

447 INDIO

Sunnyvale, CA

±31,515 Total SF
±19,105 SF Available
Flex/R&D Building

The Place to Be
Industry | **Talent** | **Amenities**



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Space Highlights



±19,105 SF Available



Grade-Level Roll-Up Door



Power 1,200 AMPS @ 220v



6 EV Charging Stations



14' Lab/R&D Clear Height



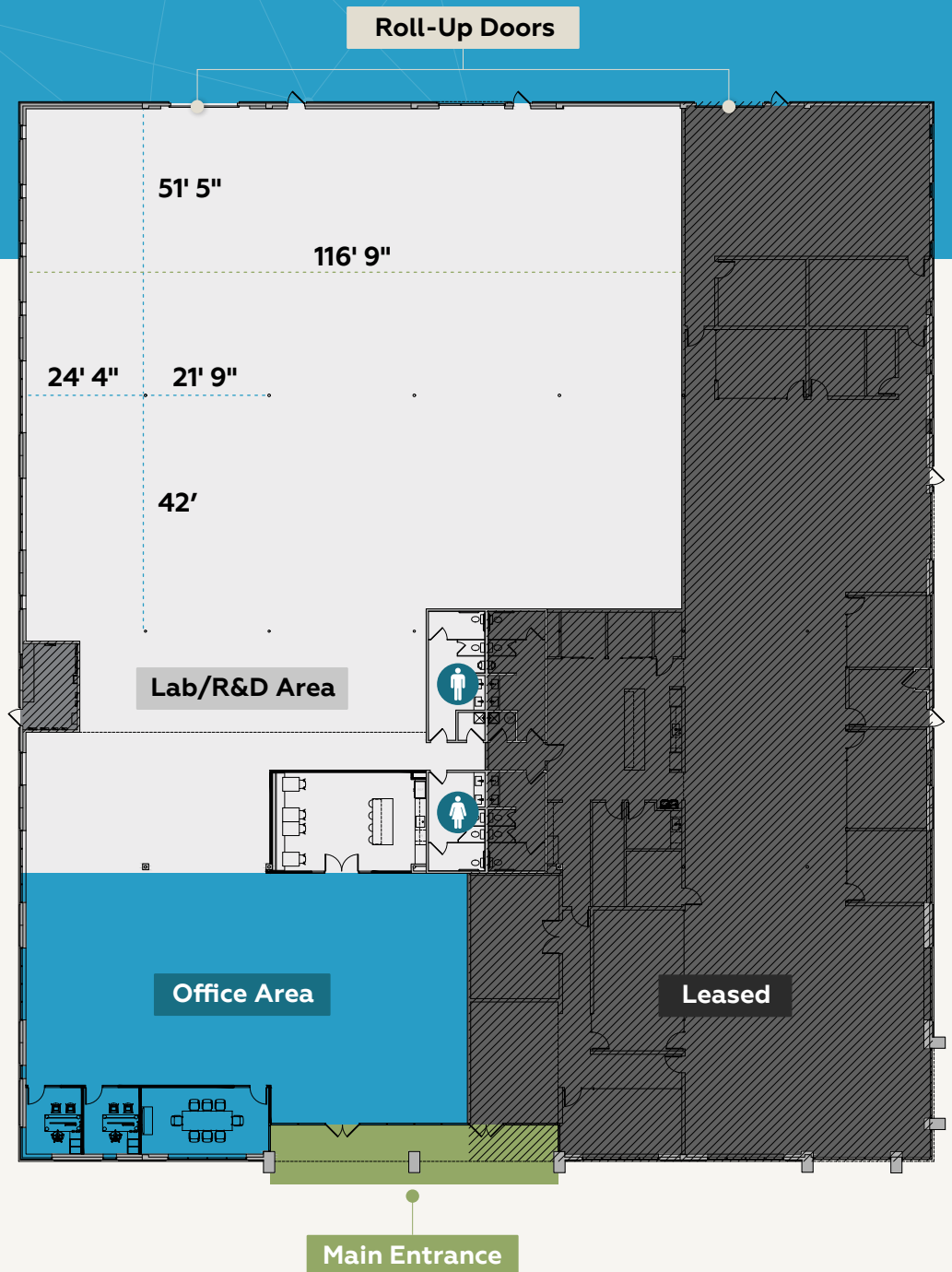
10' Office Drop Ceiling Height



3.5/1,000 Parking



100% HVAC @ 90 Tons



Space Buildout

447 Indio has been recently renovated as a high-end office and r&d space buildout. This warm shell space is ready for the next great tenant to customize and personalize it to be the best space possible.



