

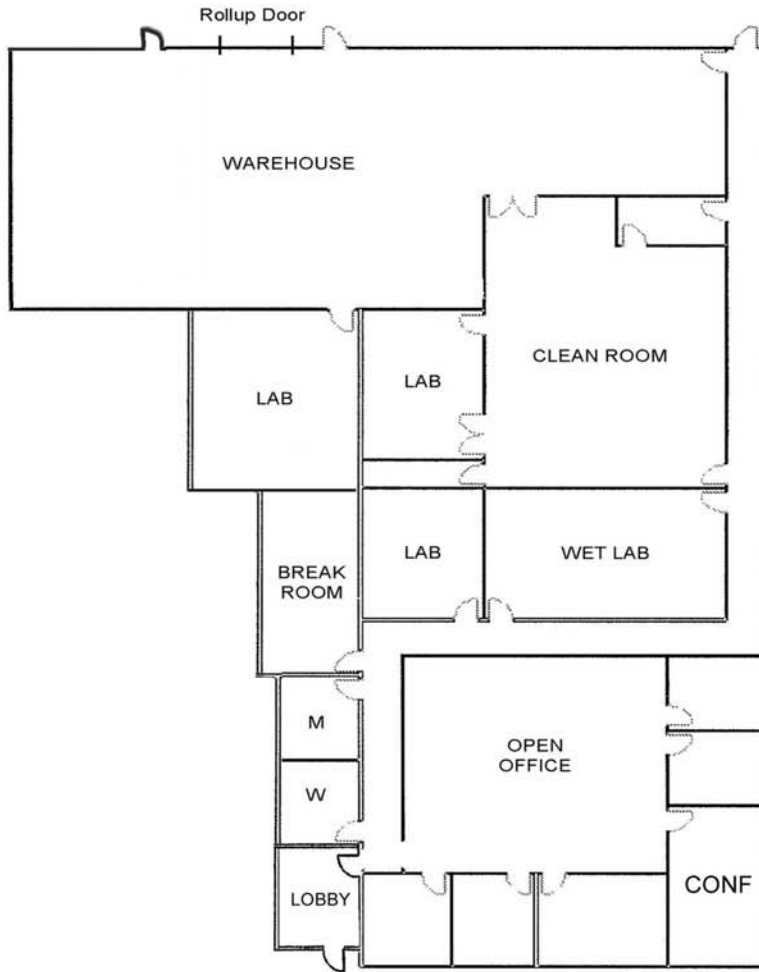
**WET LABS & CLEAN ROOMS**



<b>AVAILABLE SPACE:</b>	5 Private Offices, 1 Conference Room, Separate Lobby & Entrance, 2 Clean Rooms, 2 Wet Labs, Roll Up Door.
<b>TRIPLE NET (NNN):</b>	A Very Low \$.13/SF
<b>AVAILABILITY:</b>	January 1, 2010
<b>EXPANSION:</b>	Possible
<b>COMMENTS:</b>	Office/R&D/Building in Excellent, Quiet Sunnyvale Location
<b>PARKING:</b>	4 Per 1,000
<b>POWER:</b>	~700 Amps, 120/208 Volts, 3 Phase (Distributed)
<b>CLEAR HEIGHT:</b>	80% Drop Ceiling, 20% High Bay

FOR ADDITIONAL INFORMATION - OR TO TOUR THE SPACE, PLEASE CALL:

SCOTT JACOBS  
415.987.7676



245 SANTA ANA COURT, SUNNYVALE, CA

