

FOR LEASE



345

MOUNTAIN VIEW  
E MIDDLEFIELD

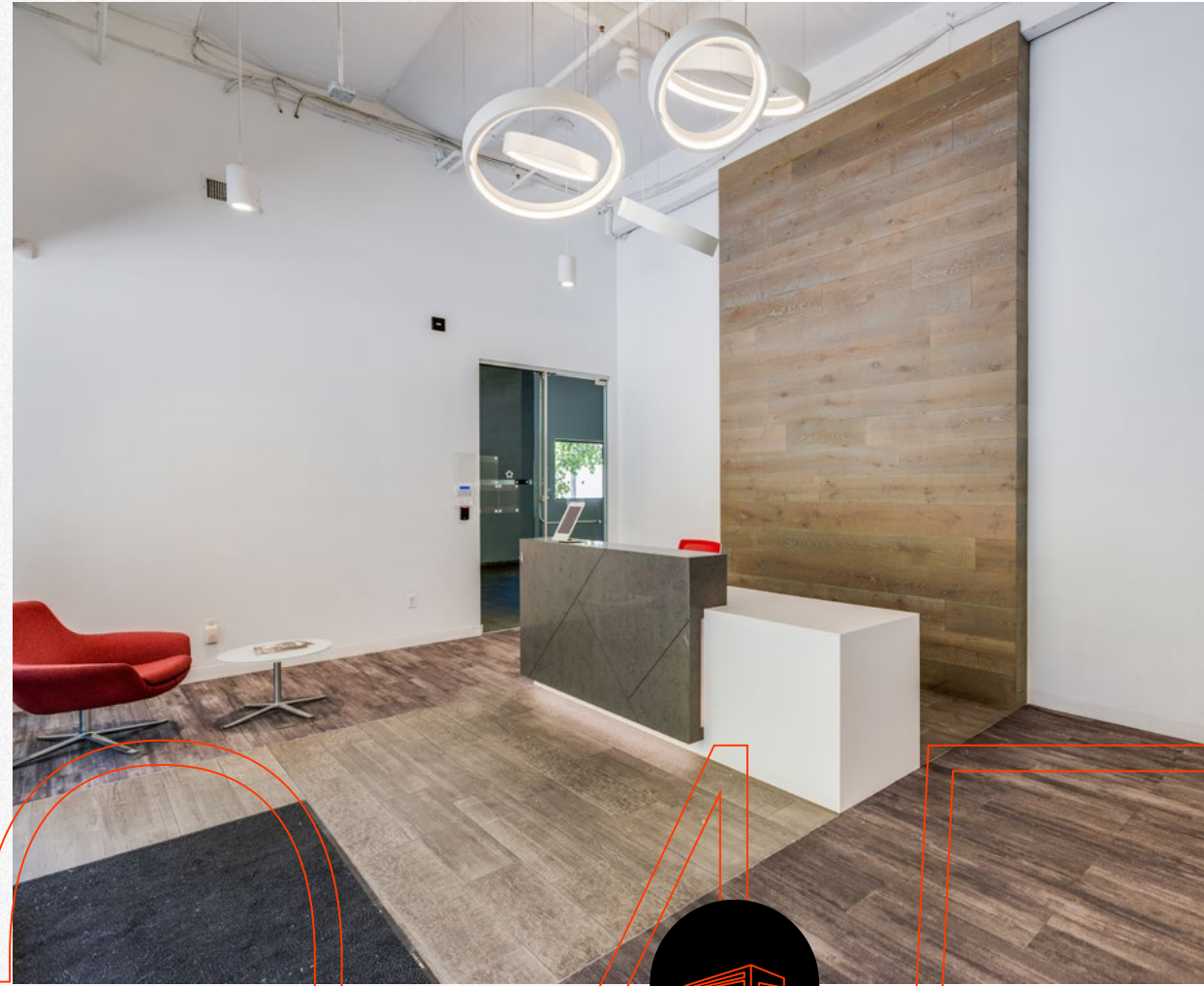
**±15,850 SF**  
Office & Lab/R&D Space Available



