

FOR LEASE

345
MOUNTAIN VIEW
E MIDDLEFIELD



±16,297 SF
Office/R&D
Space Available



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PROPERTY HIGHLIGHTS



- 16,297 Office / R&D Space
- Stand Alone Building with Excellent Identity
- Potential Onsite Expansion up to 31,208 SF
- Market Ready Improvements Underway
- 3.1/1000 Parking
- Building Signage
- Well Capitalized Local Ownership

345

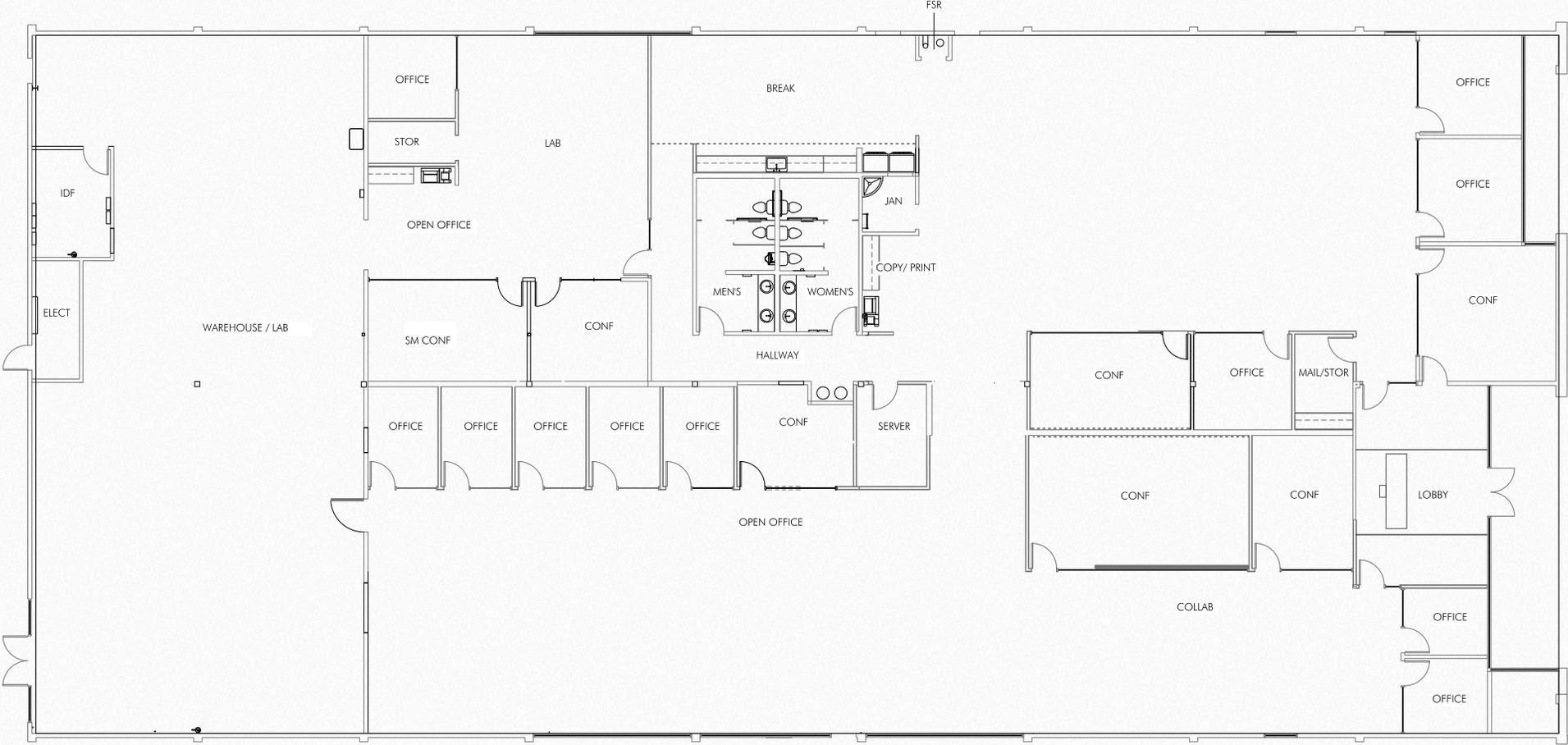
OFFICE/R&D HIGHLIGHTS



- ~3,000 SF Lab with Grade Level Double Door
- Existing Electrical Drops
- 1,600 amps @ 208/120v
- Open Office with Large Conference Rooms, Dedicated Lobby, Offices, Flex Rooms
- Recently Renovated Restrooms
- Large Break Area with Exposed Ceiling Finish

