

# MOFFETT GATEWAY

Premier Class "A" Office Buildings  $\pm 612,691$  Square Feet  
1225 & 1265 Crossman Avenue, Sunnyvale



## Project Highlights

- LEED Certified Platinum
- Two 7-Story Class "A" Office Towers
- Location at Highways 237 & 101
- On VTA Light Rail Station
- Parking Ratio: 3.3/1,000
- Ample Amenities within Walking Distance

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 **Newmark  
Cornish & Carey**

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**JAY PAUL  
COMPANY**

# MOFFETT GATEWAY

1225 & 1265 Crossman Avenue, Sunnyvale

Site Plan



**SITE DATA:**

SITE AREA	15.531 AC.
BLDG AREA	597,848 SF
AMENITIES	14,843 SF
<b>TOTAL BLDG AREA</b>	<b>612,691 SF</b>
FAR	.80 FAR
PARKING	1764 CARS (1/300 SF RATIO)
1ST FLOOR TO FLOOR HEIGHT	18'6"
2ND TO 7TH FLOORS	14'0"

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# MOFFETT GATEWAY

1225 & 1265 Crossman Avenue, Sunnyvale

Aerial



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# MOFFETT GATEWAY

1225 & 1265 Crossman Avenue, Sunnyvale



Perspective Views

±612,691 SQUARE FEET OFFICE



View from  
Java Drive and  
Crossman Avenue

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# MOFFETT

## GATEWAY

1225 & 1265 Crossman Avenue, Sunnyvale



Perspective Views

±612,691 SQUARE FEET OFFICE



View from  
Moffett Park Drive  
and Crossman Avenue

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# MOFFETT GATEWAY

1225 & 1265 Crossman Avenue, Sunnyvale

Amenities

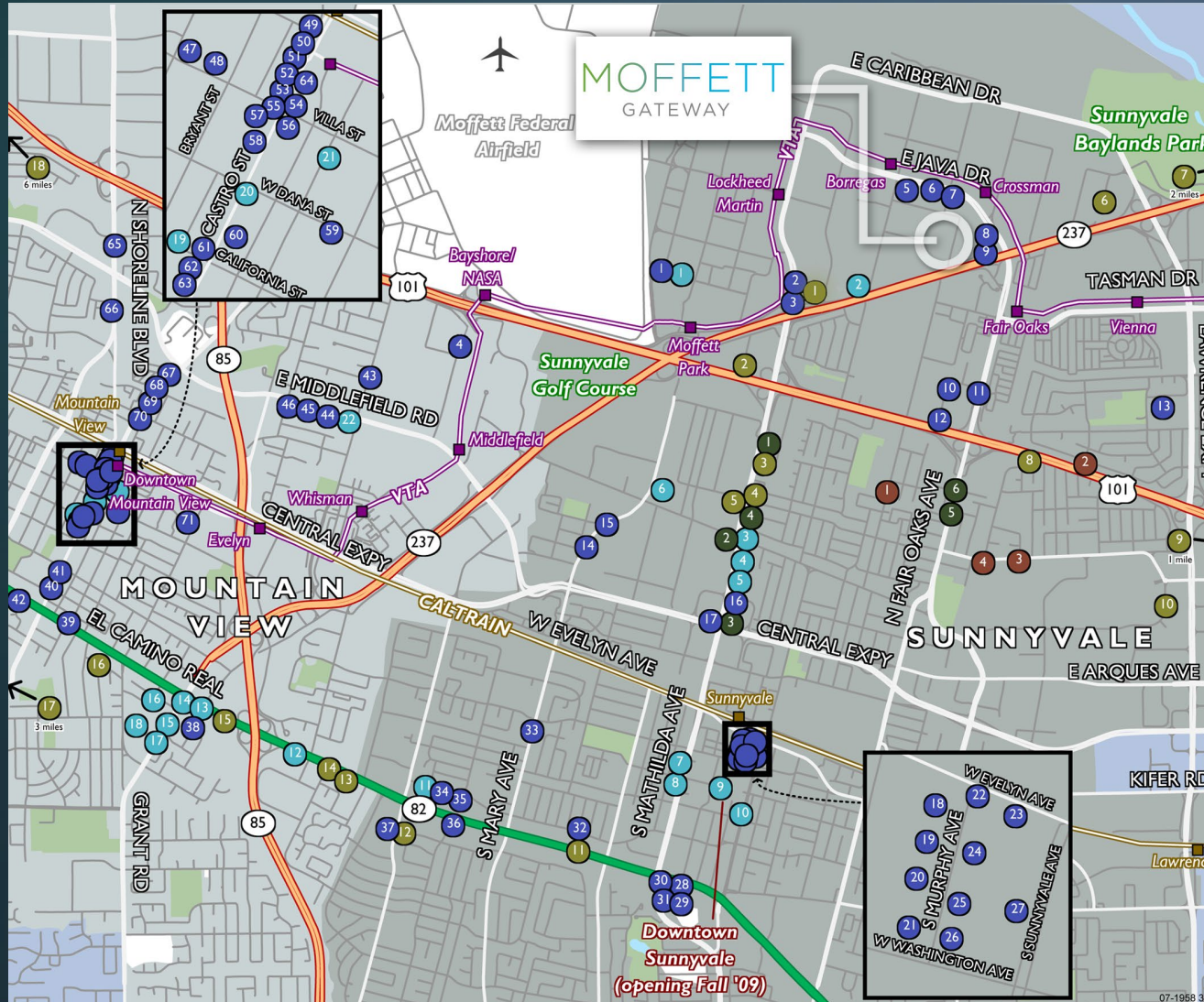


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# MOFFETT GATEWAY

1225 & 1265 Crossman Avenue, Sunnyvale

## Amenities Map



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# MOFFETT GATEWAY

1225 & 1265 Crossman Avenue, Sunnyvale

## Amenities Map Legend

### RESTAURANTS

Over 150 food locations within 3 miles and 1,860 within 10 miles of Moffett Towers.

