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NORTH BERNARDO AVE
mountain view, ca



±12,021 SF - ±31,635 SF FOR LEASE
MARKET READY OFFICE SPACES



SAND HILL PROPERTY COMPANY



CUSHMAN &
WAKEFIELD



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PROPERTY *highlights*



High Image Two-story Office Building w/ $\pm 12,021$ SF -
 $\pm 31,635$ SF Available



Market Ready Improvements Complete!



Numerous Outdoor Amenity Areas Including
Basketball and Volleyball Courts



Walk to Light Rail with Access to Mountain
View CalTrain Station



Near Downtown Mountain View and Sunnyvale
with Numerous Nearby Retail Amenities



$\pm 3.7/1,000$ On-site Parking w/ EV Charging



Prominent Identity on Central Expressway w/
Great Access to Highways 237, 101 and 85

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NORTH BERNARDO AVE



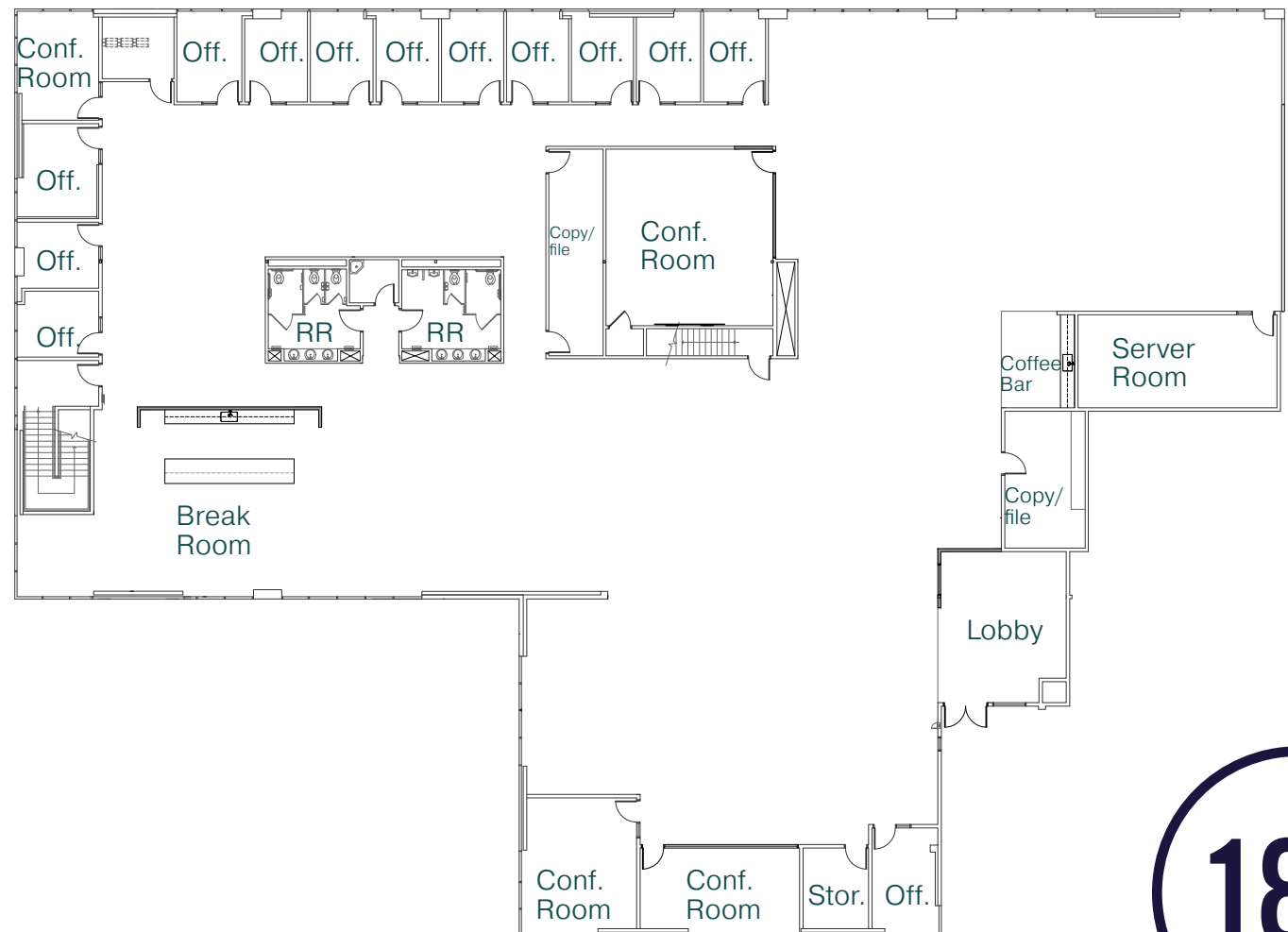
N Bernardo Ave

SUITE 200

±19,614 SF

MARKET READY PLAN

- 13 Private Offices
(Can Be Huddle Rooms)
- 4 Conference Rooms
- Large Open Office Areas
- Break Room
- Coffee Bar
- IT & Server Rooms
- 2 Copy/File Rooms
- In-Suite Restrooms
- Multiple Storage Rooms
- Available Now



