

I | P | G

INNOVATION PROPERTIES GROUP

# Mercury<sup>520-522</sup> Drive

## For Sale

*Lease option available*

### Life Science Building

- 60% Lab
- 40% Office
- Near Stanford & Carnegie Mellon
- Offers phased growth (Two buildings)

**SIZE:** 17,268 SF

**Sunnyvale, CA**

**Innovation Properties Group**

181 2nd Street, San Francisco, CA

[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

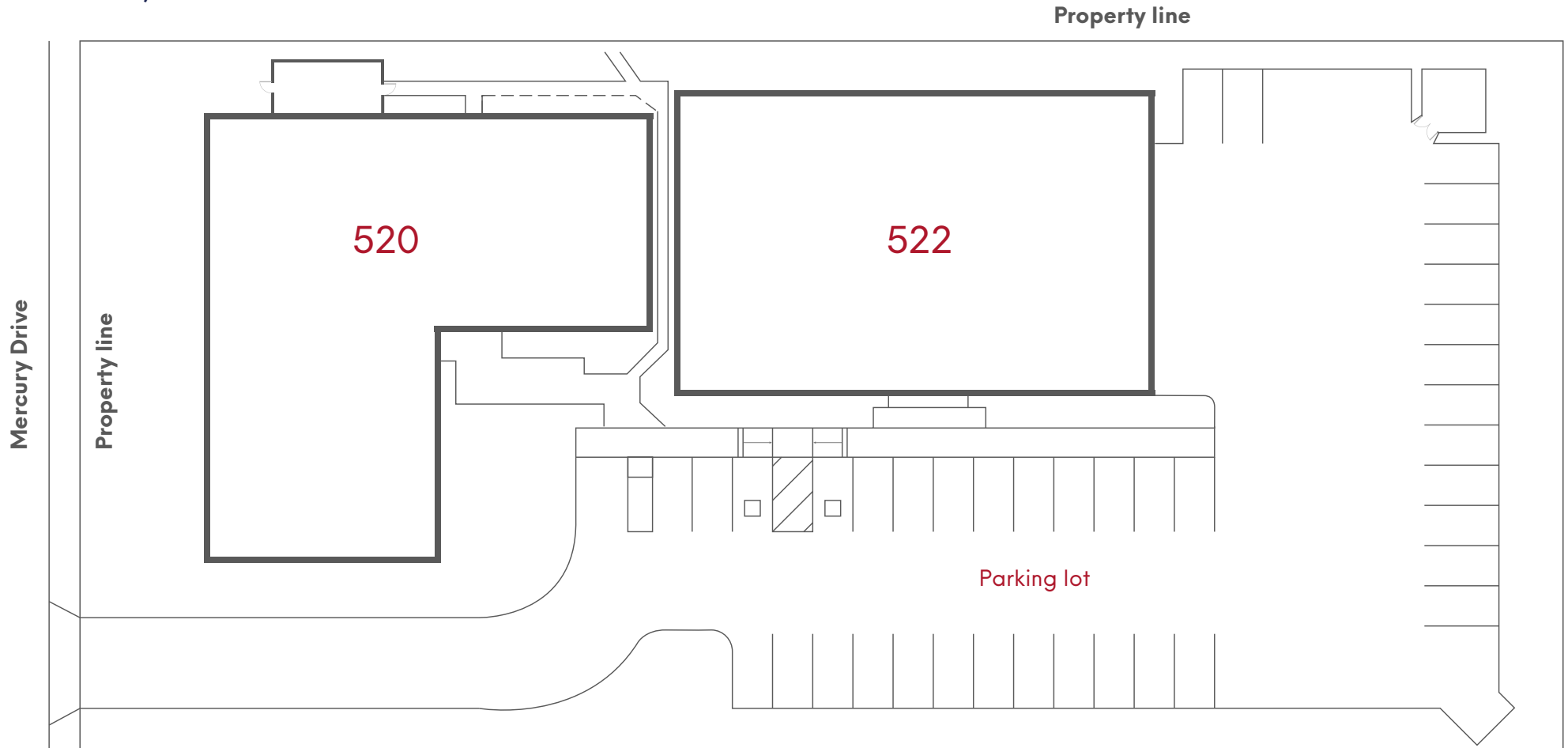
**Chris Baker**

(650) 315-9858 | [chris@ipgsf.com](mailto:chris@ipgsf.com)

BRE 02116566



- 520 Mercury: 7,874 SF
- 522 Mercury: 9,394 SF
- **Total: 17,268 SF**



**520 Mercury - Heavy Chemistry and Office**

- Four (4) labs with support offices
- Four (4) private offices
- Open office for 12-20
- Lobby
- Two (2) Inventory rooms
- Seven (7) workbenches
- Eleven (11) Fume Hoods
- Drying & Lyophilization Station
- Four (4) Freezers
- Hazardous material storage
- Robust mechanical system



