

INVESTMENT SUMMARY

1625 Plymouth

Mountain View, CA



Jones Lang LaSalle Americas, Inc.,
Real Estate License #01223413



**RARE TROPHY OPPORTUNITY LOCATED WITHIN THE GOOGLEPLEX «
100% NNN LEASED TO GOOGLE «
7+ YEARS TERM «**

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire 1625 Plymouth (“1625 Plymouth” or the “Property”) – a six-story, 245,764-square-foot LEED Platinum trophy office asset. Built in 2018, the Property represents one of the newest office buildings in Mountain View’s North Bayshore district. Positioned along Highway 101 in the heart of Silicon Valley, the Property sits on a 5.2-acre site and is 100% leased to Google LLC (S&P: AA+) through December 2033, with 7.6 years of lease term remaining and extension options, providing investors with a secure cash flow stream backed by one of the world’s most creditworthy tenants.

1625 Plymouth is one of Google’s core innovation facilities, operating as mission-critical infrastructure within Google’s integrated Mountain View campus ecosystem. Strategically located one block from the Googleplex, Google’s corporate headquarters, the Property benefits from operational synergies with neighboring Google assets while maintaining direct Highway 101 access and connectivity across the Peninsula and greater Bay Area.

1625 Plymouth offers investors the rare opportunity to acquire a trophy asset leased to Google on a long-term basis—representing one of Google’s few non-owned properties of scale in North Bayshore.

PROPERTY SUMMARY

Address	1625 Plymouth Street, Mountain View, CA 94043
Square Footage	245,764
Year Built	2018
Building(s)	One (1)
Stories	Six (6)
Site Size	5.15 Acres 224,465 SF
Occupancy	100%
Tenant	Google (S&P: AA+)
Term (As Of June 2026)	7.6 Years
Lease Expiration	December 19, 2033
Lease Type	NNN
Annual Escalations	3.0%





INVESTMENT HIGHLIGHTS



**Critical Google Innovation Hub
in the Heart of Silicon Valley,
Strategically Located One Block
From the Googleplex**



7+ Years of Google (S&P: AA+) NNN Lease Term with 3.0% Annual Escalations Offering Bond-Like Income Stability at an Attractive Yield Premium



State-of-the-Art 2018 Construction Representing One of the Newest Google Build-to-Suits in the Area, Completely Managed by Google



Rare Opportunity to Acquire One of the Few Non-Google Owned Assets Over 200,000 SF in the North Bayshore



Premier Mountain View Location Boasting Prime Highway 101 Frontage with Strong Visibility and Direct Access to Silicon Valley's Employment Base

OPPORTUNITY TO ACQUIRE ONE OF GOOGLE'S NORTH BAYSHORE INNOVATION HUBS

Delivered in 2018 and extensively customized through a tenant-funded build-out, the Property serves as a mission-critical infrastructure hub supporting Google's operations throughout Mountain View. Featuring six floors of creative office space with high ceilings, multiple outdoor decks, well-appointed activity areas, a large cafeteria, and on-site fitness center, the building exemplifies Google's commitment to innovative workplace design.

The Property boasts comprehensive sustainability features achieving LEED Platinum certification, including rooftop solar arrays, high-performance glass curtain wall systems, advanced HVAC technology, and electric vehicle charging infrastructure. Since occupancy in 2019, Google has continuously optimized the workspace environment to enhance operational efficiency and employee productivity.

The Property Supports key business functions and houses members of senior leadership, underscoring its importance within Google's North Bayshore campus network.



