

150-160 DANA STREET

MOUNTAIN VIEW, CA 94041

FOR SALE: NNN LEASED INVESTMENT TO CREDIT TENANT

MOUNTAIN VIEW OFFICE/
R&D WITH "TROPHY LEVEL" BUILD OUT



1629 MAIN STREET
REDWOOD CITY, CA 94063

www.srscre.com

ANTHONY KAMM

PRINCIPAL
ak@seq-rs.com
650.888.3858

CAL DRE LIC NO. 01783456

RYAN PEGNIM

PRINCIPAL
rqp@seq-rs.com
650.346.982

CAL DRE LIC NO. 01478696

FRANK ORRELL

PARTNER
fo@seq-rs.com
650.302.4775

CAL DRE LIC NO. 01872831

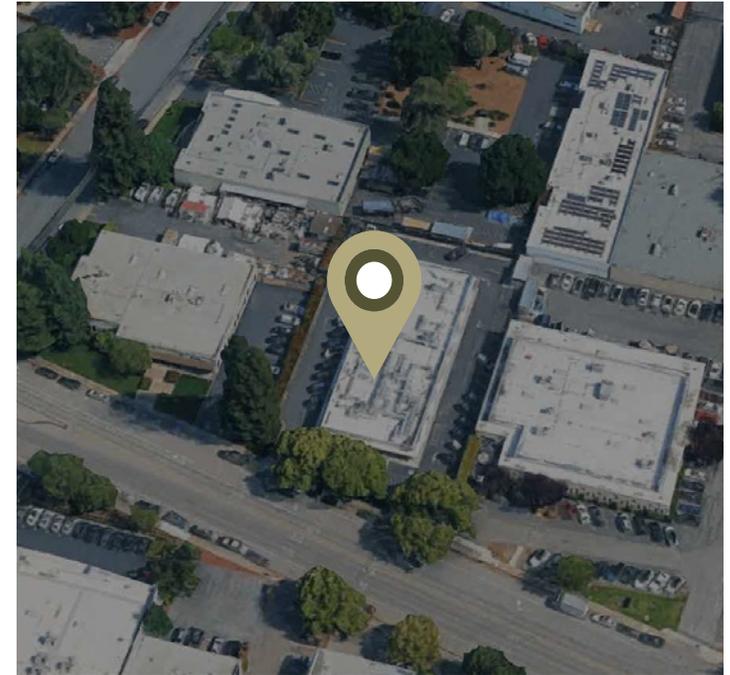


OFFERING MEMORANDUM

PROPERTY INFORMATION

OFFERING HIGHLIGHTS

Address	150-160 Dana Street Mountain View, CA 94041	Property Type	R&D / Creative Office
Building Size	±10,000 SF	Lot Size	30,056 SF
# of Suites	1	Parking	35 Spaces
Offered At	Call for Details	Zoning	MM (General Industrial) VIEW ZONING HERE
Tenant	Leased to Global Infrastructure Solutions, Inc. a National Credit Tenant with 5+ Years Remaining and 5 Year Option at FMV		



GISI | Global Infrastructure Solutions Inc.



Global Infrastructure Solutions Inc. (GISI) is a privately held infrastructure investment firm and family of companies serving the built and social environments. With 15,000 colleagues spanning engineering, construction management, program management, advisory, and sustainability, GISI is focused on creating long-term value for employees, clients, and shareholders. The platform is built on aligned core values, preserving the legacy of its partner companies while optimizing synergies, embracing employee ownership, and investing for the future. Through its Construction and Consulting business groups, GISI supports projects that are essential to a growing global economy and have a lasting positive impact on communities.

As part of this platform, STO Building Group operates as a leading global construction services organization with a presence across the US, Canada, the UK, and Ireland. The group brings together a diverse portfolio of construction firms, each with deep regional expertise and established client relationships, under a unified platform designed to share knowledge and elevate performance. Backed by GISI's financial strength and institutional capital, STO provides its operating companies with access to shared best practices, specialized technical expertise, and enhanced bonding capacity, while preserving the entrepreneurial culture, local leadership, and execution capabilities that define each operating company.

