

FOR LEASE



335
MOUNTAIN VIEW
MIDDLEFIELD

±14,911 SF
Office & Auto Lab/
R&D Space Available



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PROPERTY HIGHLIGHTS



- 14,911 SF Office / R&D Space
- Stand Alone Building with Excellent Identity
- Potential Onsite Expansion up to 31,208 SF
- Newly Improved Modern Exterior & Interior
- 3.3/1000 Parking
- Building Signage Available
- ±16 Ft Clear Height
- 800 amps @ 208/120v
- Well Capitalized Local Ownership

335

OFFICE/AUTO LAB HIGHLIGHTS

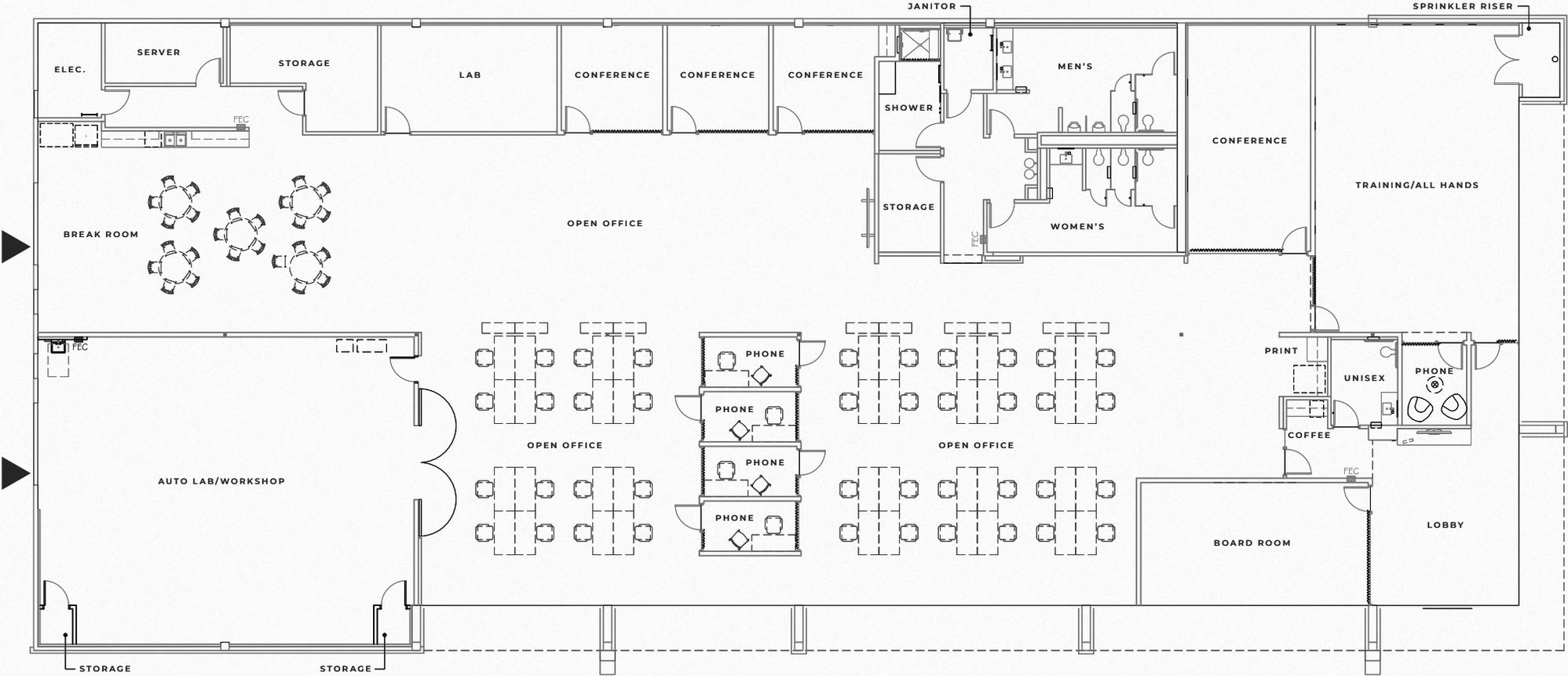


- Existing ±1,750 SF High End Auto Lab/ Workshop with Grade Level Door
- EV Chargers
- Recently Renovated Office Improvements with Expansive Window Line
- Large Open Break Area with Grade Level Door
- Mix of Open Office Space with Training Room, Board Room, Dedicated Lobby, Offices, Phone Rooms
- New Restrooms with Shower
- Furniture Potentially Available