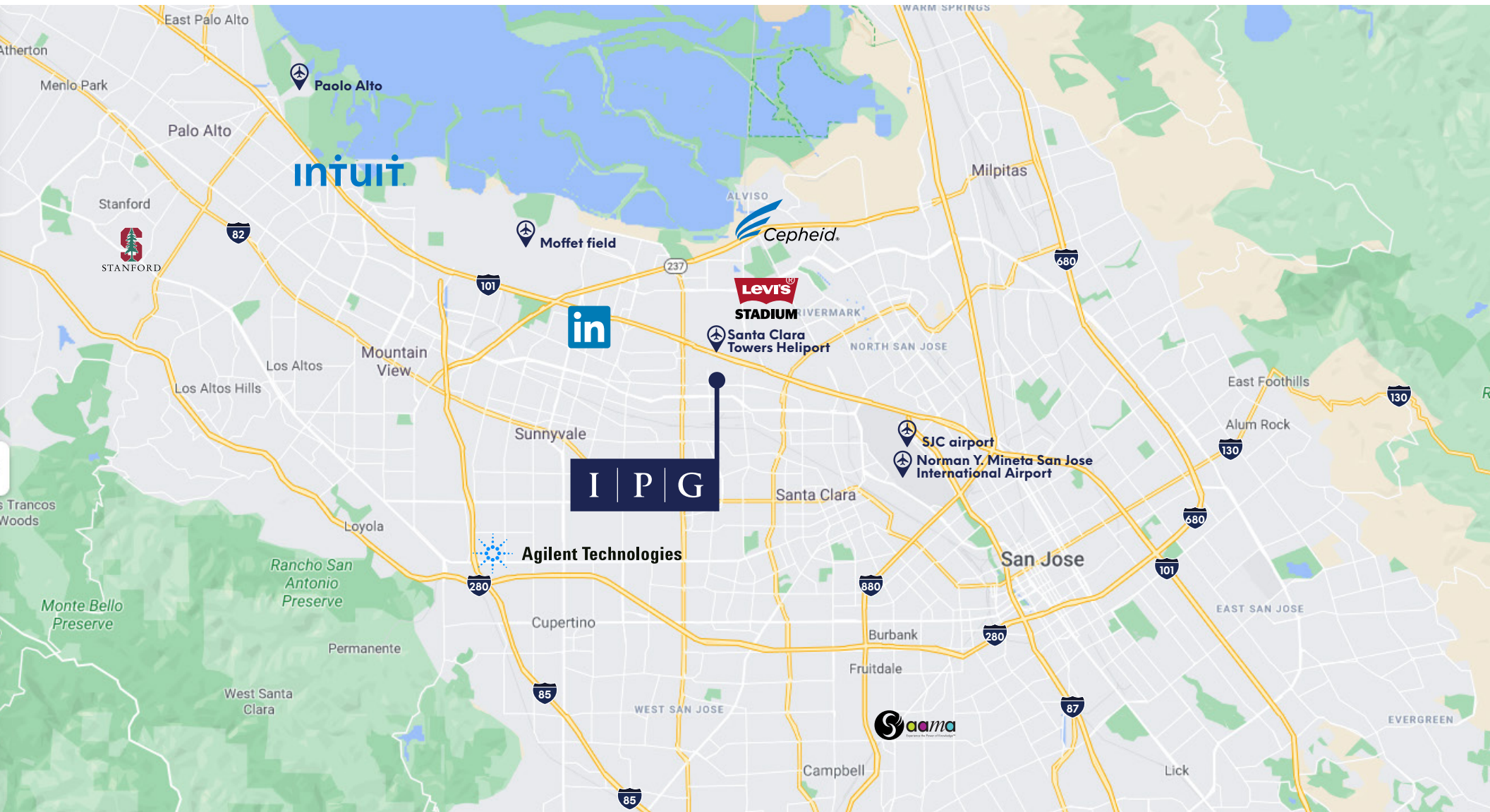
**522 Mercury - Biology Labs and Office**

- Three (3) Labs
- Four (4) private offices
- One (1) conference room
- Open Office for 12-20
- One (1) Fume Hood
- Lobby
- Cell room
- Dark room
- Inventory room
- Robust mechanical system









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**Amenities**

- |                          |                        |                               |                           |                      |                       |
|--------------------------|------------------------|-------------------------------|---------------------------|----------------------|-----------------------|
| 1 Merit Vegan            | 7 City Sports          | 13 Barebottle Brewing         | 19 Taj Mahal Fresh Market | 25 Azar Dental       | 31 County Fair        |
| 2 Tasty Subs & Pizza     | 8 Bay Club Santa Clara | 14 Chipotle Mexican Grill     | 20 California Young World | 26 7-Eleven          | 32 Mercado            |
| 3 St Johan's Bar & Grill | 9 In-N-Out Burger      | 15 KI Speed - Indoor Go Karts | 21 Nvidia Corporation     | 27 Starbucks         | 33 Intel Corporation  |
| 4 Panera Bread           | 10 Palo Alto Networks  | 16 Applied Materials          | 22 Apple Inc.             | 28 Columbia Park     | 34 Oracle Building 18 |
| 5 Sifu Wong Kitchen      | 11 Whole Foods Market  | 17 The King's Academy         | 23 Tong Sui               | 29 Bishop Elementary | 35 Mark Thomas home   |
| 6 24 Hour Fitness        | 12 Santa Clara Square  | 18 Taco Bell                  | 24 Costco Wholesale       | 30 Mission College   | 36 The Home Depot     |

# Sunnyvale Market

Due to an ongoing lack of supply, Santa Clara County had moderate activity in Q2 2021, with 37,730 SF of gross absorption. Delphi leased 18,000 SF at 1810 Embarcadero Rd. in Palo Alto, while AngioSafe completed a 16,487 SF lease at 5215 Hellyer Ave. in San Jose. Due to strong overall demand and a lack of available product, IPG anticipates that additional life science development will emerge in Santa Clara County from North San Jose up to Palo Alto. The BioSquare project in North San Jose is the first project in an expected wave of conversions in Santa Clara County. This 465,000 SF repositioning of a former office campus is underway on a rolling basis.







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**Drive**



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