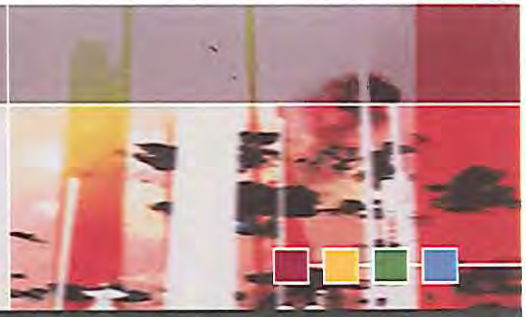
09-0427•2/09

2880 Northwestern Pkwy

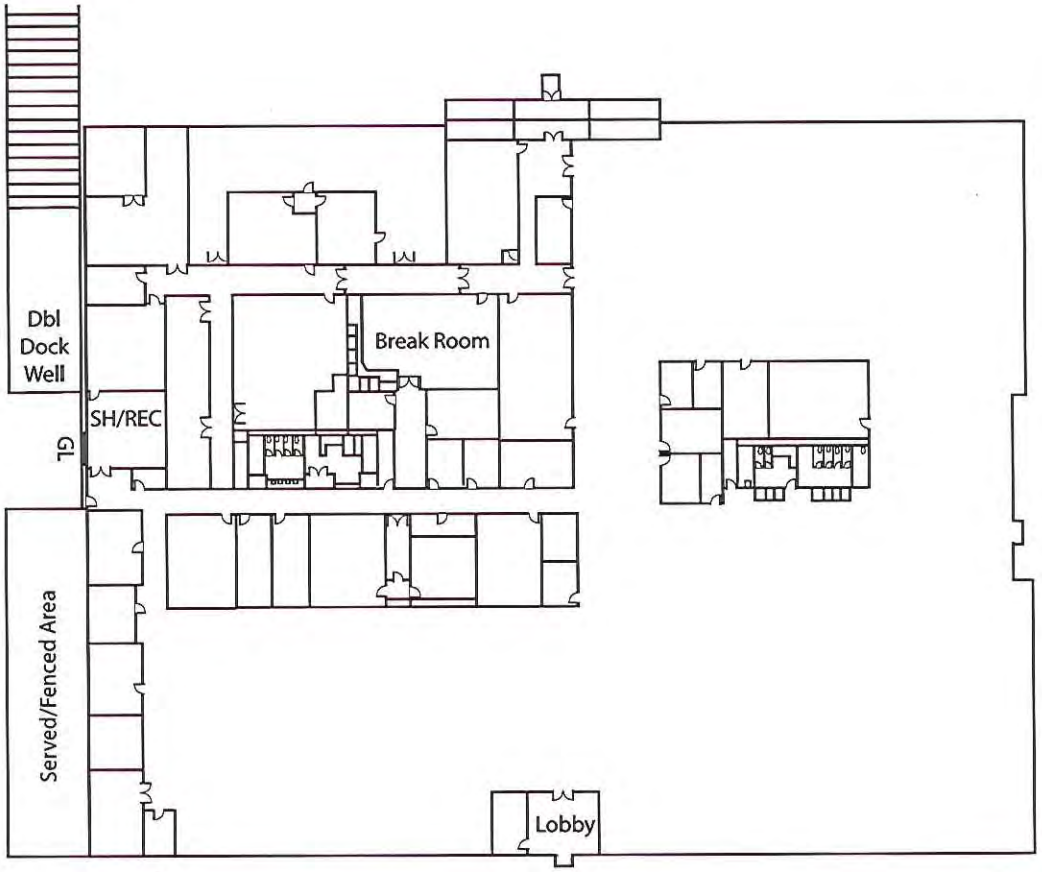
Santa Clara, CA

Project Highlights & Floorplan



2880 Northwestern Pkwy (SC-3)

- ±61,192 sqft
- 5.0904 Acres
- Approximately 15'6" ClearHeight
- 9'11" Drop Ceiling Height
- Double Dock Well Loading
- 2000 Amps 277/480 Volts
- Excellent Access to Central, 101 and San Tomas
- Corner Location
- For Sale $165 PSF
- For Lease $1.25 NNN
- Tenant Improvements Available
- Potential Data Center Conversion with 8 Megawatts from Dedicated Substation for Lease



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C&C Cornish & Carey Commercial
Oncor International

