





OWNER
Embarcadero Capital Partners

ARCHITECT/S
Studio TMT

PROJECT TYPE/S
Renovation

SELF-PERFORM SCOPE/S
Metal Framing/Drywall, Structural Concrete, Insulation, Plaster, Fireproofing

SIZE
149,714 SF

LEVELS
3

SUNNYVALE, CA

Oakmead Terrace

Commercial office renovation delivering new lobby structures, vertical circulation, and site upgrades within an occupied multi-building campus.

Oakmead Terrace is a 149,714 SF commercial office renovation project encompassing four existing three-story office buildings within a fully occupied campus. The project focused on modernizing building access, circulation, common areas, and the overall campus identity while maintaining continuous operations for existing tenants.

The scope included construction of three new lobby structures connecting the four existing buildings. Lobby improvements incorporated new elevators and six new restrooms at each lobby, enhancing vertical circulation, accessibility, and tenant amenities throughout the campus. Architectural improvements included custom copper accent panels at each lobby entrance, creating a cohesive and distinctive exterior identity.

Additional work included installation of an all-new roof system, exterior painting, new landscaping, concrete flatwork, and other site improvements designed to refresh and extend the life of the existing office campus.

A key challenge was executing the renovation within a fully occupied facility. Construction required detailed phasing and coordination to minimize disruption to tenants and ongoing business operations, with noisy construction activities scheduled during off-hours.

The completed renovation revitalized the existing office campus through new lobby connections, upgraded building infrastructure, refreshed exterior finishes, and enhanced landscaping while successfully maintaining operations throughout construction.