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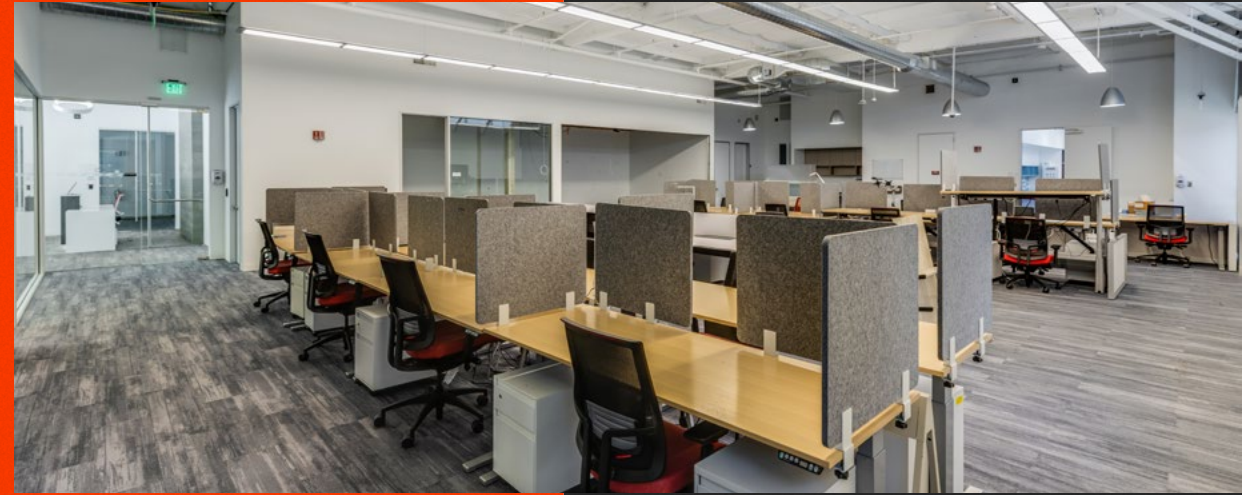
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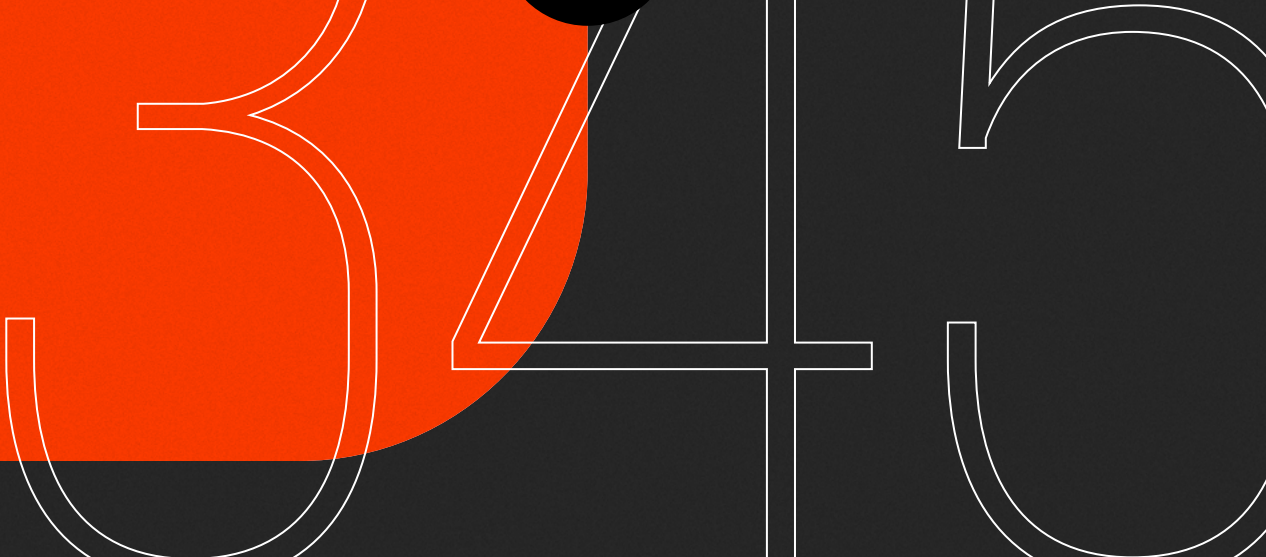
## ***OFFICE/LAB***

- 15,850 SF
- High-image, recently renovated
- 3.0 / 1,000 Parking



## OFFICE SPACE

- Balanced mix of offices and meeting rooms
- Open ceiling, generous clear-height
- Partially furnished