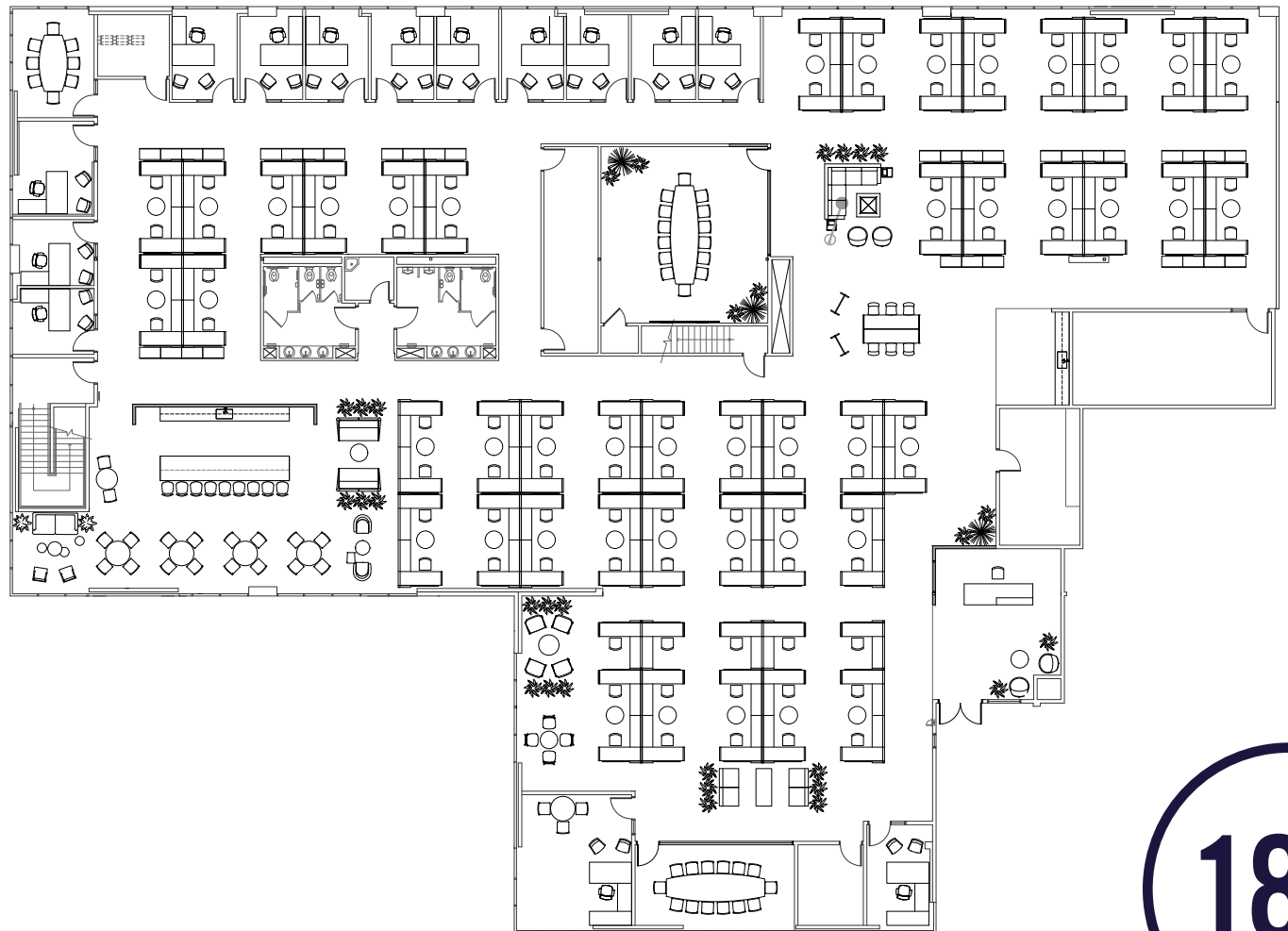
189

SUITE 200

±19,614 SF

HYPOTHETICAL FURNITURE PLAN

- 13 Private Offices
(Can Be Huddle Rooms)
- 4 Conference Rooms
- 92 6ft x 6ft Cubicles
- Break Room
- Coffee Bar
- IT & Server Rooms
- 2 Copy/File Rooms
- In-Suite Restrooms
