

Work is pleasure when
the space is **just right.**



600•ELLIS

MOUNTAIN VIEW, CALIFORNIA

±288,144 RSF
new office development.

600ellis.com

The
SOBRATO
Organization

CBRE

Performance driven design.



Parking Structure

Directly connects to all office floors
743 parking spaces
74 EV spaces
Covered with PV panels

600 Ellis Street

Office
6 stories
273,532 RSF
Concrete structure

Impactful Brand Identity

Building-top signage visible to over
202,000 vehicles/day



636 Ellis Street

2 stories
14,612 RSF
Ideal for private amenity, fitness center,
or executive business center

Corporate sustainability just right.



LEED platinum

ENVIRONMENTAL CERTIFICATE *PURSUANT*

This project will pursue LEED Platinum certification under LEED Building Design & Construction for Core and Shell under version 4. The building massing and envelope create an ideal opportunity for a highly efficient predominantly electric office of the future while retaining quality views, and comfortable lighting and temperature. The building is also outfitted with highly efficient water fixtures to decrease demand on the local water supply.

Key aspects

- PV panels on the garage to offset ~20% of building energy use, on top of an already-energy efficient design
- Rainwater management
- Water-use reduction for irrigation, plumbing fixtures, and cooling towers
- Low-emitting finishes
- Daylight and quality views
- Enhanced indoor air quality through increased ventilation & CO2 monitoring
- Drought tolerant landscaping
- Enhanced commissioning for ongoing monitoring and building envelope performance
- Green operational policies for janitorial/pest management services
- Comprehensive composting for the buildings



EV + bike parking

SUPPORTING ALTERNATIVE METHODS OF TRANSPORTATION

- 74 priority EV spaces
- Bike parking and on-site showers allow for immediate accessibility to adjacent multi-use trail system

600•ELLIS



Health + wellness just right.



Experience the outdoors in your workspace

OVER 12,000 SF OF USABLE OUTDOOR SPACE

- Collaborate during an open-air meeting or network on the rooftop deck
- Enjoy immediate access to walking trail, fitness area, + restorative garden



Fresh air

INDOOR AIR QUALITY (IAQ) POLICY

HVAC EXCEEDS CDC RECOMMENDATION

| | Filtration Rating | Ventilation Rating |
|--------------------|-------------------|--------------------|
| CDC Recommendation | MERV 8 | 0.085 CFM |
| 600 Ellis | MERV 15 | 0.10 CFM |



Bipolar ionization

Installed in every HVAC unit - "BPI" technology releases charged atoms that attach to and deactivate harmful substances like bacteria, mold, allergens and viruses



Wellness focused design

INCREDIBLE ACCESS TO VIEWS AND NATURAL LIGHT

ANTIMICROBIAL FINISHES THROUGHOUT

TOUCHLESS FEATURES

Touchless restroom doors + fixtures, including toilet lids to prevent aerosol spread

PROMINENT STAIR LOCATIONS

Stairs include windows or fire rated glass, ventilation + upgraded finishes

DIRECT PARKING GARAGE ACCESS

Skip the elevator - walk straight from your car to your desk



Amenities that matter.



Soak up the sun with incredible views

WELLNESS INSPIRED LARGE OUTDOOR ROOFTOP DECKS

Floor 5 Main Roof Deck - 6,000 SF; 350 maximum occupancy capacity

Floor 6 West Roof Deck - 1,400 SF; 80 maximum occupancy capacity
Southeast Roof Deck - 4,000 SF; 240 maximum occupancy



Amenities that matter.

600•ELLIS



Bring the outside in with our expansive NanaWall
TAKING YOUR MEETING OUTSIDE OR BRINGING THE FRESH AIR INSIDE

Campus appeal.

600•ELLIS

636 Ellis

±14,612 SF

2-story adjacent building ideal for private amenity,
fitness center, or executive business center



At a glance.