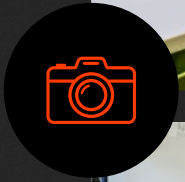




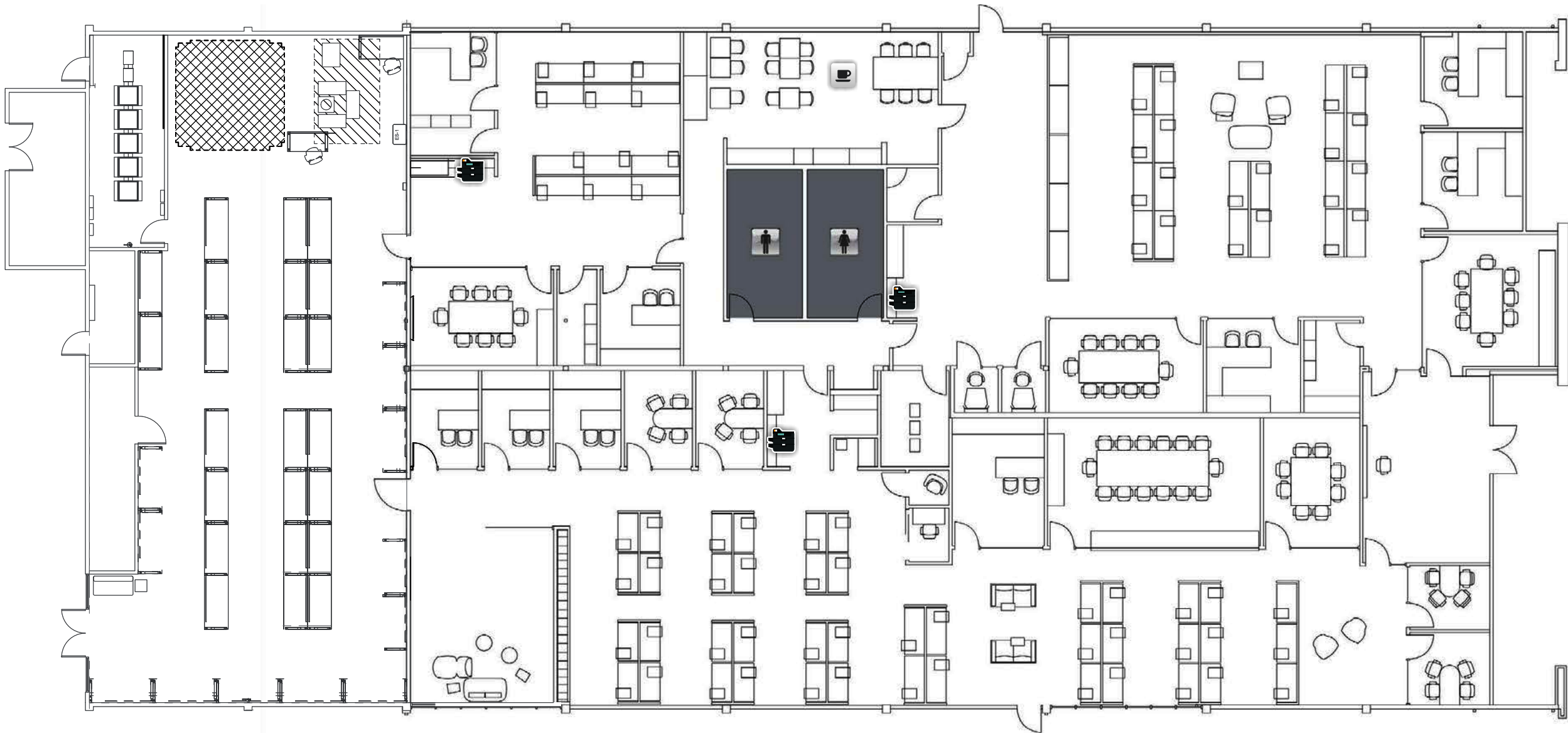
## **LAB** (~3,000 SF)

- Existing electrical drops
- Concrete and LVT flooring
- Grade level double door

