

WOLFE SQUARE

10050 & 10080 N Wolfe Road, Cupertino, CA



INVESTMENT SUMMARY

**RARE MULTI-TENANT INVESTMENT OPPORTUNITY IN THE SUPPLY-CONSTRAINED
CUPERTINO SUBMARKET**

Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

The Offering

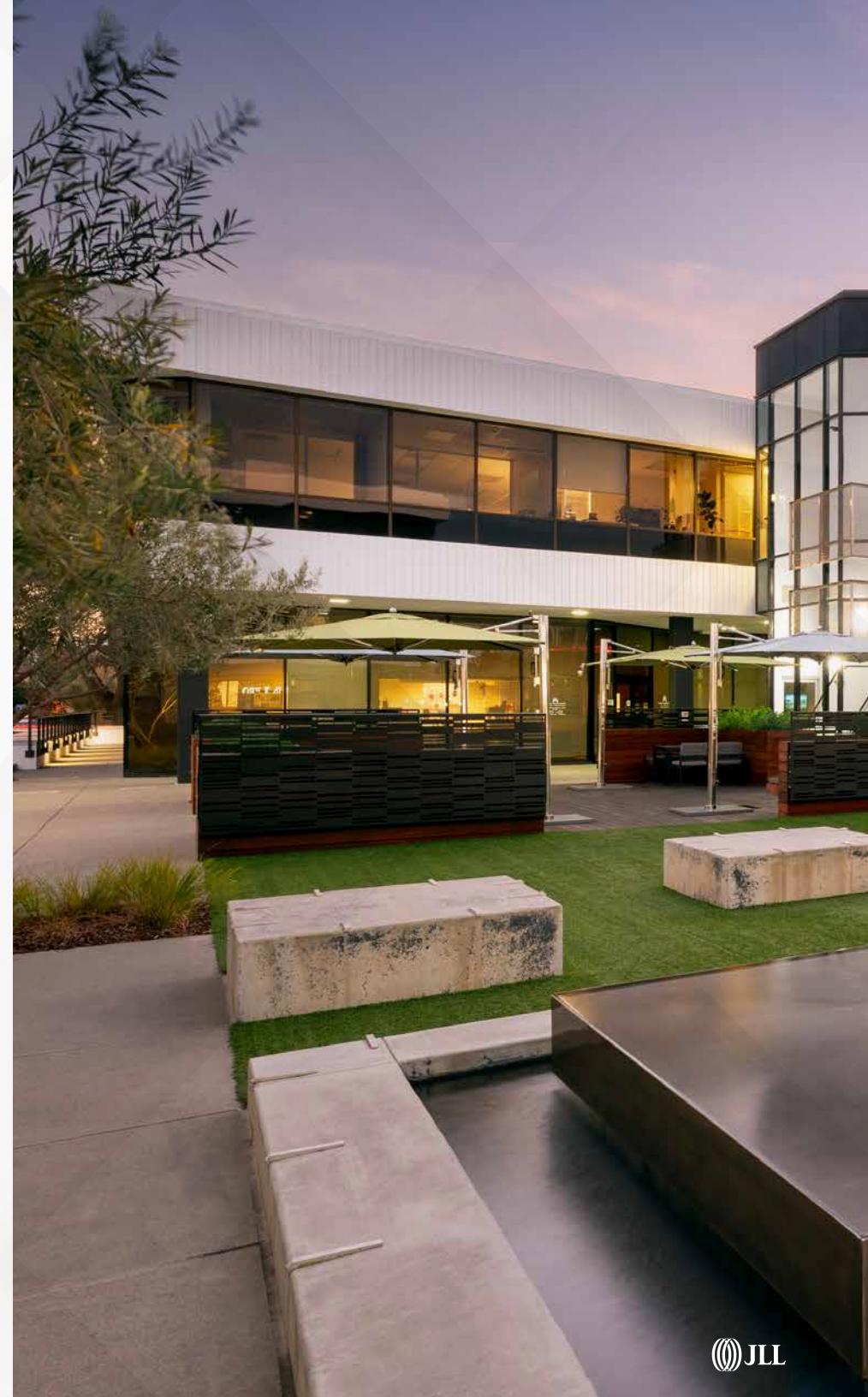
Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 10050 & 10080 N Wolfe Road (“Wolfe Square” or the “Property”), a three-building trophy office campus boasting best-in-class amenities and an advantageous location in the heart of Cupertino, California.

