



## **300 Pioneer Way**

300 Pioneer Way, Mountain View, CA 94041

### **Tom Haury**

Thomas Haury

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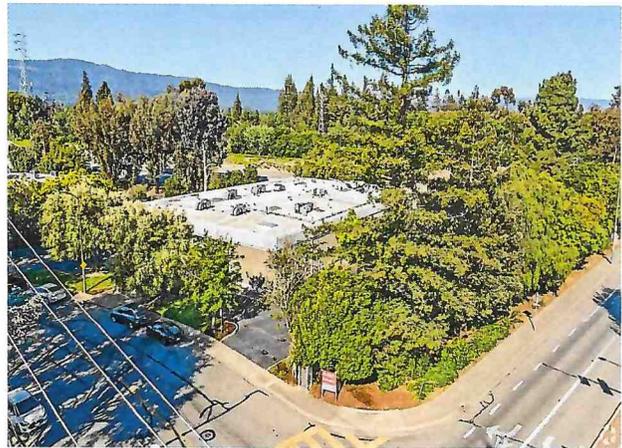
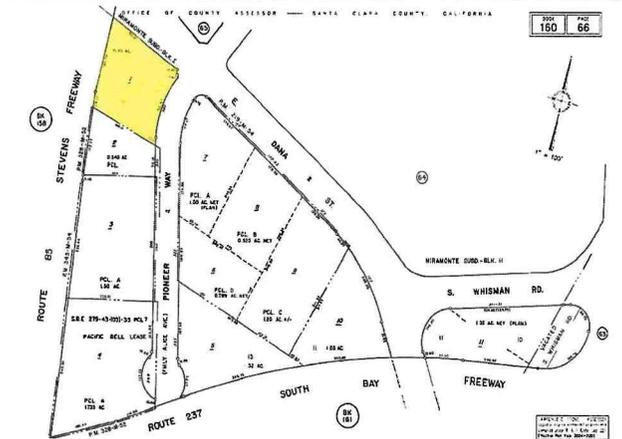
# 300 Pioneer Way

\$11,950,000

Recently renovated building. Current ADA, new fire sprinkler system, new roof, new parking lot. State of the art robotics building.

\$5,580,000 assumable first loan at 5% interest only monthly payments, loan due 2/28/2028. Loan can be extended for well qualified buyers. Potential for Seller carry back with \$3,000,000 down; 6% cash on cash potential to well qualified buyers....

- High visibility corner location, recently renovated, close to downtown Mountain View,

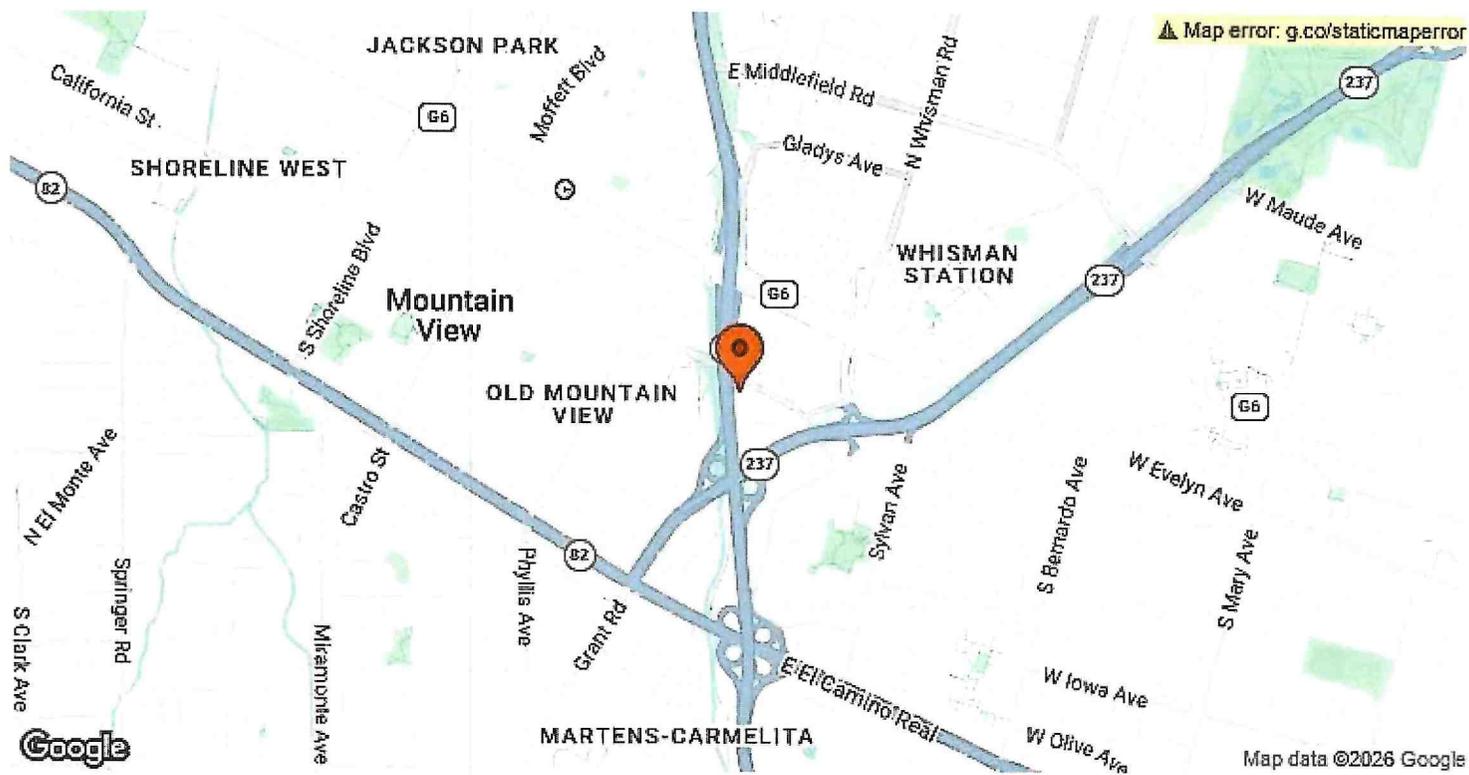


Price:	\$11,950,000
Property Type:	Flex
Property Subtype:	Flex Research & Development
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.00%
Lot Size:	1.16 AC
Gross Building Area:	14,500 SF
Rentable Building Area:	14,500 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1972
Tenancy:	Single
Parking Ratio:	4.14/1,000 SF
Clear Ceiling Height:	18 FT

## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Fulfil Solutions	14,500	December 2027



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# Property Photos