345



HYPOTHETICAL FLOOR PLAN



345 E MIDDLEFIELD

BAY AREA TRANSPORTATION



**NINE (9) 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



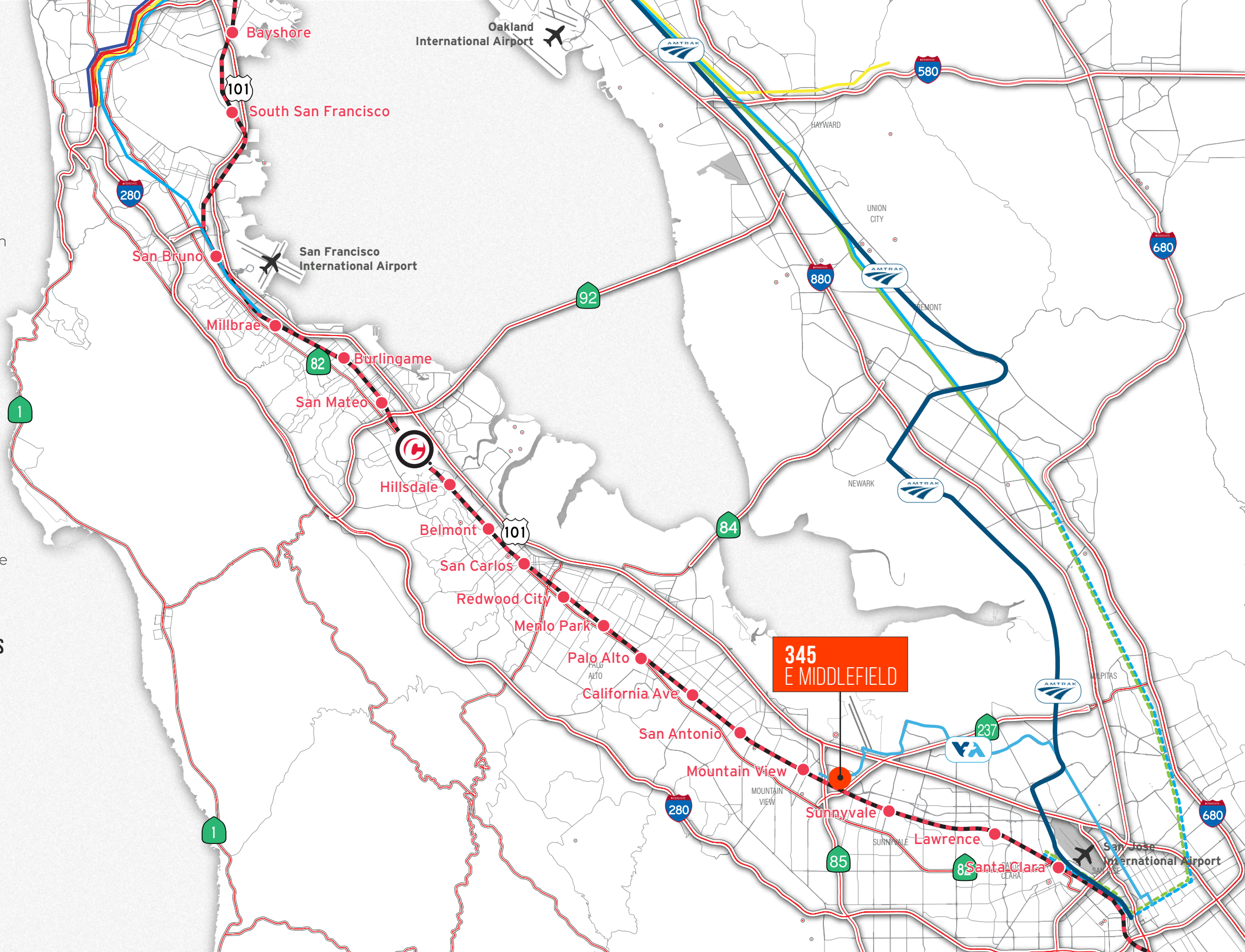
**FIFTEEN (15) MINUTES**  
to San Mateo/ Dumbarton Bridge