345

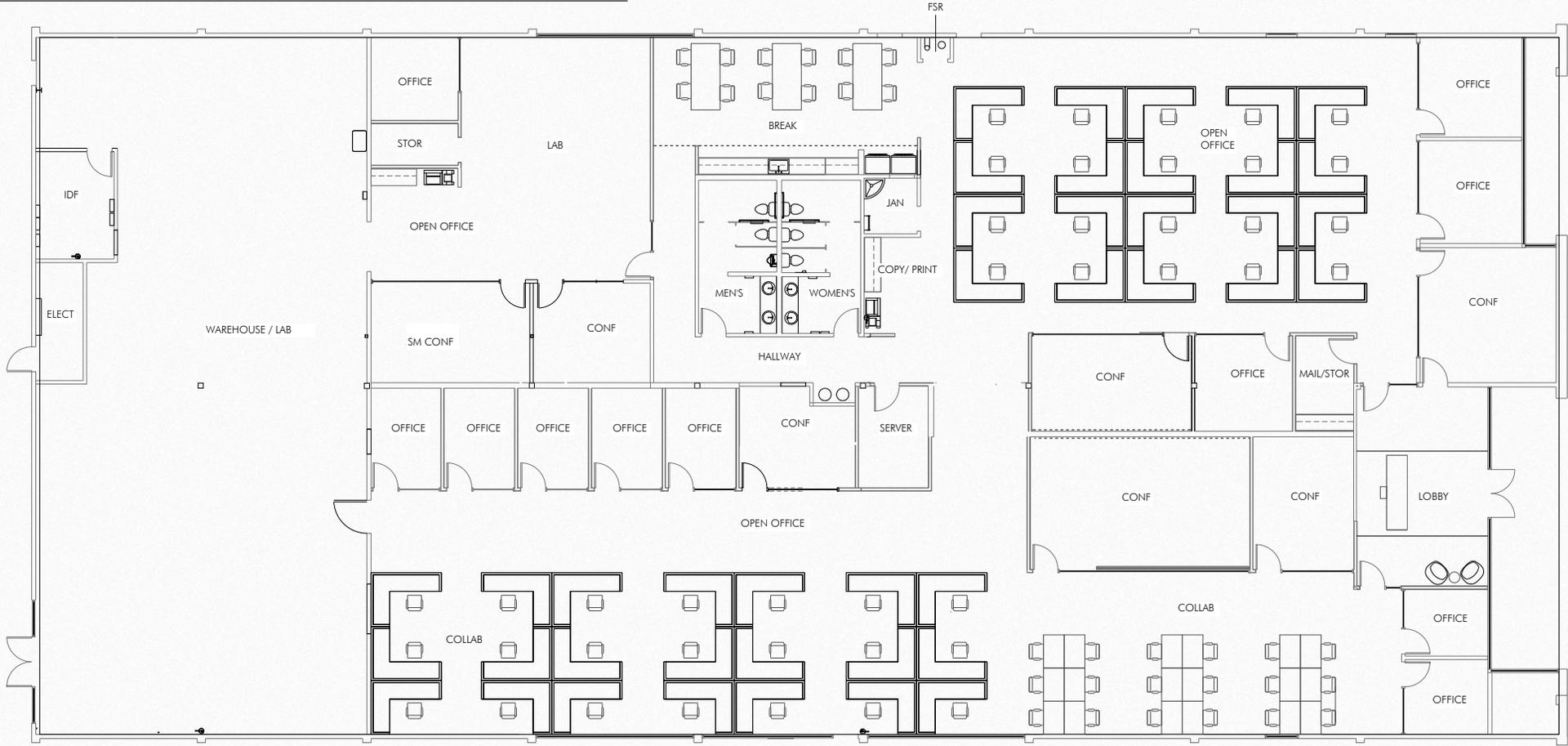
MARKET READY PLAN



- 11 Offices
- 2 Lab Spaces
- 7 Conference Rooms
- Break Room
- IDF
- Collaboration Area
- Lobby
- Server Room
- 2 Storage Rooms
- Copy/Print Room