- Multiple Storage Rooms
- Available Now



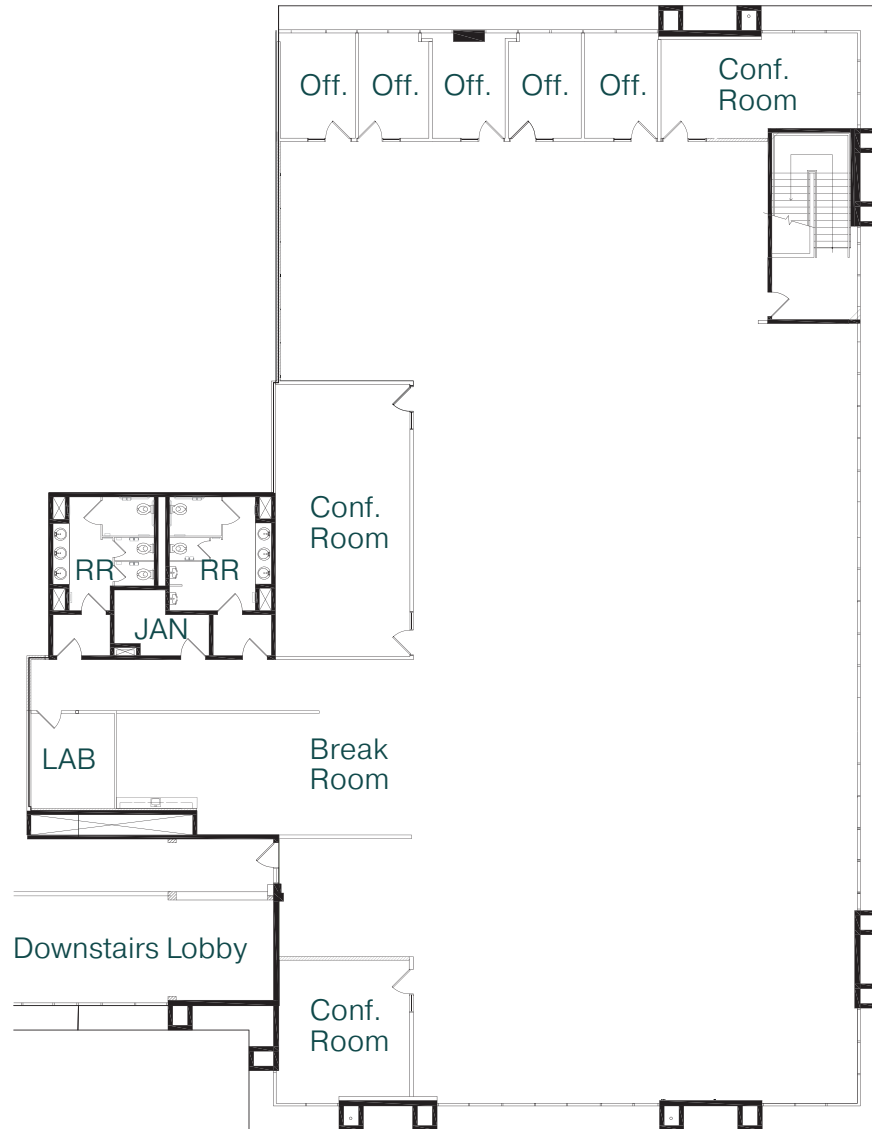
189

SUITE 250

±12,021 SF

AS BUILT PLAN

- 5 Private Offices
(Can Be Huddle Rooms)
- 3 Conference Rooms
- 1 Lobby
- 1 Lab
- 1 Break Room
- In-Suite Restrooms
- Available Now