#### 1 Le Boulanger

1080 Enterprise Way, Sunnyvale

#### 2 Faz

1108 N. Mathilda Avenue, Sunnyvale

#### 3 Asteria Grill

502 Ross Drive, Sunnyvale

#### 4 Specialty's Cafe

645 Ellis Street, Mountain View

#### 5 Ruby's Taqueria

821 Borregas Avenue, Sunnyvale

#### 6 Senza Brazilian Cuisine

250 E Java Drive, Sunnyvale

#### 7 Robee's Falafel

260 E Java Drive, Sunnyvale

#### 8 Café Melange

1220 Crossman Avenue, Sunnyvale

#### 9 Togo's

1200 Crossman Avenue, Sunnyvale

#### 10 Una Mas

550 E. Weddell Drive, Sunnyvale

#### 11 Lion and Compass

1023 N. Fair Oaks Avenue, Sunnyvale

#### 12 Le Petit Gourmet

520 E. Weddell Drive, Sunnyvale

#### 13 Giovanni's Pizzeria

1127 N Lawrence Expy, Sunnyvale

#### 14 Subway

415 N. Mary Avenue, Sunnyvale

#### 15 Jamba Juice

415 N. Mary Avenue, Sunnyvale

#### 16 Starbucks

460 N. Mathilda Avenue, Sunnyvale

#### 17 Le Boulanger

305 N. Mathilda Avenue, Sunnyvale

#### 18 Firehouse Grill & Brewery

111 S. Murphy Avenue, Sunnyvale

#### 19 Taverna Bistro

133 S Murphy Avenue, Sunnyvale

#### 20 Turmeric

141 S. Murphy Avenue, Sunnyvale

#### 21 Il Postale

127 W. Washington Avenue, Sunnyvale

#### 22 Del Monte Restaurant

100 S Murphy Avenue, Sunnyvale

#### 23 Hardy's Bavaria

111 West Evelyn Avenue, Sunnyvale

#### 24 Tarragon

140 S Murphy Avenue, Sunnyvale

#### 25 Fibbar Magees Irish Pub

156 S Murphy Avenue, Sunnyvale

#### 26 DishDash

190 S Murphy Avenue, Sunnyvale

#### 27 House of Kabobs

161 S Sunnyvale Avenue, Sunnyvale

#### 28 Chipotle

324 W El Camino Real, Sunnyvale

#### 29 Pomodoro

300 W El Camino Real, Sunnyvale

#### 30 PF Chang's

390 W El Camino Real, Sunnyvale

#### 31 Ginger Café

398 W El Camino Real, Sunnyvale

#### 32 Kabul

833 W El Camino Real, Sunnyvale

#### 33 Quizno's

251 S. Mary Avenue, Sunnyvale

#### 34 The Old Siam

1111 W El Camino Real, Sunnyvale

#### 35 Fresh Choice

1105 W El Camino Real, Sunnyvale

#### 36 Shalimar

1146 W El Camino Real, Sunnyvale

#### 37 Sugar Butter Flour Bakery

669 S Bernardo Avenue, Sunnyvale

#### 38 Chaat Paradise

165 E El Camino Real, Mountain View

#### 39 Amber Café

600 W. El Camino Real, Mountain View

#### 40 Amici's East Coast Pizzeria

790 Castro Street, Mountain View

#### 41 Le Boulanger

650 Castro Street, Mountain View

#### 42 Frankie Johnnie & Luigi Too

939 W El Camino Real, Mountain View

#### 43 Sumo Bento Express

425 N. Whisman Road, Mountain View

#### 44 Carl's Jr.

209 E Middlefield Road, Mountain View

#### 45 Clocktower Roasting Café

205 E. Middlefield Road, Mountain View

#### 46 Amate Cocina Mexicana

2205 Middlefield Road, Mountain View

#### 47 Tied House Café & Brewery

954 Villa Street, Mountain View

#### 48 Café TJ

938 Villa Street, Mountain View

#### 50 3TA

156 Castro Street, Mountain View

#### 51 Pasta?

160 Castro Street, Mountain View

#### 52 Amarin Thai Cuisine

174 Castro Street, Mountain View

#### 53 Zucca Ristorante

186 Castro Street, Mountain View

#### 54 Kapp's Pizza Bar & Grill

191 Castro Street, Mountain View

#### 55 King of Krung Siam

194 Castro Street, Mountain View

#### 56 Red Rock Coffee Co.

201 Castro Street, Mountain View

#### 57 Totoro

841 Villa Street, Mountain View

#### 58 Minh's

246 Castro Street, Mountain View

#### 59 Sushimoto

635 W. Dana Street, Mountain View

#### 60 Sono Sushi

357 Castro Street, Mountain View

#### 61 Shiva's

800 California Avenue, Mountain View

#### 62 Cascal

400 Castro Street, Mountain View

#### 63 Cantankerous Fish

420 Castro Street, Mountain View

#### 64 Xanh

110 Castro Street, Mountain View

#### 65 Taco Bell

975 N. Shoreline Blvd., Mountain View

#### 66 Round Table Pizza

570 N. Shoreline Blvd., Mountain View

#### 70 Shana Thai

311 Moffett Blvd., Mountain View

#### 71 La Fiesta

240 Villa Street, Mountain View

### HOTELS

Over 100 hotels within a 7.5 miles radius.