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HYPOTHETICAL FURNISHED PLAN



- 41 Workstations 6x8
- 18 Workstations 30x48
- 11 Offices
- 2 Lab Spaces
- 7 Conference Rooms
- Break Room
- IDF
- Collaboration Area
- Lobby
- Server Room
- 2 Storage Rooms
- Copy/Print Room

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PHOTO GALLERY



BAY AREA TRANSPORTATION



EIGHT (8) MINUTE
walk to Middlefield
VTA Station



SEVEN (7) MINUTES
to Mountain View
Caltrain Station



IMMEDIATE ACCESS
to Highways 101, 237
and 85



SEVEN (7) MINUTES
to Interstate 280



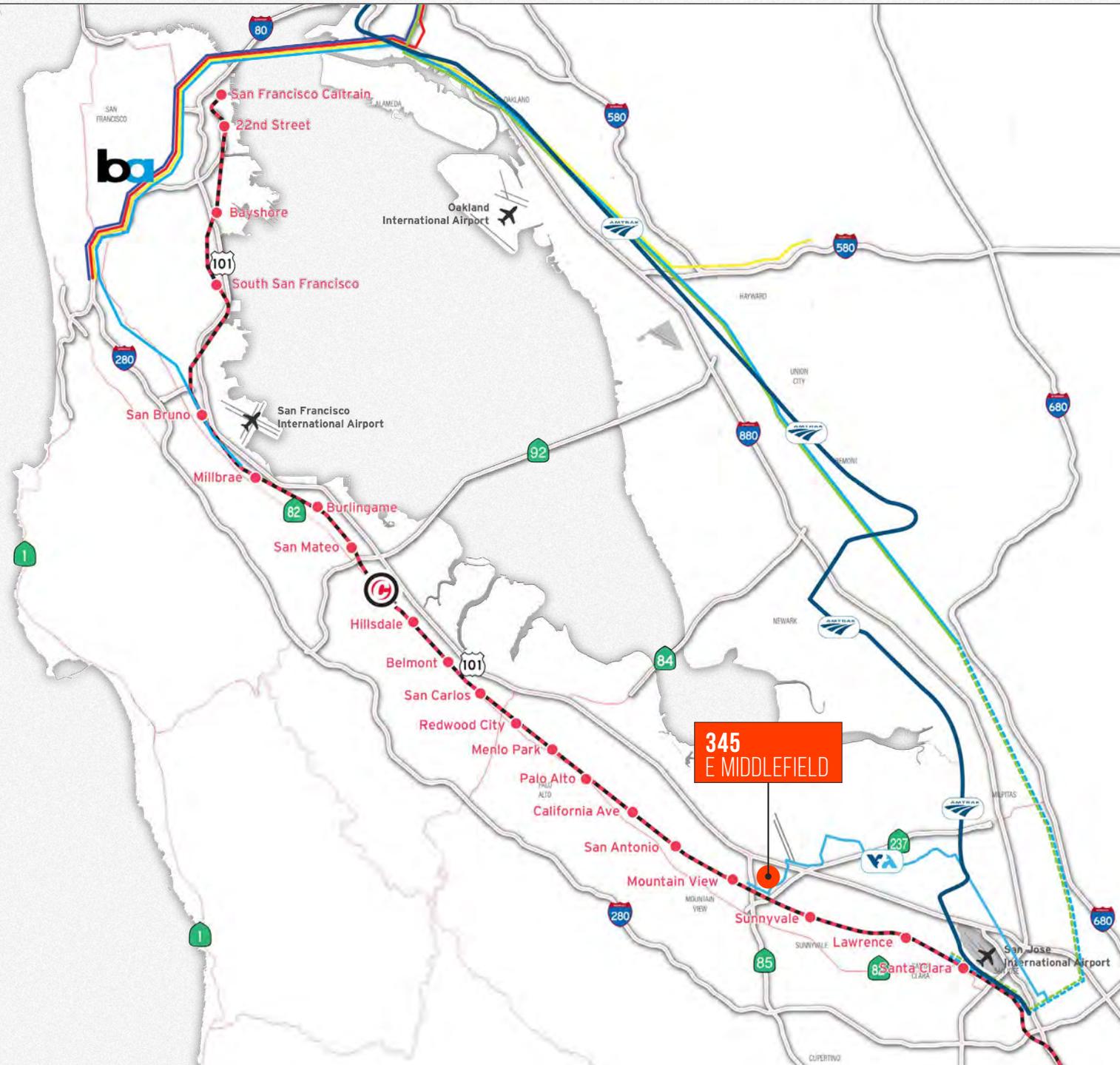
FIFTEEN (15) MINUTES
to San Mateo/
Dumbarton Bridge



