



# JOINERY

Downtown Sunnyvale



THE  
Minkoff  
GROUP

**Joinery** at Downtown Sunnyvale is  
the **first mass timber office** offering  
ever in **Silicon Valley**.



# Introducing Joinery

A Mass Timber First for Silicon Valley  
±160,140 SF

**Your future-focused company deserves an office that matches its mission.**

Ideally situated in Downtown Sunnyvale, Joinery boasts four floors of class A office space, one private rooftop terrace, and two levels of subterranean parking. Mass timber is a beautiful, low-carbon wood construction material that uses exponentially fewer resources to construct. Joinery provides your company the unique opportunity to occupy the first commercially available offering in the history of Silicon Valley.





# We borrowed nature's best ideas.

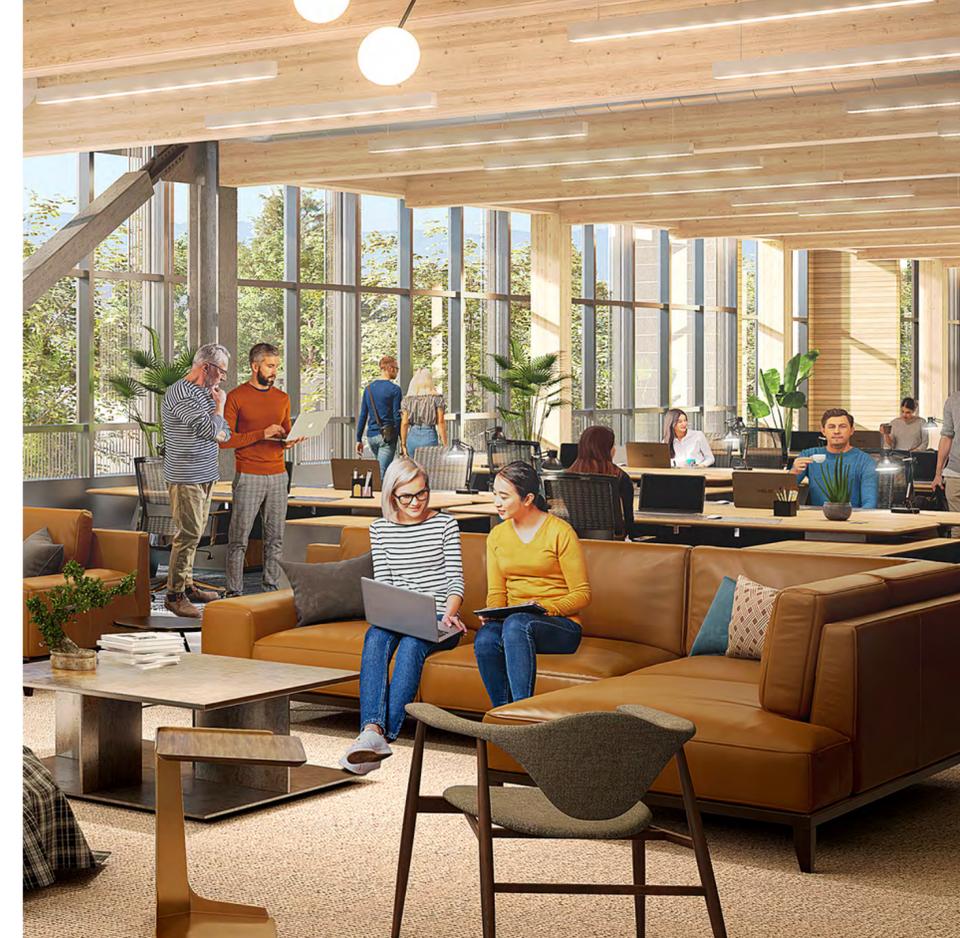
Nothing brings energy to a space like ample sunlight, fresh air, and lush greenery; combined with the warmth of natural woods and brilliant minds working together. There's a reason why Joinery at Downtown Sunnyvale is being called the future of healthy work and lifestyle: this is where the best of both all comes together.



# Inspire the Return

As remote jobs gain traction, today's employees need a good reason to return to on-site work. Joinery is more than just a reimagining of the office—it's a total reinvention. This purpose-built environment is an enclave for productivity and teamwork, created for the ways people work best. With flexible spaces for both organic collaboration and deep focus, plus biophilic design that works in harmony with the human body, Joinery redefines the workplace.