Built in 1972, Wolfe Square has been institutionally operated and maintained, benefiting from substantial capital investment across the campus. Located in the bullseye of the affluent Cupertino submarket, the Property sits adjacent to Main Street Cupertino and neighbors Apple’s global headquarters, providing an amenity-rich mixed-use environment and a desirable position for prestigious tenants seeking proximity to the world’s largest tech company. Wolfe Square is the premier multi-tenant office option within the Apple ecosystem. With a diversified rent roll composed of globally recognized firms, recent leasing activity has increased occupancy at the Property to 93.4% following the large new lease with LG Display and the expansions of Splashtop and Pacific Workplaces in December 2025.

Wolfe Square presents a rare opportunity to acquire a well occupied, institutionally maintained, multi-tenant office asset in the supply-constrained Cupertino submarket, all within walking distance of a dynamic, mixed-use environment surrounding Apple’s global headquarters.

PROPERTY SUMMARY

Address	10050 & 10080 N Wolfe Road, Cupertino, CA 95014
Buildings	Three (3): SW-1, SW-2, and SW-3
Stories	Two (SW-1 & SW-2) Three (SW-3)
Square Footage (As-Leased / BOMA)	117,795 SF / 118,730 SF
Year Built / Renovated	1972 / 2017
Occupancy (As of Jun-26)	93.4%
WALT (As of Jun-26)	4.0 Years
# of Tenants	10 Tenants
Parking Stalls	350 (3.0 per 1,000 SF)
APN	316-20-086
Site Size	4.4 Acres