**THIRTY-FIVE (35) MINUTES**  
to SFO



**ELEVEN (11) MINUTES**  
to San Jose International airport



**1. N MATHILDA AVE**

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

**2. FAIR OAKS AVE AT CALIENTE DR**

7-aa  
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**

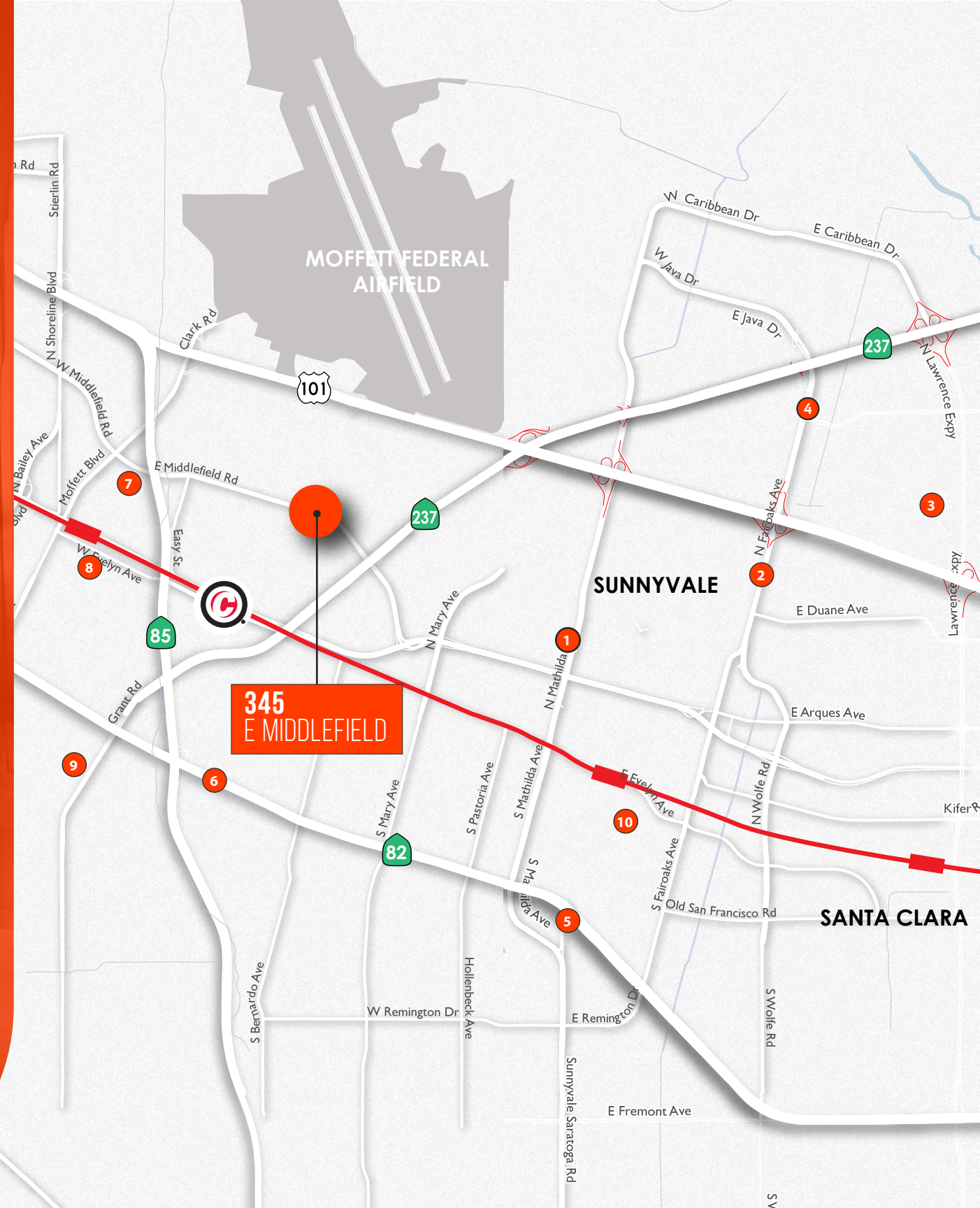
Molly Magees  
Opal  
Center for the Performing Arts  
Eureka!  
Steins Beer Garden  
The Crepevine  
Tied House  
Hong Kong Bistro  
Little Mongolian Hot Pot  
Red Rock Coffee  
Bean Sean  
Tapioca Express  
Tea Era  
Peet's Coffee & Tea  
Starbucks  
Posh Bagel  
Le Boulanger  
Rocket Fizz  
Shiva's 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  
Dishsash Middle Eastern Cuisine  
Metro City  
Coffee & More Cafe  
Philz Coffee  
ROKKO Japanese Restaurant  
The Don's Deli  
PhoEver  
Meyhouse  
SAJJ



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