

**±1,336**  
**to**  
**±6,805**  
rsf available



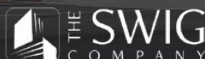
h3experiences

# 444 CASTRO

Downtown Mountain View



**NEWMARK**



## NEW PROCURING BROKER PROGRAM

**4% Per Year – No Cap!**

**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  
through December 31, 2024

Christine Slonek | 408.489.3563

Andrea Bartlinski | 408.982.8424

# Current Availabilities

<u>SUITE</u>	<u>RSF</u>	<u>AVAILABILITY</u>	<u>VIRTUAL TOUR</u>
200	±6,805	NOW	 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
303	±1,336	NOW	 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
1100	±6,155	NOW	 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
1210	±4,519	NOW	 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>

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# Project Highlights



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



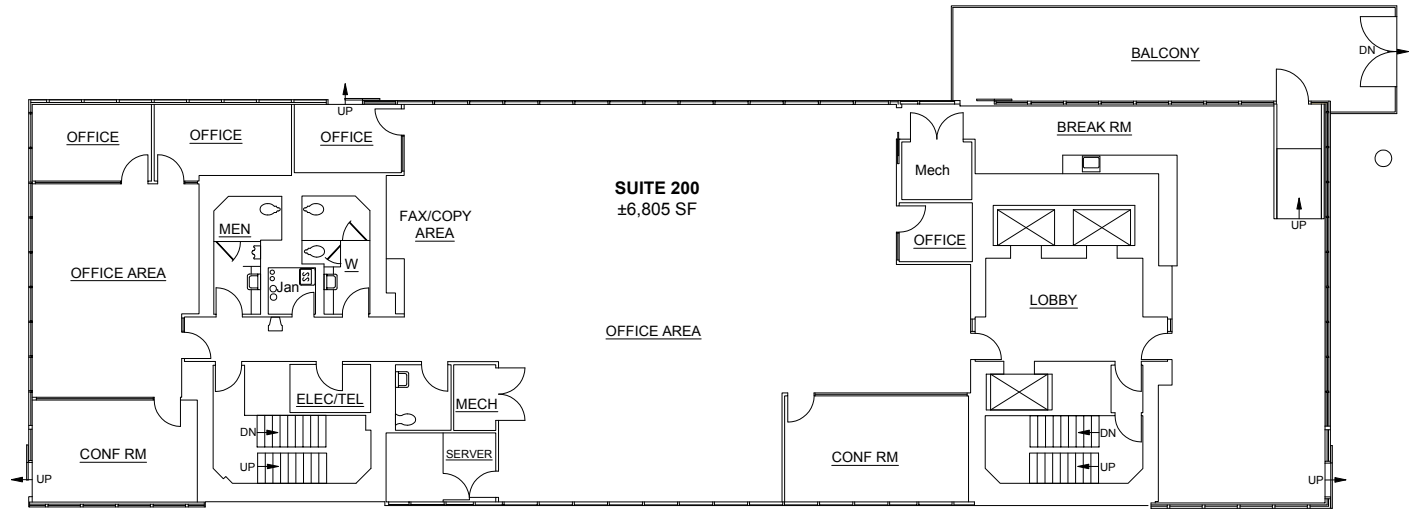
Walking Distance  
to Great Downtown  
Amenities

