

188

SOUTH MURPHY AVE

Sunnyvale, California

2ND FLOOR OFFICES FOR LEASE



PC INC PRIME COMMERCIAL
INCORPORATED

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PROPERTY HIGHLIGHTS

188 SOUTH MURPHY AVE, Sunnyvale

- Second Floor Office Spaces
- Located at the Northeast Corner of Washington St. and South Murphy Ave.
- Central Downtown Sunnyvale Location Steps from Restaurants, Cafes, Nightlife, and Retail Shops
- One Block South of the Sunnyvale CalTrain Station
- Sunnyvale's New City Line Shopping Center
* Featuring Whole Foods Market, Target, & AMC Theaters Located Immediately to the South
- Public Parking Conveniently Located to the Rear and Across the Street



CALL AGENT FOR SPECIAL PRICING!

TRAFFIC COUNTS: (CARS PER DAY)

Evelyn Ave	8077 ADT
Sunnyvale Ave	13515 ADT
Mathilda Ave	10850 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Avg. Household Income	\$232,821	\$243,019	\$242,927
Population (Total)	34,202	227,486	470,490
Daytime Population	30,861	247,851	590,443



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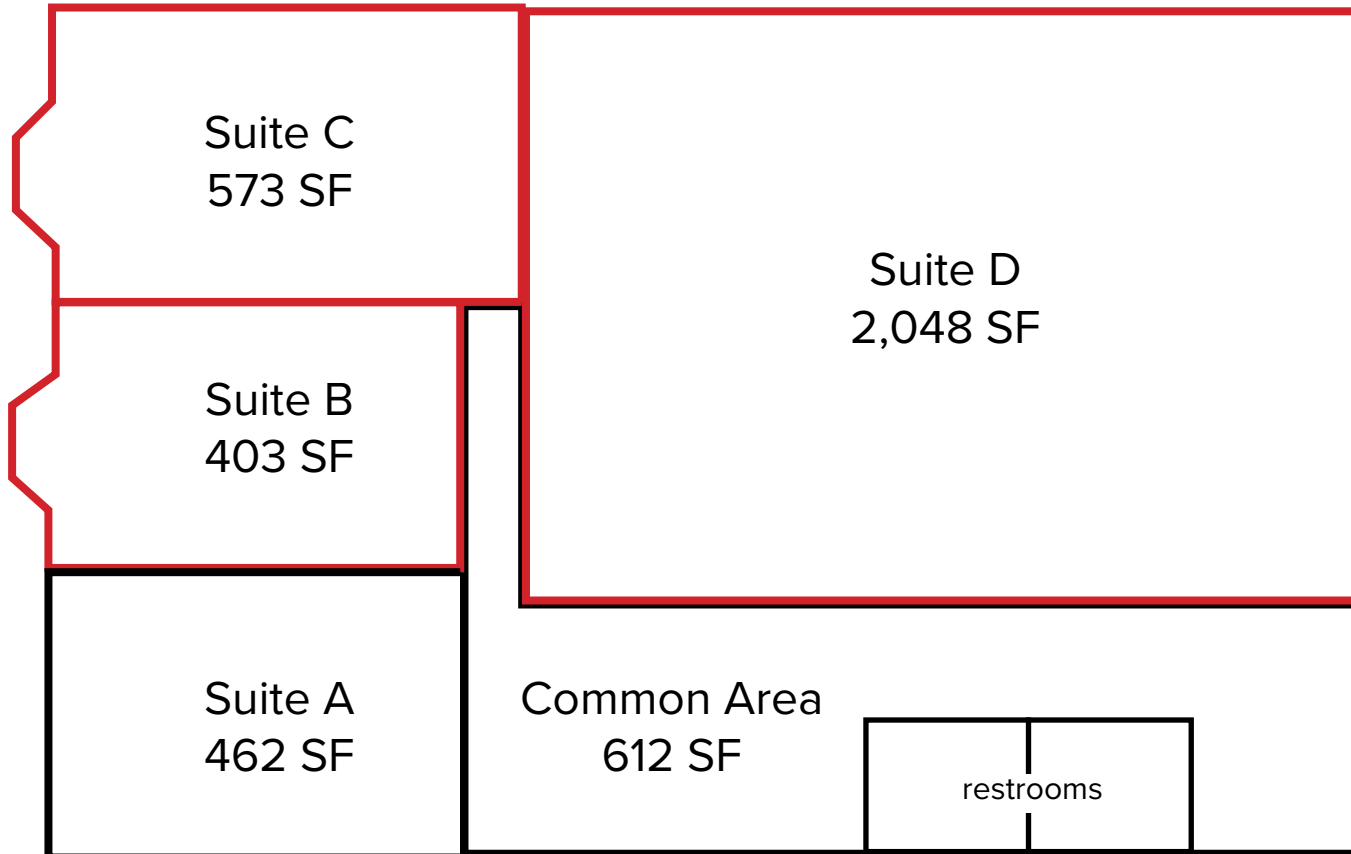
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FLOOR PLAN