335

EXISTING FURNISHED PLAN

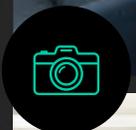
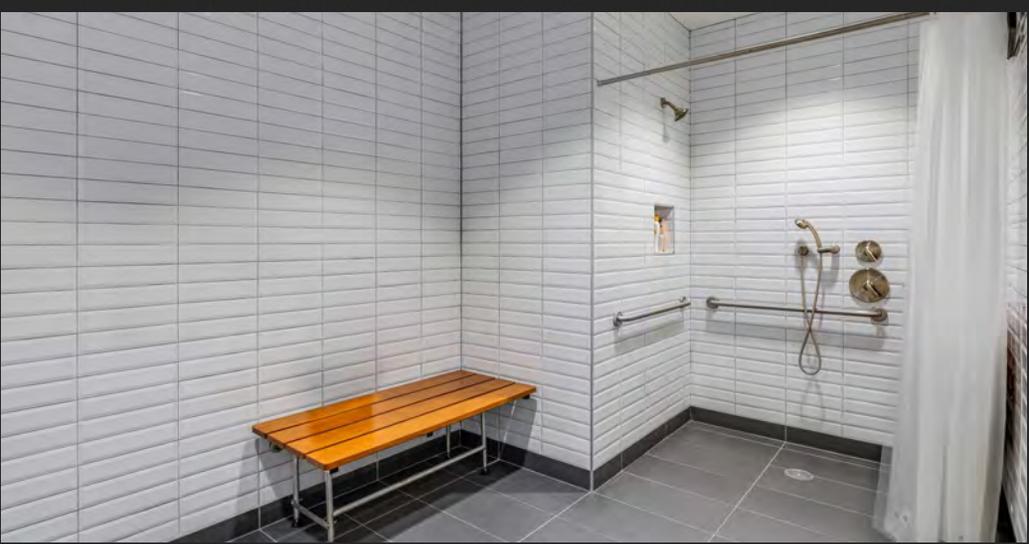
▶ Grade Level Door



- 40 Workstations 6x6
- 4 Office/Conference Rooms
- 2 Lab Areas
- 1 All Hands Room with Breakout Phone Room
- 1 Board Room
- Break Room
- IDF
- Open Office
- Lobby
- Server Room
- 2 Storage Rooms
- Shower
- Copy/Print Room

