

±1,336
to
±10,472
rsf available



h3experiences

444
CASTRO

Downtown Mountain View



NEWMARK



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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
by March 31, 2025



Current Availabilities

| <u>SUITE</u> | <u>RSF</u> | <u>AVAILABILITY</u> | <u>VIRTUAL TOUR</u> |
|--------------|------------|---------------------|---|
| 200 | ±6,805 | NOW |  CLICK HERE FOR VIRTUAL TOUR |
| 303 | ±1,336 | NOW |  CLICK HERE FOR VIRTUAL TOUR |
| 600 | ±10,472 | Available 2/1/2026 | |
| 1100 | ±6,341 | NOW |  CLICK HERE FOR VIRTUAL TOUR |
| 1210 | ±4,519 | NOW |  CLICK HERE FOR VIRTUAL TOUR |



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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



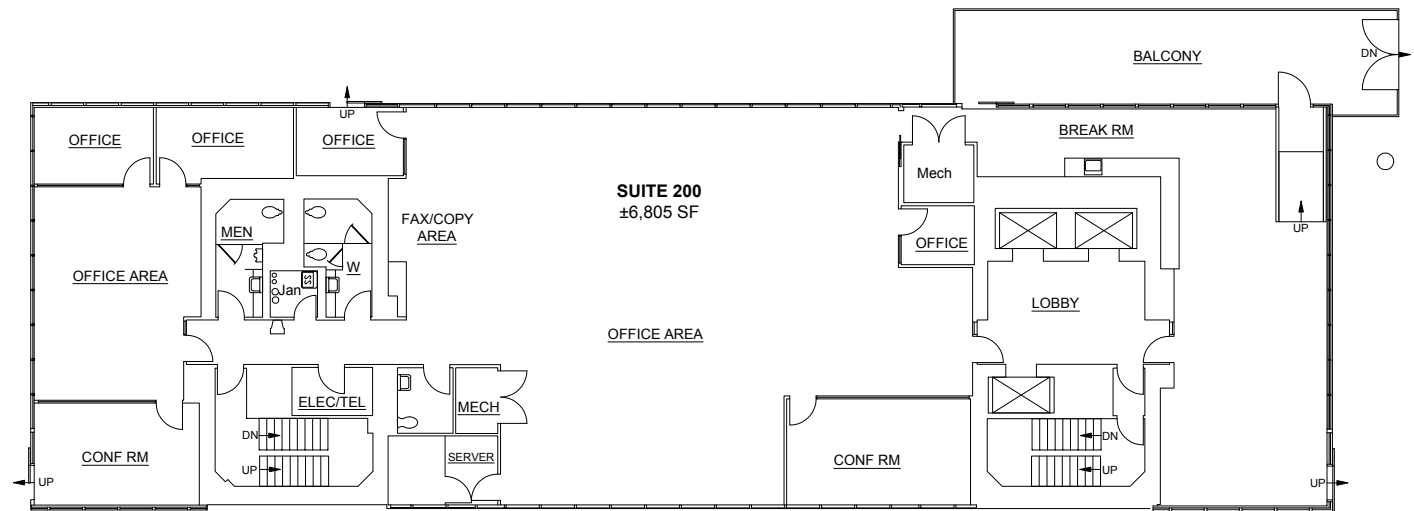
Walking Distance
to Great Downtown
Amenities

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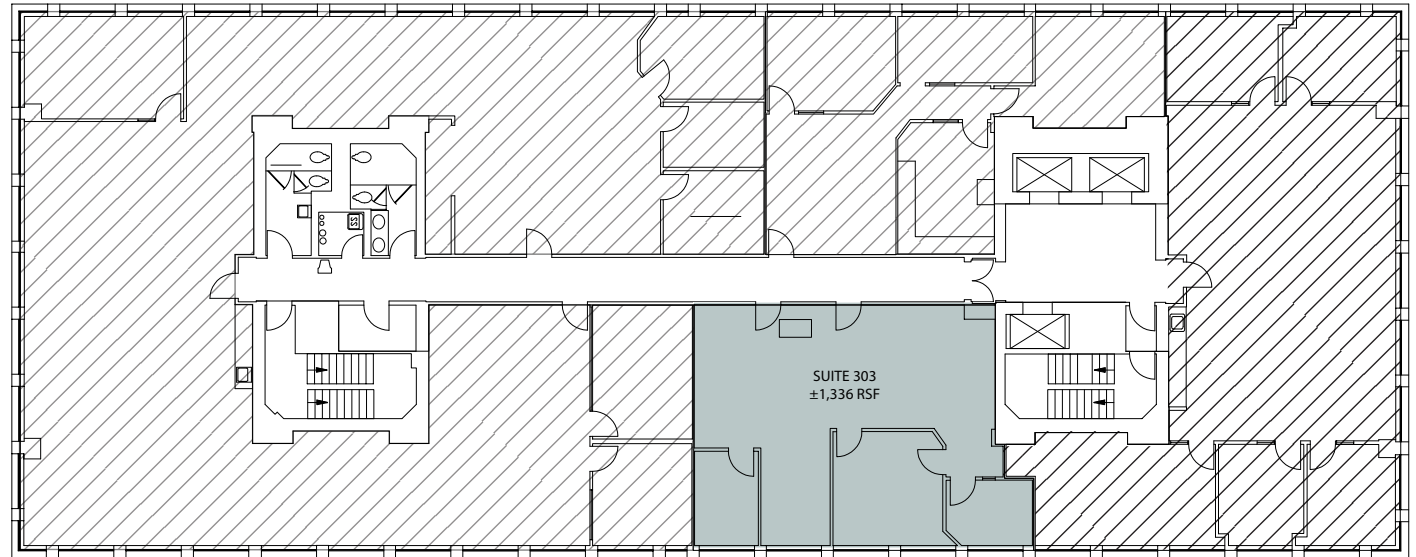


