

ALL THE ELEMENTS ALIGN – INSIDE + OUT

DELIVERY FOR TENANT CONSTRUCTION

Q4 2022

OCCUPANCY

Q1 2023

TRANSPORTATION

400' from Sunnyvale CalTrain Station and various public bus lines

PARKING

- » 4 levels of private and secured underground parking in building
- » Unlimited free employee parking permitted in adjacent underground garage
- » 26 electric vehicle charging spaces

GREEN SPACE

- » Living walls along Altair Way streetscape and interior living wall in main lobby
- » Plaza del Sol Park directly across main lobby
- » 30' tall Indoor/Outdoor Lobby
- » Landscaped Rooftop Workspace
- » Close proximity to historic Murphy Avenue

FITNESS FACILITIES

- » Men's and Women's shower and locker rooms
- » 3 On-Site Fitness Rooms – Weights, Cardio, Yoga

BICYCLES

- » Dedicated and secured bike storage in garage levels
- » Flexibility to add additional bike/shower lockers on every level

CORE+SHELL ELEMENTS

- » Finished restrooms on each floor
- » Operable windows on each floor

FLOOR-TO-FLOOR

- » Floor 1: 16' high
- » Floors 2-7: 14' high

FLOOR LOAD

100 psf live load for office floors

ELECTRICITY

4000A, 480V

HVAC

- » MERV 15 Filtration
- » Base building system to consist of a 240-ton variable refrigerant flow system (VRF) with 35,000 CFM energy recovery (ERV) dedicated outside air units (DOAS)
- » Refrigerant piping supplied to each office floor for future connection

EMERGENCY BACKUP

- » Emergency power for fire and life safety loads, essential base building loads including security and operation of the base building vertical circulation systems, and MPOE Room
- » Dedicated mechanical areas on roof for additional generators or cooling equipment.

TELECOM

- » Five fiber service providers: Wave Broadband, CenturyLink, Zayo, AT&T, and Comcast Business
- » Two riser pathways to each tenant in the building
- » Two fully diverse cable pathways from the street

Altair