

# 259-261 MOFFETT BLVD

2 Office Condos For Lease or Sale  
in Downtown Mountain View, CA



# 259-261 MOFFETT BLVD

An opportunity to own a small commercial building in an amenity rich vibrant downtown core just steps away.



**2.5/1,000 PARKING RATIO**



**ADA RESTROOMS IN EACH UNIT**



**BRAND NEW CONSTRUCTION WITH 13 FT CLEAR HEIGHT AND CLEAR SPAN**



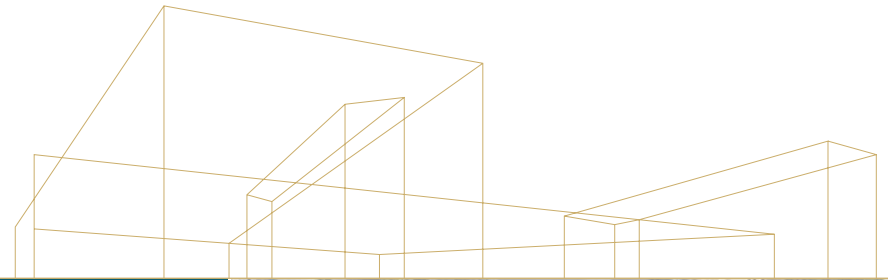
**NUMEROUS SHOPPING & RESTAURANTS NEARBY**



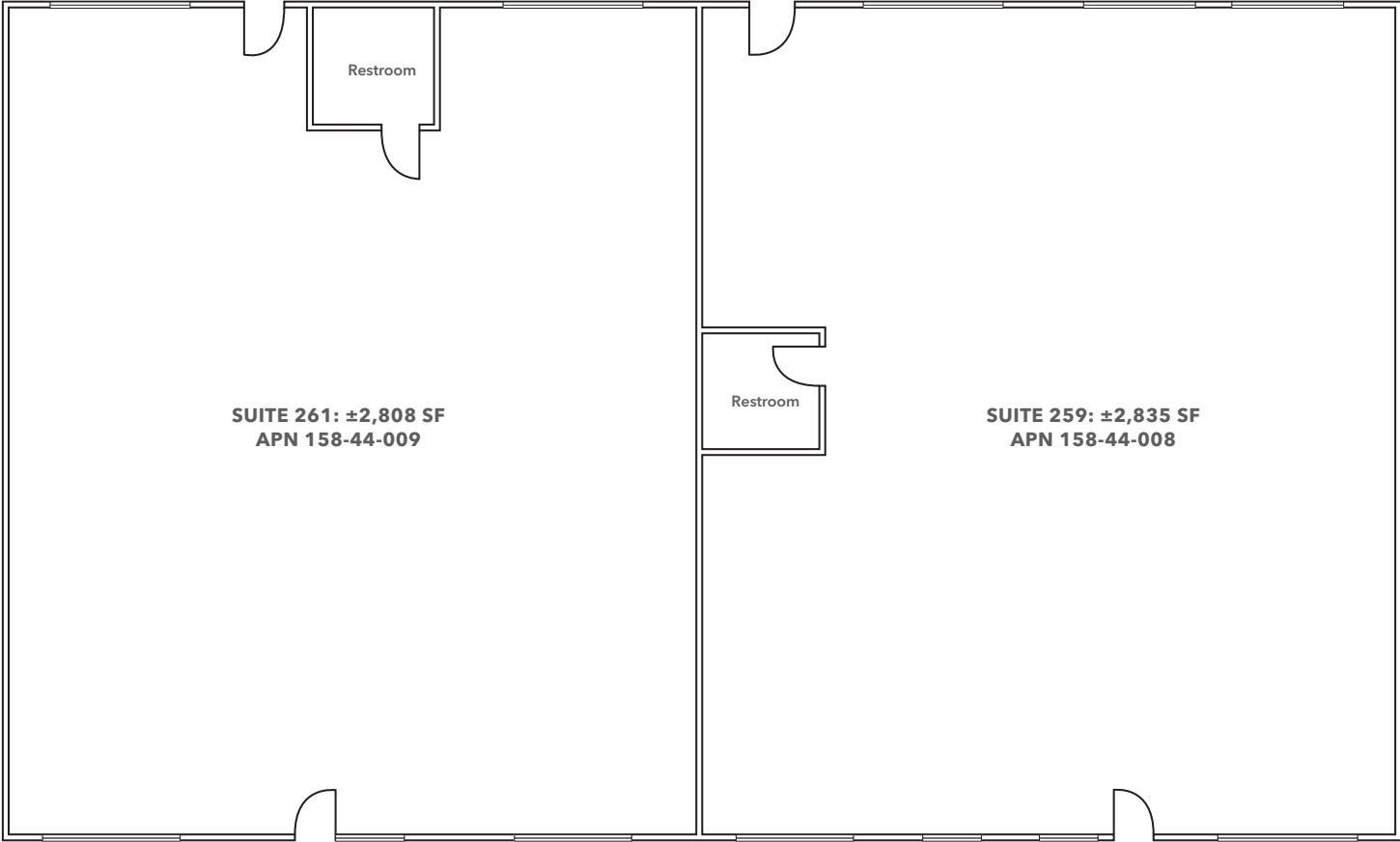
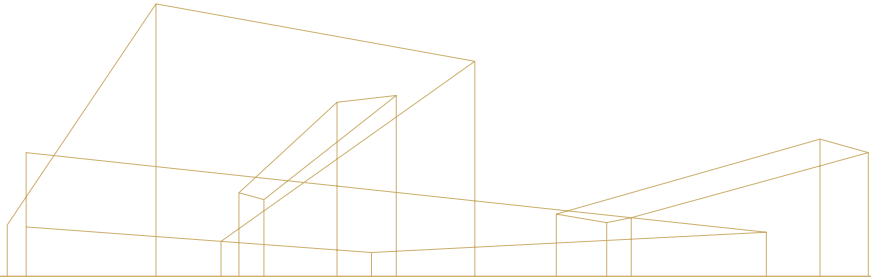
**ZONING: CRA**  
**200 AMPS/3 PHASE PER UNIT; 400 AMPS TOTAL**