#### 1 Sheraton

1100 N Mathilda Avenue, Sunnyvale

#### 2 Summerfield Suites

900 Hamlin Court, Sunnyvale

#### 3 Larkspur Landing

748 N. Mathilda Avenue, Sunnyvale

#### 4 Days Inn

590 N. Mathilda Avenue, Sunnyvale

#### 5 Comfort Inn

595 N. Mathilda Avenue, Sunnyvale

#### 6 Wyndham Hotel

1300 Chesapeake Terrace, Sunnyvale

#### 7 Aloft Hotel

237 & Great America Pkwy, San Jose

Coming Q3 2010

#### 8 Vagabond Inn

816 Ahwanee Avenue, Sunnyvale

#### 9 Embassy Suites

2885 Lakeside Dr., Santa Clara 10

#### 10 Residence Inn

1080 Stewart Drive, Sunnyvale

#### 11 Grand Hotel Sunnyvale

865 W. El Camino Real, Sunnyvale

#### 12 Towne Place Suites

606 S. Bernardo Avenue, Sunnyvale

#### 13 Hilton Garden Inn

840 E El Camino Real, Mountain View

#### 14 Hotel Avante

860 E El Camino Real, Mountain View

#### 15 Homestead Studio Suites Hotel

190 E El Camino Real, Mountain View

#### 16 Pacific Hotel Lodge

64 W El Camino Real, Mountain View

#### 17 Crowne Plaza

4290 El Camino Real, Palo Alto

#### 18 Four Seasons Silicon Valley

2050 University Ave., E. Palo Alto

### SHOPPING/SERVICES

#### 1 Star One Credit Union

1080 Enterprise Way, Sunnyvale

#### 2 Oakmead Printing

233 E. Weddell Drive, Sunnyvale

Free pick-up & delivery

#### 3 Bank of America

484 N. Mathilda Avenue, Sunnyvale

#### 4 Lucky

484 N Mathilda Avenue, Sunnyvale

#### 5 Sparkle Clean Cleaners

478 N Mathilda Avenue, Sunnyvale

#### 6 Bernardo Shoe Repair

245 S Mathilda Avenue, Sunnyvale

#### 7 Wells Fargo Bank

295 S. Mathilda Avenue, Sunnyvale

#### 8 U.S. Post Office

580 N Mary Avenue, Sunnyvale

#### 9 Macys

200 W. Washington Avenue, Sunnyvale

#### 10 Target

211 W Iowa Avenue, Sunnyvale

#### 11 Longs Drugs

1165 W. El Camino Real, Sunnyvale

#### 12 Lucky

715 E El Camino Real, Mountain View

#### 13 Smart & Final

141 E El Camino Real, Mountain View

#### 14 Walgreens

121 E El Camino Real, Mountain View

#### 15 Blockbuster Video

1040 Grant Road, Mountain View

#### 16 Rite Aid

1040 Grant Road, Mountain View

#### 17 Nob Hill Foods

1350 Grant Road, Mountain View

#### 18 Marshalls

1040 Grant Road, Mountain View

#### 19 Longs Drugs

850 California Avenue, Mountain View

#### 20 Books Inc.

301 Castro Street, Mountain View

#### 21 U.S. Post Office

211 Hope Street, Mountain View

#### 22 Park Cleaners

235 E Middlefield Road, Mountain View

### PRESCHOOLS/INFANT CARE

#### 1 Columbia State Preschool

739 Morse Avenue, Sunnyvale

#### 2 Children's Creative Learning Center

794 Duane Avenue, Sunnyvale

#### 3 Rainbow Montessori

790 E. Duane Avenue, Sunnyvale

#### 4 California Young World Preschool

750 Lakewood Drive, Sunnyvale

### GAS STATION

#### 1 Mathilda Shell

776 N. Mathilda Avenue, Sunnyvale

#### 2 Mathilda Valero

498 N. Mathilda Avenue, Sunnyvale

#### 3 Mathilda 76

499 N. Mathilda Avenue, Sunnyvale

#### 4 Sunnyvale Beacon Gas

424 N. Mathilda Avenue, Sunnyvale

#### 5 Valero Service Station

698 N. Fair Oaks Avenue, Sunnyvale

#### 6 Baysshore 76

801 Fair Oaks Avenue, Sunnyvale

### AIRPORTS

San Jose

8 Miles

San Francisco

26 Miles

Oakland

35 Miles





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## Transportation Services



= 9 =



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## Transportation Schedule



**Peak Morning North Bound Service**

TRAIN NO.	207	215	217	225	227
San Jose	5:57	6:50	6:57	7:50	7:55
Santa Clara	6:02	x	7:02	x	8:02
Lawrence	6:12	x	7:12	x	8:12
Sunnyvale	6:18	7:00	7:18	8:00	8:18
Mountain View	<b>6:23</b>	<b>7:05</b>	<b>7:23</b>	<b>8:05</b>	<b>8:23</b>