Investment Highlights



INSTITUTIONALLY MAINTAINED
CLASS-A OFFICE CAMPUS WITH
LIMITED FUTURE CAPITAL
REQUIRED



LOCATED IN THE HEART OF THE
HIGHLY SUPPLY-CONSTRAINED
CUPERTINO SUBMARKET,
DIRECTLY ADJACENT TO APPLE'S
GLOBAL HQ



WOLFE SQUARE IS THE PREMIER
MULTI-TENANT OFFICE OPTION
WITHIN THE APPLE ECOSYSTEM



DIVERSIFIED RENT ROLL WITH
GLOBALLY RECOGNIZED
COMPANIES AND MULTIPLE
RECENT EXPANSIONS WITHIN THE
PROJECT



STEPS AWAY FROM MAIN STREET
CUPERTINO AND THE RISE,
DOWNTOWN CUPERTINO'S NEXT-
GENERATION MIXED-USE
ENVIRONMENT



AFFLUENT SILICON VALLEY
LOCATION WITH EXCELLENT
TRANSPORTATION ACCESS



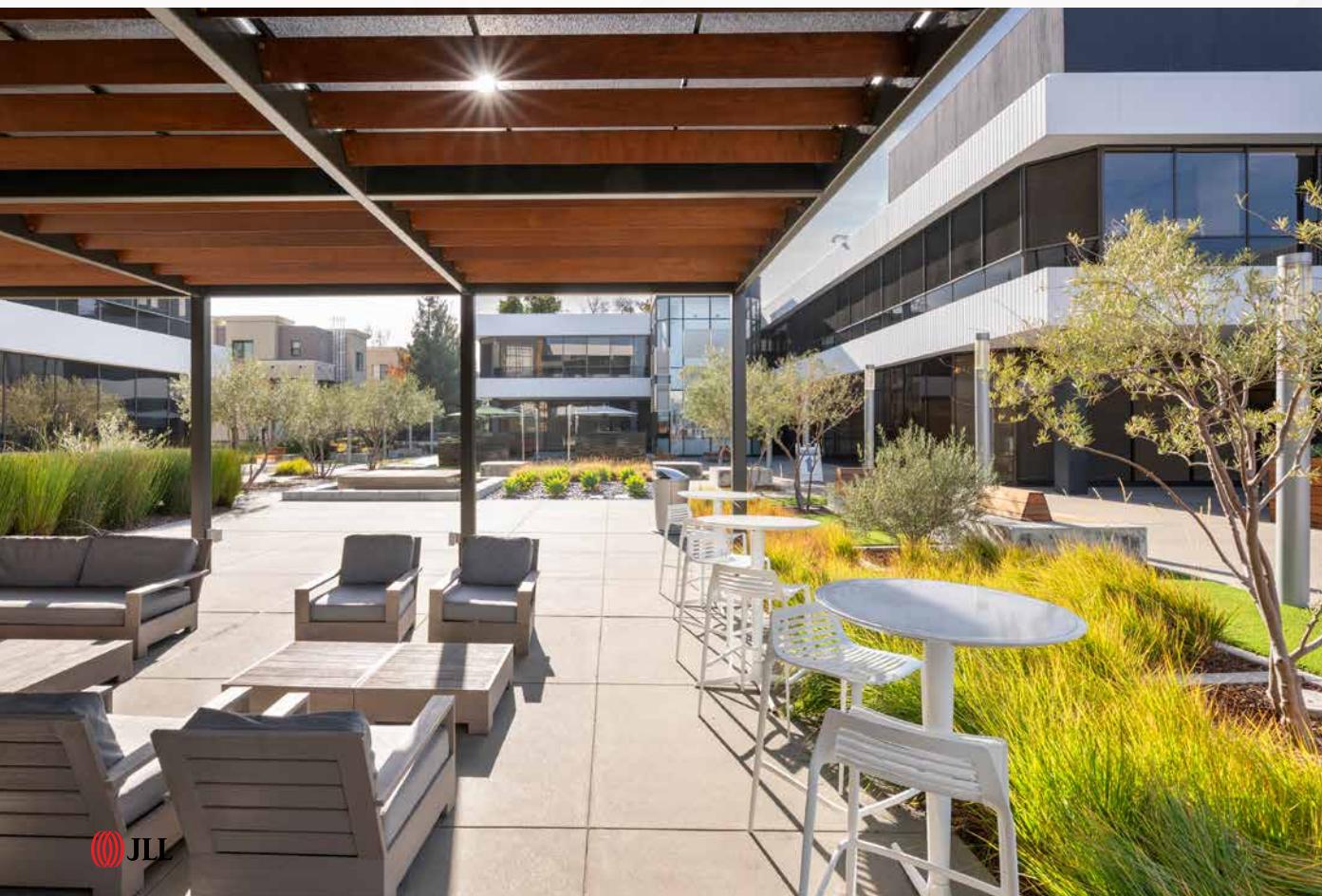
Dynamic Live-Work-Play Environment within Cupertino's Evolving Core

Wolfe Square benefits from its central location within one of Silicon Valley's most dynamic and evolving urban landscapes centered around Apple's global headquarters. The Property is set within a vibrant live-work-play environment, supported by a growing mix of retail, dining, and wellness amenities that enhance the tenant experience. Completed in 2016, Main Street Cupertino is just steps away and features 120 apartment units, a 180-key Marriott Hotel, and a curated mix of retail offerings including Philz Coffee, Pressed Juicery, and Orangetheory Fitness. Directly across the street from Wolfe Square, The Rise is slated to break ground in fall of this year and will redefine Cupertino's core. The strategic positioning of Wolfe Square between two vibrant ecosystems, current and future, makes it an ideal hub for tenants seeking identity, connectivity, and long-term relevance in the heart of Silicon Valley.









Key Property Highlights



HIGH-END OFFICE
SPACE CATERING TO A
VARIETY OF TENANTS



RECENTLY RENOVATED
BEST-IN-CLASS
OUTDOOR AMENITY
AREA



DIRECTLY ADJACENT TO
MAIN STREET
CUPERTINO RETAIL
OPTIONS



ABUNDANT SURFACE
PARKING WITH 350
STALLS (3.0 / 1,000 SF)



METICULOUSLY
LANDSCAPED WITH
SEVERAL LUXURIOUS
COMMON AREAS



TRANQUIL CAMPUS
SETTING WITH PRIVATE
ATMOSPHERE

GLOBALLY RECOGNIZED GROWTH-FOCUSED TENANCY IN THE HEART OF SILICON VALLEY

Wolfe Square's attractive rent roll spans a broad range of industries including technology, co-working, financial services, and health care. The Property is one of the only projects in Cupertino able to accommodate Apple vendors and suppliers seeking proximity to the tech giant's global HQ. Both industry leaders as well as growth stage startups are attracted to Wolfe Square for its:

- Proximity to Apple and other nearby global tech anchors
- Access to well-educated talent pool and executive housing
- Modernized interior build-outs and on-site outdoor amenities
- Vibrant live-work-play experience with walkability to Main Street Cupertino