**ADDITIONAL \$5000 PROCURING COMMISSION BONUS IF SALE TRANSACTION CLOSES BY 9/29/23**



# 259-261 MOFFETT BLVD



SUITE 261: ±2,808 SF  
APN 158-44-009

SUITE 259: ±2,835 SF  
APN 158-44-008

± 5,643  
TOTAL SF AVAILABLE

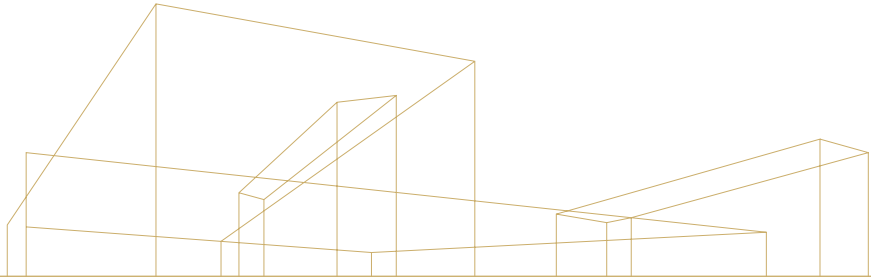
\$2,695,000  
259 MOFFETT SALE PRICE

\$2,695,000  
261 MOFFETT SALE PRICE

\$4.75FS  
LEASE PRICE (GROSS)

MOFFETT BLVD

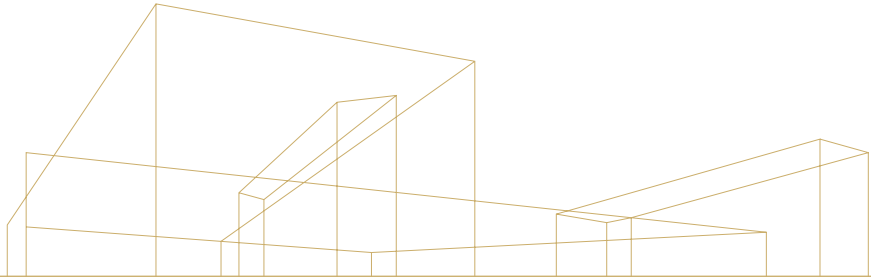
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INTERIOR 259 MOFFETT BLVD