8 2880 Northwestern Pky

Santa Clara, CA 95051 - Oakmead Park Submarket
61,192 SF Class C R&D Building Built in 1975
Property is for sale at $10,096,680 ($165/SF)

Investment Information

Sale Price:	**$10,096,680**
Price/SF:	**$165**
Cap Rate:	-
Sale Status:	**Active**
Sale Conditions:	**Direct Exchange**
Sale Type:	**Owner/User**
Days On Market:	**717**

Sales Contacts

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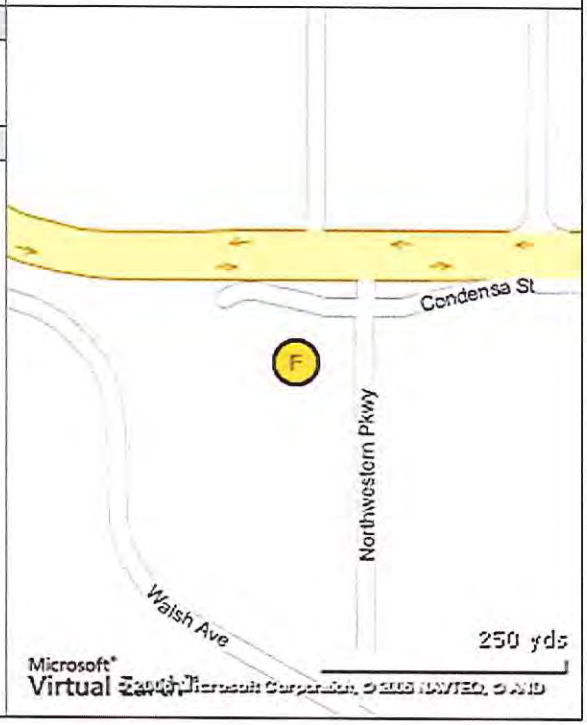
Investment Notes

R&D building - may be sold together with 2880 Northwestern Pkwy and 2625 Walsh.

Building Information

Bldg Type:	**R&D**			RBA:	**61,192 SF**
Bldg Status:	**Built 1975**			% Leased:	**0.0%**
Rent/SF/mo:	**For Sale**	Stories:	**1**	Zoning:	**ML**
Bldg Vacant:	**61,192 SF**	Building Far:	**0.28**	Owner Type:	**No**
Warehouse Avail:	**61,192 SF**	CAM:	-	Owner Occupied:	**No**
Office Avail:	**0 SF**	Land Area:	**215,622 SF**	Tenancy:	**Multiple Tenant**
Max Contig:	**61,192 SF**	Smallest Space:	**61,192 SF**	Lot Dimensions:	-
Ceiling Height:	**16'0"**	Crane:	**None**	Cross Docks:	-
Column Spacing:	-	Loading Docks:	**None**	Levelators:	**None**
Const Mat:	-	Drive Ins:	**None**	Sprinklers:	-
Rail Spots:	-	Rail Line:	-		

Power: **3000a/480v**
Parcel Number: **216-28-118**
Parking: **40 Surface Spaces are available; Ratio of 4.00/1,000 SF**



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SECTION 9

FOR SALE OR LEASE

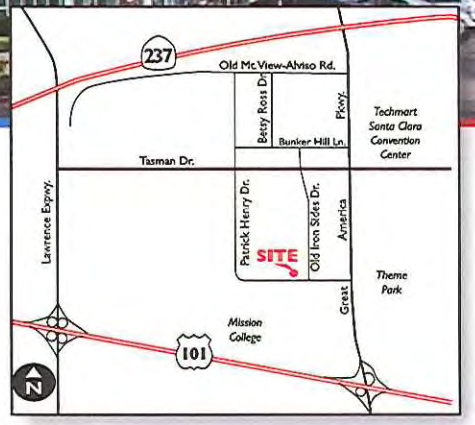
FREESTANDING/OFFICE/R&D | ±82,278 SF

A230

2901-2929 PATRICK HENRY DRIVE, SANTA CLARA

FEATURES

- ±82,278 SF Freestanding Office/R & D Building
- ±4,358 SF Server Room/Data Center with Dedicated HVAC
- 4000 Amps, 480/277 Volts
- Multiple Smaller-sized Labs
- 4/1,000 Parking
- Cubicles and Office Furniture Potentially Available
- Showers
- Outdoor Patio Area
- Large Break Room/All-Hands Meeting Area
- Two Dock Doors & Grade Level Ramp Access
- Call to Tour