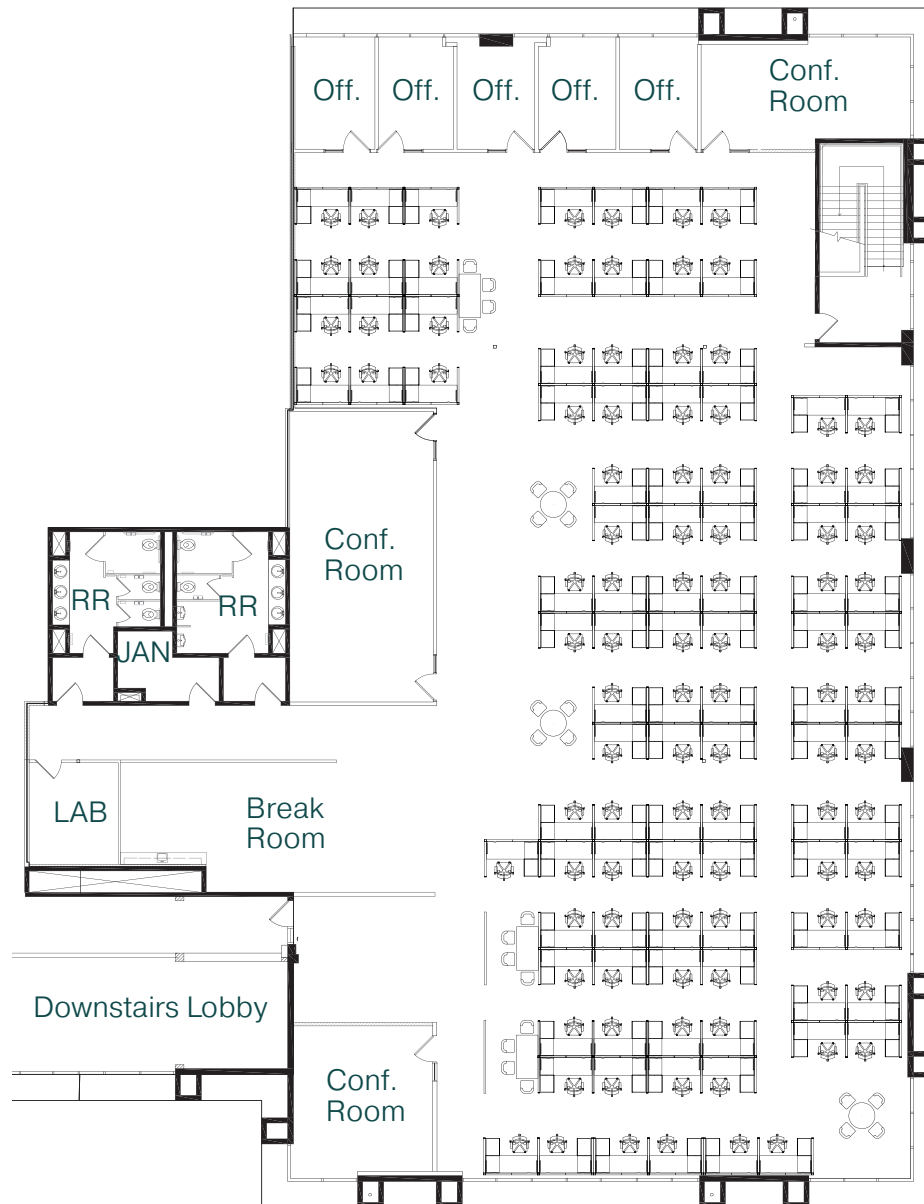


SUITE 250

±12,021 SF

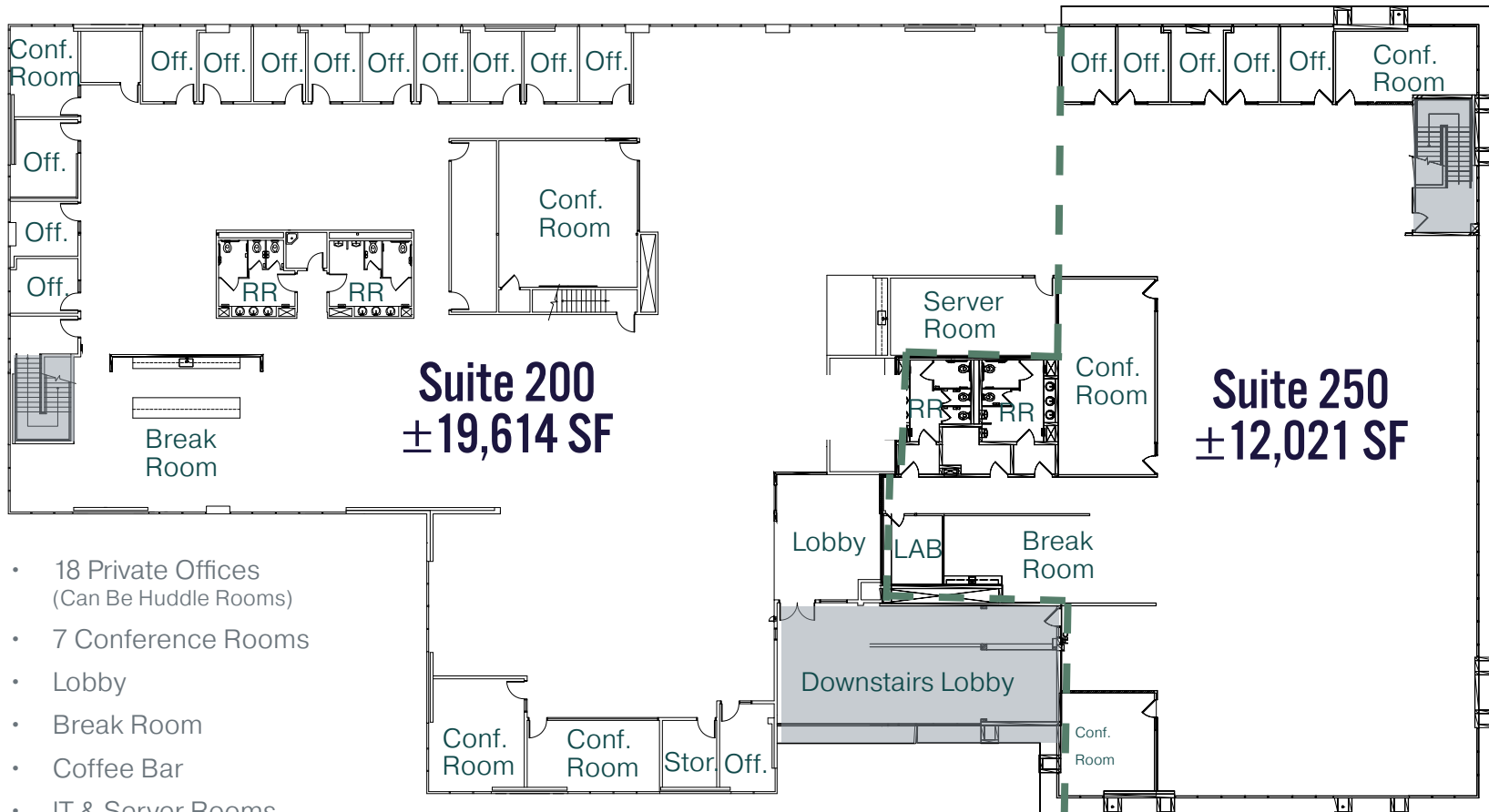
HYPOTHETICAL FURNITURE PLAN

- 5 Private Offices
(Can Be Huddle Rooms)
- 3 Conference Rooms
- 1 Lobby
- 1 Lab
- 1 Break Room
- In-Suite Restrooms
- Available Now