444 CASTRO



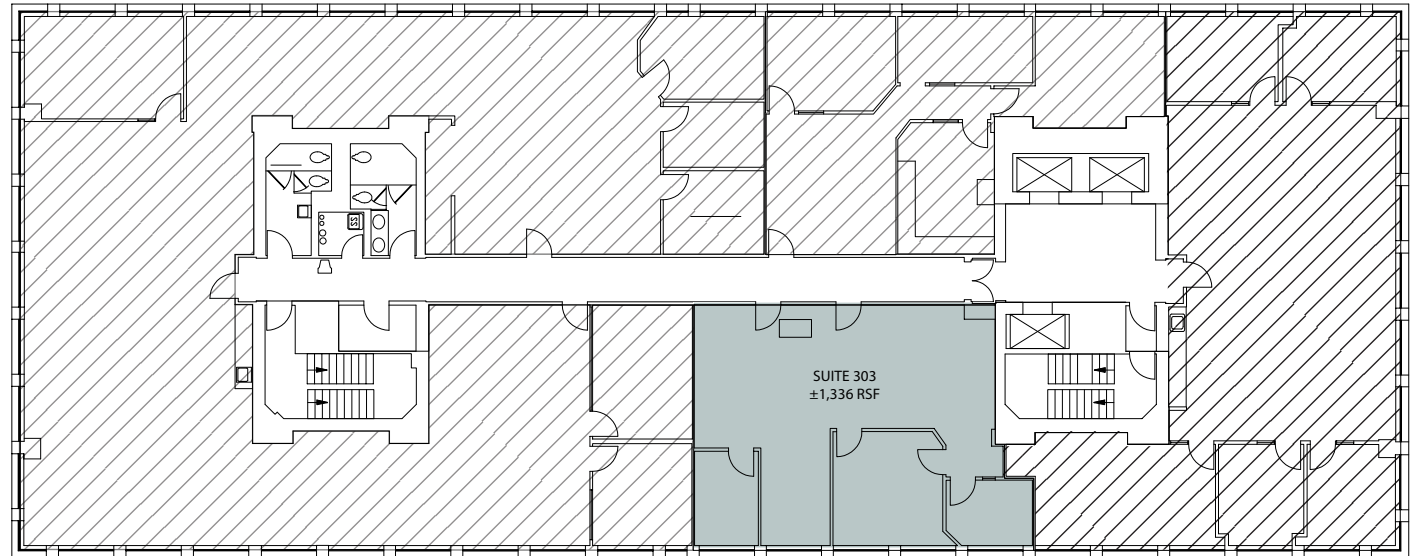


[CLICK HERE FOR VIRTUAL TOUR](#)





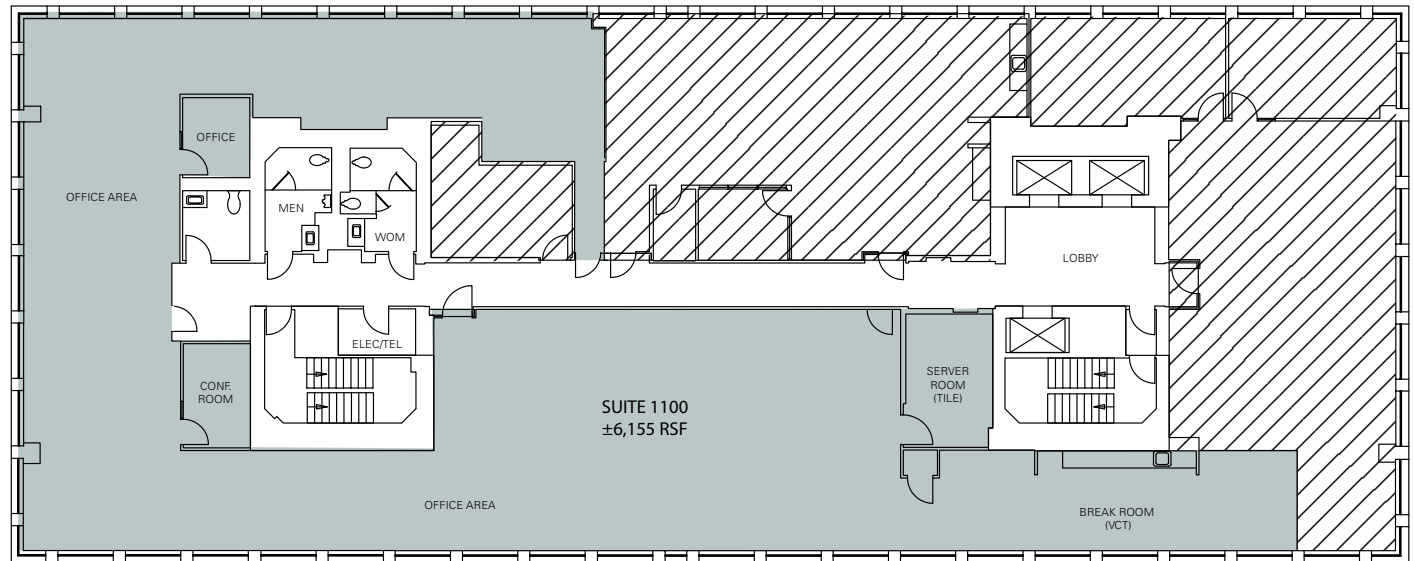
[CLICK HERE FOR VIRTUAL TOUR](#)



- SUITE 303: ±1,336 RSF
- ▨ LEASED



[CLICK HERE FOR VIRTUAL TOUR](#)