Connected convenient parking

Parking Garage

- Two passenger elevators
- Directly connects to all office floors

Parking Ratio

- 2.7/1,000 square feet (up to 3.4/1,000 w/ valet)
- 743 on-site parking spaces

EV Parking

- 74 EV spaces (greater than 10%)

Bicycle Parking

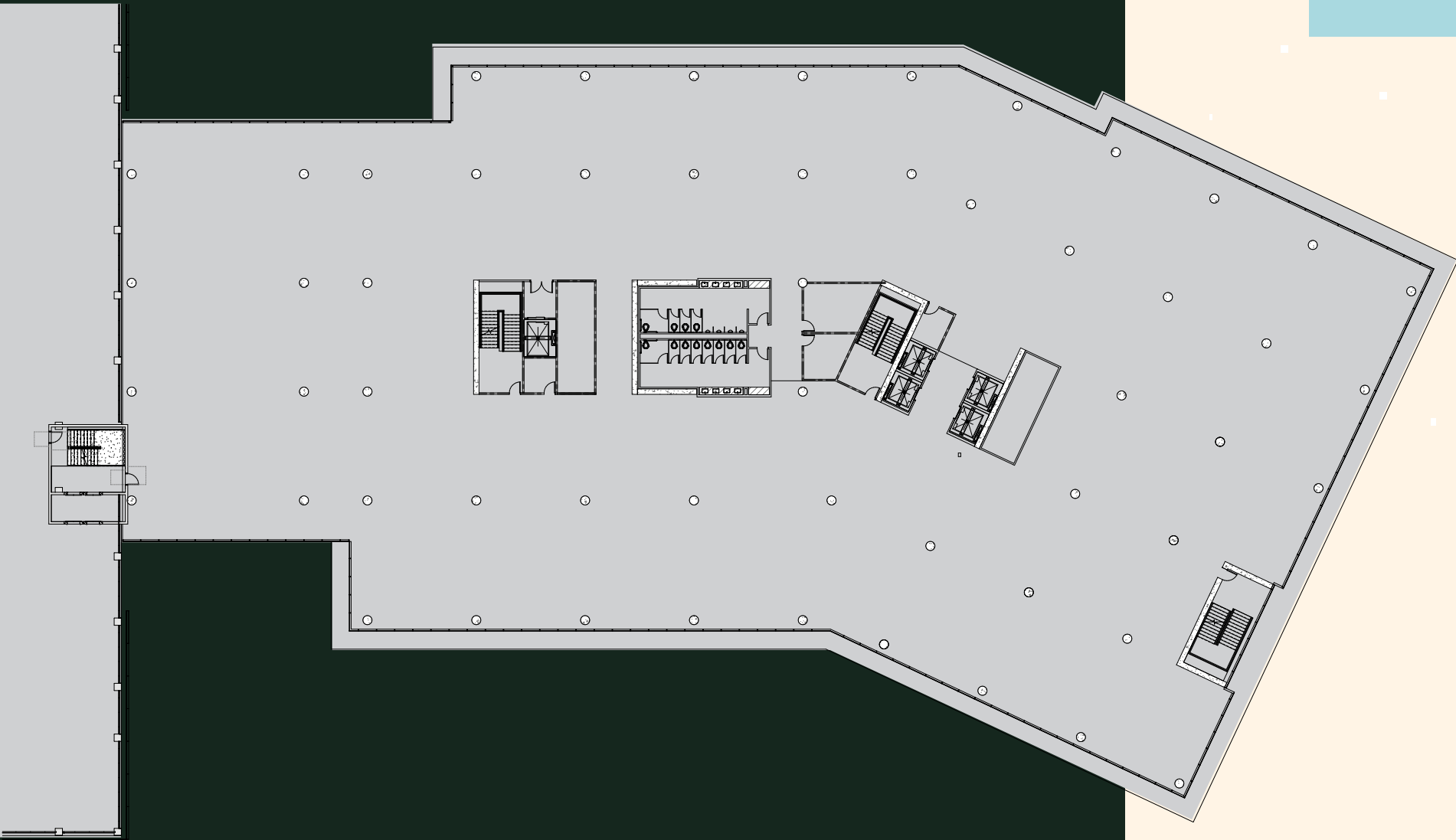
- 143 spaces
- Immediate access to extensive multi-use bike + pedestrian path network

600•ELLIS



Work is pleasure when the space is just right.