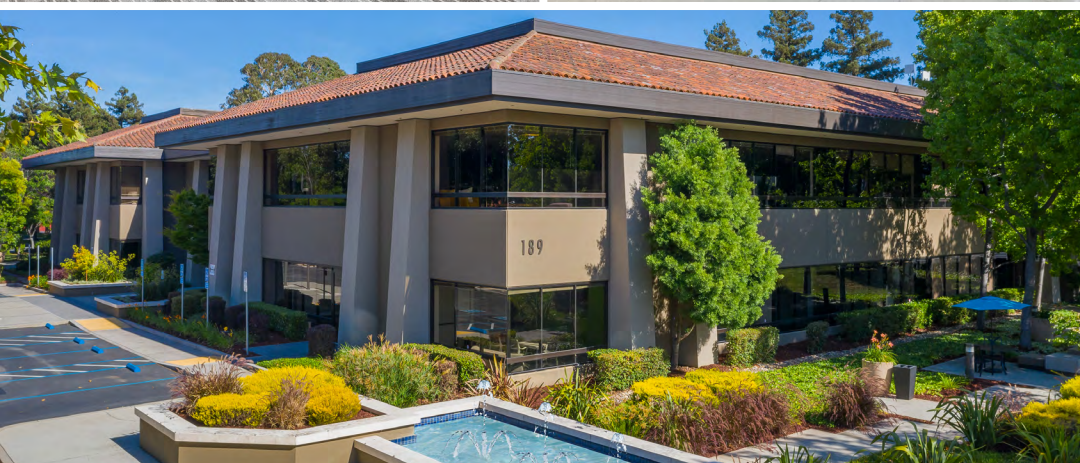
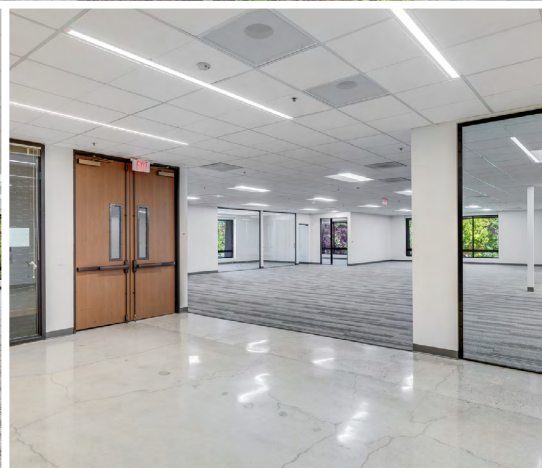
2ND FLOOR