Don't just earn  
their return.  
**Inspire it.**



# A smarter workspace for a healthier lifestyle.



## Rooftop workspace

Sunnyvale's idyllic weather deserves to be enjoyed. Fresh air workspace and fresh ideas abound on Joinery's rooftop terrace.



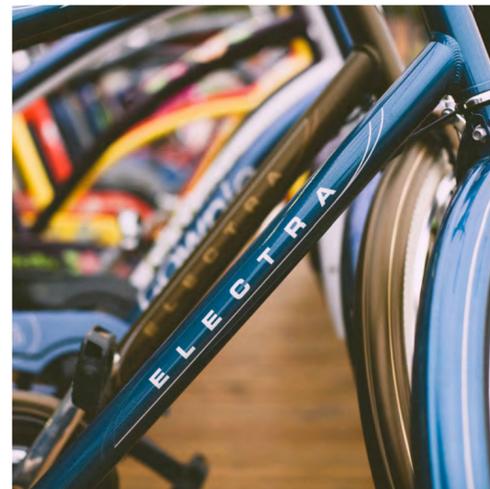
## Operable windows

Operable windows provide occupants immediate, on-demand access to fresh air when they want it.



## Light-filled stairwells

Convenient and enjoyable vertical access between all floors.



## Bike storage

Two-wheeled commuters can securely stow their rides in Joinery's indoor bike storage room.



## 16' floor-to-floor deck heights and flexibility for so much more.

Joinery features truly differentiated, voluminous deck heights with the ability to accommodate ground floor grade loading and a variety of flexible R&D functions.



# Sustainability by the Numbers

## Benefits of Biophilic Design

Biophilic design is a technique for building new spaces that honor the human need for nature. How can it help?

### 15%

increase in creativity found in workers in offices with greenery & sunlight. Incorporating wood into the built environment decreases heart rate and perceived stress.

### 10%

companies with biophilic offices report an average 10% decrease in overall sick days.

### 46mins

additional sleep per night logged by office workers with windows VS those without, as daylight reduces fatigue and helps regulate circadian rhythms.

## Joinery Treads Lightly

We can't celebrate what nature does for humans without returning the favor. Here's how Joinery's green construction stacks up.

### 20K

...cubic feet of sustainable wood used throughout the project.

### 1.5K

...metric tons of total carbon dioxide offset.

### 250

...equivalent cars taken off the road each year!

## Healthy buildings equal healthy and happy people.



### Promoting clean electricity

- **Natural Daylight**; reduces lighting coordination
- **Optimize Solar**
- **Orientation** reduces cooling load
- **Use Solar Energy with Rooftop Solar Panels**; provides electricity



### Reducing carbon buildings

- **Mass Timber** offsets the equivalent energy to operate 100+ homes or 250+ cars a year
- **100% Electric** Energy
- **Efficient Mechanical Systems**; reduces energy
- **Operable Windows**; provide fresh air



### Reducing carbon transportation

- **Bike Commuting** is promoted
- **EV Charging** provided
- **10 min. Walk to CalTrain** promotes use of public transit



### Managing resources

- **US and Canadian forests** grow enough timber for the building in 2 minutes; use **sustainably harvested wood**
- **Green Roofs** reduce runoff
- **Water Efficient** systems save resources and money
- **Recycled Materials**

# Well connected + employee first

Joinery is central to the best of Sunnyvale, located one block from downtown and just steps from Caltrain, as well as the inspired restaurants and shops of historic Murphy Avenue.



## Walk to everything

We mean it. The bank, the dentist, a great cup of coffee, and more are all just steps away.



## Shop, eat, stroll

Lunch hour just got a lot more exciting. The shops and restaurants of historic Murphy Ave. are just a brief walk away.



## Steps from Caltrain

Less than a ten minute walk from the Sunnyvale Caltrain station, Joinery is open to commutes of all kinds.



## Plentiful shopping

From open air shopping centers to indoor malls and trendy couture, Sunnyvale is a great place to shop for just about anything.



## Ample green spaces

Take a breath at the Charles Street community garden, or stroll or ride around Washington Park, both minutes away by foot.



## Corporate housing

Joinery is walking distance to over 700 Class A apartments, including The Flats at Cityline, Loft House, and more.

