

CENTRAL & WOLFE

222 North Wolfe Road, Sunnyvale, CA

A LEED Platinum Campus



The coolest, most exciting and intelligent campus available in Silicon Valley

A fully entitled project by

LANDBANK



A talent magnet — attract and retain the best and brightest

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Current site plan



The Central & Wolfe Campus

Campus Overview

The Central & Wolfe Campus will transform the existing obsolescent 1970s “business park” into a modern 777,100 s.f. campus that will be a signature asset for Silicon Valley’s leading-edge technology companies.

Our wish list for this campus was long: LEED Platinum, unique architecture, no surface parking, abundant open space, rooftop gardens, amenities galore, large floor plates, and on it goes.

Together with our world-class design team led by HOK, we found a way to make it all happen.



Buildings

- Three 6-story connected Class-A buildings
- Four occupied floors above two levels of podium parking, with lobbies, services, and amenities at the ground level
- 777,100 s.f. of leasable space (divisible to 276,000 s.f.)
- 13.5' floor-to-floor heights
- Post-tension concrete structures



Enhanced Sustainability

- LEED Platinum
- Solar photovoltaic system potential
- Reclaimed water used for the landscaping irrigation and the majority of the water used onsite



Abundant Open Space

- 53% of the total 18-acre site area is usable open space
- 90,000 s.f. of rooftop garden space
- 2.07 miles of ground-level walking and bike paths



Additional Rooftop Gardens

- 208,000 s.f. of optional, additional collaborative rooftop garden space
- 79% of this optional site plan is usable open space
- 0.88 miles of additional rooftop walking and jogging paths



Amenities Galore

- 30,000 s.f. of distributed indoor amenity space
- Potential cafeteria, fitness center, coffee bar, grab-and-go meals, general store, barbershop, bike-repair shop, health & wellness options, banking, dry cleaning/laundry, etc.
- Sports courts, fields, and an outdoor amphitheater



Goodbye Surface Parking

- Surface parking has been virtually eliminated
- 2,582 total stalls (1,170 under-building podium; 1,400 garage; 12 surface)
- 3.4/1000 parking (potentially up to 4.6/1000)



Transit Served

- 1.4 miles from both Downtown Sunnyvale and Lawrence Caltrain stations
- 3.9 miles from Downtown Mountain View Caltrain station
- Potential shuttle service to Caltrain and Downtown Sunnyvale
- Close proximity to highways 101, 280, 237, and 85



Large Floor Plates

- Up to 208,000 s.f. floor plates (62,000 s.f./building)
- Walkability: 100% of employees are within a 2.5-minute walk (or less) from the campus center
- Daylight and views: 100% of employees are within 45 feet (or less) from a window, natural daylight, and a visual connection with nature

Why are large floor plates so important?

1. Collaboration, Interaction, and Innovation

Leading-edge technology companies understand that collaboration and interaction are key drivers of innovation. Placing more employees on one highly walkable floor plate helps remove psychological barriers to collaboration and interaction. (On the other hand, separating people by floors and buildings causes collaboration and interaction to drop precipitously.)

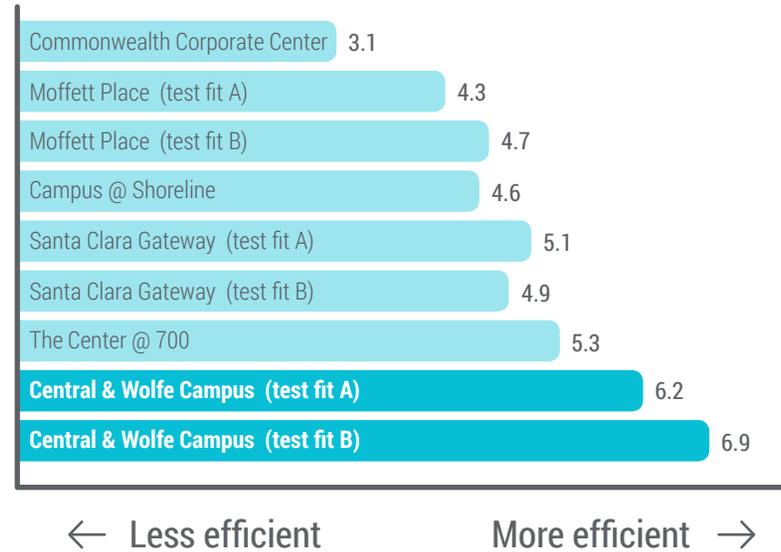
2. More Space Efficient

The Central & Wolfe Campus's large floor plates are more space efficient than smaller floor plates found in most other new Class-A projects. This greater efficiency is due in part to the fact that larger floor plates require less core space (e.g., stairs, bathrooms, elevators) than smaller floor plates. Therefore, the Central & Wolfe Campus's large floor plates yield more usable square footage (as a percentage of each floor plate) than the smaller floor plates found in most new projects. This means you can place more employees per 1,000 s.f. of space at the Central & Wolfe Campus than you can at most other new projects.