335 E MIDDLEFIELD

PHOTO GALLERY



BAY AREA TRANSPORTATION



EIGHT (8) MINUTE
walk to Middlefield
VTA Station



SEVEN (7) MINUTES
to Mountain View
Caltrain Station



IMMEDIATE ACCESS
to Highways 101, 237
and 85



SEVEN (7) MINUTES
to Interstate 280



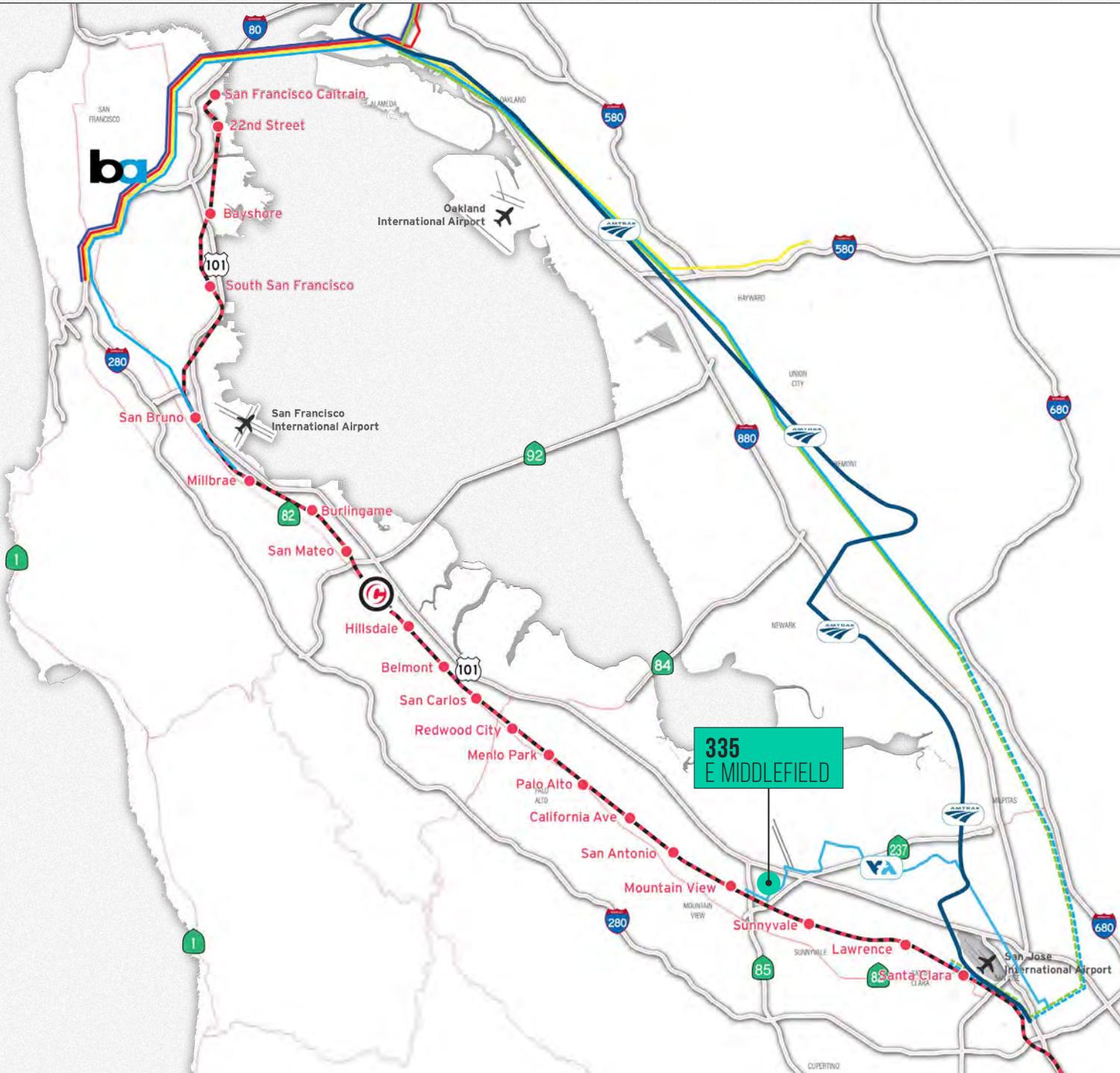
FIFTEEN (15) MINUTES
to San Mateo/
Dumbarton Bridge