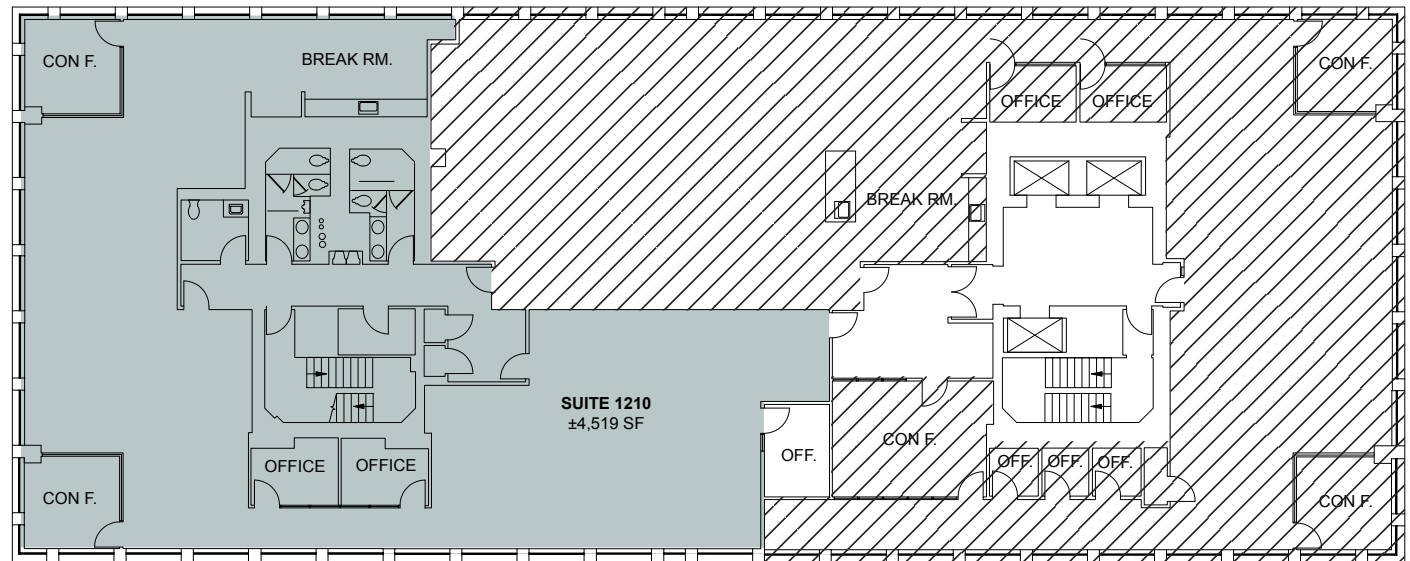


■ SUITE 1100: ±6,155 RSF

▨ LEASED



[CLICK HERE FOR VIRTUAL TOUR](#)



■ SUITE 1210: ±4,519 RSF

▨ LEASED

# 444 CASTRO

Mediterranean Grill House  
AMICI'S  
STARBUCKS COFFEE

Mountain View Center for the Performing Arts

Bank of America

Pete's Coffee & Tea  
sweetgreen  
cascia

CVS pharmacy  
East West BOOKSHOP  
CREVINE RESTAURANT  
JHI/EIDO  
SHIVA  
PURE BAR  
TAP

