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## SunPower HQ sold for \$34M

**Silicon Valley / San Jose Business Journal by Nathan Donato-Weinstein, Real Estate Reporter**

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[Nathan Donato-Weinstein](#)

Real Estate Reporter- *Silicon Valley / San Jose Business Journal*

[Email](#) | [Twitter](#)

W3 Partners and Ridge Capital Partners bought SunPower Corp.'s corporate headquarters in North San Jose.

The firms purchased three buildings, totaling 185,074-square-feet, at 51, 77 and 145 Rio Robles Drive. Two of the buildings are occupied by SunPower, while the third, totaling 56,895, is vacant. The price of the off-market deal was reportedly \$34 million.

It's the second deal in Silicon Valley for San Rafael-based W3 Partners, which received a \$100 million investment from a subsidiary of Hunt Realty Investment

two years ago.

W3 purchased a 13,000-square-foot building at 555 Hamilton in Palo Alto in January 2011 for a reported \$6.5 million.

"We intend to be buying more in the market," said [Susan Sagy](#), managing partner. "We really like the north San Jose fundamentals right now."

SunPower had been in all three buildings, but the buyers worked with the company to consolidate its operations into two, freeing up the third for lease-out.

The sellers, Lane Partners and Walton Street, were represented by Newmark Knight Frank Cornish & Carey. The buyers represented themselves.

Nathan Donato-Weinstein covers commercial real estate and transportation for the Silicon Valley Business Journal.

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