

±4,519  
to  
±41,707  
rsf available

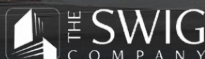


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Downtown Mountain View

.....

NEWMARK



## NEW PROCURING BROKER PROGRAM

4% per year – Years 1-5  
2% per year – Year 6-10  
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 December 31, 2025

Christine Slonek | 408.489.3563

Andrea Bartlinski | 408.982.8424



# Current Availabilities

<u>SUITE</u>	<u>RSF</u>	<u>AVAILABILITY</u>	<u>VIRTUAL TOUR</u>
500	±10,414	Available 1/1/2026	 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
600	±10,472	Available 1/1/2026	 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
800	±10,413	Available 7/1/2026	 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
900	±10,408	Available 7/1/2026	 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
1210	±4,519	NOW	 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>







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

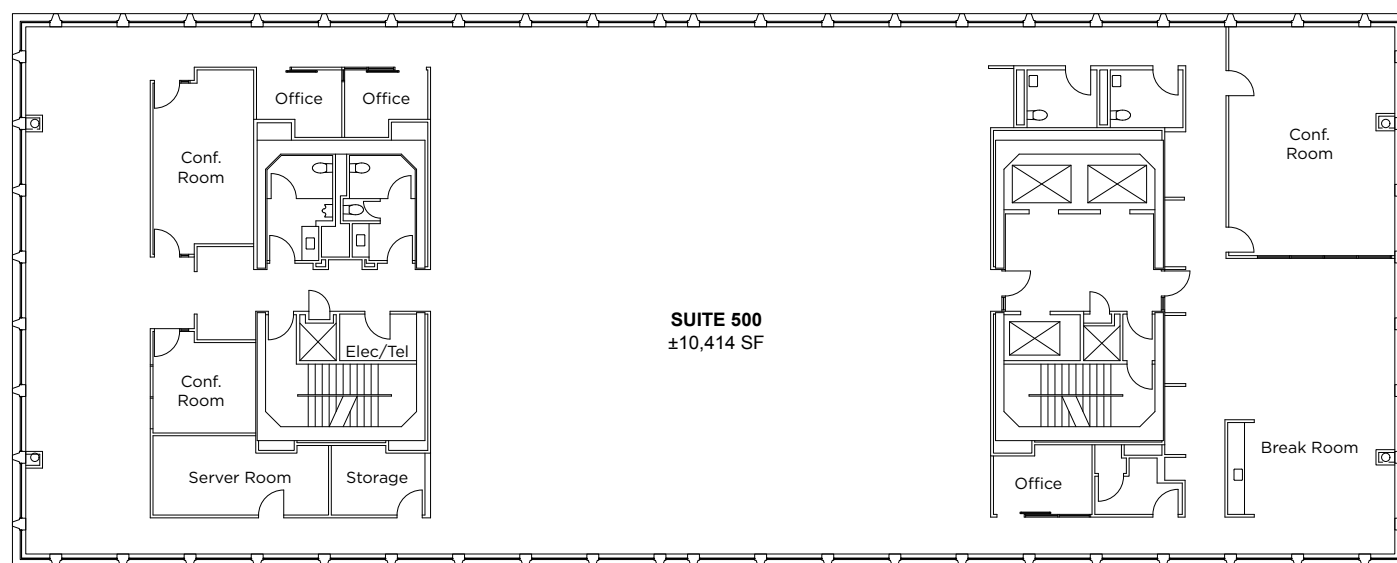
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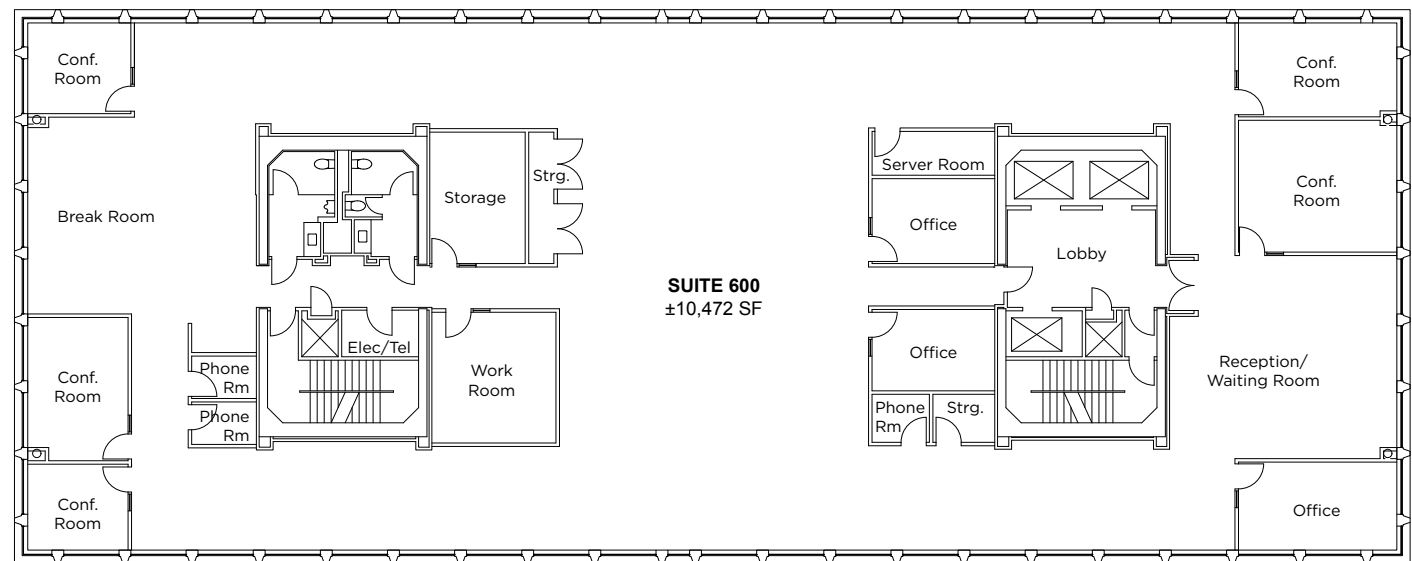