THIRTY-FIVE (35) MINUTES
to SFO



ELEVEN (11) MINUTES
to San Jose International airport



DIRECT SHUTTLE ACCESS



ONE (1) MINUTE
walk to Whisman/
Middlefield MVgo Station



EIGHT (8) MINUTE
walk to Middlefield
VTA Station



EIGHT (8) MINUTES
to Downtown Mountain
View via MVgo



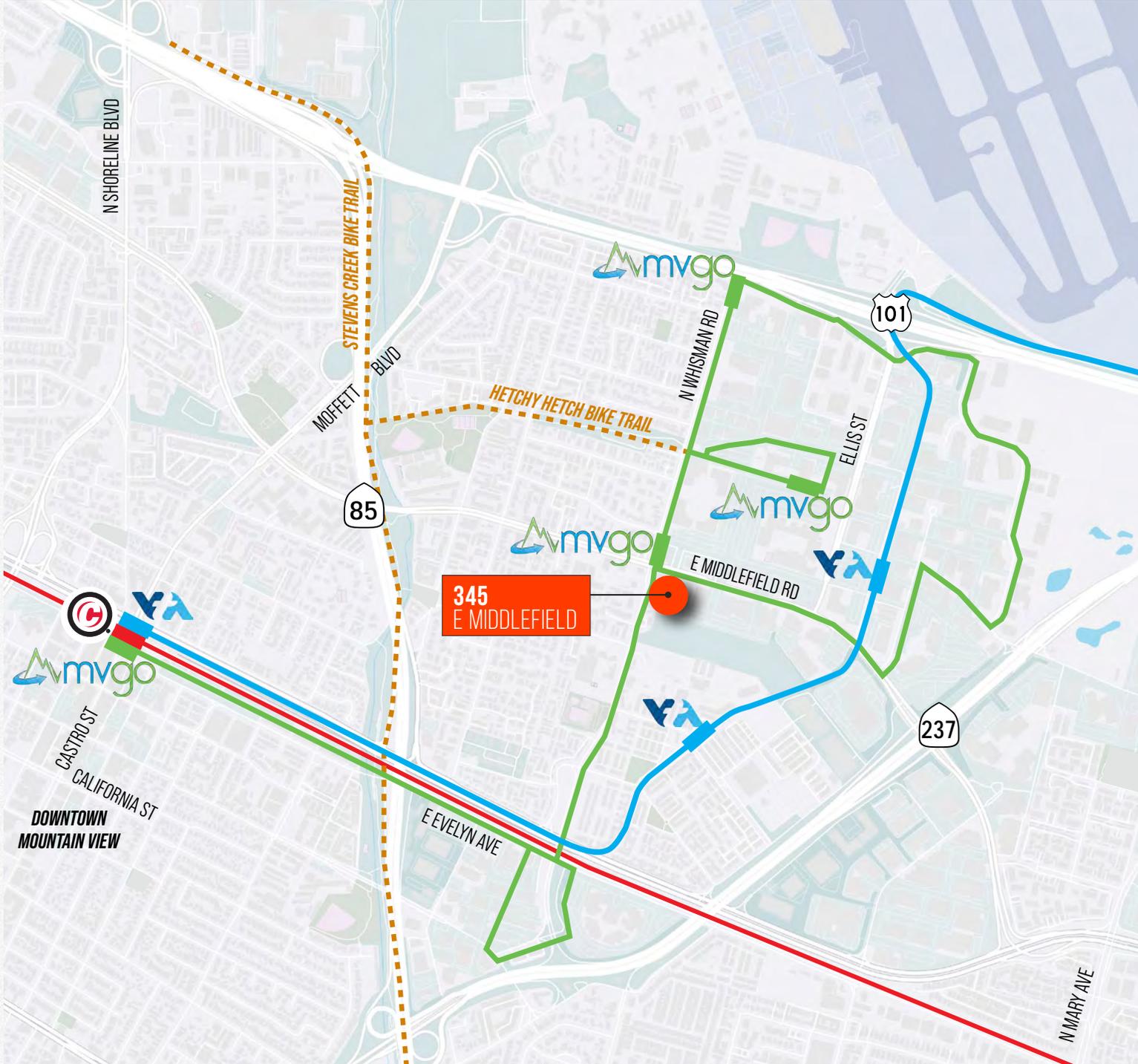
TWO (2) MINUTES
to Highway 237



TWO (2) MINUTES
to Highway 101



THREE (3) MINUTES
to Highway 85



AMENITIES MAP

1. N MATHILDA AVE

Denny's
Motel 6
Hobe's
Dish N Dash
McDonald's
Best Western
Hilton Garden Inn

2. FAIR OAKS AVE AT CALIENTE DR

7-Eleven
Daily Doughnuts & Sandwiches
Domino's pizza
LoAn's Hair & Nails
Rene Rose Island Cuisine

3. LAKEWOOD SHOPPING CENTER

Ming Tasty
Homi Japanese Ramen
Saigon Seafood Harbor
Hotpot First
Lakewood Dental Care

4. FAIR OAKS AVE & TASMAN DR

zPizza
Specialty's Cafe & Bakery
Grocery Outlet Bargain Market
Boba Drive
Amazing Cuts

5. CHERRY ORCHARD SHOPPING CENTER

Starbucks
Chipotle
GameStop
sweetgreen
Nekter Juice Bar
Elements Massage
Sport Clips
Trader Joe's
Color Me Mine
The Halal Guys

6. W EL CAMINO REAL

Himalayan Kitchen
A Slice of New York
Satker
Super Taueria
Madras Cafe
CVS
Greek Spot
Thai Spoons
Dim Sum King
Chick-fil-A
Starbucks

7. BAILEY PARK PLAZA

Round Table Pizza
Safeway
Jack-in-the-Box
Starbucks
Dickey's BBQ Pit

8. DOWNTOWN MOUNTAIN VIEW

Molly Magees
Opal
Center for the Performing Arts
Eureka!
Steins Beer Garden
The Crepevine
Tied House
Hong Kong Bistro
Little Mongolian Hot Pot
Red Rock Coffee
Bean Sean
Tapioca Express
Tea Era
Peet's Coffee & Tea
Starbucks

