

100 ALTAIR WAY / SUNNYVALE, CA

# Altair

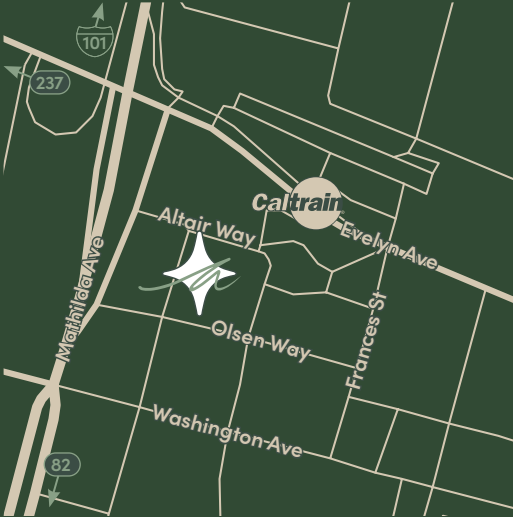
The workplace,  
ILLUMINATED





# TRANSCEND TRADITIONAL

Rising high above downtown Sunnyvale, 100 Altair presents a bright new home for Silicon Valley’s shining innovators. Highlighted by abundant natural light, a seamless indoor/outdoor environment, informal workspaces, and sustainably sourced materials, the building’s innovative design is raising the bar for modern productivity and workplace wellness.



±180,417 TOTAL SF | DIVISIBLE BY FLOOR

Ready for immediate  
tenant improvements

±12,000 – ±30,000 SF full floor  
suites available now

7 floors of office space

Penthouse 8 work & entertainment  
roof deck space

In the center of Downtown  
Sunnyvale dining & retail

Two fitness studios with lockers  
and showers, game room, and  
podcast room

Across the street from  
Sunnyvale CalTrain Station

Indoor/outdoor lobby with  
2-story living wall

Balcony on the 4th floor

High-end locker rooms with showers

PROMINENT IDENTITY WITH BUILDING TOP  
AND EYEBROW SIGNAGE





# DYNAMIC BY DESIGN

100 Altair is leading a new era of work with a vertically integrated campus that seamlessly combines business and lifestyle amenities. Designed to enhance the traditional office experience, 100 Altair creates an environment where employees can thrive before, during, and after the workday.



## CERTIFICATIONS







## FLEXIBILITY ON EVERY LEVEL

7 Floor 7  
±29,073 SF

6 Floor 6  
±29,084 SF

5 Floor 5  
±28,767 SF

4 Floor 4  
±29,132 SF

3 Floor 3  
±28,766 SF

2 Floor 2  
±23,218 SF

1 Floor 1  
±12,377 SF





# BUILDING SPECS



YEAR BUILT	2024
SQUARE FOOTAGE	±180,417 SF
CONSTRUCTION	Steel frame building Efficient side core design High visibility signage opportunity Specialized operable windows on each floor with glazing to reduce heat & glare
PARKING	4 levels of private & secured underground parking in building 26 electric vehicle charging spaces Dedicated & secured bike storage on every level of the garage Over 1,700 stalls in neighboring parking garages Unlimited free employee parking permitted in adjacent underground garage
SLAB-TO-SLAB	Floor 1: 16’ high Floors 2-7: 14’ high
FLOOR LOAD	100 PST live load for office floors
ELECTRICITY	4000A, 480V
ELEVATORS	4 touchless elevators with 4,000lbs load capacity

## 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

## HVAC

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

## TELECOM

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

## COMMON AREAS

- Two fitness studios with lockers and showers, game room, and podcast room
- Landscaped rooftop
- 30’ indoor/outdoor lobby with living wall
- Conference center, lobby improvements, and roof deck enhancements

## RESTROOMS

- Restroom cores complete with the ability to add two additional gender neutral restrooms per floor
- Touchless faucets
- Enhanced water quality





# CONCEPTUAL SPACE PLANS

3



- Arrival / Reception
- Core / Base Building
- Private Outdoor Terrace
- Open Workspace
- Lounge / Breakout
- Conference / Huddle Room
- Focus Room

## 3RD FLOOR

**WORKSTATIONS: 166**  
**CONFERENCE ROOMS: 3**  
**HUDDLE/OFFICE: 9**  
**FOCUS ROOMS: 10**

4



## 4TH FLOOR

**WORKSTATIONS: 166**  
**CONFERENCE ROOMS: 7**  
**HUDDLE/OFFICE: 3**  
**FOCUS ROOMS: 13**



DOWNLOAD FLOOR PLANS



TRANSFORM THE WAY YOU WORK







SKY-HIGH  
WORKSPACE



THE ENVY OF THE  
NEIGHBORHOOD

Experience one of the region’s most exquisitely curated outdoor spaces at the 100 Altair rooftop, Penthouse 8, where employees are elevated above Downtown Sunnyvale, expanding their workspace to new heights. This premier amenity provides a unique opportunity to make a lasting impression, hosting happy hours, meetings, and team events that are sure to become the envy of the neighborhood.