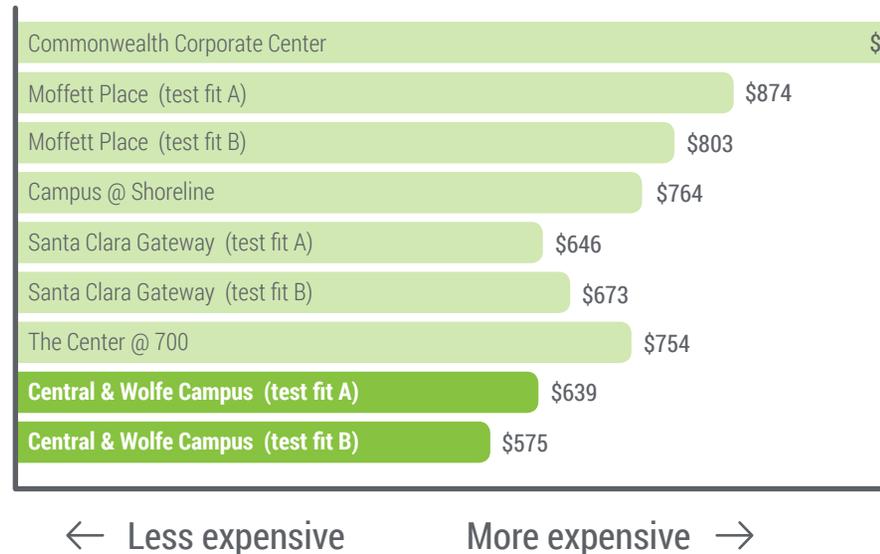
3. Less Expensive

Comparing the space efficiency of the Central & Wolfe Campus to other new projects is critical because it reveals that many other new projects are actually more expensive on an "asking rent per employee" basis, despite their lower asking rents per square foot.

Employees per 1000 s.f.



