

**OFFICE/  
R&D SPACE**

NEAR DOWNTOWN  
MOUNTAIN VIEW



SUITE 3  
**±4,585 SF**

SUITE 5  
**±3,025 SF**

SUITE 8  
**±3,200 SF**

SUITE 200  
**±8,000 - 16,000 SF**

DEAD STORAGE WAREHOUSE  
**±4,000 SF**

**CBRE**



## BUILDING HIGHLIGHTS



Flexible Lease Terms,  
Ideal Startup Space



100%  
HVAC



EV Charging  
On-Site



High Speed  
Fiber Available



2,000 Amps (277/480V)  
to Building, Separately  
Metered Electrical



Ideal for a Variety  
of Office and  
R&D/Flex Uses



0.7 Miles to  
Downtown Mountain  
View and Caltrain



Immediate  
Free Access to  
Hwy 87, 237, and 101

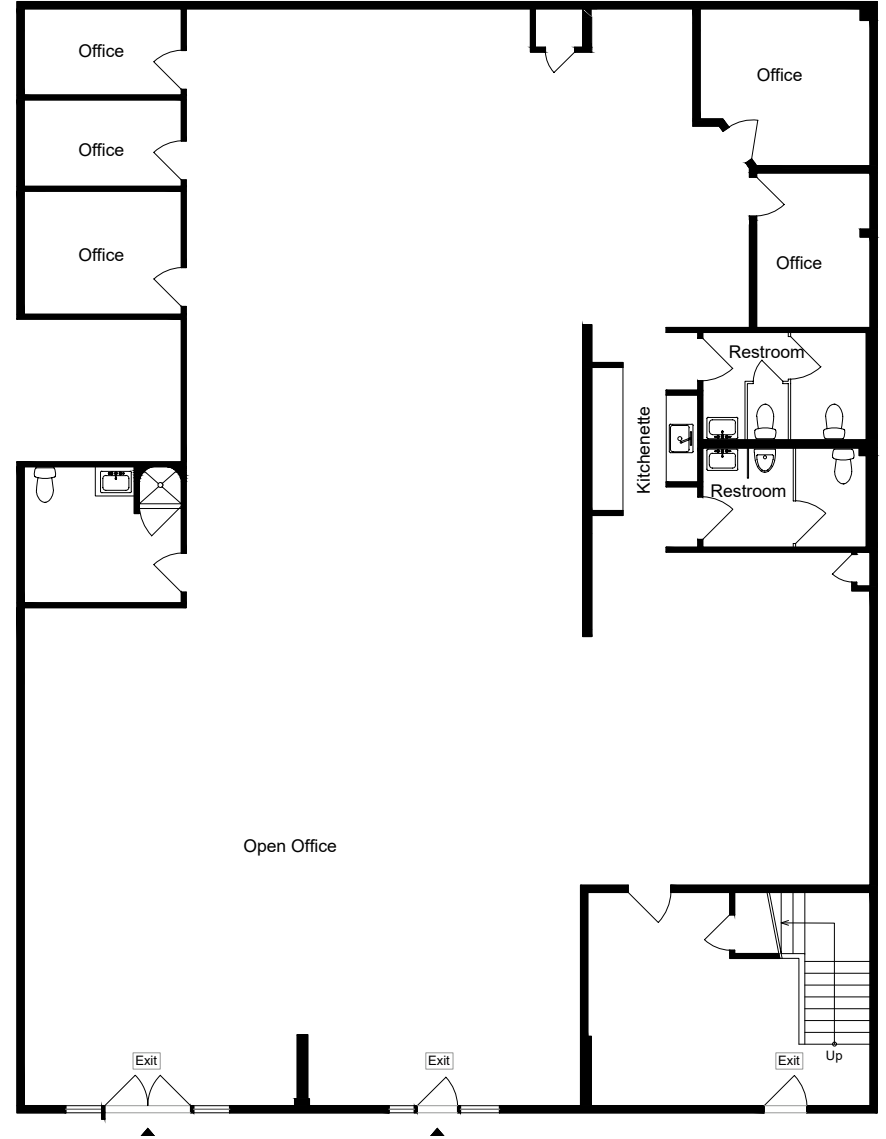