BCCI Construction, a subsidiary of STO Building Group, is a premier full-service general contractor founded in 1986 with established operations across San Francisco, Silicon Valley, and Los Angeles. BCCI specializes in delivering complex, high-quality projects across a range of asset classes, with a reputation for disciplined execution, technical expertise, and a highly collaborative, client-focused approach. Through its integration within STO and GISI, BCCI offers the responsiveness of a regional builder paired with the resources, financial backing, and risk profile of a global organization, positioning the firm as a highly reliable partner for large-scale and mission-critical development projects.

www.gisi.com www.bcciconst.com



Sequoia Realty Services

OFFERING MEMORANDUM | 150-160 DANA STREET

FINANCIAL SUMMARY

INVESTMENT HIGHLIGHTS



PROPERTY INFORMATION

Total Building Size (SF) 10,000

Lot Size (SF) 30,056

of Suites 1

LEASE SUMMARY

Lease Type Triple Net (NNN)

Tenant STO/ GISI

Lease Suite STO/ GISI (±10,000 SF)

Lease Commencement January 1, 2018

Lease Expiration December 31, 2032

Lease Term 15 Years

Renewal Option 1 × 5-Year Option

NNN Structure Tenant Pays All Operating Expenses



FINANCIAL SUMMARY

INVESTMENT HIGHLIGHTS

RENT ROLL

SUITE	TENANT	SF	LEASE START	LEASE END	TERM (YRS)	LEASE TYPE	CURRENT ANNUAL RENT	CURRENT RENT PSF	RENEWAL OPTION
SUITE 150-156	STO/ GISI	10,000	1/1/2018	12/31/2032	15	NNN	\$627,636	\$5.23	1 × 5-Year