±31,635 SF | FULL FLOOR



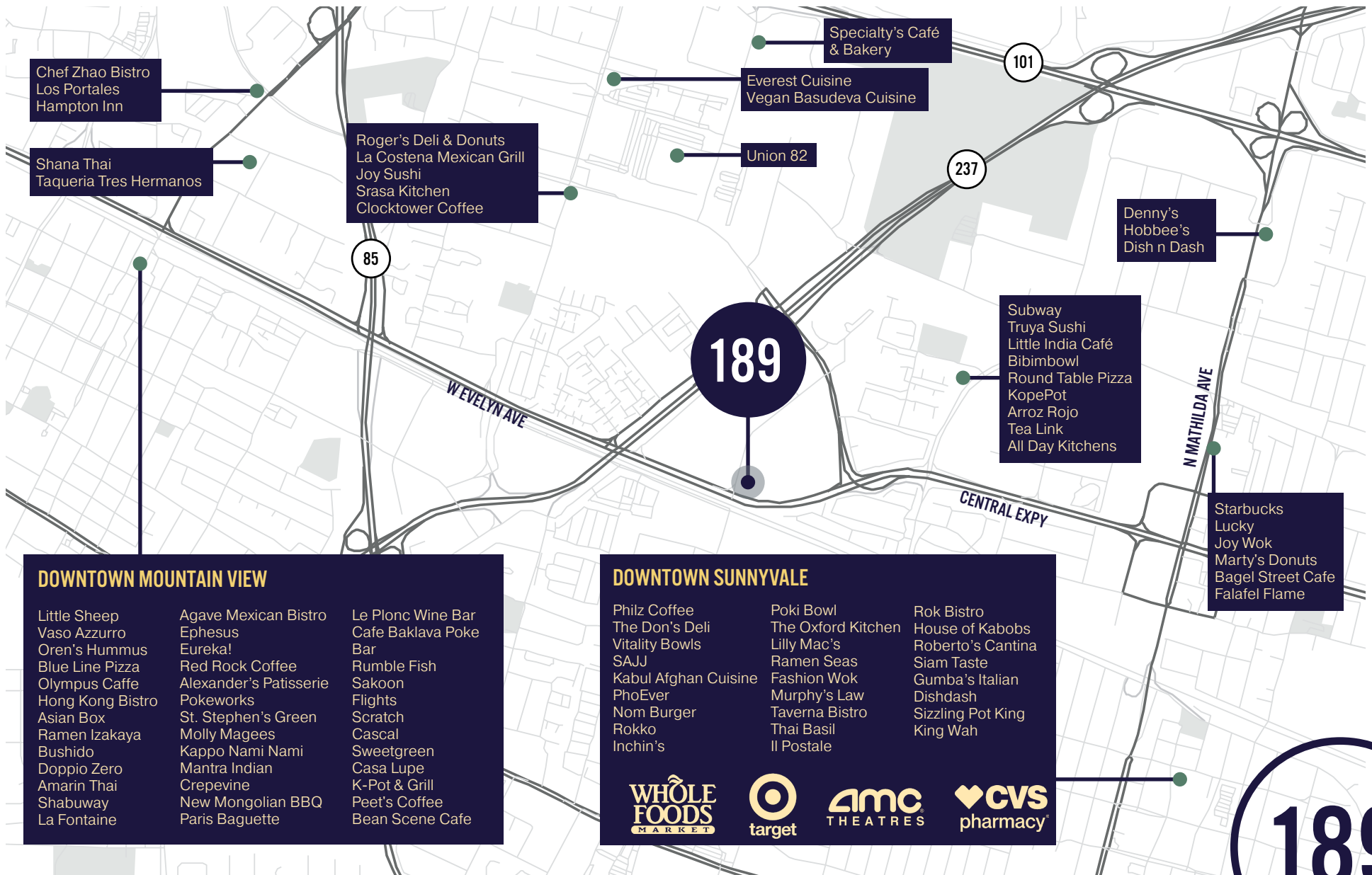
- 18 Private Offices (Can Be Huddle Rooms)
- 7 Conference Rooms
- Lobby
- Break Room
- Coffee Bar
- IT & Server Rooms
- 2 Copy/File Rooms
- In-Suite Restrooms
- Multiple Storage Rooms
- 1 Lab
- Available Now

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NEARBY *amenities*



DOWNTOWN MOUNTAIN VIEW

Little Sheep	Agave Mexican Bistro	Le Plonc Wine Bar
Vaso Azzurro	Ephesus	Cafe Baklava Poke Bar
Oren's Hummus	Eureka!	Rumble Fish
Blue Line Pizza	Red Rock Coffee	Sakoon
Olympus Caffè	Alexander's Patisserie	Flights
Hong Kong Bistro	Pokeworks	Scratch
Asian Box	St. Stephen's Green	Cascal
Ramen Izakaya	Molly Magees	Sweetgreen
Bushido	Kappo Nami Nami	Casa Lupe
Doppio Zero	Mantra Indian	K-Pot & Grill
Amarin Thai	Crepevine	Peet's Coffee
Shabuway	New Mongolian BBQ	Bean Scene Cafe
La Fontaine	Paris Baguette	

DOWNTOWN SUNNYVALE

Philz Coffee	Poki Bowl	Rok Bistro
The Don's Deli	The Oxford Kitchen	House of Kabobs
Vitality Bowls	Lilly Mac's	Roberto's Cantina
SAJJ	Ramen Seas	Siam Taste
Kabul Afghan Cuisine	Fashion Wok	Gumba's Italian
PhoEver	Murphy's Law	Dishdash
Nom Burger	Taverna Bistro	Sizzling Pot King
Rokko	Thai Basil	King Wah
Inchin's	Il Postale	