[CLICK HERE FOR VIRTUAL TOUR](#)



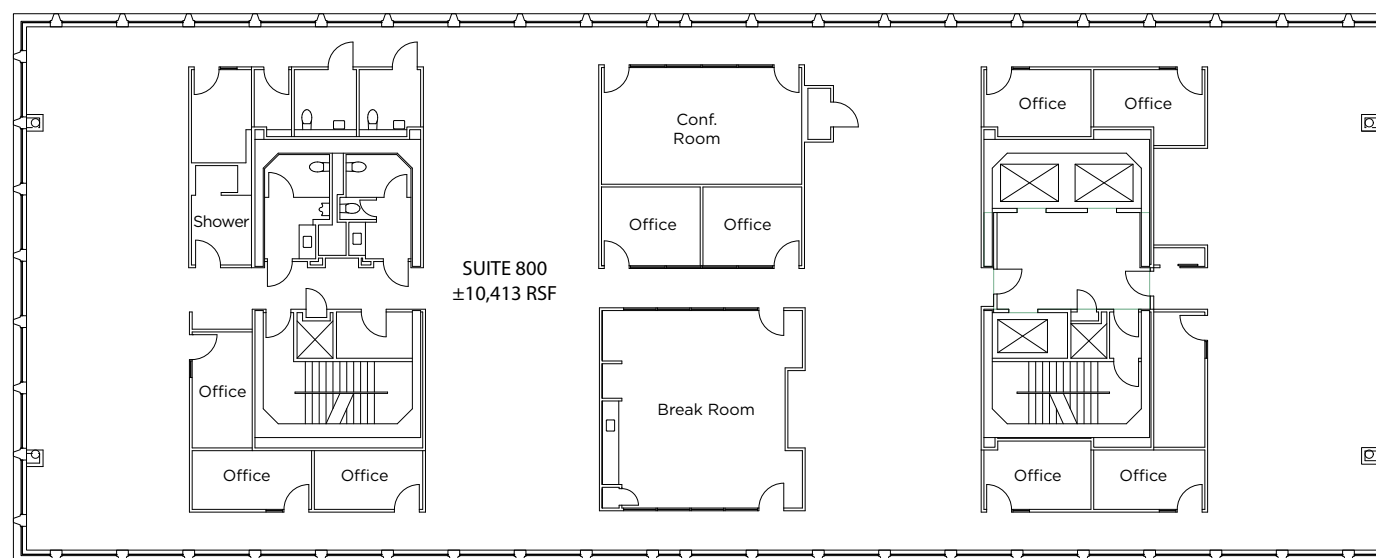


[CLICK HERE FOR VIRTUAL TOUR](#)





[CLICK HERE FOR VIRTUAL TOUR](#)



