



Central Research Park

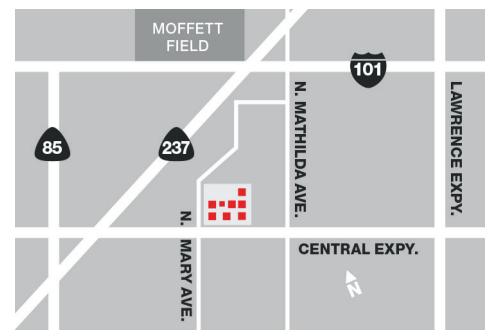
884-919 Hermosa / 310 & 324 N. Mary Ave. / 345, 475 & 477 Potrero

Central Research Park is an eight building campus in the heart of Sunnyvale with top-tier office/R&D space. The elegant, contemporary building design offers tenants and visitors alike a premier business environment. A prime location near top universities and research centers drives talent recruitment, project collaboration, and business innovation.

Productive Workplace Community

- 468,953 SF of mixed-use Office/R&D space
- Freestanding corner location highlights corporate identity
- Close to world-class universities and research centers
- Ideal for customers requiring office, warehouse and lab space
- Abundant and convenient surface parking
- Minutes to the San Jose International Airport
- Dedicated electrical and HVAC systems with grade-level loading
- Near Sunnyvale Square Shopping Center and Sunnyvale Town Center
- Easy access to 4 major North/South freeways

Silicon Valley
Sunnyvale



/ Work Smart. Live Well.® /



Culinary Experiences

Whether your team needs a quick lunch or catered meal, satisfying options like Le Boulanger, Seto Japanese Cuisine, and Gombei Bento are just minutes away.

Entrepreneurial Ecosystem

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

ReadyNow® Offices

Custom-crafted suites support your business needs and minimize disruption with fast move-in, high-quality design, and flexible lease terms.

Workday Conveniences

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

Service + Support

Irvine Company's Customer Resource Team is your partner in productivity, delivering 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**®, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.