

**±1,490
to
±41,707**
rsf available



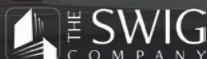
h³experiences

**444
CASTRO**

Downtown Mountain View

• • • • •

NEWMARK



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 June 30, 2026

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>
320	±5,297	Available 8/1/2026	 <u>VIRTUAL TOUR</u>
500	±10,414	Available Now	 <u>VIRTUAL TOUR</u>
600	±10,472	Available Now	 <u>VIRTUAL TOUR</u>
<u>POTENTIAL DEMISING OPTIONS</u>			
600A	±1,789		
600B	±2,451		
600C	±1,490		
600D	±4,742		
800	±10,413	Available 7/1/2026	 <u>VIRTUAL TOUR</u>
900	±10,408	Available 7/1/2026	 <u>VIRTUAL TOUR</u>





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



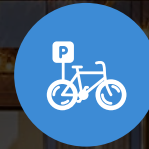
Common
Conference Room



10 EV Chargers
in Garage



Free Covered Parking
(2.52 per $\pm$ 1,000
Square Feet)



Bike Storage Cage
in Garage



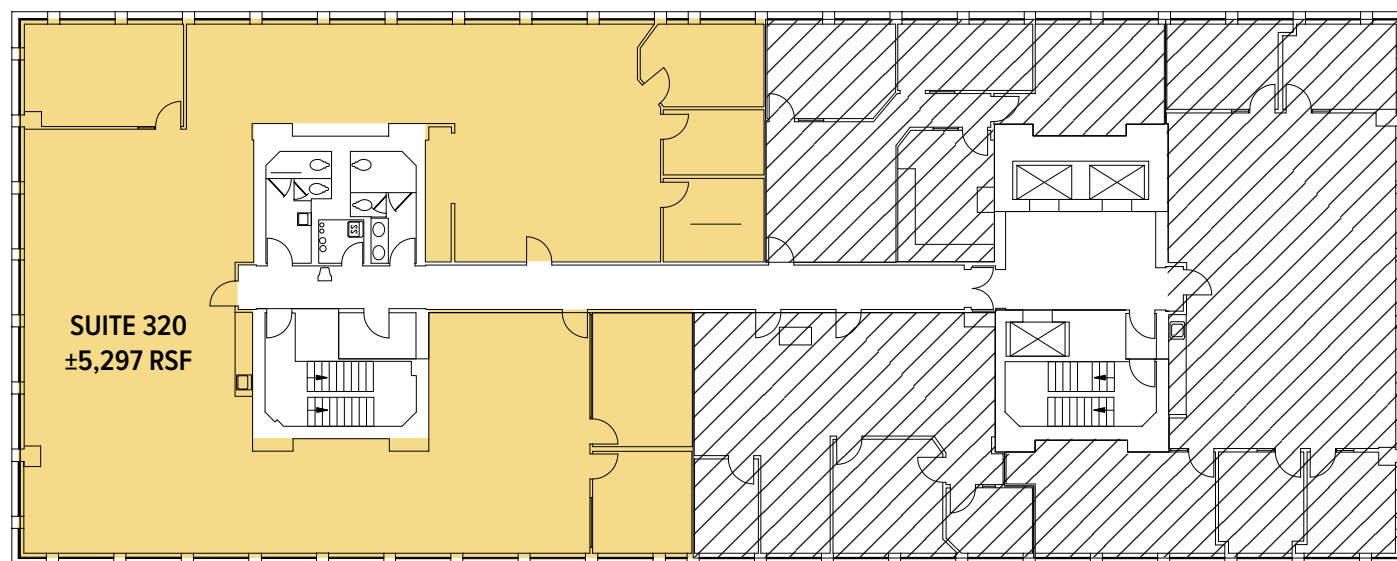
Walking Distance
to Great Downtown
Amenities



444 CASTRO



[CLICK HERE FOR VIRTUAL TOUR](#)



