

**±1,918
to
±31,235**
rsf available



h³experiences

**444
CASTRO**

Downtown Mountain View

.....

NEWMARK



Bonus Commission:

\$3/sf for a 3-year term

\$4/sf for a 4-year term

\$5/sf for 5+ year term

Applicable for new tenant leases signed by September 30, 2026

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Current Availabilities

<u>SUITE</u>	<u>RSF</u>	<u>AVAILABILITY</u>	<u>VIRTUAL TOUR</u>
500	±10,414	Available Now	 <u>VIRTUAL TOUR</u>
800	±10,413	Available Now	 <u>VIRTUAL TOUR</u>
900	±10,408	Available Now	 <u>VIRTUAL TOUR</u>

POTENTIAL DEMISING OPTIONS

900	±3,964
910	±1,918
920	±2,134
930	±2,392





12-Story
Class A Building



Beautiful Outdoor
Courtyard and
Communal
Gathering Area



On-Site Banking



On-Site Property
Management and
24/7 Security



Fitness Room
with Showers and
Lockers



Outdoor Trellis
Bar and Meeting
Area



Common
Conference Room



10 EV Chargers
in Garage



Free Covered
Parking (2.52 per
±1,000 Square
Feet)



Bike Storage
Cage in Garage



Walking
Distance to
Great Downtown
Amenities

444 CASTRO



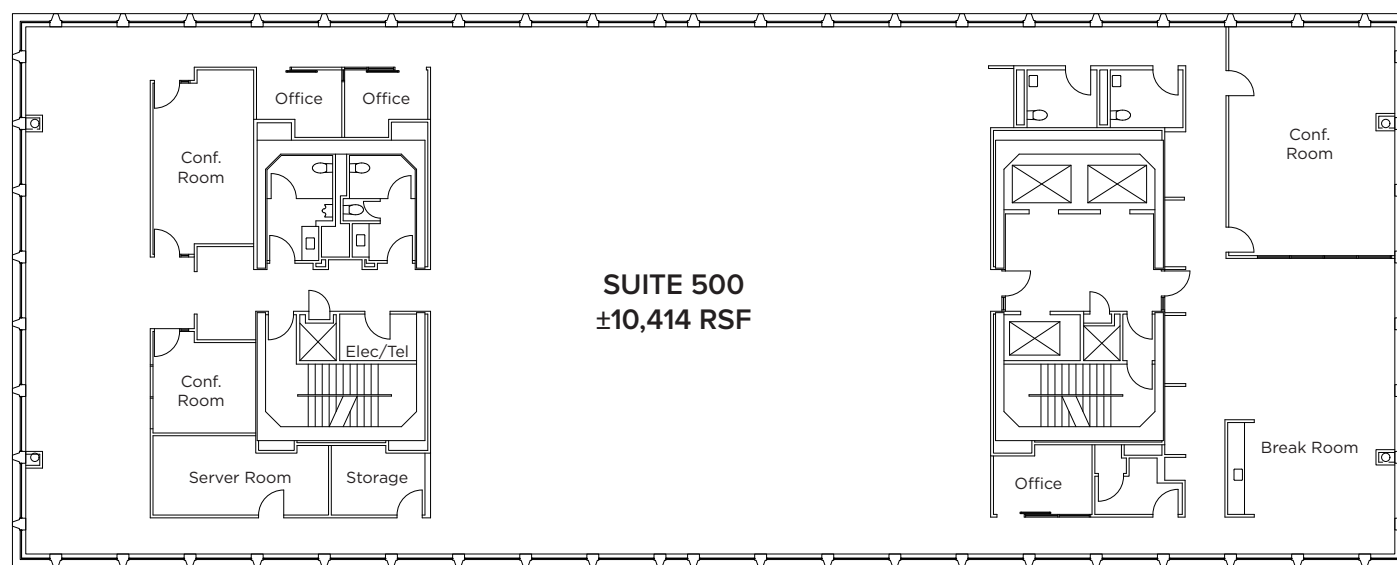


5TH FLOOR

SUITE 500 | $\pm 10,414$ rsf
Available Now



[CLICK HERE FOR VIRTUAL
TOUR](#)



