














# For Lease

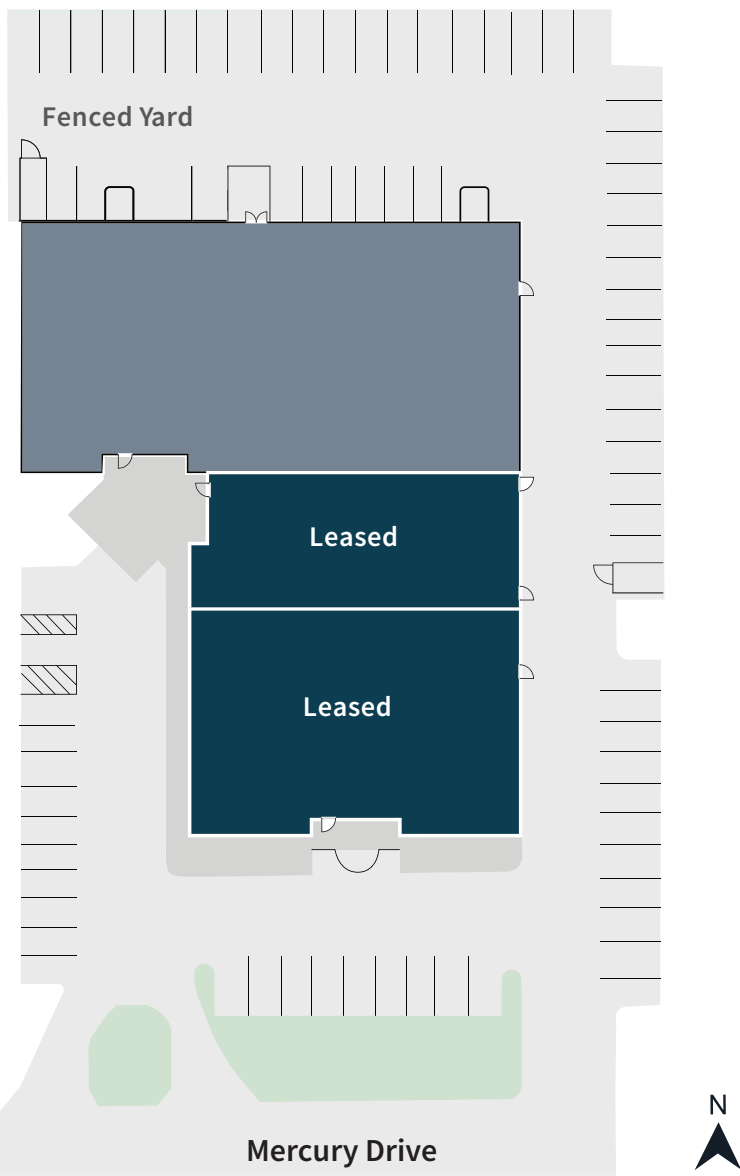
±10,731 SF Single-Story R&D / Production Space

532 Mercury Drive, Sunnyvale, California

# Property Highlights

-  ±10,731 SF for Lease
-  Recently Renovated Interiors
-  R&D with Excellent Manufacturing / Assembly / Warehouse Area
-  1 Grade Level Door
-  400 Amps, 120/208V, 3-Phase Power(Tenant to Verify)
-  Fully Fire Sprinklered
-  ±4 / 1,000 Parking
-  Rear Fenced Yard (Expandable)
-  1.9 miles to Caltrain and Easy Access to Hwy 101
-  Monument Signage
-  Zoning: M-S