[CLICK HERE FOR VIRTUAL TOUR](#)





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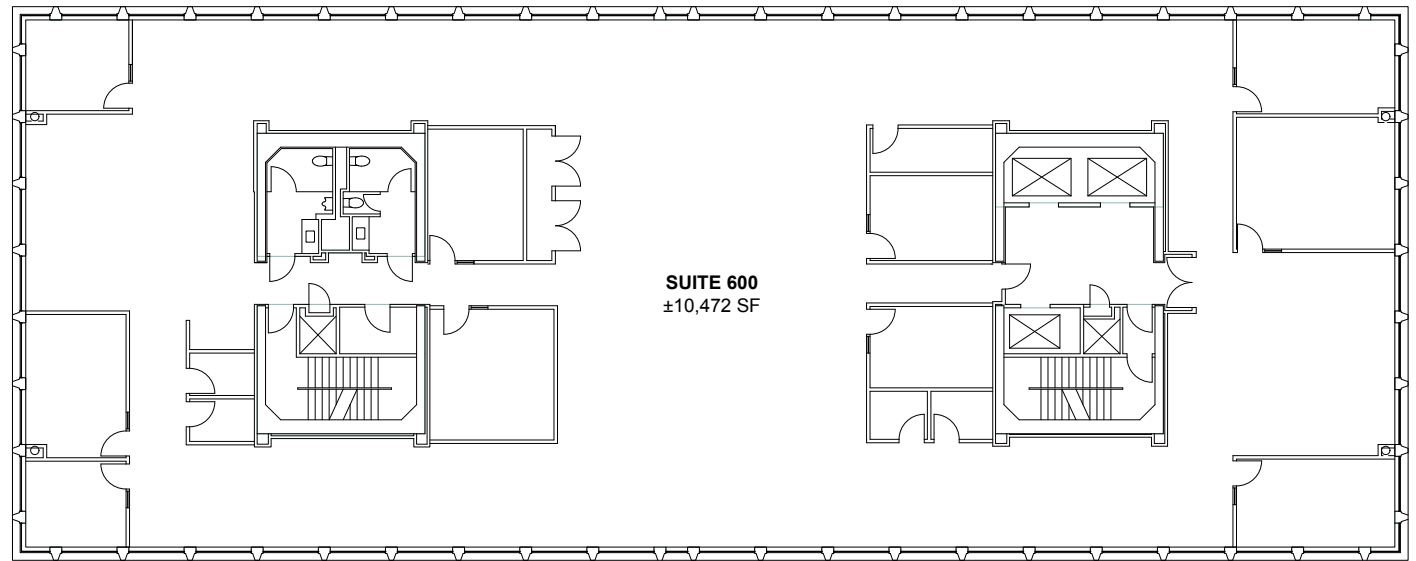