■ SUITE 320: ±5,297 RSF

▨ LEASED

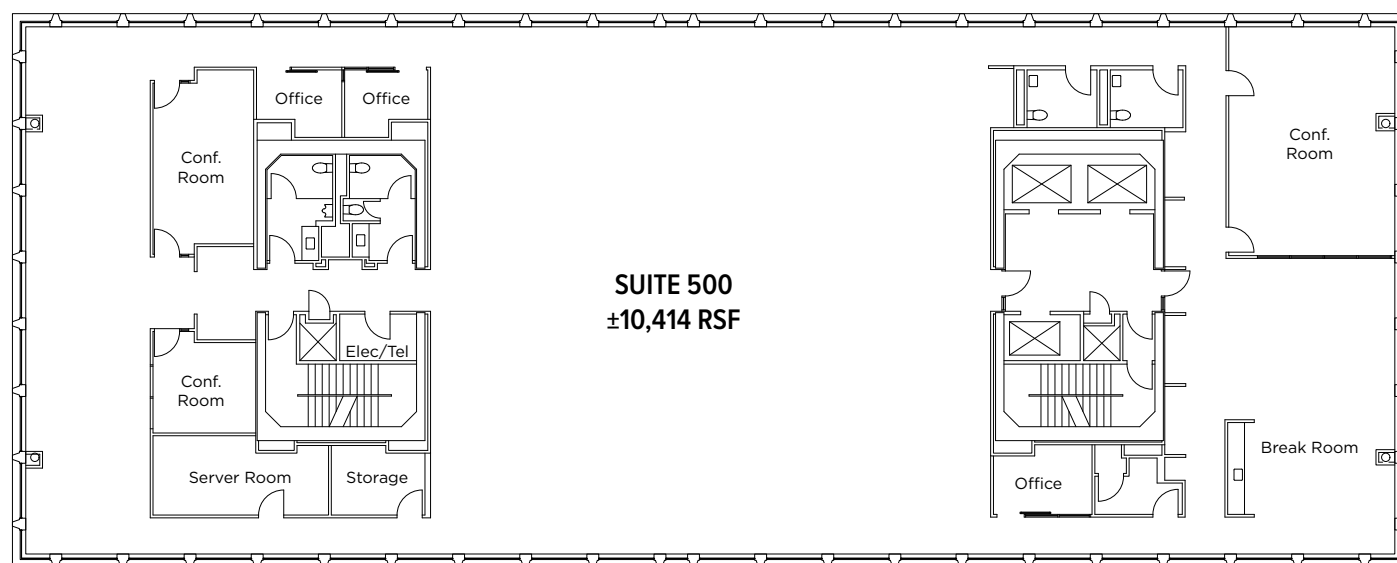


5TH FLOOR

SUITE 500 | $\pm 10,414$ rsf
Available Now