600•ELLIS



Efficient design.

LARGE FLOOR PLATES RANGING FROM 35,000 - 50,000 RSF

Typical floor plate

Level 3 - 50,698 SF

Tailored to the **modern user.**

600•ELLIS



Abundant natural light.

Incredible workspace

TAILORED SPECIFICALLY TO THE MODERN OFFICE USER,

- Expansive floor-to-floor heights for concrete construction - 18' ground floor, 14' upper floors, 2-story lobby
- Large 5' x 12' windows welcome in natural sunlight

Mountain View advantage.

Where talent wants to be.

Unmatched corporate neighbors

Connected - everything is within reach

- Bike or walk to VTA Station
- Catch the CalTrain
- 1.9 miles / 6 minutes to Downtown Mountain View

— VTA Light Rail

— MVGO Shuttle

● VTA Light Rail Stop

● MVGO Shuttle Stop

🚲 Bikeway



Neighborhood Multifamily

- Existing: 14,960 units
- Proposed: 2,786 units
- Under Construction: 256 units
- E Whisman Plan:
Allows 5,000 units (1,000 designated affordable)

By the specs.

Owner: The Sobrato Organization

Architect: STUDIOS

General Contractor: Devcon Construction

Floor Plates:

Range from 35,000 - 50,000 RSF

Exterior Material:

- Performance-Driven Curtain Wall
- Low 'E' Insulated, Full-height Glazing
- Extended Horizontal Concrete Fins for Sunshading, Daylight, and Heat Load Reduction
- Exposed Concrete Columns at First Floor

Window Dimensions:

5-ft Width X 12-ft Height

Column Spacing:

30-ft X 30-ft Column Bays

Floor-to-Floor Height (Concrete):

Ground floor - 18-ft.

Upper floors - 14-ft.

Building Lobby: Two-Story Height

Restrooms Finishes:

Porcelain Tile Walls and Floors

Cesar Stone Lavatory Counter w/ Underslung Sinks

Stainless Steel Toilet Partitions

Touchless Features:

- Automated entrance/exit
- Touchless fixtures and accessories
- Opportunity for tenant expansion of toilet rooms
- Toilet lids to prevent aerosol spread

Showers:

Separate Men's and Women's Shower Facilities

Porcelain Tile Walls and Floors

Elevators:

- Seven Total Elevators

Structural System:

Live Load Capacity: 100 PSF

Floor Slabs:

- 5-inch thick concrete on-grade
- 9-inch thick post-tensioned concrete floors 2-6
- Block-outs provided for future tenant stairs, shafts, and vertical penetrations

Mechanical System:

- Two 2,500,000 BTUH Boilers
- Two Hot Water VFD Pumps
- Two Custom-Built Air Handling Units
- Filter Rating: Merv 13 (Ventilation Rating: 0.085 CFM/sq. ft. per CDC recommendation)
- Two 250-Ton Chillers
- 24/7 Condenser Water Riser, stubbed to each floor

Electrical System:

- Office Building: Two 3,000 Amp Panels
- Parking Garage: 1,200 Amp Panel



Subtle design precise detail.

The
SOBRATO
Organization

Since 1953, the Sobrato Family has played a pivotal role in shaping Silicon Valley with unique facilities that provide compelling benefits for forward-thinking companies. Led by Chairman and Founder John A. Sobrato and his son, John M. Sobrato, our firm is known for its integrity and dedication to the region. In 1996 we formalized our charitable giving through establishment of our family foundation and have since donated over \$600 million to our communities through the Sobrato Philanthropies—consistent with our lifelong belief in giving back.





600•ELLIS

Connect with us.

MARK CHRISTIERSON

Lic. 01296954

+1 408 453 7452

mark.christierson@cbre.com

WILL SCHMIDT

Lic. 01988485

+1 408 453 7408

will.schmidt@cbre.com

MARK SCHMIDT

Lic. 00872826

+1 408 453 7440

mark.schmidt@cbre.com

600ellis.com

CBRE

The
SOBRATO
Organization

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_November2020