

Office Class Levels

The following is a brief summary of the typical characteristics of Class A, B, and C office buildings, as well as examples of each building type in Sunnyvale. The attributes of the various class levels are somewhat subjective in their application and any specific building may exhibit characteristics of multiple classes, but overall these attributes work collectively to classify buildings with a reasonable degree of accuracy. This information was generated by the City's Economic Development Division using professional commercial real estate broker samples.

Class A

- Built after 1985 to qualify as Class A
- Setbacks from street are greater than other similar projects (typically include generous front landscaping and site features)
- At least two stories (one-story buildings do not qualify as Class A)
- Steel frame or higher-end concrete tilt-up with four sides of windows
- Aesthetically pleasing, "high image"
- Extensive window lines (made mostly of glass exterior)
- Buildings constructed with glass curtain-wall, granite, and/ or glass fiber reinforced concrete (GFRC) are typically Class A

Examples of Class A:

- Most of the new buildings in Moffett Park including Moffett Towers, Yahoo!, Juniper Networks, Ariba, and Network Appliance
- HP/Palm campus
- AMD campus (on De Guigne Drive)
- Downtown- three Mozart buildings (Broadcom); Nokia

Class B

- Typically built between 1980 and present
- Limited setbacks
- One- and two-story buildings
- Limited window line: 2.5 to 3 sides made of glass exterior
- Limited landscaping with no special character

Examples of Class B:

- Sun buildings off Mary (formally Boeing); likely B+
- 333 West El Camino Real (corner of W. El Camino Real and Mathilda); likely B+
- "Horizontal Skyscraper" Building (Oakmead Pkwy. and Lakeside)
- OKI Semiconductor (corner of Mary and Almanor)

Class C

- Typically built prior to 1980
- Limited setbacks
- Typically one-story but may be two-story
- Limited or no glass exterior
- Buildings generally of concrete tilt-up construction
- Dated architecture (e.g. rock wall panels)
- Any architectural styling which obviously dates a building

Examples of Class C:

- Most of Peery Park industrial area
- Most of the buildings located on Elko Avenue (the "Woods" industrial area)