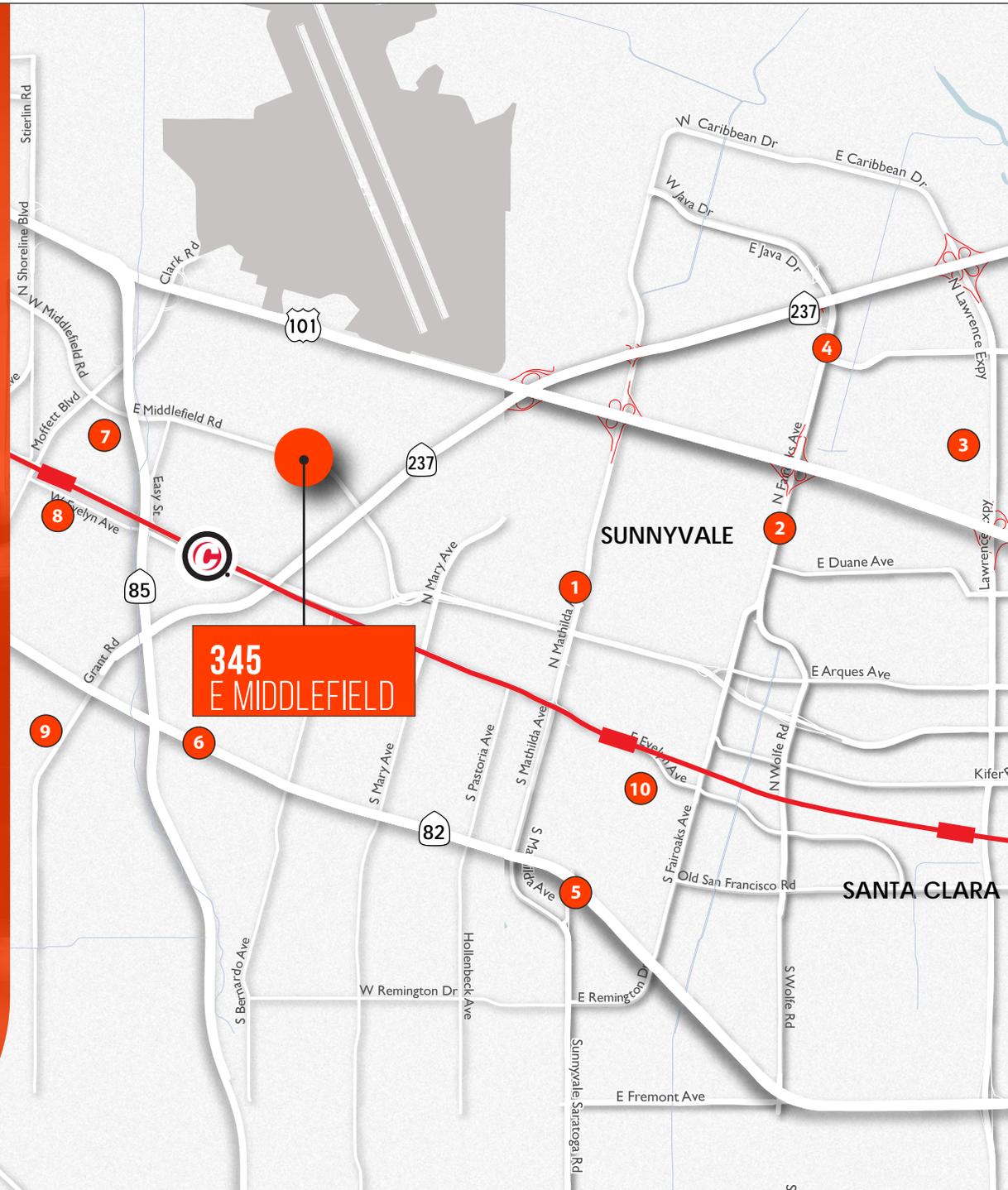
Posh Bagel
Le Boulanger
Rocket Fizz
Shiva's Indian Grill
Ristorante Don Giovanni
Yakko
Niji Sushi
Ephesus
Agave
Blue Line Pizza
Asian Box
Savvy Cellar Wine Shop & Wine Bar

9. GRANT PARK PLAZA

99 Ranch Market
Nob Hill Foods
Marshalls & Home Goods
Wells Fargo
Peet's Coffee & Tea
City Sports Club
Posh Bagels
Sweet Tomatoes

10. DOWNTOWN SUNNYVALE

Tandoori Pizza
BAMBU Dessert & Drinks
Dishdash Middle Eastern Cuisine
Metro City
Coffee & More Cafe
Philz Coffee
ROKKO Japanese Restaurant
The Don's Deli
PhoEver
Meyhouse
SAJJ



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