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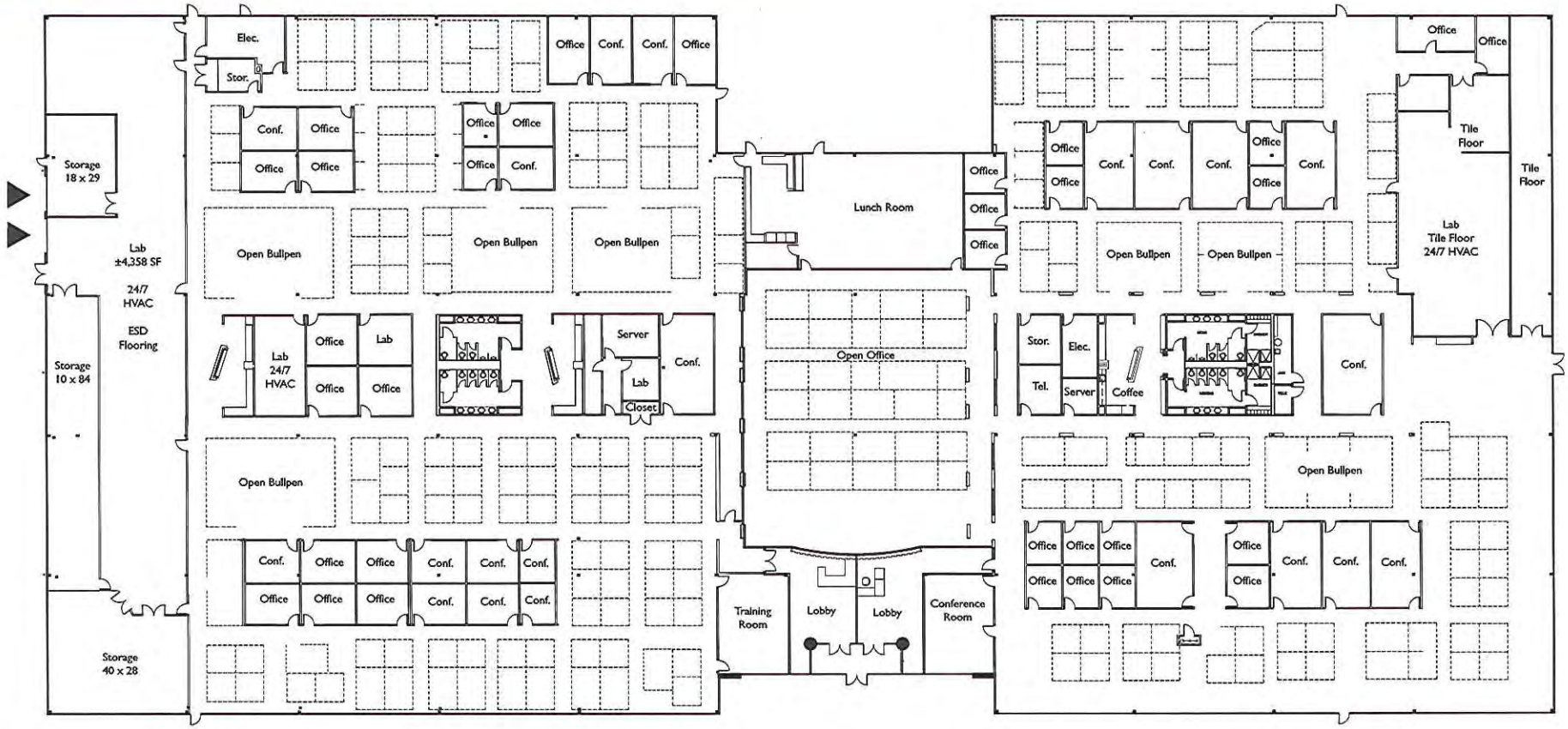
COLLIERS INTERNATIONAL

GVA Kidder Mathews

FOR SALE OR LEASE

2901-2929 PATRICK HENRY DRIVE, SANTA CLARA



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▶ = Dock Door

* Cubicles shown are approximate

DRAWINGS NOT EXACT/NOT TO SCALE

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