Asking rent per employee

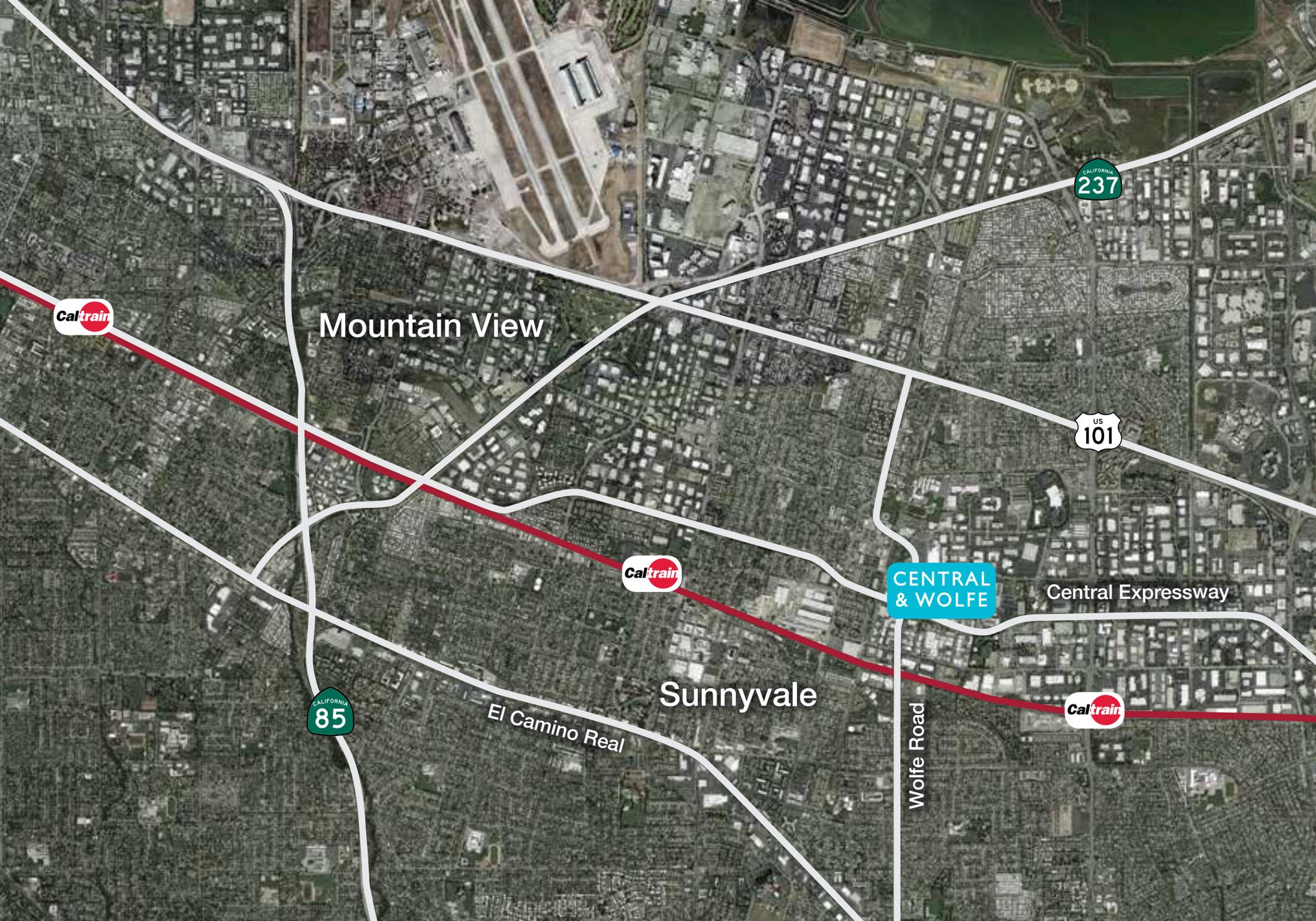




Arques Avenue



Wolfe Road



Area Map



Central & Wolfe – in the heart of Silicon Valley

Campus Specs

Area Calculations

Land	17.84 acres
Campus total	777,100 s.f.
Amenities total (indoor)	30,000 s.f.
Average office floor plate (divided)	62,258 s.f.
Largest office floor plate (contiguous)	208,110 s.f.
Building efficiency	94%

Sustainability

LEED Platinum	
Living Building Challenge Net Zero Energy	Possible
Reclaimed water as % of on-site usage	51%

Parking

Ratio (planned, based on office s.f.)	3.4/1000
100% of employee parking located in safe, secure under-building podiums and a garage	

Open Space

Open space as % of site area (included)	52.53%
Open space as % of site area (w/ optional rooftop garden)	78.80%
Optional rooftop garden	204,946 s.f.
Trails (planned)	2.07 miles
Trails (w/ optional rooftop garden)	2.95 miles
Outdoor seating areas	18,749 s.f.
Outdoor collaborative spaces	14,089 s.f.

Employee Access

- 100% of employees are within a 2.5-minute walk (or less) from the campus center
- 100% of employees are within 45 feet (or less) from a window and natural daylight
- 100% of employees are within 45 feet (or less) from a visual connection with nature

Transit

- Caltrain stations:
 - Downtown Sunnyvale (1.4 miles)
 - Lawrence (1.4 miles)
 - Downtown Mountain View (3.9 miles)
- Dedicated shuttle service (optional)
- Multiple shuttle and bus plazas

Amenities

Potential on-site amenities include:

cafeteria	banking
fitness center	dry cleaning/laundry pickup
coffee bar	conference center
grab-and-go meals	500-person outdoor amphitheater
general store	food-truck access in and around the quad
barbershop	sports courts and athletic fields
bike-repair shop	rooftop gardens