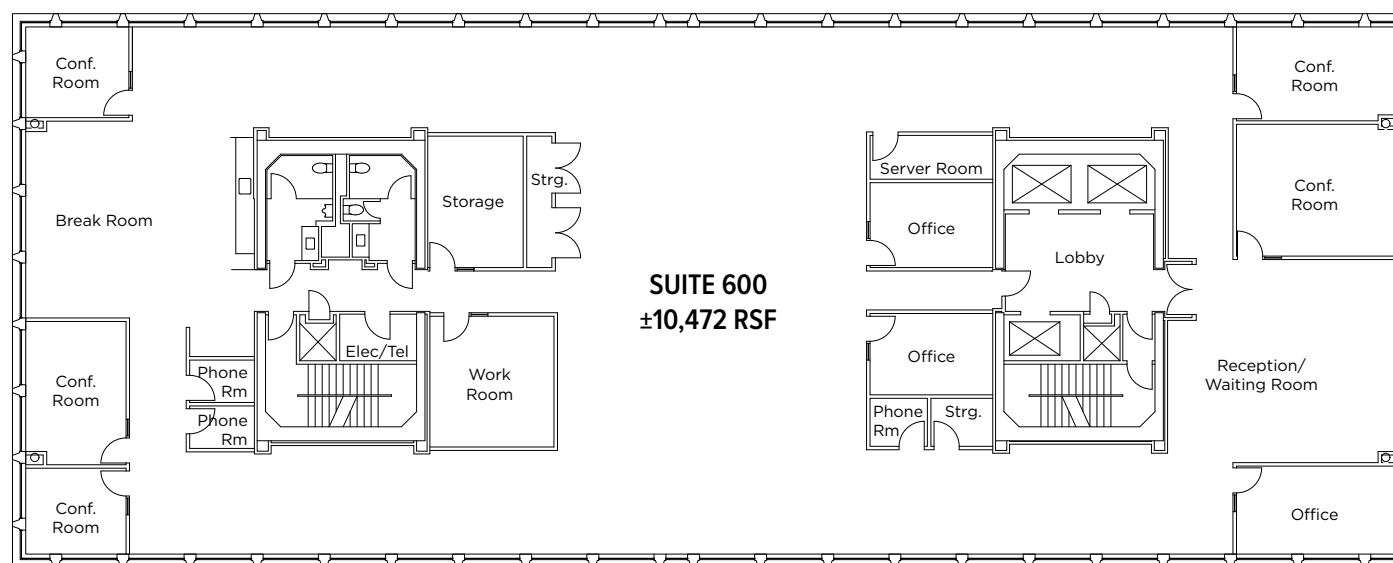


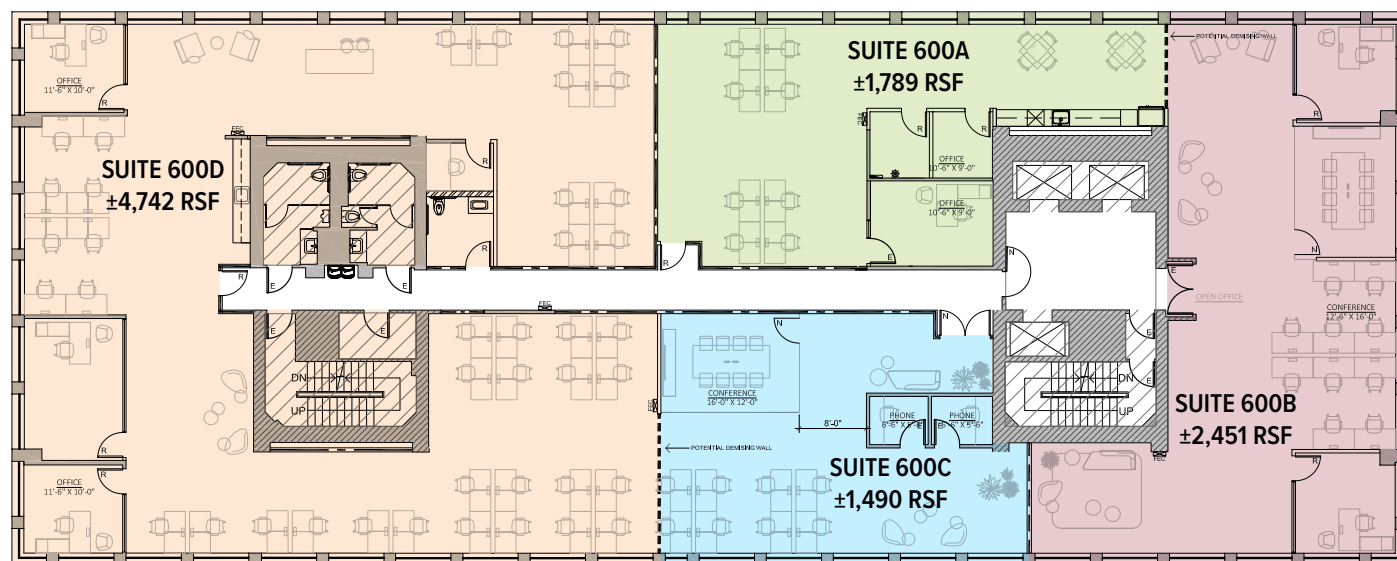
[CLICK HERE FOR VIRTUAL TOUR](#)