# FLOOR PLAN

SUITE 3 | ±4,585 SF

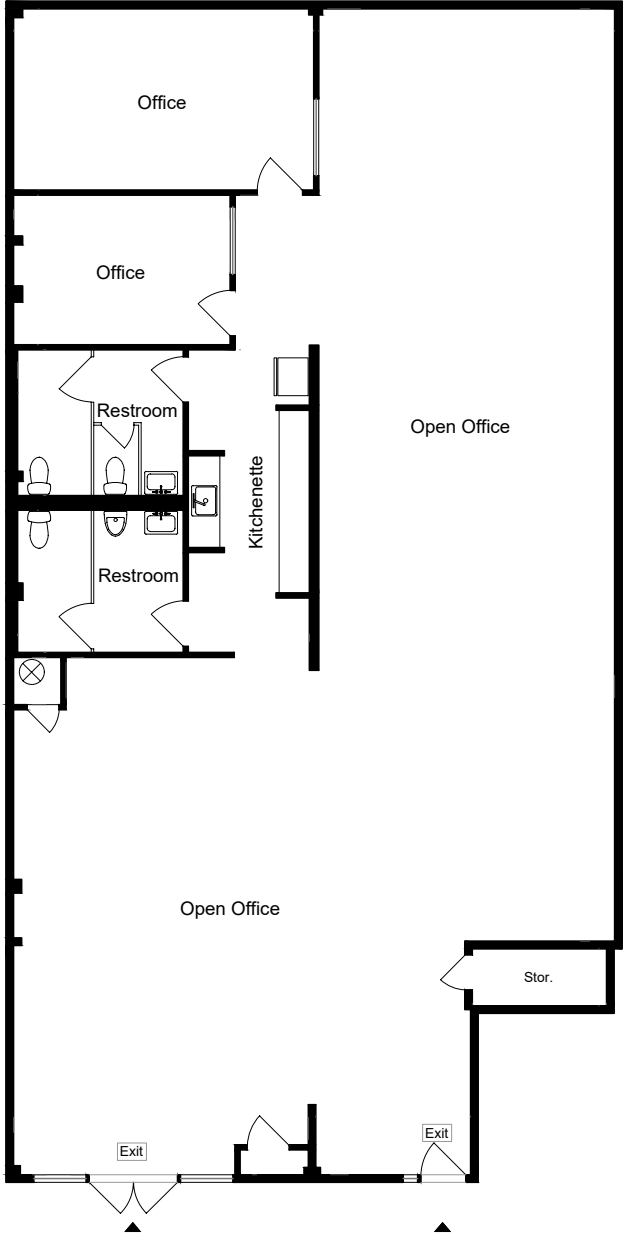
## AS-BUILT PLAN



## HYPOTHETICAL PLAN

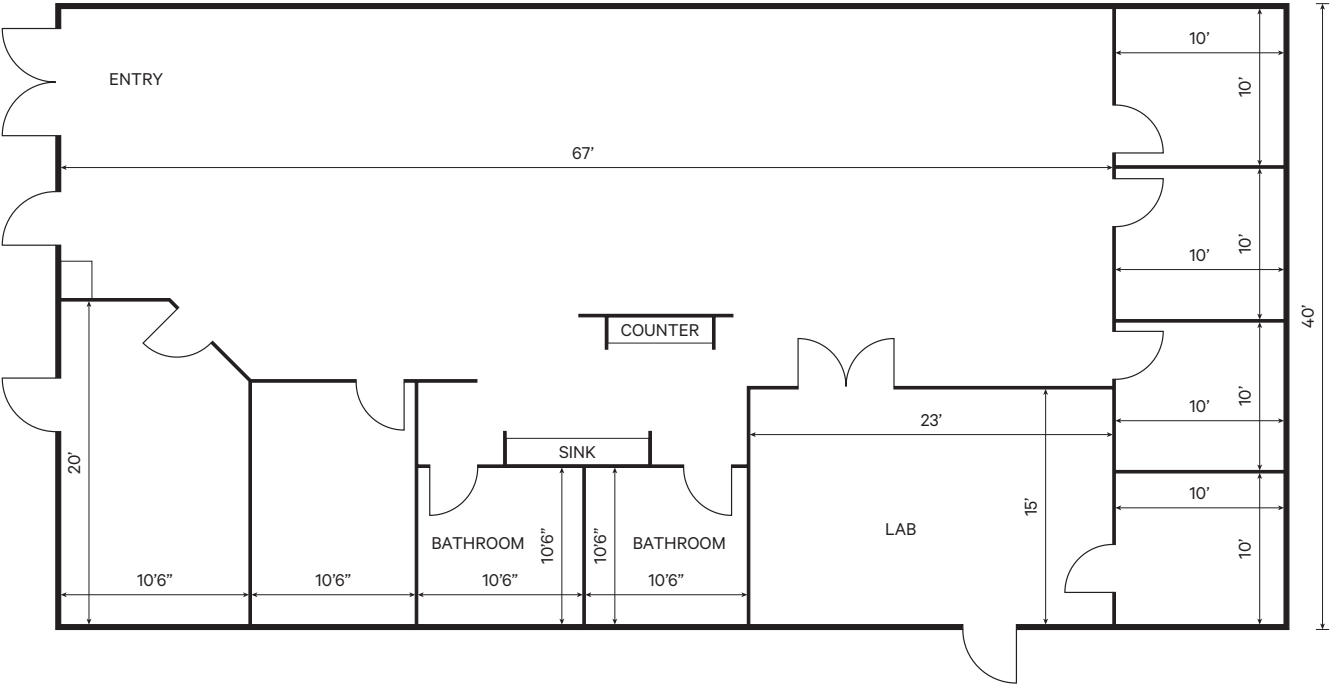


FLOOR PLAN  
SUITE 5 | ±3,025 SF



# FLOOR PLAN

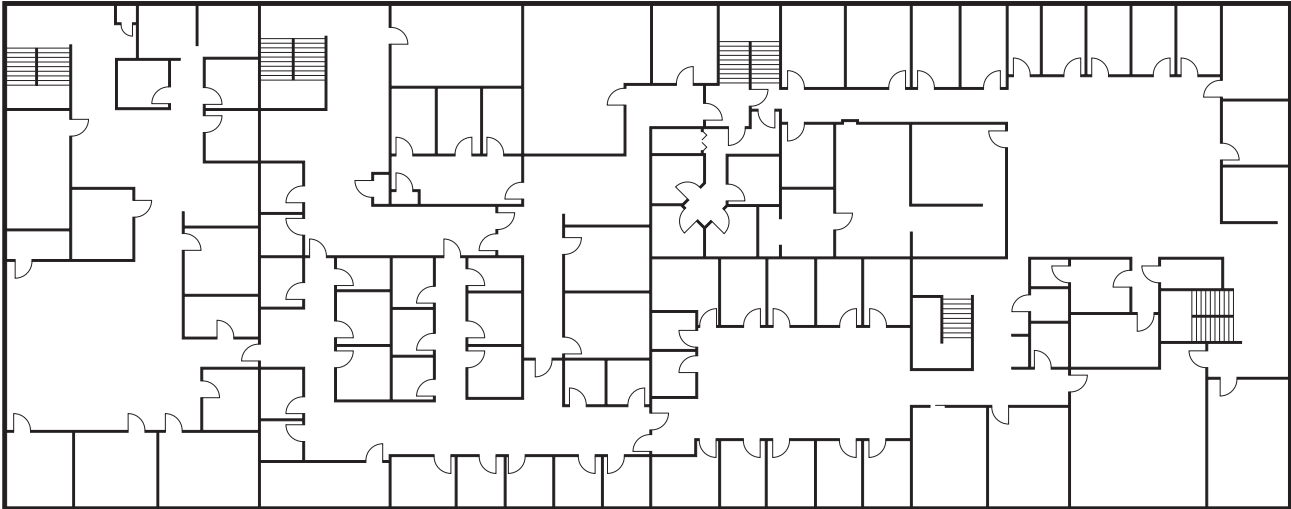
SUITE 8 | ±3,200 SF



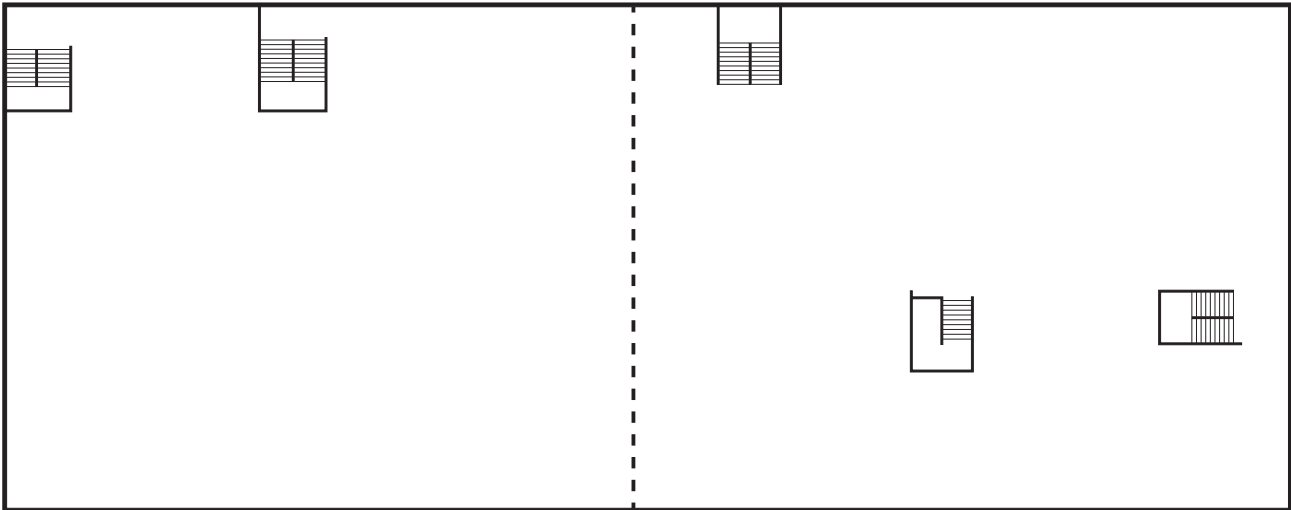
# FLOOR PLAN

SUITE 200 | ±8,000 - 16,000 SF

## AS-BUILT PLAN



## HYPOTHETICAL PLAN (SINGLE OR MULTI-TENANT OPTIONS)



# DEAD STORAGE WAREHOUSE

±4,000 SF



# AMENITY MAP



- DOWNTOWN MOUNTAIN VIEW**
- |                        |                   |
|------------------------|-------------------|
| Vaso Azzurro           | Mantra Indian     |