- SUITE 303: ±1,336 RSF
- ▨ LEASED



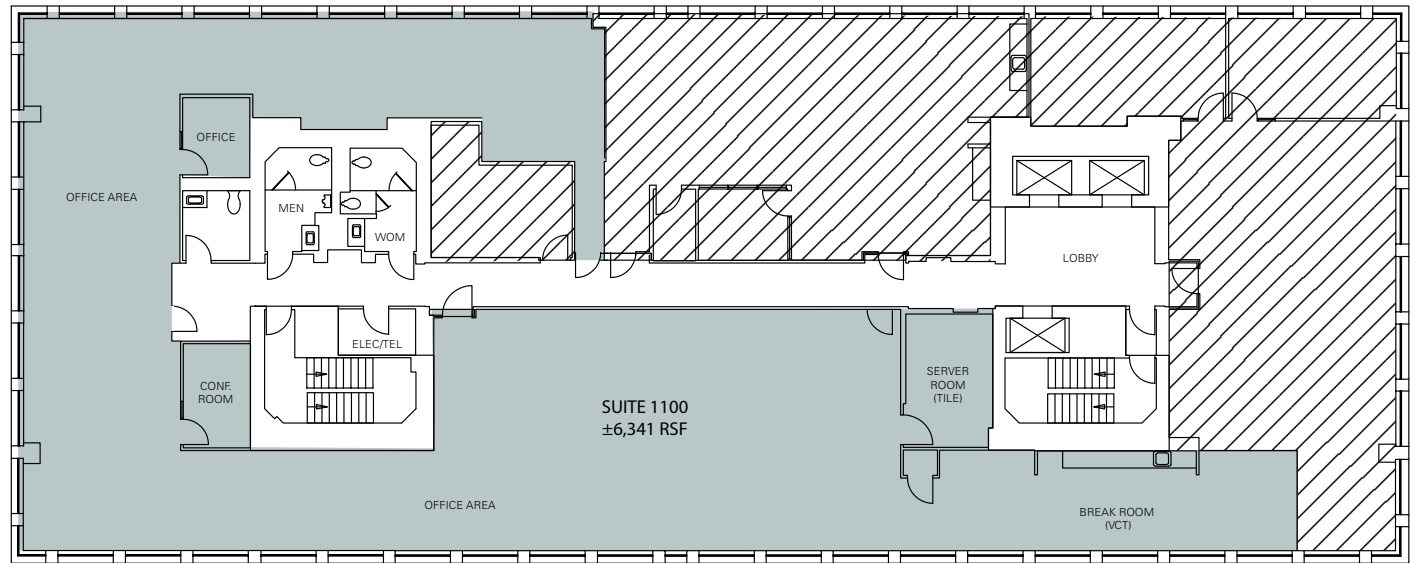
6TH FLOOR

SUITE 600
±10,472 rsf
Available 2/1/2026





[CLICK HERE FOR VIRTUAL TOUR](#)

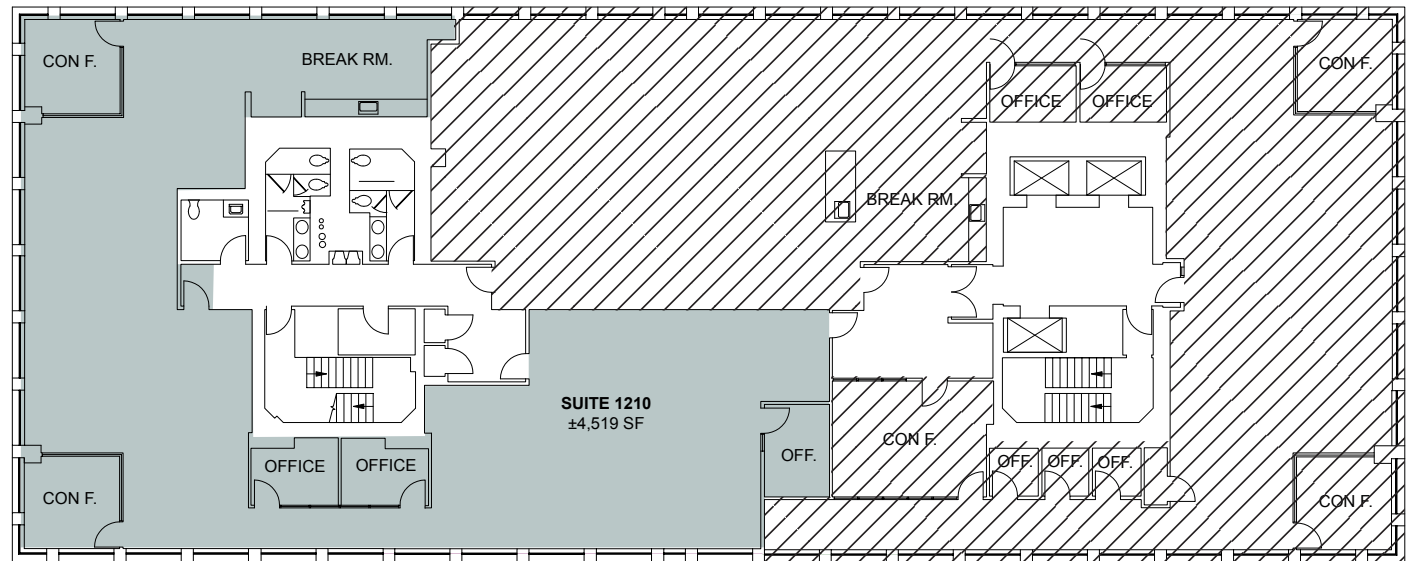


■ SUITE 1100: ±6,341 RSF

▨ LEASED



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■ SUITE 1210: ±4,519 RSF

▨ LEASED

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Mediterranean Grill House
AMICI'S
STARBUCKS COFFEE

Mountain View Center for the Performing Arts

Bank of America

Pete's Coffee & Tea
sweetgreen
CASA

CVS pharmacy
East West BOOKSHOP
SHIVA
PURE BAR
TAP

BONCHON
Biryani
TEASPOON
Pho Hoa
MANTRA MEDIA
Manda Carlo

ASIAN
bushido
AMARIN
XANH
AGAVE
VICO
Mongolian BEEF POT
La Fontaine

CALTRAIN MOUNTAIN VIEW

cognition
CALIFORNIA BANK

WELLS FARGO

BANK OF WEST

CASA LUPA
KPOT
Sakoon

6
Rumble Roll
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 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 annual 2023 ESG Report and learn more about our sustainability practices.

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



h³experiences[®]

contact
agents +

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