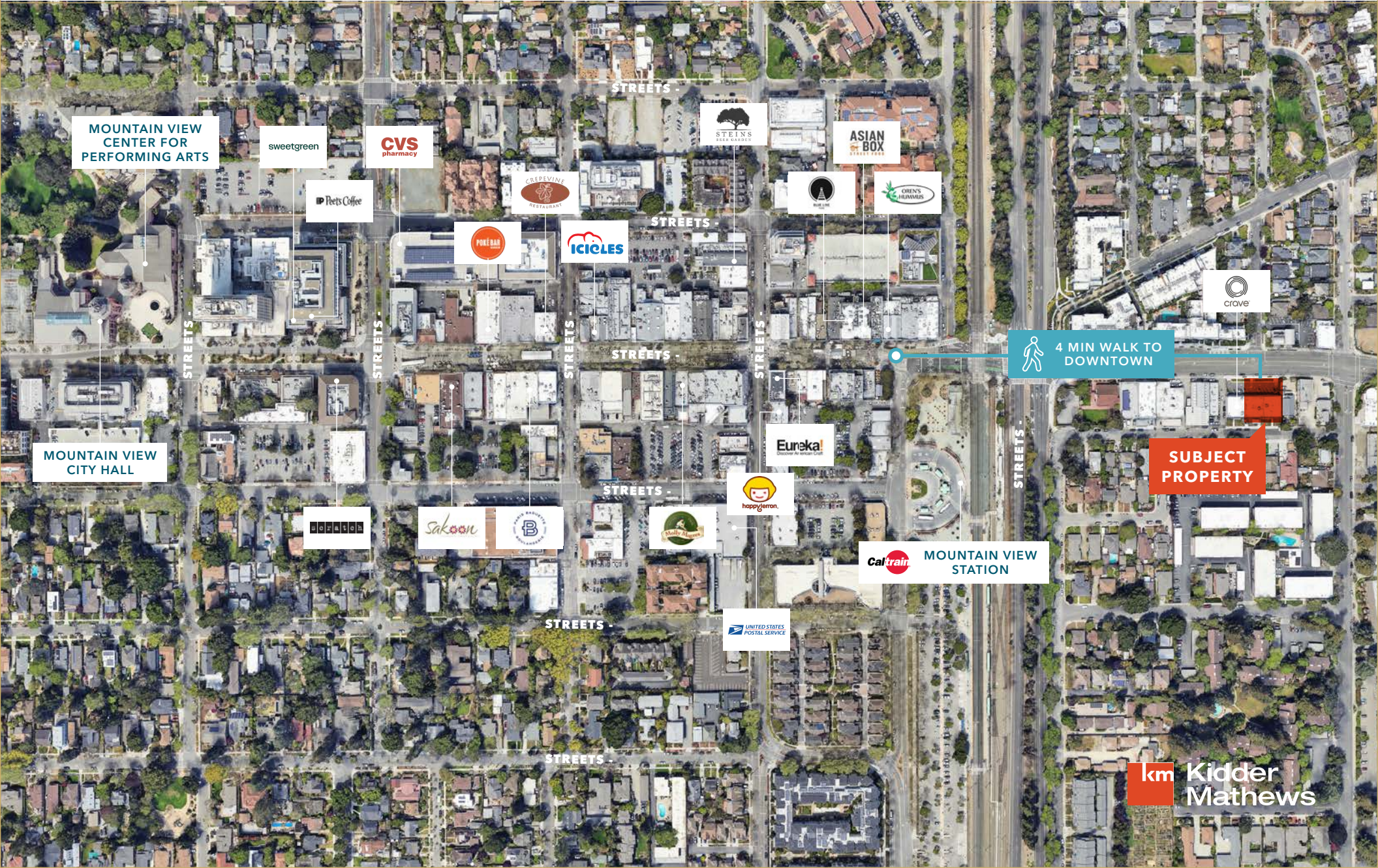
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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2023)	29,023	155,129	344,761
Growth (2023-2028)	0.6%	0.4%	0.4%
Median Age	35.1	38.4	38.4
Households (2023)	12,811	62,534	132,010
Avg HH Income (2023)	\$263,013	\$293,638	\$292,691
Businesses	1,358	8,297	16,153
Employees	15,404	95,136	207,251
Daytime Population	21,330	132,647	297,531

**10 MIN**

DRIVE TO DOWNTOWN  
SUNNYVALE

**17 MIN**

DRIVE TO  
DOWNTOWN SAN JOSE

**45 MIN**

DRIVE TO  
DOWNTOWN SAN  
FRANCISCO

**50 MIN**

DRIVE TO  
DOWNTOWN OAKLAND



Contact broker to tour or for leasing information

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