[CLICK HERE FOR VIRTUAL TOUR](#)



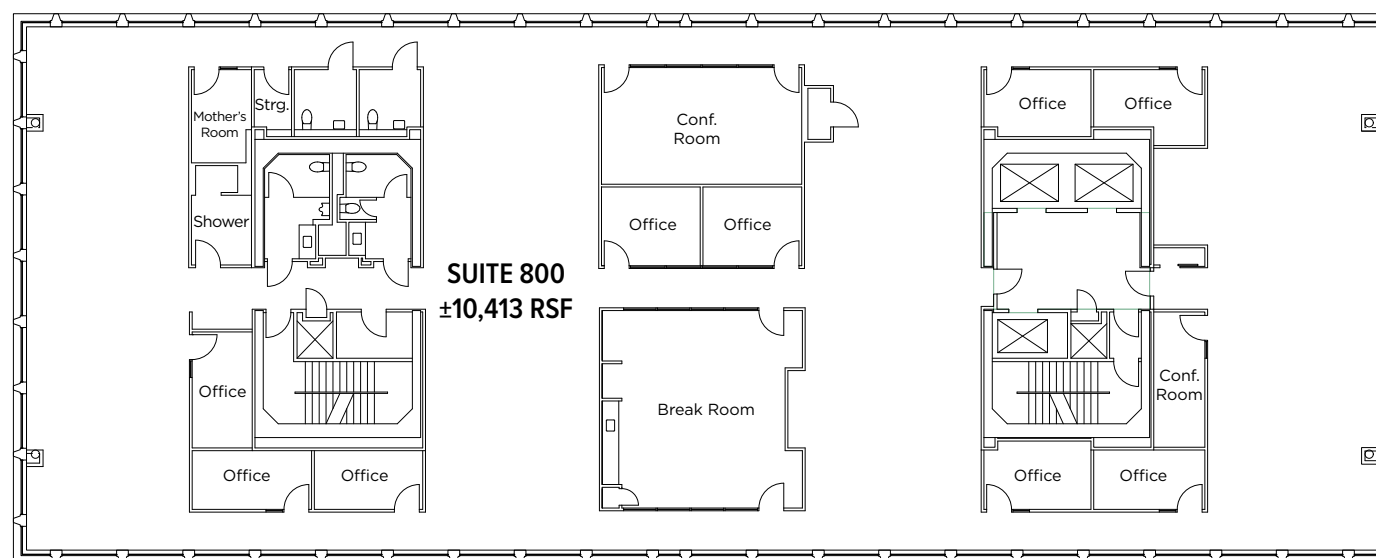


- SUITE 600A: ±1,789 RSF
- SUITE 600B: ±2,451 RSF
- SUITE 600C: ±1,490 RSF
- SUITE 600D: ±4,742 RSF

Furniture Not Included – Shown for Conceptual Layout Purposes Only



[CLICK HERE FOR VIRTUAL TOUR](#)