## Site Plan

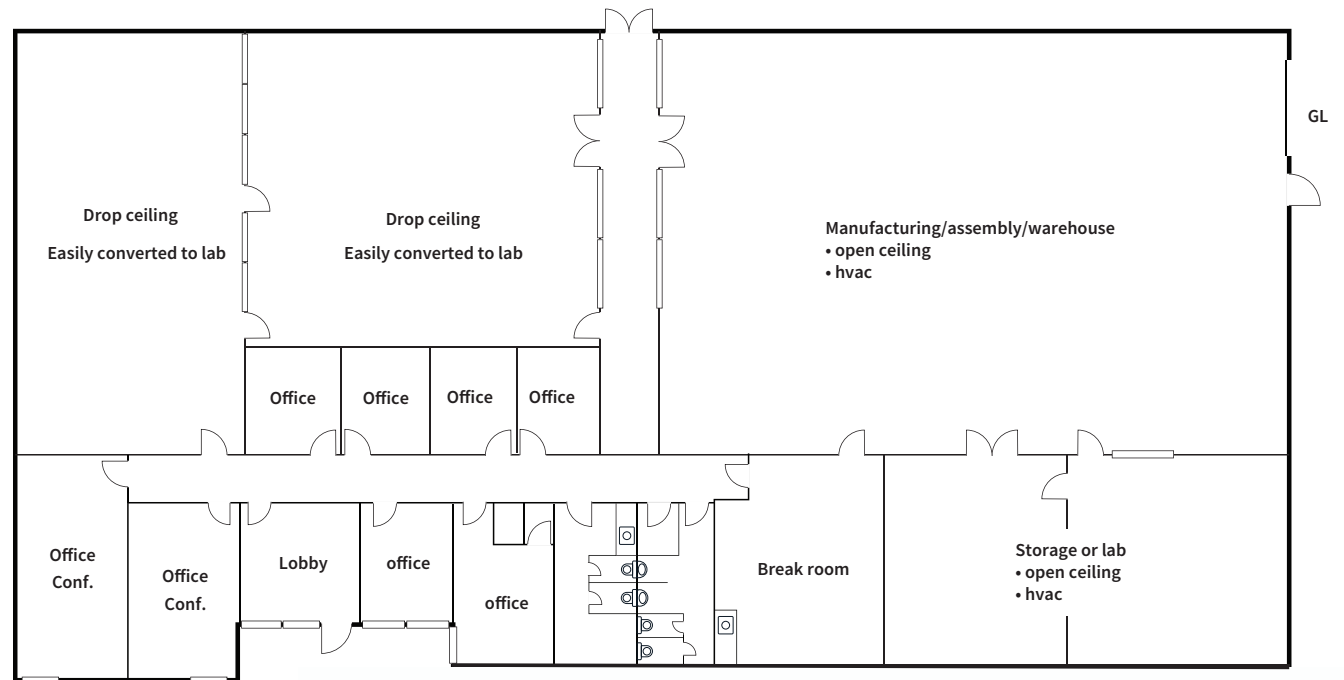


# Floor Plan

±10,731 SF

Available Now

- 6 (8) Offices
- 1 (2) Conference Rooms
- Open Office Area
- Restrooms
- Break Room
- Warehouse/Manufacturing
- Lab/Storage
- 400 Amps, 120/208V, 3-Phase Power (Tenant to Verify)
- 1 Grade Level Door
- Expandable Fenced Yard





## Location Overview



Convenient Sunnyvale Location  
with Easy Access to Hwys &  
Central Expressway



Highway 101  
0.6 miles, 2 min. drive



Santa Clara Square  
1.7 miles, 6 min. drive

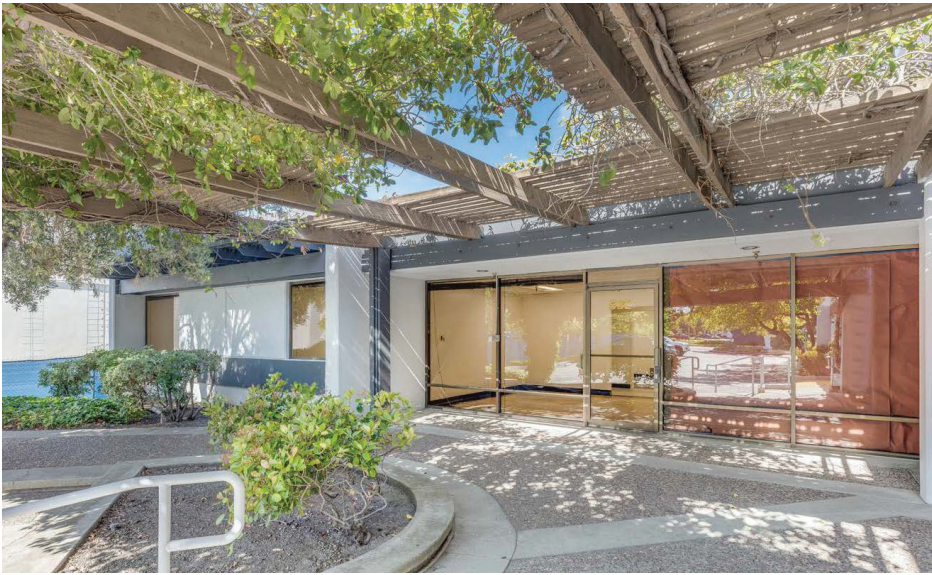


Lawrence Station  
1.9 miles, 6 min. drive



SJC International Airport  
5.9 miles, 9 min. drive









## Location

- |                           |                        |
|---------------------------|------------------------|
| 1. MERCADO                | 8. Panera Bread        |
| AMC Theatre               | 9. City Sports Club    |
| FedEx Office              | 10. Swathi Tiffins     |
| In-N-Out Burger           | 11. Valley Plaza Cafe  |
| Jamba                     | 12. Sizzler            |
| Krispy Kreme              | 13. Jack in the Box    |
| Panda Express             | 14. McDonald's         |
| Smoke Eaters              | 15. Santa Clara Square |
| Starbucks                 | Barebottle Brewing Co. |
| Subway                    | Chipotle               |
| T.J. Maxx                 | Fleming's              |
| Tomatina                  | Gong cha               |
| Walmart                   | The Halal Guys         |
| World Wrapps              | Il Fornaio             |
| 2. Residence Inn          | Jak's Authentic Indian |
| 3. McDonald's             | Lula's Chocolates      |
| 4. Merit Vegan Restaurant | Opal Authentic Greek   |
| Una Mas                   | OrangeTwist            |
| 5. Sports Basement        | Pacific Catch          |
| 6. Chaats & Curry         | Puesto                 |
| Myzen Ramen               | Sephora                |
| Tasty Subs & Pizza        | Sonder Living          |
| 7. Falafel Bite           | Tender Greens          |
| Pad Thai Cuisine          | Whole Foods Market     |
| What's More Cake          |                        |



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