CASH FLOW ANALYSIS

TRIPLE NET (NNN) LEASE – TENANT RESPONSIBLE FOR ALL OPERATING EXPENSES | LEASED AREA: ±10,000 SF

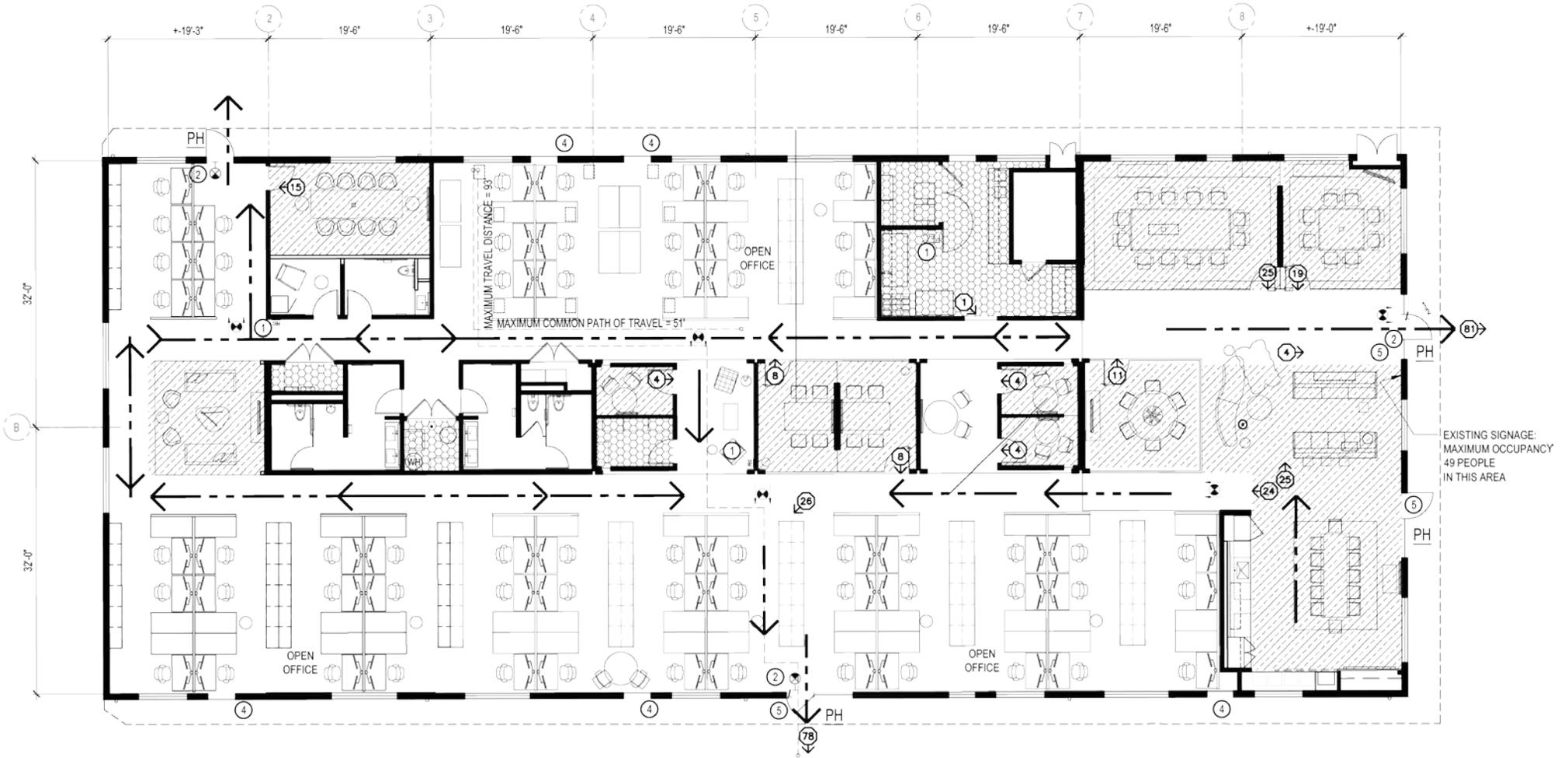
	NOTES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
POTENTIAL GROSS REVENUE								
BASE RENTAL REVENUE	SCHEDULED BASE RENT PER LEASE	\$614,125	\$627,636	\$641,444	\$655,556	\$669,978	\$684,717	\$699,781
ABATEMENTS / FREE RENT	NONE PER LEASE	–	–	–	–	–	–	–
EFFECTIVE GROSS REVENUE (EGR)	EGR = BASE RENT + ABATEMENTS	\$614,125	\$627,636	\$641,444	\$655,556	\$669,978	\$684,717	\$699,781
OPERATING EXPENSES (NNN PASSTHROUGH – TENANT PAYS)								
REAL ESTATE TAXES (TENANT PAYS)	NNN – \$0 NET TO LANDLORD	\$113,870	\$116,147	\$118,470	\$120,840	\$123,257	\$125,722	\$128,236
INSURANCE (TENANT PAYS)	NNN – \$0 NET TO LANDLORD	\$1,368	\$1,395	\$1,423	\$1,452	\$1,481	\$1,510	\$1,541
CAM / MAINTENANCE (TENANT PAYS)	NNN – \$0 NET TO LANDLORD	\$15,407	\$15,715	\$16,029	\$16,350	\$16,677	\$17,010	\$17,351
MANAGEMENT FEE (TENANT PAYS)	NNN – \$0 NET TO LANDLORD	\$31,315	\$31,941	\$32,580	\$33,231	\$33,896	\$34,574	\$35,265
TOTAL NNN EXPENSES (MEMO ONLY – NO LANDLORD DEDUCTION)	MEMO – TENANT BEARS ALL	\$161,959	\$165,199	\$168,503	\$171,873	\$175,310	\$178,816	\$182,393
NET OPERATING INCOME (NOI)		\$614,125	\$627,636	\$641,444	\$655,556	\$669,978	\$684,717	\$699,781
METRICS								
RENTAL RATE (PSF/MONTH)	SCHEDULED RATE	\$5.12	\$5.23	\$5.35	\$5.47	\$5.59	\$5.71	\$5.83
NOI PSF (ANNUAL)	NOI ÷ 10,000 SF	\$60.21	\$61.56	\$62.94	\$64.36	\$65.80	\$67.27	\$68.78
ANNUAL ESCALATION %	YOY BASE RENT GROWTH	2.20%	2.20%	2.20%	2.20%	2.20%	2.20%	2.20%



