



INNOVATIVE BY NATURE

- 1.3M sq. ft. of modern, open workspace on 42 acres
- Central pedestrian pathline connects 11 geometric buildings, amenities, and open-air gathering areas
- Connected indoor/outdoor workspaces and central amenity hub offer a private-campus experience for larger companies
- Three perimeter, covered parking structures, 3.3/1,00

NATURAL CONNECTIONS

- Groves of 283 towering redwoods complement a meticulously-landscaped campus of more than 700 trees
- Private patios and balconies bring the lush landscape into the workspace, inviting employees to get outside and connect with nature along the central pathline and into the fresh air

DESIGNED FOR WELLNESS

- Buildings designed with indoor/outdoor patios and terraces bringing fresh air and sunlight into the workspace
- Industry-leading wellness systems built-in upfront including premium MERV-13 air filtration for healthier circulation
- 10'-11'-4" H floor-to-ceiling, highly-efficient Viracon glass window system maximizes interior daylight

FLEXIBLE WORKSPACE

- Nine 3-story buildings offer 95K-121K sq. ft.
- Two 4-story buildings offer 140K-167K sq. ft.
- 35K-40K sq. ft. column-free floor plate
- Highly-efficient 10' - 11' 4" H floor-to-ceiling glass with Viracon glazing, double-pane for optimized energy efficiency and noise reduction

IMMERSIVE AMENITIES

- Two-story amenity hub offers dining, grab-and-go marketplace, a private fitness center, lounge, pre-function area
- Abundant outdoor meeting and seating areas for space beyond the office or for moments to unwind and refresh

SUSTAINABILITY

- Targeting LEED® Gold Certification
- Certified Designed to Earn the ENERGY STAR® by U.S. Environmental Protection Agency
- Abundant EV charging stations, 3% of total spaces

CONNECTED TECH HUB

- Central Sunnyvale location quickly connects to neighboring tech cities and gives an unparalleled recruiting advantage to expand reach for quality talent across the Bay Area and neighboring world-class universities
- Immediate access to Highways 101, 237 and Central Expressway
- Direct access to Sunnyvale's bicycle network providing seamless multi-county commuting and connects teams to residential communities and surrounding amenities
- Unique commuting and shuttle programs provide on-demand travel from the work-place to local Caltrain stations and Downtown Sunnyvale
- Minutes to downtown Sunnyvale, Mountain View, San Jose and San Jose Int'l. Airport

PROJECT TEAM

- Developer: Irvine Company
- Design Architect: Arquitectonica
- Executive Architect: LPA, Inc.
- Landscape Architect: OJB

FOR LEASING INFORMATION CALL **408.330.0100** OR VISIT **PATHLINEPARK.COM**