**Peak Afternoon South Bound Service**

TRAIN NO.	260	264	270	274	280
Mountain View	<b>4:37</b>	<b>5:11</b>	<b>5:55</b>	<b>6:12</b>	<b>6:50</b>
Sunnyvale	4:42	5:16	5:55	6:17	6:55
Lawrence	4:46	x	6:01	x	7:01
Santa Clara	4:51	x	6:08	x	7:08
San Jose	5:00	5:27	6:16	6:28	7:16

**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	<b>6:38</b>	<b>7:43</b>	<b>8:43</b>	<b>9:43</b>

**Peak Afternoon North Bound Service**

TRAIN NO.	261	267	277	189
Sunnyvale	<b>3:58</b>	<b>4:58</b>	<b>5:58</b>	<b>7:04</b>
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



**Weekday - Peak Morning North Bound**

Winchester	5:18	5:34	5:49	6:04	6:19	6:34	6:49	7:04	7:19	7:34	7:49	8:04
San Jose Convention	5:36	5:52	6:07	6:22	6:37	6:52	7:07	7:22	7:37	7:52	8:07	8:22
Santa Clara Light Rail	5:40	5:56	6:11	6:26	6:41	6:56	7:11	7:26	7:41	7:56	8:11	8:26
Civic Center Light Rail	5:46	6:02	6:18	6:33	6:48	7:03	7:18	7:33	7:48	8:03	8:18	8:33
Metro Light Rail	5:51	6:07	6:23	6:38	6:53	7:08	7:23	7:38	7:53	8:08	8:23	8:38
Tasman	6:00	6:16	6:32	6:47	7:02	7:18	7:33	7:48	8:03	8:18	8:32	8:47
Lockheed Martin Transit	6:18	6:35	6:51	7:06	7:21	7:37	7:52	8:07	8:22	8:37	8:51	9:06
Moffett Park	6:22	6:39	6:55	7:10	7:25	7:41	7:56	8:11	8:26	8:41	8:55	9:10

**Weekday - Peak Morning South Bound**

Moffett Park	<b>4:07</b>	<b>4:22</b>	<b>4:37</b>	<b>4:52</b>	<b>5:07</b>	<b>5:22</b>	<b>5:37</b>	<b>5:52</b>	<b>6:07</b>	<b>6:22</b>	<b>6:37</b>	<b>6:52</b>
Lockheed Martin Transit	4:07	4:22	4:37	4:52	5:07	5:22	5:37	5:52	6:07	6:22	6:37	6:52
Whisman	4:15	4:30	4:45	5:00	5:15	5:30	5:45	6:00	6:15	6:30	6:45	7:00
Mountain View	4:19	4:34	4:49	5:04	5:19	5:34	5:49	6:04	6:19	6:34	6:49	7:04

**Weekday - Peak Afternoon South Bound**

Moffett Park	4:12	4:27	4:42	5:04	5:12	5:27	5:42	5:57	6:12	6:27	6:42	6:57
Lockheed Martin Transit	4:16	4:31	4:46	5:01	5:16	5:31	5:46	6:01	6:16	6:31	6:46	7:01
Tasman	4:34	4:49	5:04	5:19	5:34	5:49	6:04	6:19	6:34	6:49	7:04	7:19
Metro Light Rail	4:44	4:59	5:14	5:29	5:44	5:59	6:14	6:29	6:44	6:59	7:14	7:29
Center Light Rail	4:49	5:04	5:19	5:34	5:49	6:04	6:19	6:34	6:49	7:04	7:19	7:34
Santa Clara Light Rail	4:57	5:12	5:27	5:42	5:57	6:12	6:27	6:42	6:57	7:12	7:27	7:42
San Jose Convention	5:01	5:16	5:31	5:46	6:01	6:16	6:31	6:46	7:01	7:16	7:31	7:46
Winchester	5:19	5:34	5:49	6:04	6:19	6:34	6:49	7:04	7:18	7:33	7:48	8:03