# WHERE VISION MEETS EXECUTION

## PLANNED 1ST FLOOR EXECUTIVE CONFERENCE CENTER

Core / Base Building    Conference Room    Lounge / Welcome Area



Board Room (30 Seats)



Classroom (30 Seats)



Training Room (54 Seats)





# CONVENIENTLY CONNECTED

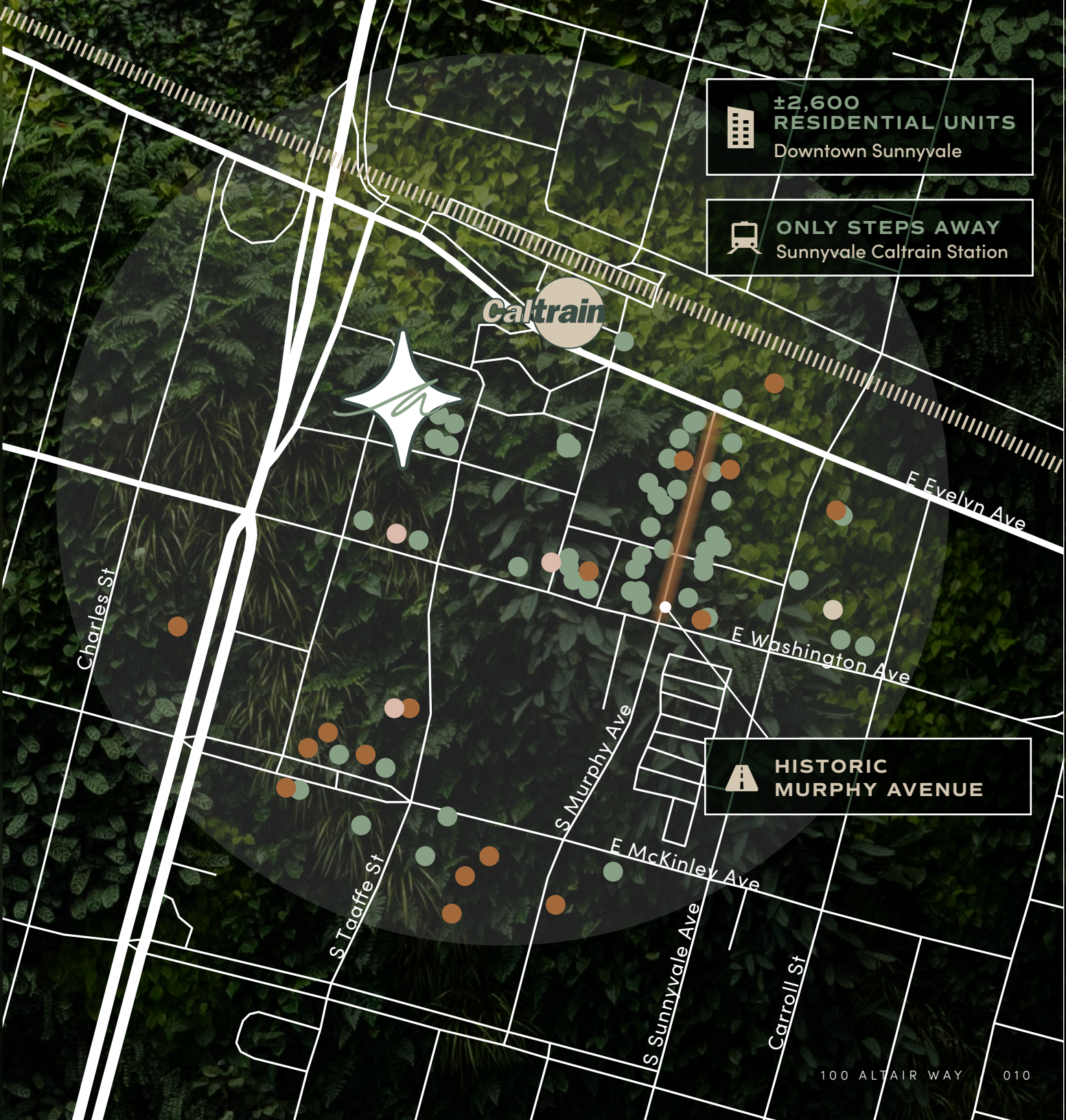
Centrally located in the heart of Silicon Valley, Downtown Sunnyvale represents the epicenter of activity for the region’s premier tech workforce, residents and visitors. Downtown Sunnyvale offers a vibrant array of amenities and experiences that sit just steps away from 100 Altair, including Historic Murphy Avenue.

Directly across from 100 Altair, the Sunnyvale CalTrain Station provides seamless connectivity to neighborhoods and destinations along the San Francisco Peninsula, with San Francisco just an hour away.



**WITHIN A FEW BLOCKS:**

- 45+ Dining
- 15 Retail
- 3 Fitness
- 1 Hotel





# REIMAGINING THE ROUTINE



**7:00AM**

Hop on the CalTrain from San Francisco and enjoy a stress-free commute to Sunnyvale Station.



**8:00AM**

Begin your day with a workout at one of our on-site fitness centers, or take a short stroll to a nearby exercise studio.



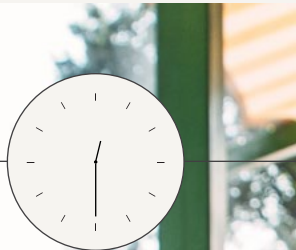
**10:15AM**

Make the most of the unique campus design and inviting common areas by diving into spontaneous brainstorming sessions with your colleagues.



**12:30PM**

Savor the fresh air and take a leisurely stroll to lunch at one of Downtown Sunnyvale's many diverse restaurants.



**5:00PM**

Wrap up your workday with happy hour on the rooftop, where you and your teammates can unwind while taking in the stunning views of Silicon Valley.











Caltrain



HISTORIC  
MURPHY AVENUE



## SUNNYVALE DOWNTOWN

Learn more >> [sunnyvaledowntown.org](http://sunnyvaledowntown.org)







[100altair.com](http://100altair.com)

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# ALTAIR

[al - tair] **noun**

Altair, the brightest star in the Aquila constellation and the 12th brightest star in the night sky, is renowned for its visibility and unique characteristics.

ALTAIR