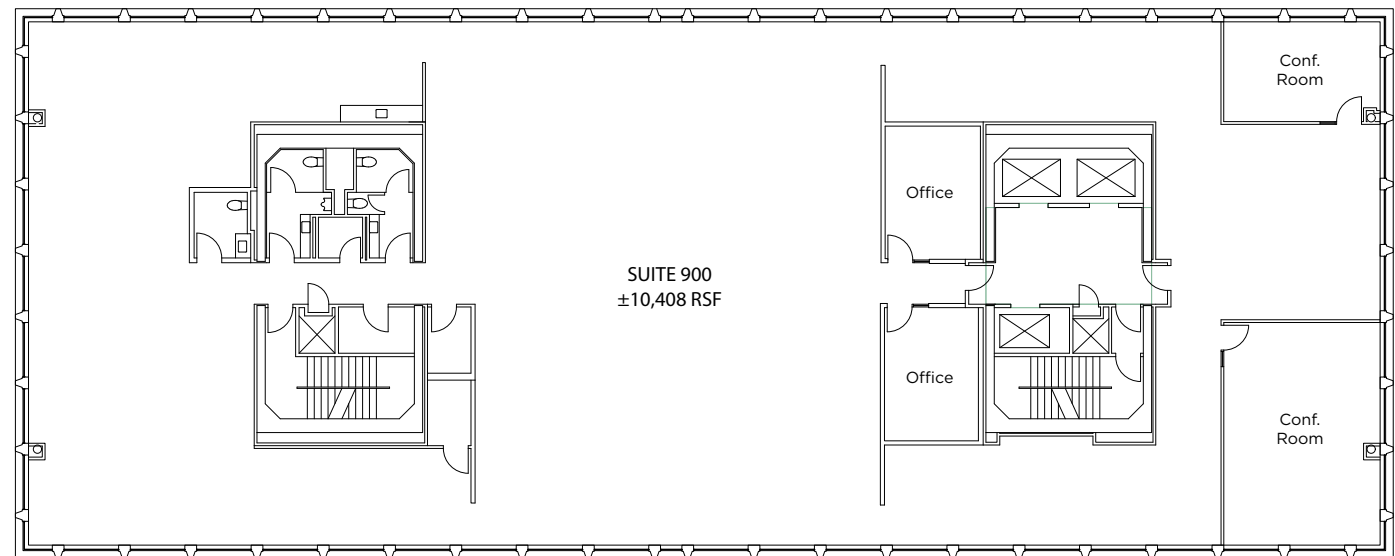


# 9TH FLOOR

SUITE 900  
**±10,408 rsf**  
Available 7/1/2026