BONCHON  
Biryani  
Pho Hoa  
TEASPOON  
MANTRA MEDIA  
Monte Carlo

ASIAN  
bushido  
AMARIN  
XANH  
AGAVE  
VICO  
Mongolian HOT POT  
La Fontaine

CALTRAIN MOUNTAIN VIEW

cognition  
CALIFORNIA BANK

WELLS FARGO

BANK OF WEST

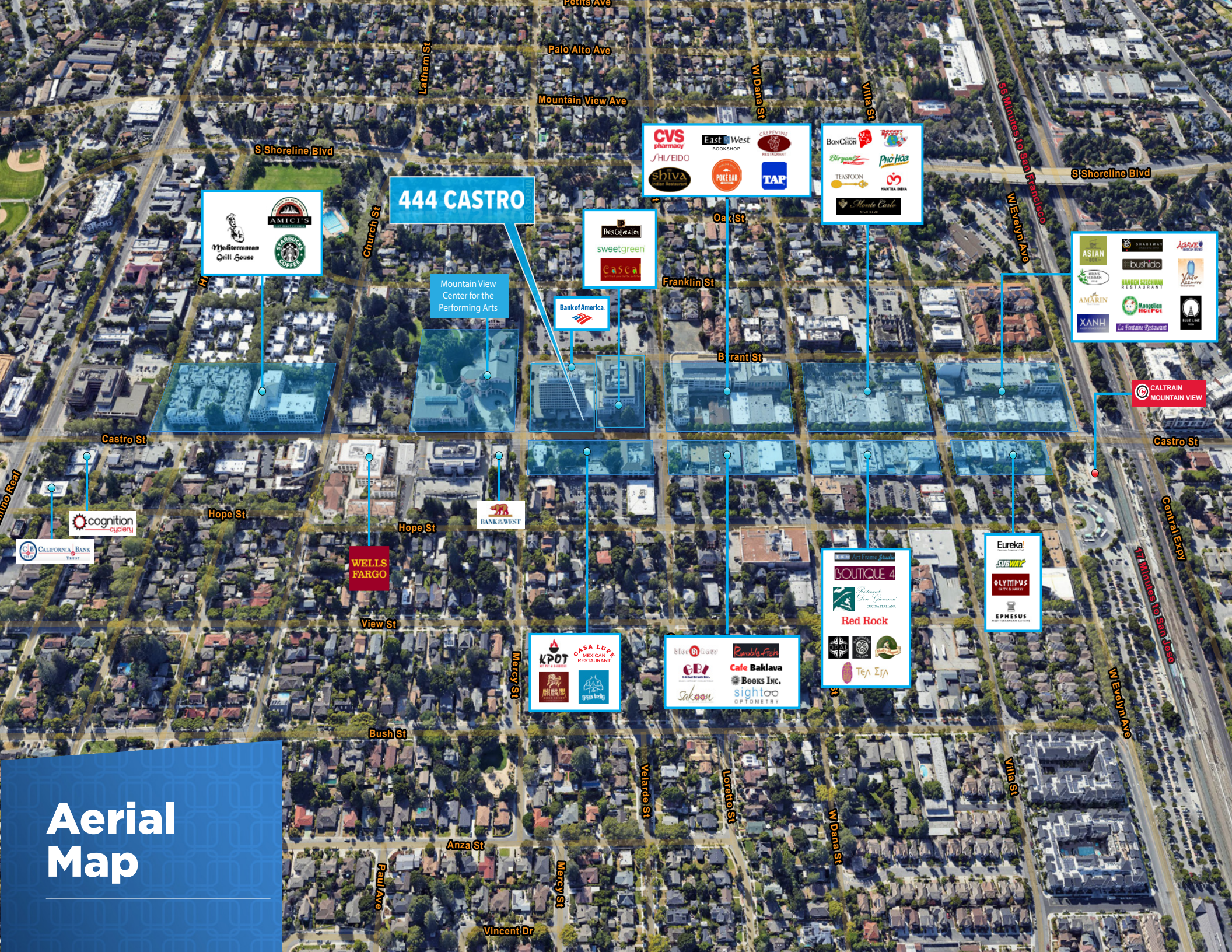
CASA LUPA  
KPOT  
Sakoon

6th Street  
Rumble Fish  
Cafe Baklava  
Books Inc.  
sightoo OPTOMETRY

Art Frame Studio  
BOUTIQUE 4  
Red Rock  
TEA SPA

Eureka  
SUBWAY  
OLYMPUS  
EPHESUS

# 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.

↓ 20%

Reduction in Total Energy Consumption

↓ 26%

Reduction in GHG Emissions Intensity

↓ 22%

Reduction in Water Consumption

↓ 50%

Reduction in Scope 1 and 2 GHG Emissions by 2030

↓ 100%

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

Like-for-like reductions from 2018 to 2023



### REDUCING WASTE

- › Building-level and in-suite recycling
- › On-site composting
- › Collection programs for e-waste



### 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 h<sup>3</sup>experiences<sup>®</sup> program.

Healthy building practices include:

- › Proper ventilation that maximizes outside air
- › Incorporating natural light
- › Use of nontoxic products
- › Monitoring CO<sub>2</sub>, PMs and VOCs
- › LEED, WELL and Fitwel Certified Buildings

h<sup>3</sup>experiences<sup>®</sup> 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 annual 2023 ESG Report and learn more about our sustainability practices.

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



h<sup>3</sup>experiences<sup>®</sup>

**contact**  
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