HVAC: 1,500 Tons

Electrical: 4,000 Amps per office building

Ceiling Height: 13.5' floor-to-floor

Construction Type: Post-tension concrete structures

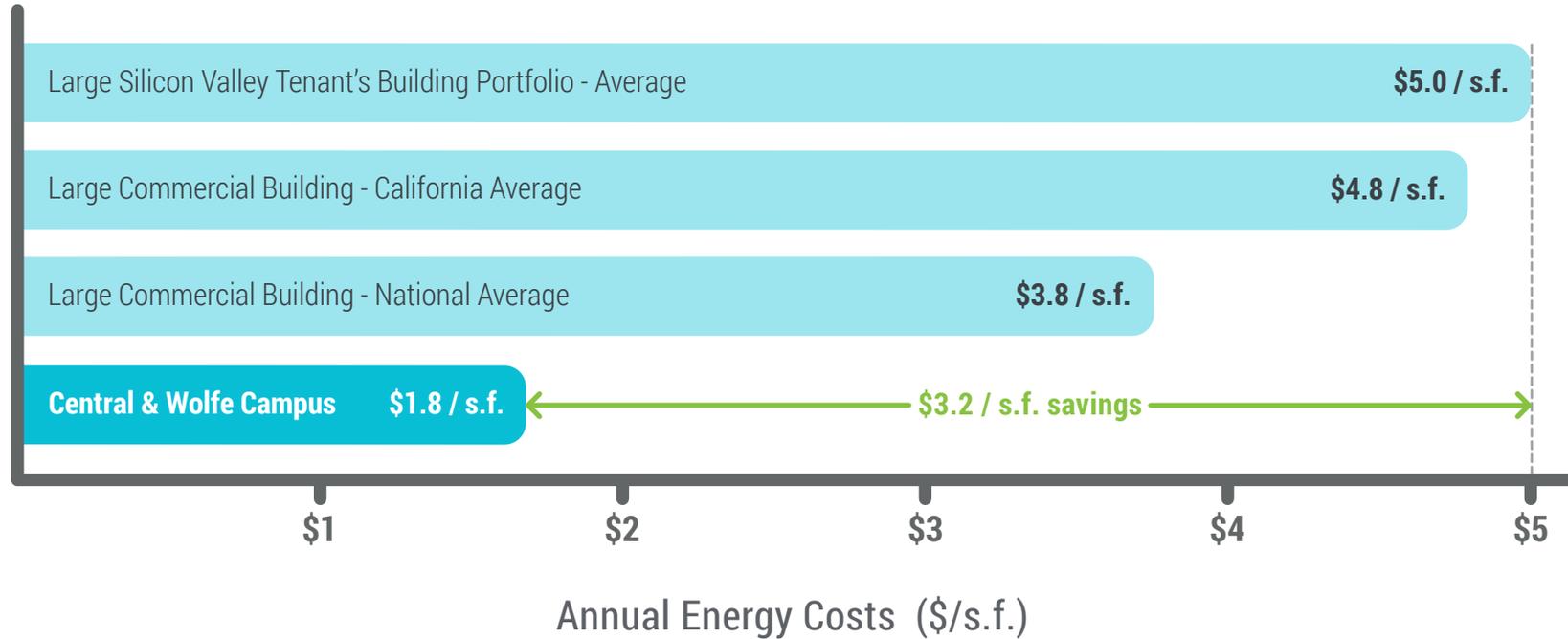
Fiber: Comcast

Column Spacing: 30' x 30'

Warm Shell Definition

HVAC system with chilled water central plant, Direct Digit Control (DDC), Building Management System (BMS) infrastructure, rooftop AC units and heating plants, vertical-heating hot-water risers, vertical air risers to each floor (w/o horizontal duct loop and VAVs), supplemental cooling chilled water points of connection at each floor, unfinished internal stairwells, plumbing infrastructure to allow for tenant build out of bathrooms, fire alarm, electrical sub panels (integrated power panels are part of the TI), power-metering capability for each floor, electrical power allowance of 3–5 watts/s.f., IDF conduit infrastructure and provisions for future cooling, full coverage fire sprinklers w/ upturned heads, garage CO exhaust, code-required emergency power for code-required life-safety systems

Campus Energy Costs and Savings



Central & Wolfe Campus Annual Energy Savings:

\$2,487,000

The Central & Wolfe Campus is extremely high performing and energy efficient. Our campus's energy costs are dramatically lower than many of the buildings occupied by Silicon Valley's large technology companies. And lower energy costs result in significant cost savings.

Central & Wolfe – local, national, and international press



San Jose Mercury News

THERegistry

gb&d



Los Angeles Times



San Francisco Chronicle



THE ARCHITECTSNEWSPAPER

Chicago Tribune

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Structural Engineering

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And numerous others...