PROPERTY PHOTOS

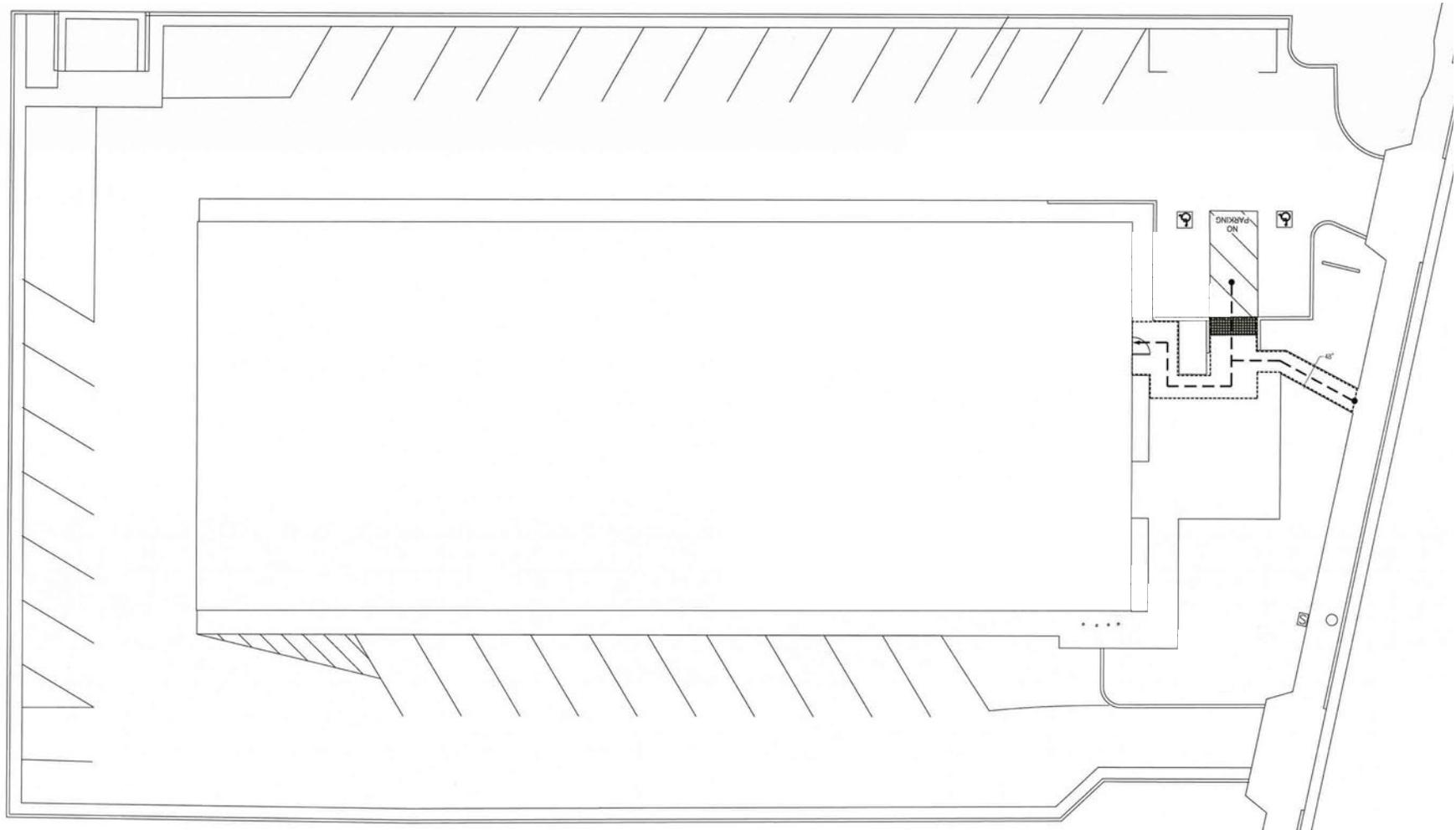


FLOOR PLAN



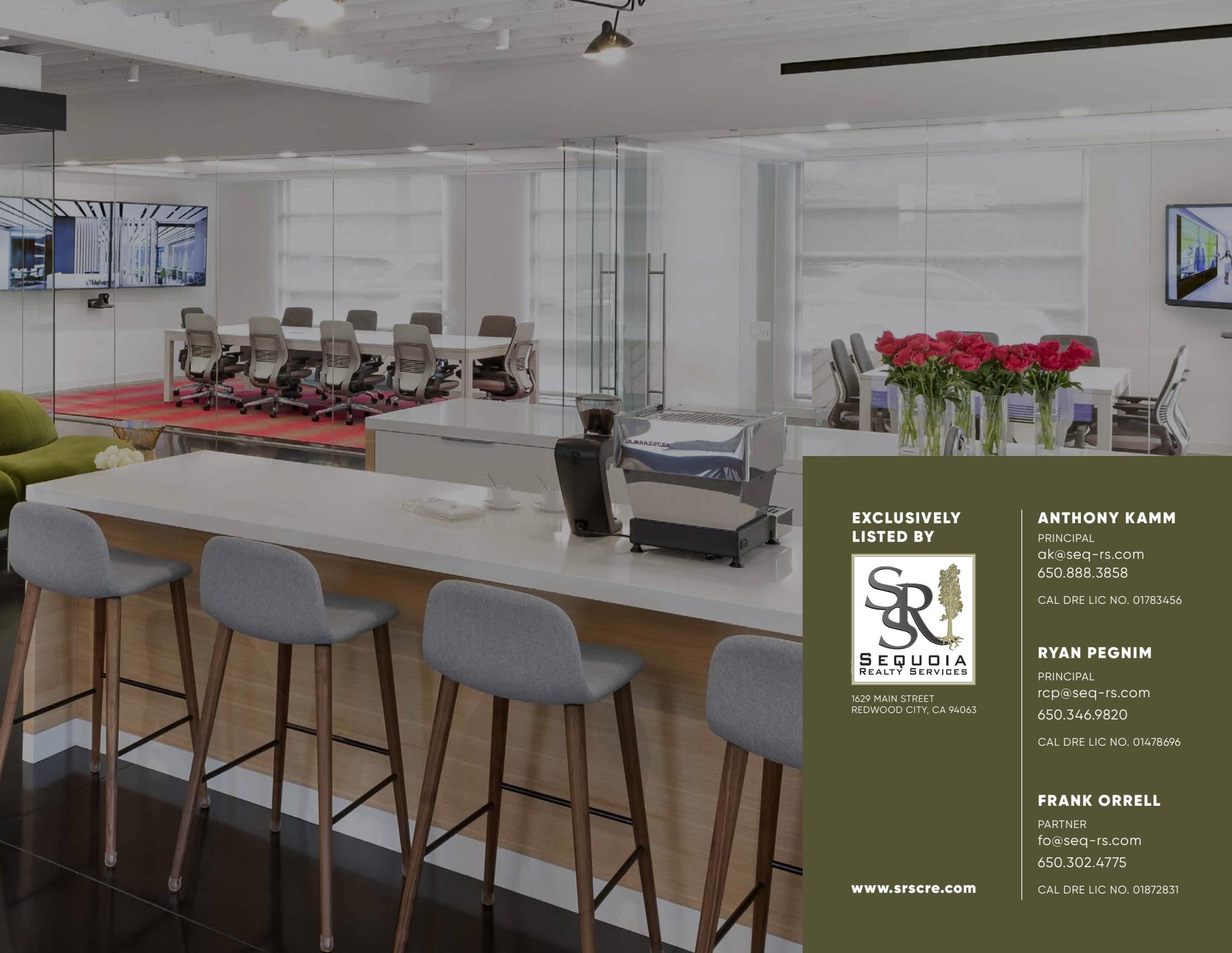
EXISTING SIGNAGE:
 MAXIMUM OCCUPANCY
 49 PEOPLE
 IN THIS AREA

SITE PLAN



LOCATION OVERVIEW





**EXCLUSIVELY
LISTED BY**



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