188 SOUTH MURPHY AVE, Sunnyvale

S. Murphy Ave



Available Space

Suite B	403 SF
Suite C	573 SF
Suite D	2,048 SF

Price Per Month

Suite B	\$4.00 / sf / NNN
Suite C	\$4.00 / sf / NNN
Suite D	\$2.00 / sf / NNN

DOWNTOWN SUNNYVALE

188 SOUTH MURPHY AVE, Sunnyvale

Welcome To
Sunnyvale
Downtown

- Restaurant
 - Retail
 - Wellness
 - Housing
 - Other
- P 3 Hr Parking
 - P Underground Parking
 - P Caltrain Parking
Free Parking after 6pm
 - No Overnight Parking
 - Some limited street parking



Map Not To Scale

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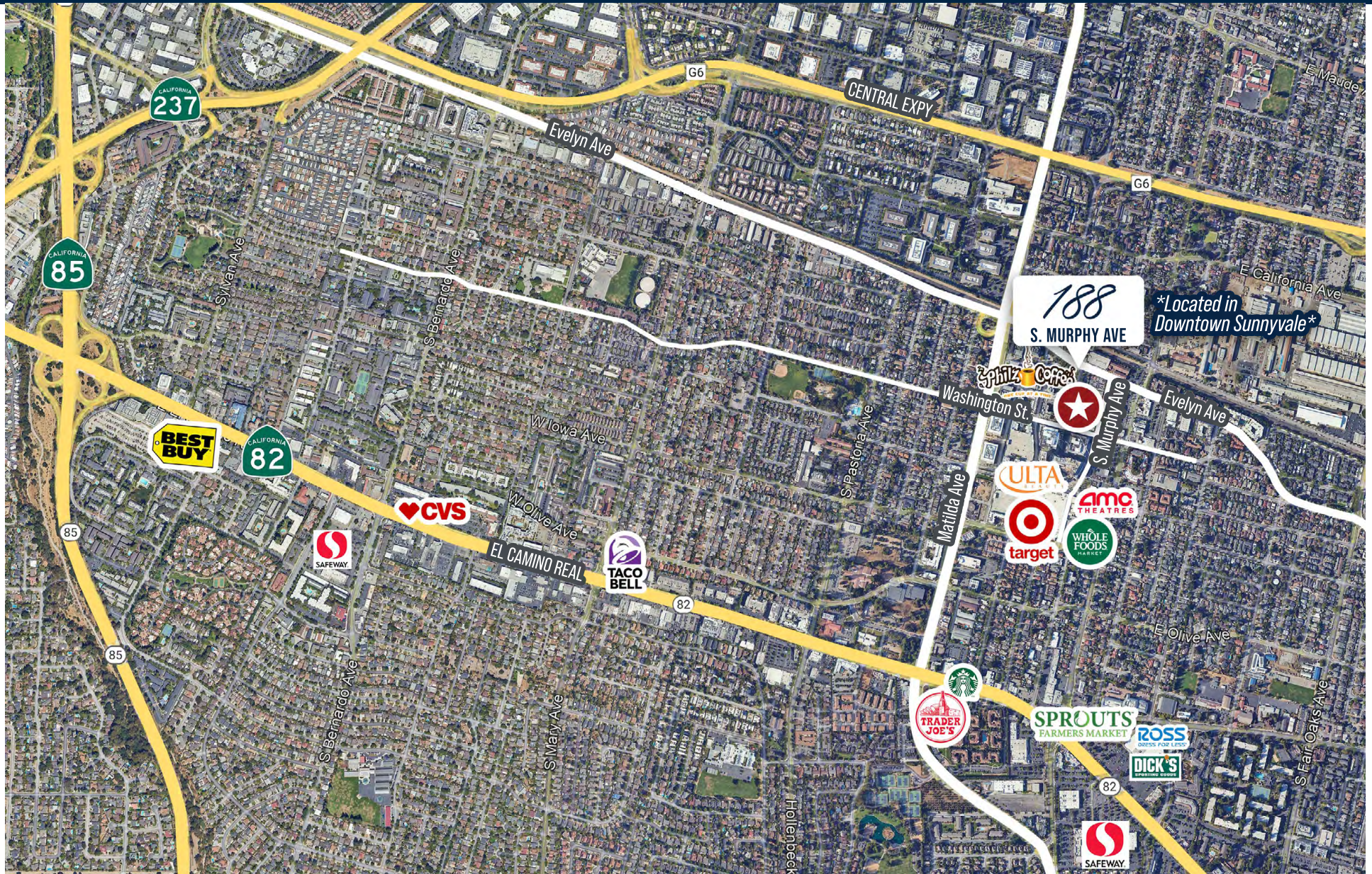
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AREA MAP

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