THIRTY-FIVE (35) MINUTES
to SFO



ELEVEN (11) MINUTES
to San Jose International airport



DIRECT SHUTTLE ACCESS



ONE (1) MINUTE
walk to Whisman/
Middlefield MVgo Station



EIGHT (8) MINUTE
walk to Middlefield
VTA Station



EIGHT (8) MINUTES
to Downtown Mountain
View via MVgo



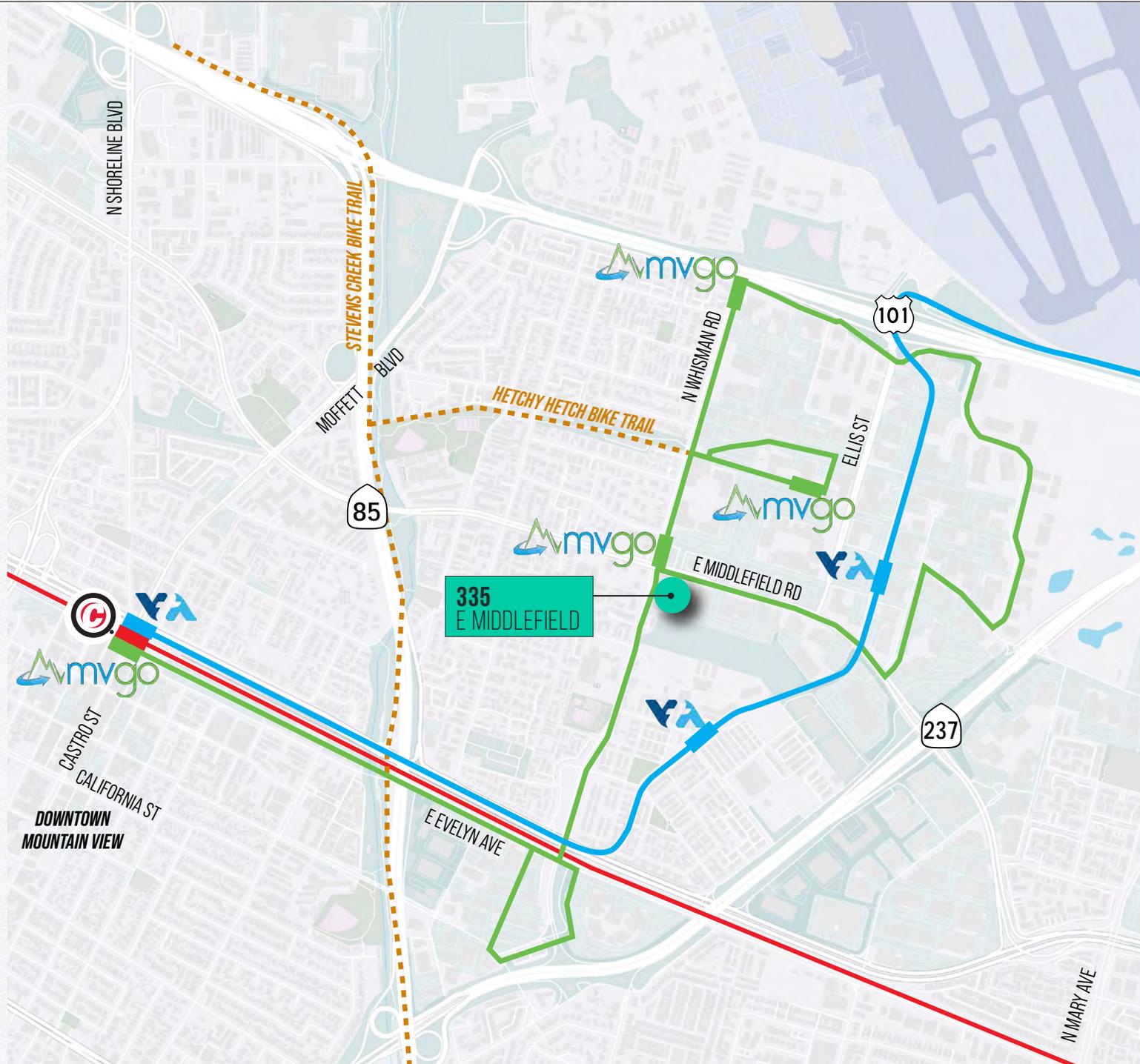
TWO (2) MINUTES
to Highway 237



TWO (2) MINUTES
to Highway 101



THREE (3) MINUTES
to Highway 85



AMENITIES MAP

1. N MATHILDA AVE

Denny's
Motel 6
Hobe's
Dish N Dash
McDonald's
Best Western
Hilton Garden Inn

2. FAIR OAKS AVE AT CALIENTE DR

7-Eleven
Daily Doughnuts & Sandwiches
Domino's pizza
LoAn's Hair & Nails
Rene Rose Island Cuisine

3. LAKEWOOD SHOPPING CENTER

Ming Tasty
Homi Japanese Ramen
Saigon Seafood Harbor
Hotpot First
Lakewood Dental Care

4. FAIR OAKS AVE & TASMAN DR

zPizza
Specialty's Cafe & Bakery
Grocery Outlet Bargain Market
Boba Drive
Amazing Cuts

5. CHERRY ORCHARD SHOPPING CENTER

Starbucks
Chipotle
GameStop
sweetgreen
Nekter Juice Bar
Elements Massage
Sport Clips
Trader Joe's
Color Me Mine
The Halal Guys

6. W EL CAMINO REAL

Himalayan Kitchen
A Slice of New York
Satker
Super Taueria
Madras Cafe
CVS
Greek Spot
Thai Spoons
Dim Sum King
Chick-fil-A
Starbucks

7. BAILEY PARK PLAZA

Round Table Pizza
Safeway
Jack-in-the-Box
Starbucks
Dickey's BBQ Pit

8. DOWNTOWN MOUNTAIN VIEW

Molly Magees
Opal
Center for the Performing Arts
Eureka!
Steins Beer Garden
The Crepevine
Tied House
Hong Kong Bistro
Little Mongolian Hot Pot
Red Rock Coffee
Bean Sean
Tapioca Express
Tea Era
Peet's Coffee & Tea
Starbucks

Posh Bagel
Le Boulanger
Rocket Fizz
Shiva's Indian Grill
Ristorante Don Giovanni
Yakko
Niji Sushi