RECENTLY RELOCATED HEADQUARTERS TO WOLFE SQUARE

Tenant	LG Display
Industry	Technology
Size (% of RSF)	20,490 SF (17.4%)
Lease Expiration	12/31/2030
Ownership	LG Electronics (S&P: BBB)
Website	lgdisplay.com



- Founded in 1958; over ~74,000 employees worldwide
- Global leader in OLED and LCD panels for TVs, monitors, and mobile devices
- Current Market Cap of \$4.26B and \$17.9B in annual revenue (2025)
- **Recently relocated their headquarters from North San Jose to Cupertino**
- **Wolfe Square now serves as LG Display's North American headquarters**

RECENTLY EXPANDED WITHIN WOLFE SQUARE

Tenant	Pacific Workplaces
Industry	Co-Working
Size (% of RSF)	20,208 SF (17.2%)
Lease Expiration	8/31/2034
Ownership	Private
Website	pacificworkplaces.com



- Founded in 2003 in San Francisco
- Privately owned and operated flexible office space provider
- 17 locations across California and Nevada
- Recently relocated from another Cupertino location to Wolfe Square
- Wolfe Square is among their fastest growing co-working locations
- **Recently expanded their footprint at Wolfe Square in December 2025 in response to increased demand**



RECENTLY EXPANDED & HEADQUARTERED AT WOLFE SQUARE

Tenant	Splashtop
Industry	Technology
Size (% of RSF)	20,184 SF (17.1%)
Lease Expiration	4/30/2031
Ownership	Private
Website	splashtop.com



- Founded in 2006 in Silicon Valley, now trusted by 85% of Fortune 500 companies
- Leaders in low-latency remote desktop software technology
- Reached unicorn status at \$1B valuation following a \$50M funding round in 2021
- Key investors include Sapphire Ventures and Draper Fisher Jurvetson
- ***Recently expanded their footprint at Wolfe Square***
- ***Recently moved headquarters from another Cupertino location to Wolfe Square***

Tenant	Kaiser Permanente
Industry	Healthcare
Size (% of RSF)	8,777 SF (7.5%)
Lease Expiration	12/31/2026
Ownership	Kaiser Foundation Health Plan (S&P: AA-)
Website	healthy.kaiserpermanente.org



- Founded in 1945; over 235,000 employees, including 24,000+ physicians
- One of the largest nonprofit healthcare providers in the US
- Reported \$115.8B in revenue (2024 YE) and \$2.6B net income (Q3 2025)
- Wolfe Square location houses administrative support for the South Bay region
- ***Has occupied Wolfe Square for over 20 years and renewed four times***



Unparalleled Connectivity,
Affluent Surroundings,
Top-Tier Talent Network

SEAMLESS BAY AREA ACCESS

Positioned with direct ingress and egress to Interstate 280, Wolfe Square offers unmatched regional mobility, enabling effortless access to the broader Bay Area, including San Francisco, San Jose, and the East Bay. This central location minimizes commute times for executives and employees alike, and improves the ability for tenants to hire top-tier talent.

SURROUNDED BY AFFLUENCE, ACADEMIC EXCELLENCE, AND PREMIER TALENT

Cupertino is bordered by some of Silicon Valley's most prestigious residential enclaves including Los Gatos, Saratoga, and Palo Alto. The area is anchored by one of the highest-rated public school districts in California and draws from a deep bench of tech-focused talent, fueled in part by its proximity to Stanford University and Santa Clara University. With an affluent population and a highly educated workforce, Cupertino continues to stand out as a premier location for innovation-driven companies and executives.





Commute Times

	DESTINATION	
15 Minutes	MOUNTAIN VIEW	6 Minutes
15 Minutes	SANTA CLARA	8 Minutes
18 Minutes	SAN JOSE INTERNATIONAL AIRPORT	10 Minutes
20 Minutes	STANFORD UNIVERSITY / PALO ALTO	13 Minutes
22 Minutes	SAN JOSE DIRIDON STATION	17 Minutes
25 Minutes	DOWNTOWN REDWOOD CITY	20 Minutes
31 Minutes	DOWNTOWN SAN MATEO	26 Minutes
29 Minutes	SAN FRANCISCO INTERNATIONAL AIRPORT / MILBRAE	32 Minutes
38 Minutes	SOUTH SAN FRANCISCO	36 Minutes
47 Minutes	SAN FRANCISCO	50 Minutes

*Caltrain times shown are from Sunnyvale Caltrain Station

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