Industry

447 Indio Way is located in the heart on Sunnyvale's Peery Park, proximate to some of the nation's leading tech, life science companies, and universities.



Talent

447 Indio Way is nestled in a prime location to find the best STEM talent possible. Some of the world's top universities with bioTech and STEM programs are just a few minutes away.

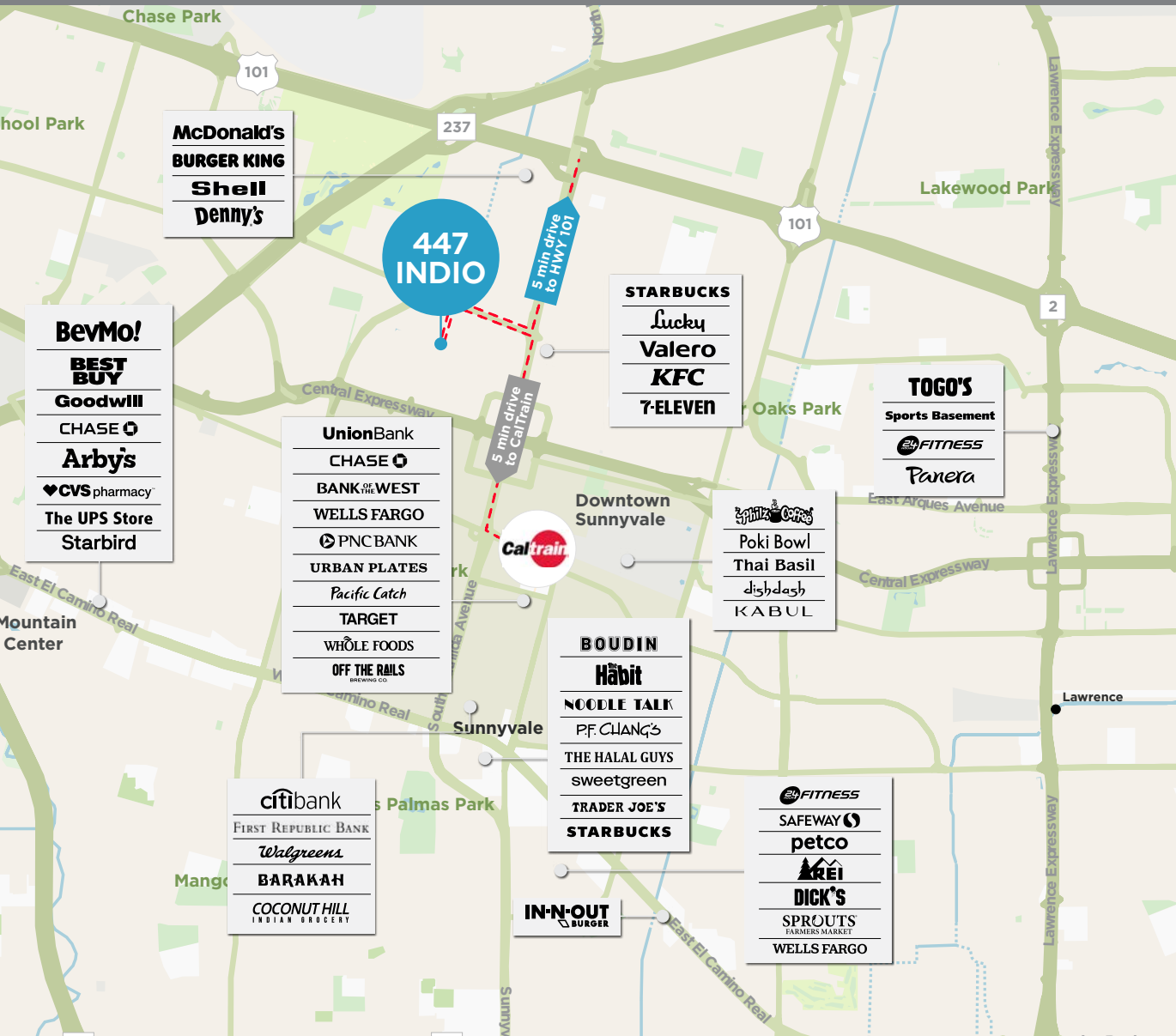
Labor Map

Variable	STEM Professionals
15 minutes	91,507
30 minutes	224,207
60 minutes	386,274



Amenities

447 Indio Way offers easy access to downtown Sunnyvale's nearby amenities, in addition to access to transit, shopping, and more!



447 INDIO

THE PLACE TO BE



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