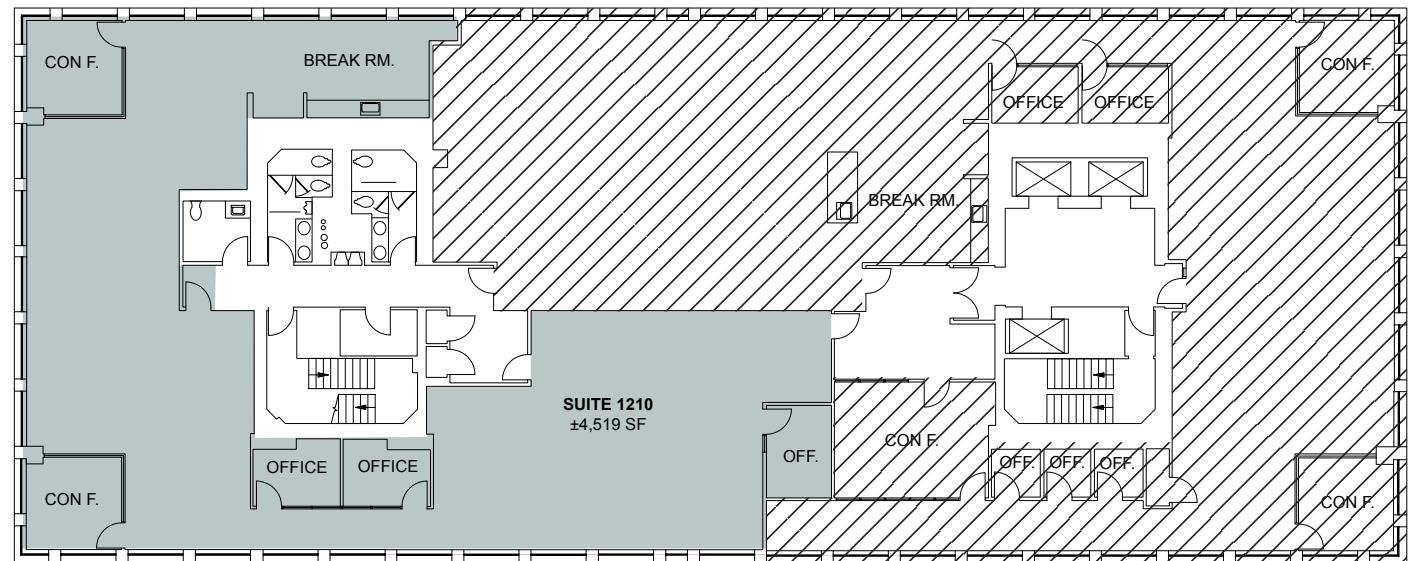


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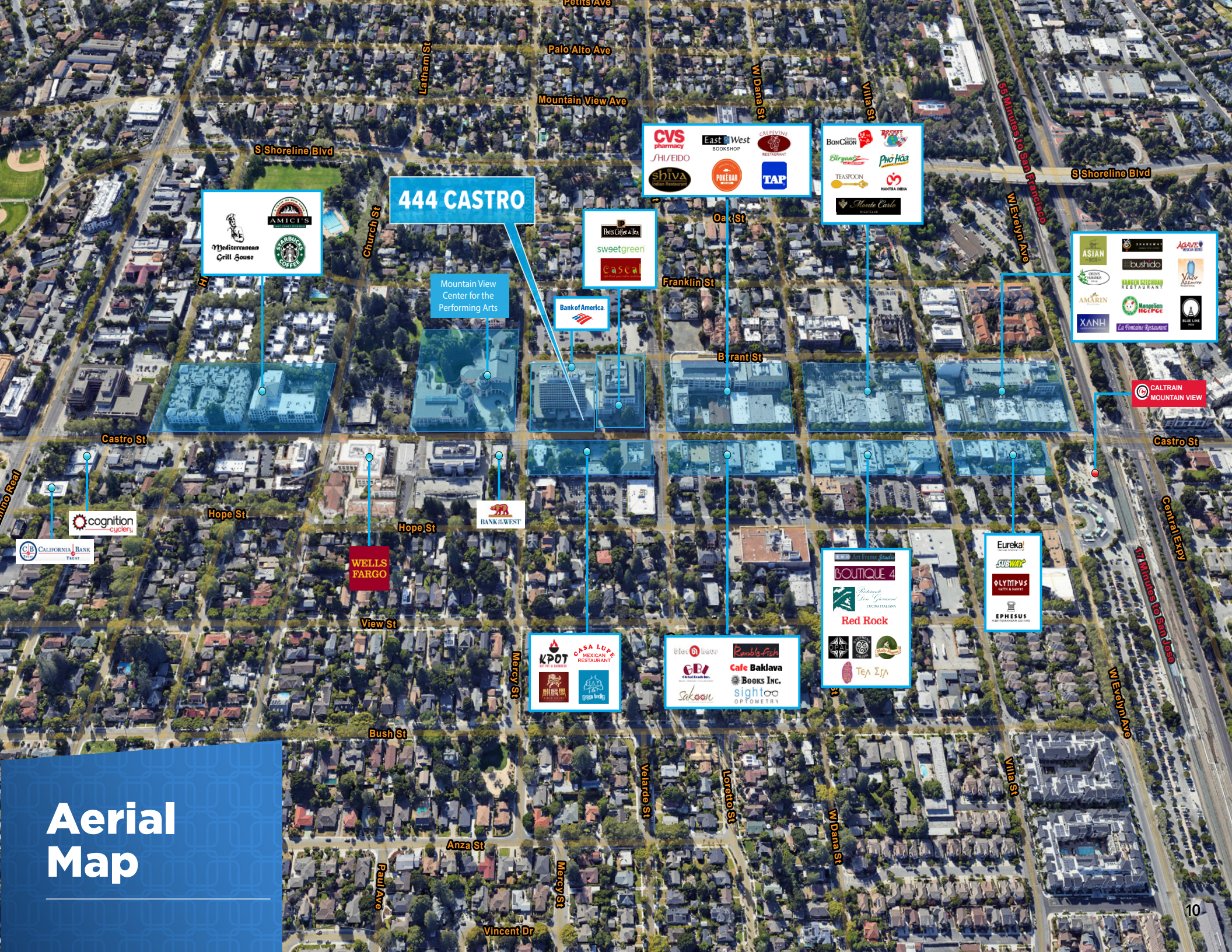


