1265 BORREGAS, SUNNYVALE, CALIFORNIA, LENDS TO GOOGLE'S GOAL TO ACHIEVE NET-ZERO EMISSIONS BY 2030

Source: Michael Green Architecture; Credit: Ema Peter

CASE STUDY: 1265 BORREGAS

OFFICE BUILDING PRIORITIZES HEALTH OF PEOPLE, PLANET

PROJECT OWNER: GOOGLE

PROJECT LOCATION: 1265 BORREGAS AVENUE, SUNNYVALE, CA 94089

COMPLETION DATE: SEPTEMBER 3, 2024

ARCHITECT/DESIGNER: MICHAEL GREEN ARCHITECTURE, SERA ARCHITECTS

MASS TIMBER ENGINEER/MANUFACTURER: STRUCTURLAM MASS TIMBER CORPORATION

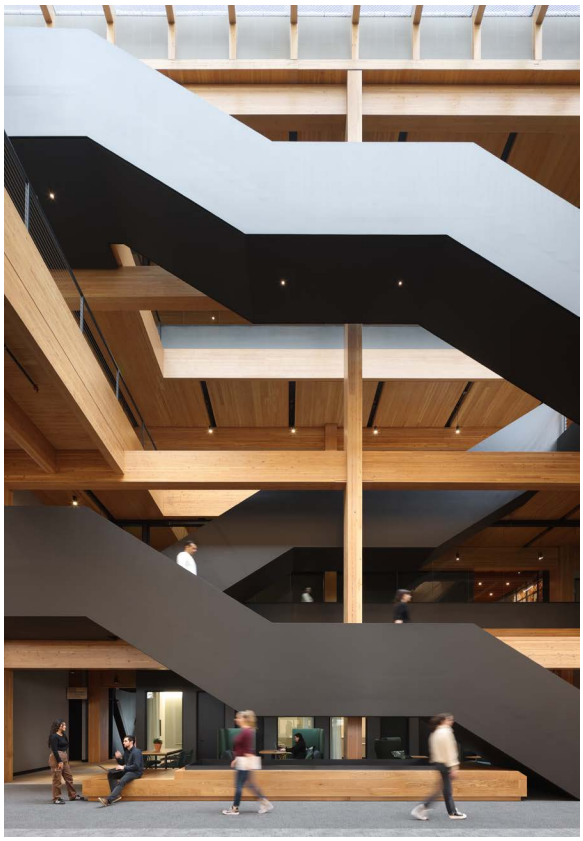
GENERAL CONTRACTOR: XL CONSTRUCTION

STRUCTURAL ENGINEER: EQUILIBRIUM CONSULTING INC.

OTHER CONTRACTORS: HOLMES FIRE, ELEVATED CONSTRUCTION SERVICES, KINSOL

THE IMPRESSIVE 5-STORY office building in Sunnyvale, California—Google's first ground-up mass timber development—sets new standards for sustainable and biophilic design, construction techniques, material sourcing, and carbon reduction.

The goal for 1265 Borregas was to create a scalable building solution that puts health and sustainability first and lends to Google's goal of achieving net-zero emissions by 2030. Elegant in its simplicity, the Leadership in Energy and Environmental Design (LEED) Platinum building leverages mass timber to dramatically reduce carbon emissions and create a warm, welcoming, and healthy workspace. Importantly, 1265 Borregas is projected to have 96 percent fewer



ABOVE — LIGHT IS A KEY FEATURE OF THE BUILDING'S INTERIOR COMMUNITY SPACE

Source: Google; Credit: Mark Wickens

LEFT — THE INTERIOR STAIR AND SKYLIGHTS AT GOOGLE'S FIRST GROUND-UP MASS TIMBER DEVELOPMENT IN SUNNYVALE, CALIFORNIA

Source: Michael Green Architecture; Credit: Ema Peter

embodied carbon emissions than an equivalent steel and concrete structure, factoring in sequestration.

The beauty and simplicity of the design and engineering is celebrated by keeping the structure authentic and exposed. For example, the glulam beams and columns and Cross-Laminated Timber (CLT) panels are left exposed throughout the interior; the biophilic design strategies distinguish 1265 Borregas from other offices. The design team used mass timber to emphasize occupant health and well-being, blending natural materials with daylit interiors, views, and organic textures to create a workplace that aligns naturally with the company's commitment to sustainability.

Unusual design elements add to the building's comfort and energy efficiency. Not only is the building all-electric with photovoltaic solar panels on the roof, but Accoya wood blinds were integrated into the closed-cavity facade for increased building performance and comfort. The blinds automatically track the sun and respond to levels of light, limiting glare while allowing views of the landscape. Architects mixed single- and double-height spaces and connected them with an atrium illuminated by a timber-and-glass skylight, bringing natural sunlight into the workspace and creating visual and physical connections between teams and individuals within the building.

This project prioritizes the health of people and the environment, meeting ambitious biophilic and sustainability goals by using mass timber to build a high-performance building.

"This project promotes health, connects to nature, and addresses the global need for repeatable, affordable, and sustainable new buildings," said Natalie Telewiak, principal, Michael Green Architecture.

This case study has not been fact-checked, but it has been edited for length, clarity, grammar, and style.