**Weekday - Peak Afternoon North Bound**

Moffett Park	<b>4:07</b>	<b>4:22</b>	<b>4:37</b>	<b>4:52</b>	<b>5:07</b>	<b>5:22</b>	<b>5:37</b>	<b>5:52</b>	<b>6:07</b>	<b>6:22</b>	<b>6:37</b>	<b>6:52</b>
Lockheed Martin Transit	4:07	4:22	4:37	4:52	5:07	5:22	5:37	5:52	6:07	6:22	6:37	6:52
Whisman	4:15	4:30	4:45	5:00	5:15	5:30	5:45	6:00	6:15	6:30	6:45	7:00
Mountain View	4:19	4:34	4:49	5:04	5:19	5:34	5:49	6:04	6:19	6:34	6:49	7:04

= 10 =

# MOFFETT GATEWAY

1225 & 1265 Crossman Avenue, Sunnyvale

## Building Specifications

- **BUILDING ADDRESS**  
1225 & 1265 Crossman Avenue, Sunnyvale
- **BUILDING OWNER**  
Jay Paul Company
- **BUILDING ARCHITECT**  
DES Architects + Engineers
- **INTERIOR ARCHITECT**  
DES Architects + Engineers
- **CONTRACTOR**  
Level 10 Construction
- **EXTERIOR MATERIAL**  
Buildings 1 & 2: Glass and Aluminum  
Curtain Wall with High Performance Glazing  
Amenities Building: Glass and Aluminum  
Curtain Wall with Aluminum Panels  
Parking Garage: Cast-in-Place Concrete,  
Curtain Wall Panels
- **NUMBER OF FLOORS**  
7
- **TOTAL NET RENTABLE AREA**  
±612,691 Square Feet (2 Office Buildings  
and Amenities Building)  
Each Office Building: ±298,924 SF  
Amenities Building: ±14,843 SF  
High Garden at Parking Structure:  
±28,000 SF
- **TYPICAL FLOOR SIZE**  
±42,500 Square Feet
- **SLAB-TO-SLAB**  
First to Second: 18' - 6"  
Second to Seventh: 14' - 0"/floor  
First to Penthouse: 118' - 6"
- **FINISHED CEILING HEIGHT:**  
First Floor: 14'-6"  
Upper Floors: 10'-0"
- **WINDOW DIMENSIONS:**  
First Floor: Floor to Ceiling Curtain  
Wall 14'-6"  
Upper Floors: Floor to Ceiling Curtain  
Wall 10'-0"
- **COLUMN SPACING**  
30'x49', 30'x30' Bays
- **RESTROOM FINISHES**  
Cast Stone Countertops  
Ceramic Tile Floors and Walls
- **ELEVATORS**  
Office Buildings: Four (4) Passenger  
3,500 lb capacity, 500 fpm and 1 Service  
4,000 lb capacity, 350 fpm  
Garage/Amenities: One (1) Passenger  
4,000 lb, 150 fpm
- **PARKING**  
3.33 per 1,000 SF
- **GENERATORS**  
450 kW Cummins Diesel generator at each building  
Provisions for 2,000 kW Future Generator each  
building
- **TOTAL COOLING CAPACITY**  
92 Tons per floor for house cooling  
Two (2) piping risers per building that can  
each handle 4W/SF of auxiliary load
- **ELECTRICAL**  
6,000 Amps/Building: 4,000 Amps Tenant  
and 2,000 Amps Base Building
- **SECURITY**  
Wired for Key Card
- **HVAC**  
Perimeter reheat VAV system  
650 tons chilled water capacity,  
Web-based ALC DDC control system
- **EV READY**  
100 Prewired Stalls
- **SHOWERS**  
Provided at Amenities Building
- **TECHNOLOGY AND COMMUNICATIONS**  
Campus: Diverse Public Carrier entry  
conduit to campus. Four (4) 4" conduits to  
each building MPOE Private conduit  
connectivity between each building with  
separate vault structure  
Buildings: Two (2) stacked IDF per floor  
Individual 4" conduits from MPOE to  
each IDF

= 11 =

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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