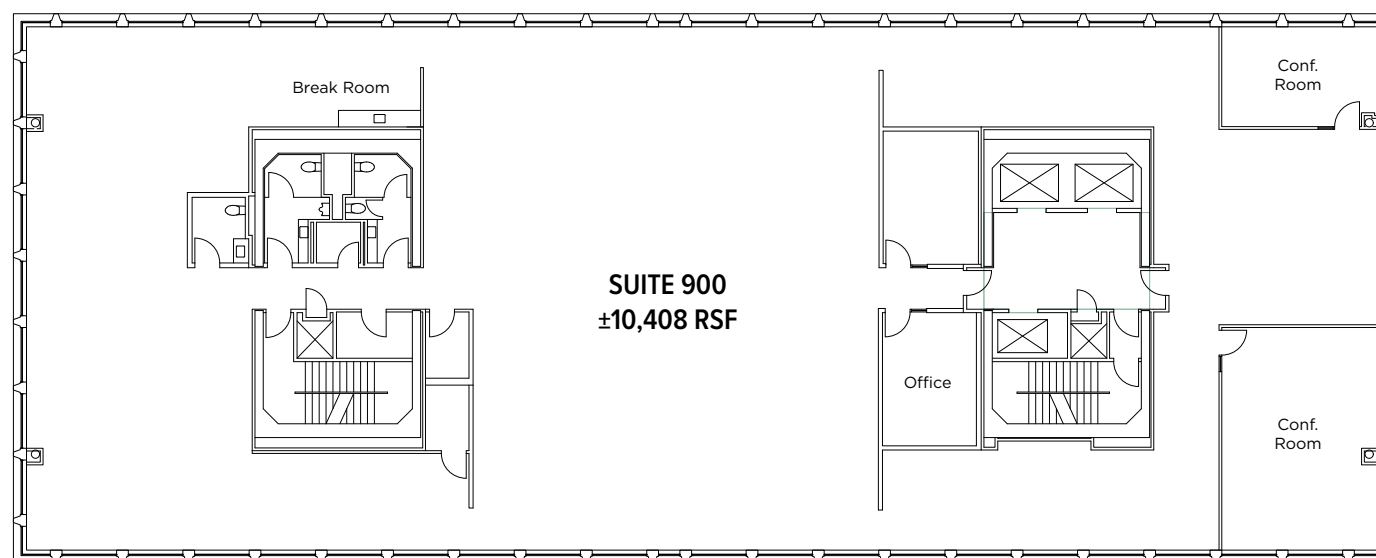
9TH FLOOR

SUITE 900 | $\pm 10,408$ rsf

Available 7/1/2026



[CLICK HERE FOR VIRTUAL TOUR](#)



Aerial Map



444 CASTRO

Mountain View
Center for the
Performing Arts

Bank of America

Bank of America

CVS
pharmacy
J/VEIDO
SHIVA
East West
BOOKSHOP
TAP

BONCHON
Biryani
Pao Hoi
TIASPOON
MONTANA INDIAN
Mediterranean
Grill House
STARBUCKS
COFFEE

ASIAN
bushido
AMARIN
XANH
AGAVE
bushido
HOSPITAL
Le Viet Nam
VICTOR
KIMMY

CALTRAIN
MOUNTAIN VIEW

47 Minutes to San Jose

55 Minutes to San Francisco

Central Expressway

W Evelyn Ave

Villa St

W Dana St

Loretto St

Voltaire St

Anza St

Vincent Dr

Mercy St

Paul Ave

Bush St

View St

Hope St

Hope St

Castro St

Castro St

Brant St

Franklin St

Oak St

Palo Alto Ave

Mountain View Ave

Petits Ave

W Dana St

Villa St

Latham St

S Shoreline Blvd

S Shoreline Blvd

HI

El Camino Real

CALIFORNIA BANK
TRUST

cognition
cycloery

BANK OF AMERICA

WELLS FARGO

KPOT
CASA LUPA
MEXICAN RESTAURANT
Sakoon
sightoo
OPTOMETRY

Blue Stone
Cafe Baklava
Books Inc.
sightoo
OPTOMETRY

Art Frame Studio
BOUTIQUE 4
Red Rock
TEA SPA

Eureka
SUBWAY
OLYMPUS
EPIKUS

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



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 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



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 h³experiences® program.

Healthy building practices include:

- > Proper ventilation that maximizes outside air
- > Incorporating natural light
- > Use of nontoxic products
- > Monitoring CO₂, PMs and VOCs
- > LEED, WELL and Fitwel Certified Buildings

h³experiences® 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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NEWMARK

**THE SWIG
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