

FOR LEASE

305 SOUTH DRIVE, MOUNTAIN VIEW, CA

MEDICAL OFFICES

SUITE 5: ±1,161 SQ. FT.

SUITE 6: ±1,161 SQ. FT.



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN

Partner
dre license #01736391
| 650.618.3001
| brad.ehikian@prprop.com

JON GOLDMAN

Partner
dre license #01295503
| 650.618.3003
| jon.goldman@prprop.com

JESSE EBNER

Vice President
dre license #02055989
| 650.618.3017
| jesse.ebner@prprop.com

PROPERTY DESCRIPTION

- ▀ Ideally Situated Across the Street from El Camino Hospital
- ▀ In-Suite Kitchenettes & Restrooms
- ▀ ±938 Sq. Ft. Ground Floor Space & ±223 Sq. Ft. Basement Space in Each Suite
- ▀ Suite 5: Open Area with Reception Desk, Three Treatment Rooms
- ▀ Suite 6: Reception / Waiting Area, Five Treatment Rooms
- ▀ Parking: ±37 On-Site Parking Spaces
- ▀ Zoning: El Camino Medical Park Precise Plan
- ▀ Basement Can Be Used as Office, Break Room, or Storage Space
- ▀ Available Immediately

305 SOUTH DRIVE, MOUNTAIN VIEW

MEDICAL TENANTS AERIAL



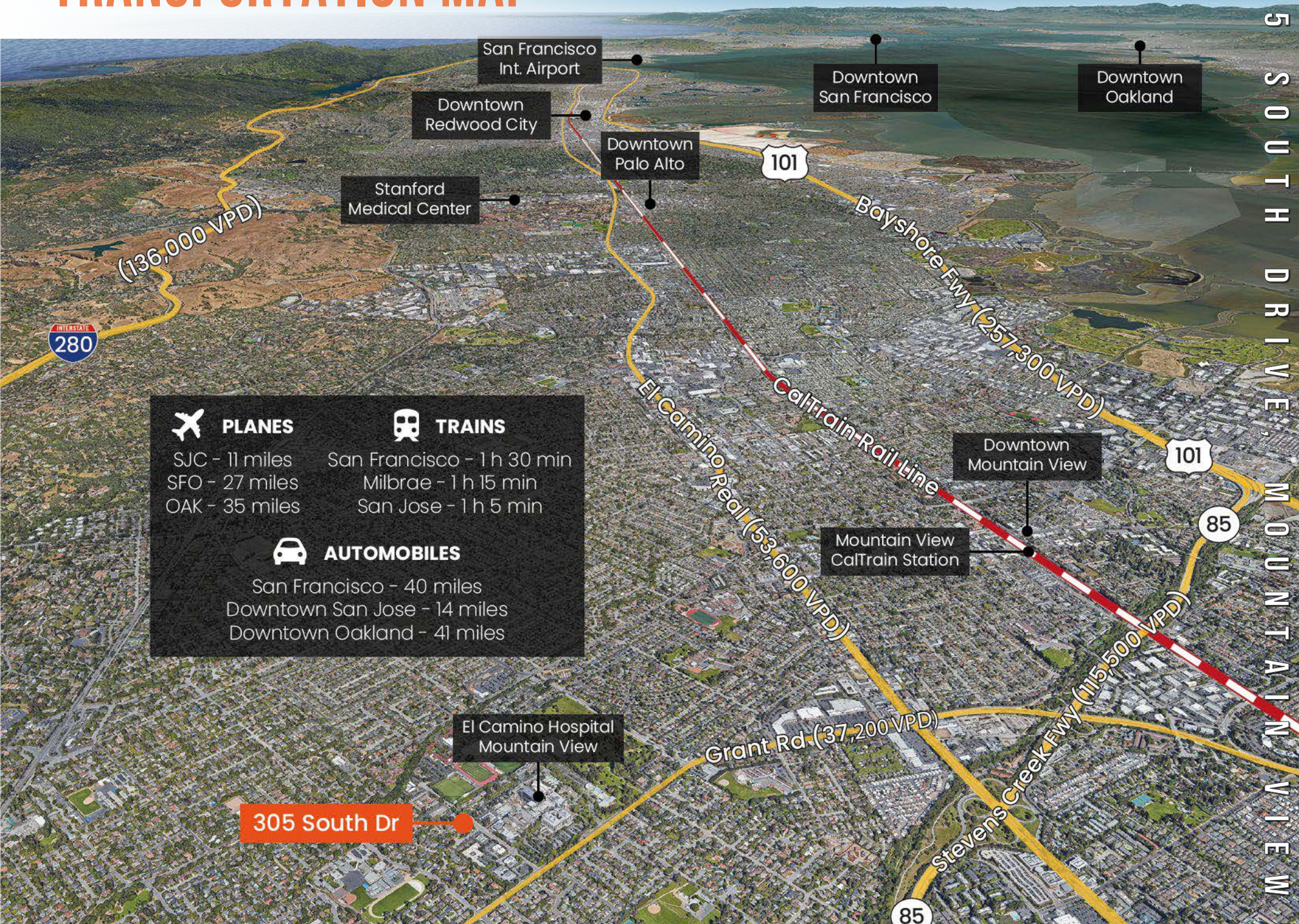
- 1 ALLERGY & ASTHMA ASSOCIATES OF NORTHERN CALIFORNIA
- 2 WESTERN RADIATION ONCOLOGY
- 3 SMILE BY DESIGN
- 4 FEELING GOOD INSTITUTE
- 5 PENINSULA ENDODONTICS GROUP
- 5 NAHAL ASHOURI, DDS, MS
- 6 GROWING SMILES PEDIATRIC DENTISTRY
- 6 STANFORD BLOOD CENTER
- 7 PEARL / ERESO PLASTIC SURGERY CENTER
- 8 IRWIN D. COHEN DPM
- 9 PENINSULA GASTROENTEROLOGY MEDICAL GROUP
- 9 MANOUKIAN MEDICAL GROUP
- 10 SILICON VALLEY ALLERGY & ASTHMA
- 11 PATIENT FOOT AND ANKLE CENTER
- 12 YOSHIDA PEDIATRICS
- 12 CENTER FOR COMPLEX DISEASES
- 12 THE MENKES CLINIC
- 13 SILICON VALLEY GASTROENTEROLOGY
- 13 FOGARTY INSTITUTE FOR INNOVATION
- 14 ADVANCED CARDIOVASCULAR SPECIALISTS

305 SOUTH DRIVE, MOUNTAIN VIEW

305 South Drive

TRANSPORTATION MAP

305 SOUTH DRIVE, MOUNTAIN VIEW



<p> PLANES</p> <p>SJC - 11 miles SFO - 27 miles OAK - 35 miles</p>	<p> TRAINS</p> <p>San Francisco - 1 h 30 min Milbrae - 1 h 15 min San Jose - 1 h 5 min</p>
<p> AUTOMOBILES</p> <p>San Francisco - 40 miles Downtown San Jose - 14 miles Downtown Oakland - 41 miles</p>	

305 South Dr



DEMOGRAPHICS



ONE-MILE POPULATION: 17,294

MEDIAN AGE

48.1

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

4,335



Average Household Income

\$321,624

Average Household Size: 2.9 | Owner Occupied Housing Units: 4,655 | Renter Occupied Housing Units: 1,161 | Median Household Income: \$200,001 | Average Household Income: \$321,624

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	739
Total Employees:	13,102
Total Residential Population:	37,260
Employee/Residential Population Ratio (per 100 Residents)	84

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