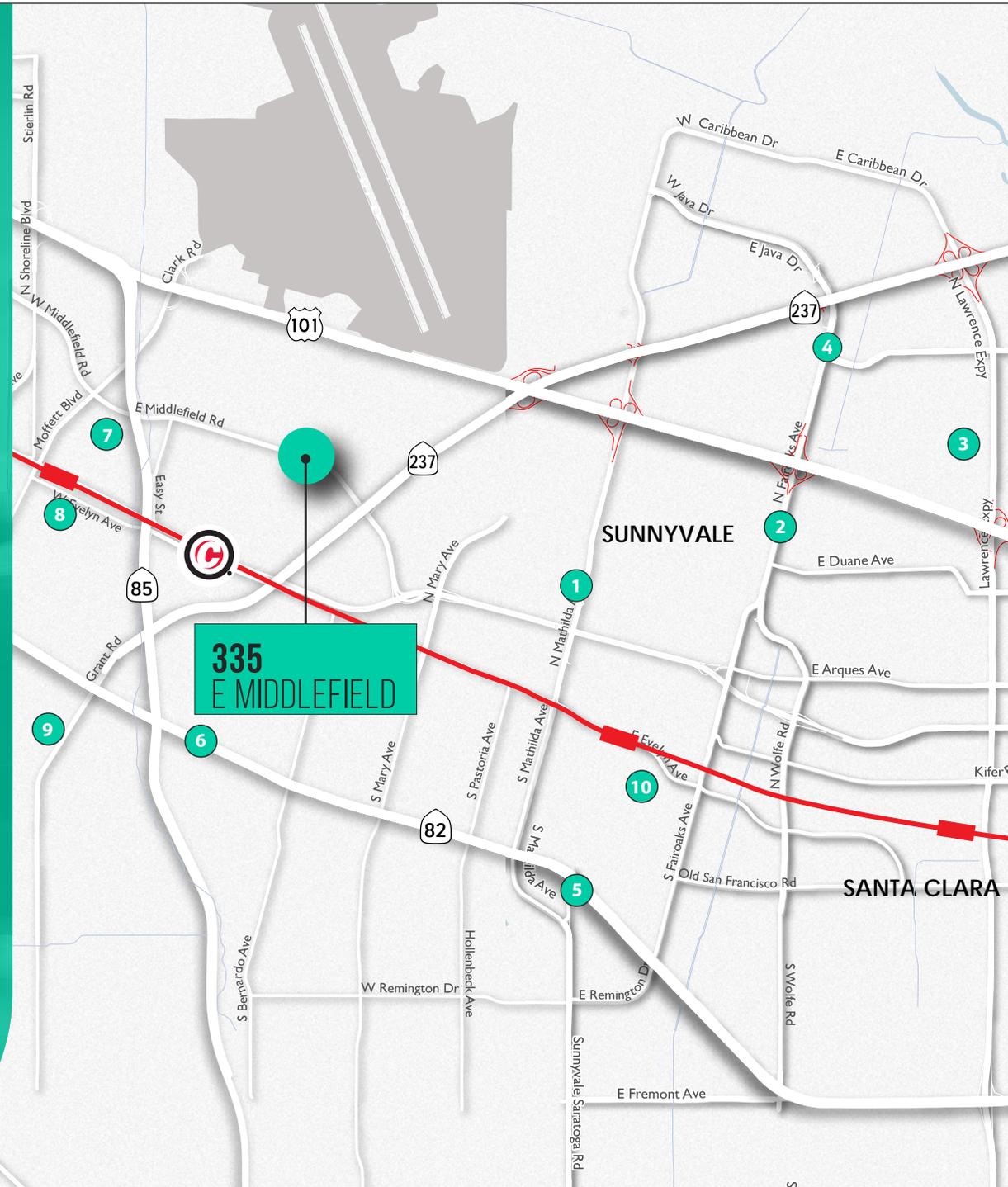
Ephesus
Agave
Blue Line Pizza
Asian Box
Savvy Cellar Wine Shop & Wine Bar

9. GRANT PARK PLAZA

99 Ranch Market
Nob Hill Foods
Marshalls & Home Goods
Wells Fargo
Peet's Coffee & Tea
City Sports Club
Posh Bagels
Sweet Tomatoes

10. DOWNTOWN SUNNYVALE

Tandoori Pizza
BAMBU Dessert & Drinks
Dishdash Middle Eastern Cuisine
Metro City
Coffee & More Cafe
Philz Coffee
ROKKO Japanese Restaurant
The Don's Deli
PhoEver
Meyhouse
SAJJ



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