# Welcome to the Neighborhood



Sunnyvale Station



Washington Park

S Mary Ave

W Washington Ave

E Evelyn Ave

Loft House Apts.

Cyclebar

Philz Coffee

Tandoori Pizza

Historic Murphy Ave.

10 min

The Flats at Cityline

Solstice Apts.

Orangetheory Fitness

W Iowa Ave

S Pastoria Ave

Maxwell Apts.

Urban Plates

Pacific Catch

Ultra Beauty

5 min

The Flats West at Cityline

Salon Republic

Starbucks

Tesla Supercharger

AMC

Target

Whole Foods Market

Charles St Gardens

481 on Mathilda Apts.



Tesla Supercharger

W Olive Ave

Grand Hotel

Selo Apts.

5 min

Sunnyvale City Hall

W Olive Ave

S Mathilda Ave

Marriott Sunnyvale

Sweetgreen

Chipotle

PF Changs

Trader Joe's

Starbucks

82

S Fair Oaks Ave



# Ground Level

132 Workstations • 11 Conference Rooms

Designed for flexibility, collaboration & abundant natural light



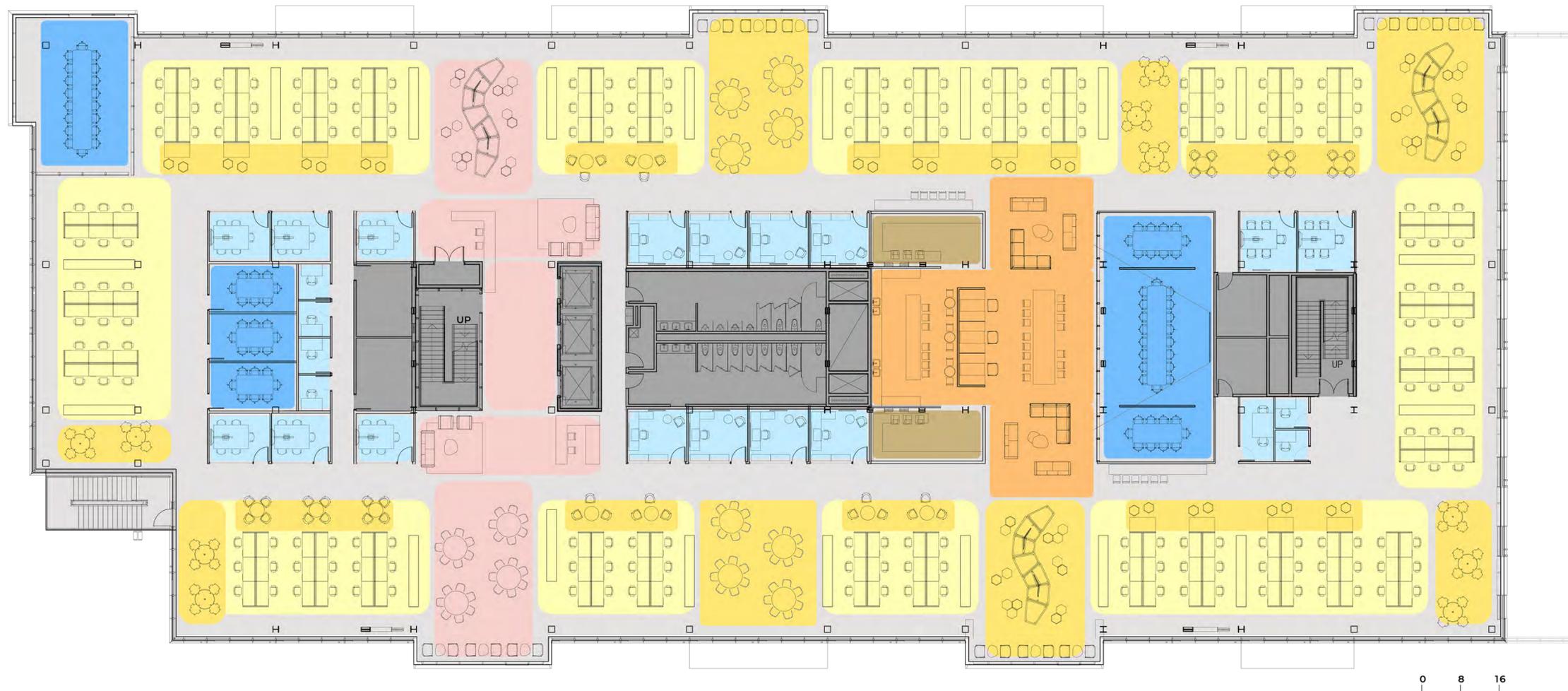
- LAB / SHIPPING & RECEIVING
- CORE / BACK OF HOUSE
- RECEPTION
- EATING / LOUNGE
- COPY / STORAGE
- BREAK OUT
- OPEN FRESH-AIR WORKSPACE
- SMALL CONFERENCE
- LARGE CONFERENCE
- 132 WORKSTATIONS
- 9 SINGLE BOOTHS
- 3 PRIVATE OFFICES
- 9 HUDDLE ROOMS
- 8 SMALL CONFERENCE ROOMS
- 3 LARGE CONFERENCE ROOMS



