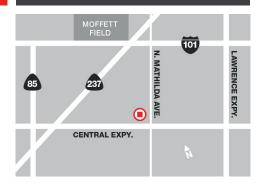
## IRVINE COMPANY



#### 323 N. Mathilda 323-325 N. Mathilda Avenue • Sunnyvale, CA 94085

Power productivity at 323 N. Mathilda, a single-story Office/R&D building in sought-after Peery Park. This prime location puts your business in the heart of Silicon Valley's innovation corridor near leading Fortune 500 tech firms.

#### Silicon Valley Sunnyale



### Productive Workplace Community

- 20,000 SF of efficient Office/R&D workspace
- Plush and comfortable outdoor lounge furniture
- Exterior facade upgrades and complete interior renovations
- Signage opportunities offer visibility for prominent brand recognition
- Attentive customer service with industry-leading response times
- Near Sunnyvale Square Shopping Center and Sunnyvale Town Center
- Close to world-class universities and research centers
- Minutes to the San Jose International Airport
- Easy access to all 4 major North/South freeways

#### Exceptional Today. Even Better Tomorrow.®

# / Work Smart. Live Well.<sup>®</sup> /



#### **Culinary Experiences**

Whether your team needs a quick lunch or catered meal, satisfying options like Tu Mero Mole, Pasta Market and Katana Sushi & Sake are just minutes away.

#### Silicon Valley Innovation Hub

An ideal location near world-class universities and research centers drive discovery and innovation through collaborative partnerships and talent recruitment.

#### **Exterior & Interior Reinvestment**

Exterior facade upgrades including sizable window additions and complete interior improvements.

### Workday Conveniences

Shopping and amenities abound in 49+ neighborhood/regional centers in revitalized downtown Sunnyvale, including Sunnyvale Town Center.

#### Service + Support

Irvine Company's dedicated Customer Resource Team proactively anticipates your needs to provide seamless support and uninterrupted service.

For leasing information, call: **418.330.0100** 5451 Great America Parkway, Suite 201 Santa Clara, California 95054 **IrvineCompanyOffice.com** 



Our mission is to provide you with **Vibrant Workplace Communities**<sup>\*</sup>, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.

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