



SUNNYVALE, CA — Demonstrating continued confidence in Silicon Valley’s thriving R&D sector, REALM, in partnership with Cannae Partners, has acquired 490 Lakeside Drive, a 25,038-square-foot, single-story R&D facility in Sunnyvale, California. Formerly owned and operated by Thermo Fisher Scientific, the property features robust infrastructure, including a 500kW backup generator, and a flexible open floor plan. This makes it an ideal fit for data center labs, semiconductor, robotics, and advanced manufacturing users.

“REALM is excited to be partnering again with Cannae on this rare property in Silicon Valley. We believe this asset is well-positioned to benefit from the momentum in Sunnyvale and the broader Silicon Valley market.”

Travis King, Founder and CEO of REALM

Situated on 1.56 acres, the property offers proximity to major tech leaders including Apple, Nvidia, LinkedIn, and Google, and benefits from immediate access to Silicon Valley’s deep pool of engineering and research talent. REALM and Cannae will execute a value-add strategy focused on targeted leasing and selective capital improvements. Marketing will launch immediately to attract R&D and advanced manufacturing tenants, leveraging the building’s adaptable layout and technical capabilities. Planned upgrades and tenant buildouts will further enhance the facility’s appeal and position the property for sale once fully leased and stabilized.

ABOUT REALM — REALM is an exclusive investment collective of ultra-high-net-worth individuals, family offices, and foundations with combined investable assets in excess of \$12 billion. An invite-only platform, REALM leverages the relationships, experience, and capital of its members to access, assess, and execute exceptional real estate investments that offer superior risk-adjusted returns.

With over \$6 billion of real estate transaction experience, REALM’s principals have a proven track record of investing successfully across a variety of property types, geographies and investment cycles.

REALM invests, both directly and alongside operating partners, in all types of commercial and residential real estate located in dynamic submarkets throughout the U.S.



To learn more about this investment or how to partner with REALM, please reach out to Will Moyer - wmoyer@realmlp.com