

435 Indio Way is revitalized with unobstructed views and natural light while creating a highly energy-efficient office space



Secured 10-year lease at above-market rates

Contributed to 88% reduction in HVAC load capacity

Exceeded California's Title 24 energy code requirements

# 435 Indio Way

Architect: RMW Architecture Developer: Sharp Development

General contractor: Hillhouse Construction

MEP firm: Integral Group

# 435 Indio Way, Sunnyvale, CA

Located in the technological hub of Silicon Valley, a 40-year old office space receives a high-tech retrofit that delivers near net-zero energy use and an above-market rate lease.

Objectives A single-story tilt-up built in the early '70s, the 32,000 square foot office building in Sunnyvale, California, had been vacant for some time. It required a high-tech facelift that would reflect the forward-thinking mindset of the area and attract tenants. The developer decided to upgrade the building with two goals in mind: create a highly energy efficient building and exceed California's new, stringent Title 24 Energy Code requirements.

The developer also understood that buildings are about people and improvements that provide better views and more natural light can increase productivity and command a higher rental price.

**Solution** Almost 2,000 square feet of View Dynamic Glass was installed in all fixed and operable windows and in the storefront lobby doors. The operable windows were motorized and automated to permit natural ventilation.

Outcome View Dynamic Glass enabled the developer to achieve a net-zero energy-cost-building with the possibility of implementing other energy-efficient features to achieve a net-zero Energy Project. Within three months of completion, the developer was able to secure a long-term lease at above market rates.

#### Team

## Architect:

RMW Architecture

## Developer:

Sharp Development

### General contractor:

Hillhouse Construction

# MEP firm:

Integral Group

#### Glazing system

# Project type:

Retrofit

## System type:

Punched hole operables; doors; bi-folding doors

#### Make and model:

2"x4" aluminum storefront bi-folding doors: Arcadia 8000 Series

#### IGU makeup

## Overall thickness:

1//

### Outboard lite:

6mm tempered clear with EC on surface #2

#### Spacer:

½" black warm edge spacer

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# Inboard lite:

6mm tempered clear





# Payoffs

- Contributed to a reduction in HVAC capacity requirements by 88 percent
- Meets facade design specifications, exceeding California Title 24 Energy Code
- Integrates with automated operable windows used for ventilation
- Creates inviting, comfortable workspace that commands premium market pricing
- Provides uninterrupted views of the outdoors and natural daylight for occupants

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