| Oren's Hummus          | Crepevine         |
| Blue Line Pizza        | New Mongolian BBQ |
| Olympus Caffe          | Paris Baguette    |
| Doppio Zero            | Cafe Baklava Poke |
| Amarin Thai            | Rumble Fish       |
| La Fontaine            | Sakoon            |
| Agave Mexican Bistro   | Scratch           |
| Eureka!                | Cascal            |
| Red Rock Coffee        | Sweetgreen        |
| Alexander's Patisserie | Casa Lupe         |
| Pokeworks              | Peet's Coffee     |
| St. Stephen's Green    | Bean Scene Cafe   |
| Molly Magees           |                   |

**MOUNTAIN VIEW**



The Ameswell Hotel

Ramada by Wyndham

Los Portales

Hampton Inn & Suites

Shana Thai  
Taqueria Tres Hermanos

Everest Cuisine

Specialty's Café & Bakery

Roger's Deli & Donuts  
La Costena Mexican Grill  
Joy Sushi  
Clocktower Coffee

Subway  
Truya Sushi  
Bibimbow  
Round Table Pizza

Moffett  
Federal Airfield

Sunnyvale Municipal  
Golf Course

S Rengstorff Ave

Central Expy

N Shoreline Blvd

Moffett Blvd

E Middlefield Rd

Ellis St

W El Camino Real

N El Monte Ave

101

85

101

237

85

# TRANSIT MAP





## OFFICE/ R&D SPACE

NEAR DOWNTOWN  
MOUNTAIN VIEW



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