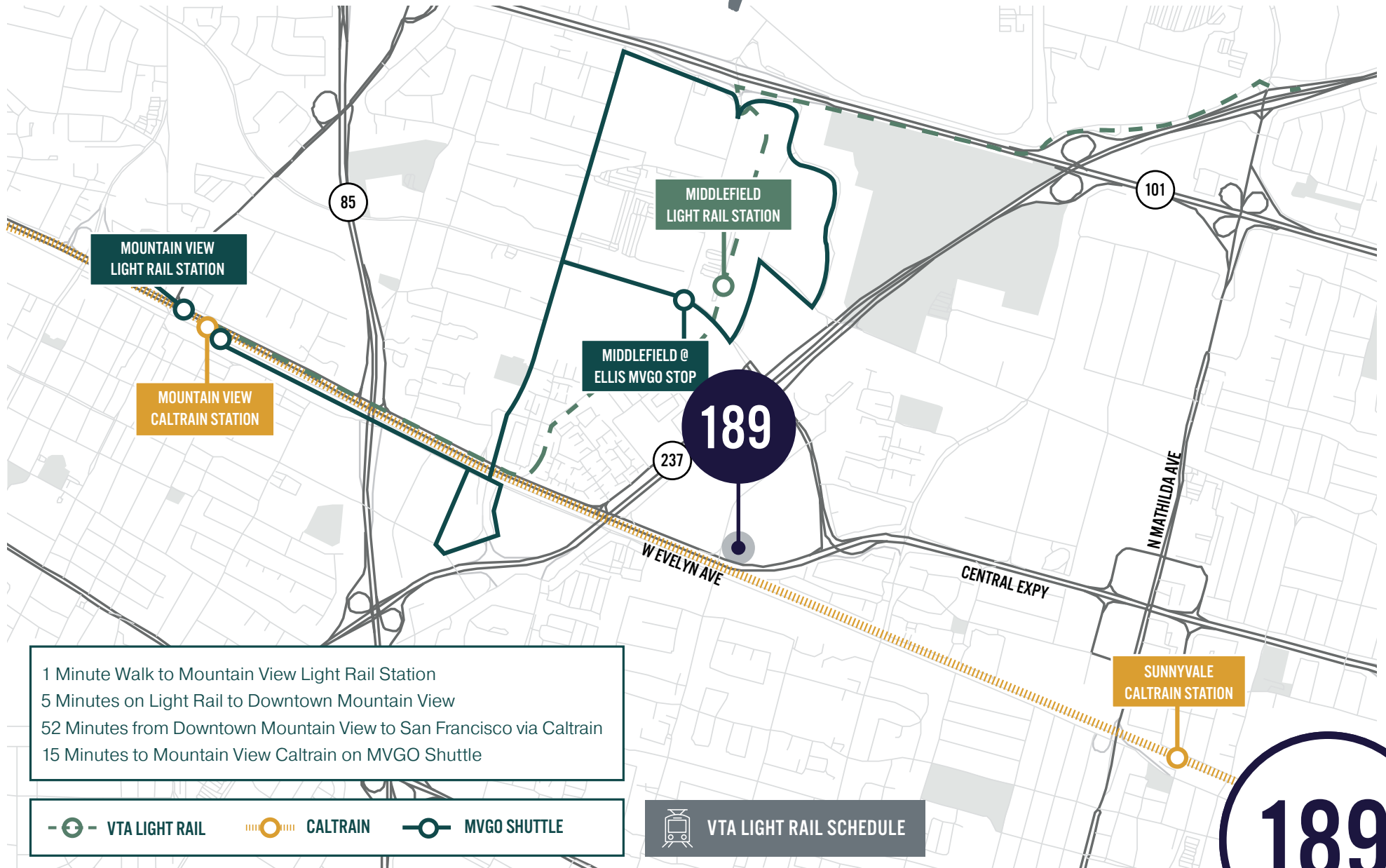
**WHOLE
FOODS
MARKET**

target

**amc
THEATRES**

**CVS
pharmacy**

TRANSPORTATION *map*



VTA LIGHT RAIL SCHEDULE

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NORTH BERNARDO AVE

mountain view, ca



SAND HILL PROPERTY COMPANY



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WAKEFIELD

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