■ SUITE 1210: ±4,519 RSF

▨ LEASED



# Aerial Map



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Mountain View Center for the Performing Arts

Bank of America

Pete's Coffee & Tea  
sweetgreen  
casca

CVS pharmacy  
East West BOOKSHOP  
CRISPER RESTAURANT  
JHI/EIDO  
SHIVA  
Pao Hsa  
TAP

BONCHON  
Birge  
Pao Hsa  
TEASPOON  
Mantra India  
Monte Carlo

ASIAN  
bushido  
HANGEN SUSHI BAR  
AMARIN  
XANH  
La Fontaine  
CALTRAIN MOUNTAIN VIEW

CALTRAIN MOUNTAIN VIEW

Eureka  
SUBWAY  
OLYMPUS  
EPIKUS

Art Frame Studio  
BOUTIQUE 4  
Red Rock  
Tea Spa

the 6 bar  
Cafe Baklava  
Books Inc.  
sightoo OPTOMETRY

KPOT  
CASA LUPA  
sushi bar

WELLS FARGO

BANK OF AMERICA

COGNITION

California Bank

Starbucks

Mediterranean Grill House



# 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.

↓16%

Reduction in Total Energy Consumption\*

↓27%

Reduction in GHG emissions

↓7%

Reduction in Water Consumption\*

\*Like-for-like reductions from 2018 to 2024

## CREATING NEW GREENHOUSE GAS (GHG) TARGETS

We have achieved a significant milestone by establishing GHG reduction targets aligned with the Paris Agreement's urgent call to action to limit global warming by achieving net-zero emissions before 2040.

↓50%

Reduction in Scope 1 and 2 GHG emissions by 2030

↓100%

Reduction in Scope 1 and 2 GHG emissions (net zero) by 2040



### REDUCING WASTE

- > Building-level and in-suite recycling
- > On-site composting
- > Collection programs for e-waste
- > Sustainable purchasing



### 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 h<sup>3</sup>experiences® program.

Healthy building practices include:

- > Proper ventilation that maximizes outside air
- > Incorporating natural light
- > Use of nontoxic products
- > Monitoring CO<sub>2</sub>, PMs and VOCs
- > LEED, WELL and Fitwel Certified Buildings

h<sup>3</sup>experiences® 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 2024 ESG Report and learn more about our sustainability practices.

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

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## contact agents +

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**NEWMARK**

**THE SWIG**  
COMPANY

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