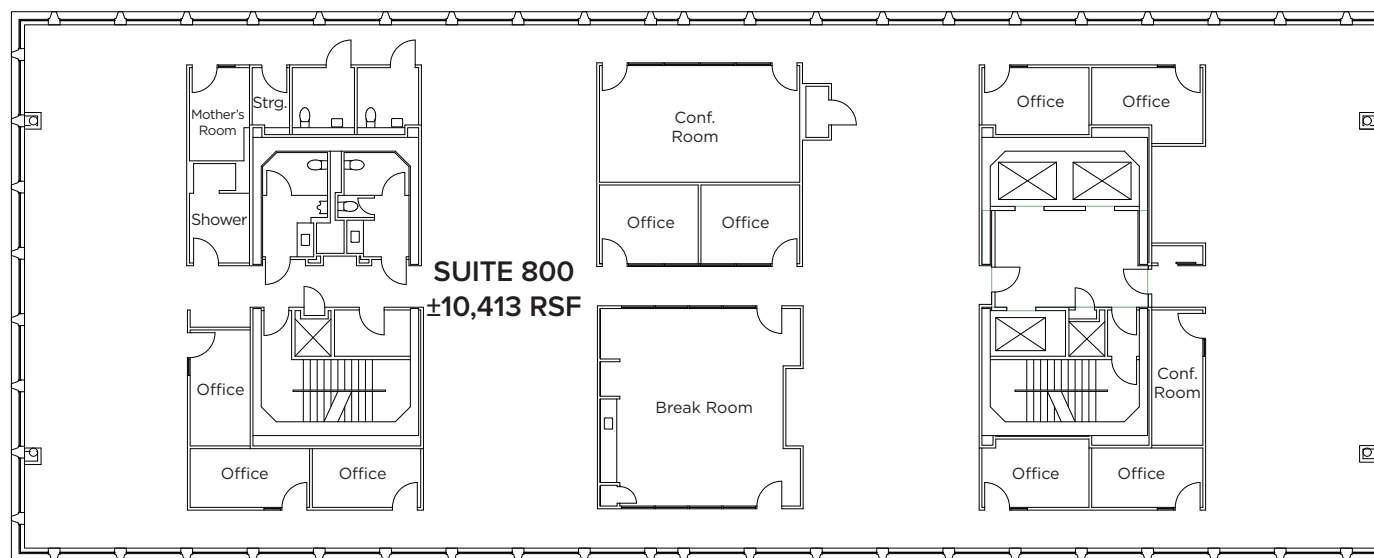


8TH FLOOR

SUITE 800 | $\pm 10,413$ rsf
Available Now



[CLICK HERE FOR VIRTUAL
TOUR](#)