# Typical Level

192 Workstations • 8 Private Offices • 7 Conference Rooms

Designed for flexibility, collaboration & abundant natural light



- CORE / BACK OF HOUSE
- RECEPTION
- EATING / LOUNGE
- COPY / STORAGE
- BREAK OUT
- OPEN FRESH-AIR WORKSPACE
- SMALL CONFERENCE
- LARGE CONFERENCE
- 192 WORKSTATIONS
- 8 SINGLE BOOTHS
- 8 PRIVATE OFFICES
- 8 HUDDLE ROOMS
- 5 SMALL CONFERENCE ROOMS
- 2 LARGE CONFERENCE ROOMS



# Roof Level

Open Fresh-Air Workspace • 9 Conference Rooms  
Designed for flexibility, collaboration & abundant natural light



- CORE / BACK OF HOUSE
- EATING / LOUNGE
- COPY / STORAGE
- BREAK OUT
- OPEN FRESH-AIR WORKSPACE
- SMALL CONFERENCE
- LARGE CONFERENCE



# The Team



**The Minkoff Group** specializes in developing and repositioning top quality commercial and residential properties in Silicon Valley's most desirable locations for top companies and their employees. Most development projects are a quick walk from Caltrain stations and restaurants, contain abundant bike parking and showers, include operable windows and extensive roof decks for fresh air, and are built to the highest levels of environmental stewardship.

## PICKARD CHILTON

**Pickard Chilton** is a global architecture studio that designs innovative buildings and transformative environments that deliver value and inspire community. Founded in 1997, the New Haven, Connecticut-based, 50-person studio provides design services to public and private sector clients internationally. The studio is large enough to be entrusted with highly competitive projects of landmark scale yet small enough to offer visionary clients the gratifying experience of shared engagement in the realization of their ambitious goals.



**Thornton Tomasetti** is a leader in engineering, design, investigation, and analysis. We collaborate with clients who seek sustainable design strategies, innovative ideas and integrative thinking to create high performance green buildings. We have more than 160 LEED-accredited professionals on staff with collective expertise that encompasses LEED projects at all levels of certification and types of LEED rating systems, and LEED for Homes Provider Services.

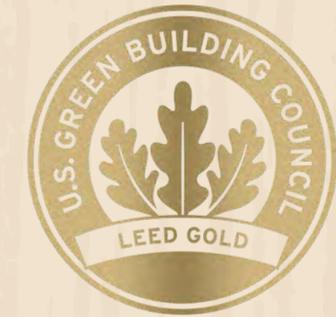


**Devcon Construction, Inc.** utilizes its general contracting experience and design/build capabilities to meet the needs of each unique project. Ranked as the largest general contractor in Silicon Valley for the majority of the past two decades, this veteran-owned company maintains a notable regional presence in the West. Our team handles projects of all sizes and types for a wide range of owners, developers and end users.



**Nordic Structures** is the leading innovator in engineered wood products and mass timber construction. Its resource comes from responsibly managed lands within the regional boreal forest. Vertical integration, from forest to structure, bolstered by Nordic's experienced design and development team, ensures consistent quality and unparalleled level of service.

# Certifications



**NEWMARK**

**Mike Saign**

(408) 314-4126  
mike.saign@nmrk.com  
Lic. #01706668

**NEWMARK**

**Kevin Cunningham**

(650) 283-9546  
kevin.cunningham@nmrk.com  
Lic. #01322886



**David Hiebert**

(650) 464-1600  
david.hiebert@cushwake.com  
Lic. #1189320