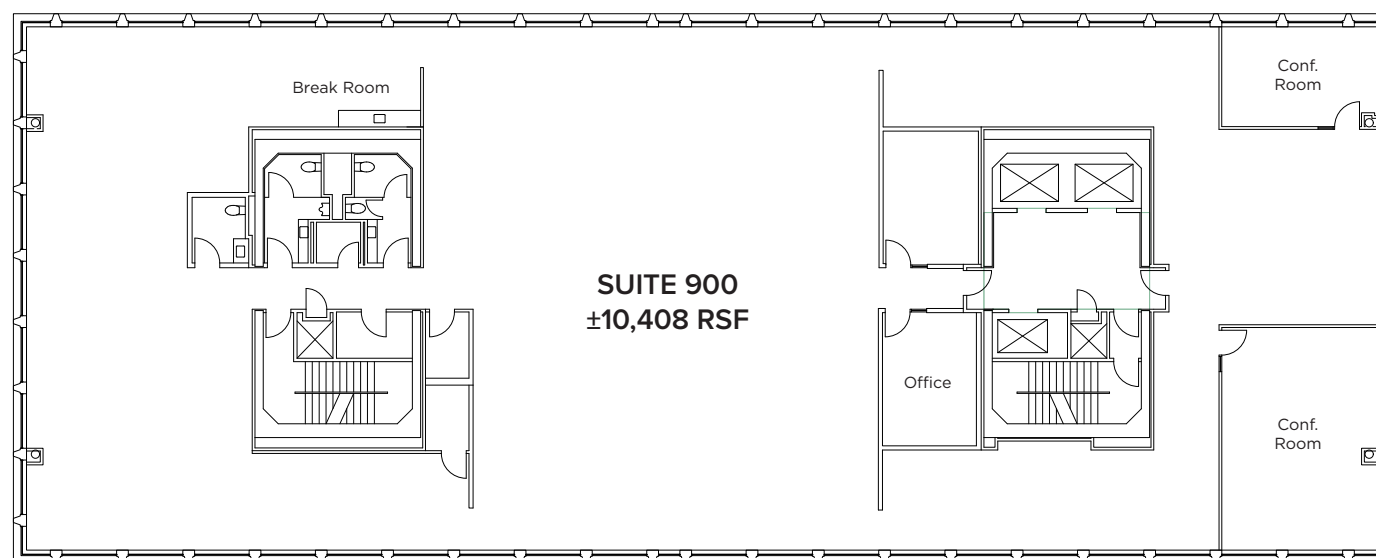


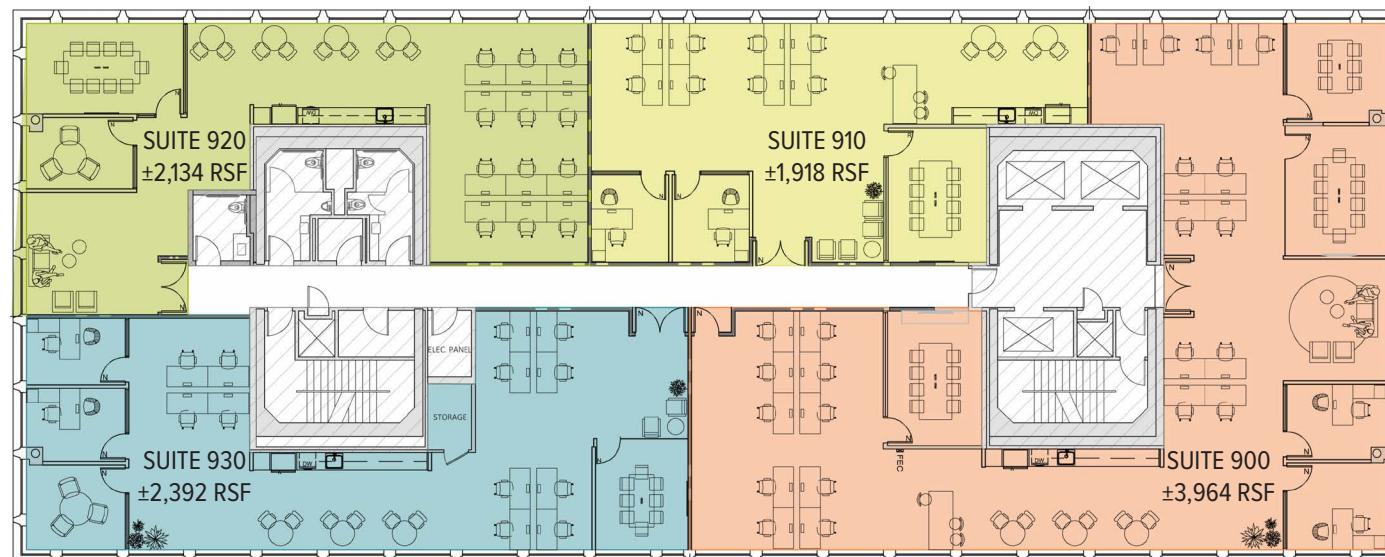
9TH FLOOR

SUITE 900 | $\pm 10,408$ rsf
Available Now



[CLICK HERE FOR VIRTUAL
TOUR](#)





- SUITE 900: ±3,964 RSF
- SUITE 910: ±1,918 RSF
- SUITE 920: ±2,134 RSF
- SUITE 930: ±2,392 RSF

Furniture Not Included – Shown for Conceptual Layout Purposes Only

Aerial Map



Creating Value for Our Tenants

Through a commitment to environmental stewardship, positive social impact and tenant well-being

OPERATING SUSTAINABLY

We engage with our tenants to optimize building performance through day-to-day management, investment in high-efficiency equipment, innovative solutions and encouraging practices that lower our carbon footprint.

↓16%

Reduction in
Total Energy
Consumption*

↓27%

Reduction in
GHG emissions

↓7%

Reduction
in Water
Consumption*

*Like-for-like reductions from 2018 to 2024

CREATING NEW GREENHOUSE GAS (GHG) TARGETS

We have achieved a significant milestone by establishing GHG reduction targets aligned with the Paris Agreement's urgent call to action to limit global warming by achieving net-zero emissions before 2040.

↓50%

Reduction in Scope 1
and 2 GHG emissions
by 2030

↓100%

Reduction in Scope 1 and
2 GHG emissions (net zero)
by 2040



REDUCING WASTE

- > Building-level and in-suite recycling
- > On-site composting
- > Collection programs for e-waste
- > Sustainable purchasing



SAVING WATER

- > Minimizing water use for outdoor cleaning
- > Choosing water-free cleaning when possible
- > Using reclaimed water for landscaping



TRACKING ENERGY

We use ENERGY STAR Portfolio Manager to track performance



CREATING AN ENVIRONMENT FOR HEALTH AND WELLNESS

Our property management teams ensure our buildings are compatible with good health. In addition, tenants enjoy access to spaces and services powered by ever-advancing technology through our h³experiences® program.

Healthy building practices include:

- > Proper ventilation that maximizes outside air
- > Incorporating natural light
- > Use of nontoxic products
- > Monitoring CO₂, PMs and VOCs
- > LEED, WELL and Fitwel Certified Buildings

h³experiences® offers:

- > On-site meeting and conference centers
- > Amenity-sharing across properties
- > Fitness and wellness offerings
- > Community engagement activities
- > Flexible office solutions and alternative work areas



Scan QR code to download our 2024 ESG Report and learn more about our sustainability practices.

[SWIGCO.COM/SUSTAINABILITY](https://www.swigco.com/sustainability)

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NEWMARK

THE SWIG
COMPANY

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