2018
CONSTRUCTION

6
STORIES

5.15
ACRES



**1 MIN TO
GOOGLEPLEX**



**LEED PLATINUM
CERTIFIED**

**PROMINENT HIGHWAY
101 FRONTAGE**

**606 (2.5/1,000 SF)
PARKING STALLS**

**STEEL-FRAME
CONSTRUCTION**



RARE TROPHY ASSET WITH BEST- IN-CLASS AMENITIES



TROPHY ASSET POSITIONED FOR OUT-PERFORMANCE

1625 Plymouth, a critical hub building in Google's North Bayshore campus, sets the standard for premium workspace in today's evolving office market. As organizations increasingly prioritize modern, amenity-rich environments that drive productivity and talent retention, properties like 1625 Plymouth are positioned to maintain exceptional stability and value within premier innovation districts like Silicon Valley's North Bayshore.

Featuring a state-of-the-art cafeteria, an in-building laundromat, podcast and wellness rooms, a fully equipped gym, and other premier on-site services, 1625 Plymouth delivers one of the most comprehensive amenity packages in Mountain View's North Bayshore.



7.6 YEARS OF GOOGLE (S&P: AA+) LEASE TERM

1625 Plymouth is 100% leased to Google LLC (“Google” or “the Company”) through December 2033. Potential investors will benefit from 7.6 years of remaining lease term with a highly influential and globally recognized tenant. Backed by more than 25 years of technological leadership, Google has consistently excelled as the leading innovator in search technology and digital services. This sustained success has positioned the Company to command the global search engine market, holding an estimated 89% market share and securing its status as #7 on the Fortune 500 list.

In 2024, Google reported an industry-leading \$350.02 billion in revenue, reaffirming its position as a global technology leader by scale. The Company processes roughly 16.4 billion searches per day, serving more than 5.01 billion users worldwide. Supported by a robust \$119.8 billion in operating profit and a 32.2% operating margin, Google continues to demonstrate financial strength while accelerating investment in artificial intelligence, cloud computing, and advanced analytics to remain at the forefront of a rapidly evolving digital landscape.

Google’s portfolio spans an extensive range of businesses—from its flagship Search and YouTube platforms to Android, Google Cloud, Pixel devices, Nest smart home technology, and the Gemini AI suite. These diversified products and services position the Company across nearly every segment of the global technology ecosystem, underpinning its reputation as one of the most resilient and innovative enterprises in the world.



GOOGLE HIGHLIGHTS

AA+

S&P Credit
Rating

\$4.1T

Market
Cap

\$350.02B

Revenue

\$98.5B

Cash On
Hand

1998

Year
Founded

#7

Fortune
500



190,167
Of
Employees

**5.06B GOOGLE-PLATFORM
USERS WORLDWIDE**
As of 2025

GOOGLE BUSINESS LINES



GLOBAL INTERNET SERVICES PROVIDERS

SEARCH ENGINE	MARKET SHARE (2025)	MARKET CAP	ESTIMATED MONTHLY USERS
Google	92.4%	\$4.1T	1.1B
Bing	3.9%	\$3.77T (Microsoft)	0.1B
Yahoo!	1.3%	\$50.38B	0.7B
Yandex	1.5%	\$15.10B	0.6B
DuckDuckGo	0.6%	\$113.0M (Private Funding)	0.1B

STRATEGIC MOUNTAIN VIEW LOCATION AMONG SILICON VALLEY'S LEADING INNOVATORS

Situated in the heart of Silicon Valley, 1625 Plymouth is at the center of a world-renowned hub for innovation and technology. Conveniently located off Highway 101, the property is near dynamic tech submarkets, including Palo Alto, Sunnyvale, and Santa Clara.

Silicon Valley remains an essential ecosystem for corporations seeking to establish a strategic presence in the Bay Area and to access an exceptional talent pool. Supported by world-class infrastructure and a comprehensive transportation network, the region offers seamless connectivity throughout the Bay Area, attracting organizations focused on long-term growth.



LEGEND

- Subject Property
- Google
- Microsoft
- Intuit



GOOGLEPLEX
GOOGLE'S CORPORATE HQ

MOFFETT BLVD



CONNECTED MOUNTAIN VIEW LOCATION WITH PREMIER DEMOGRAPHICS

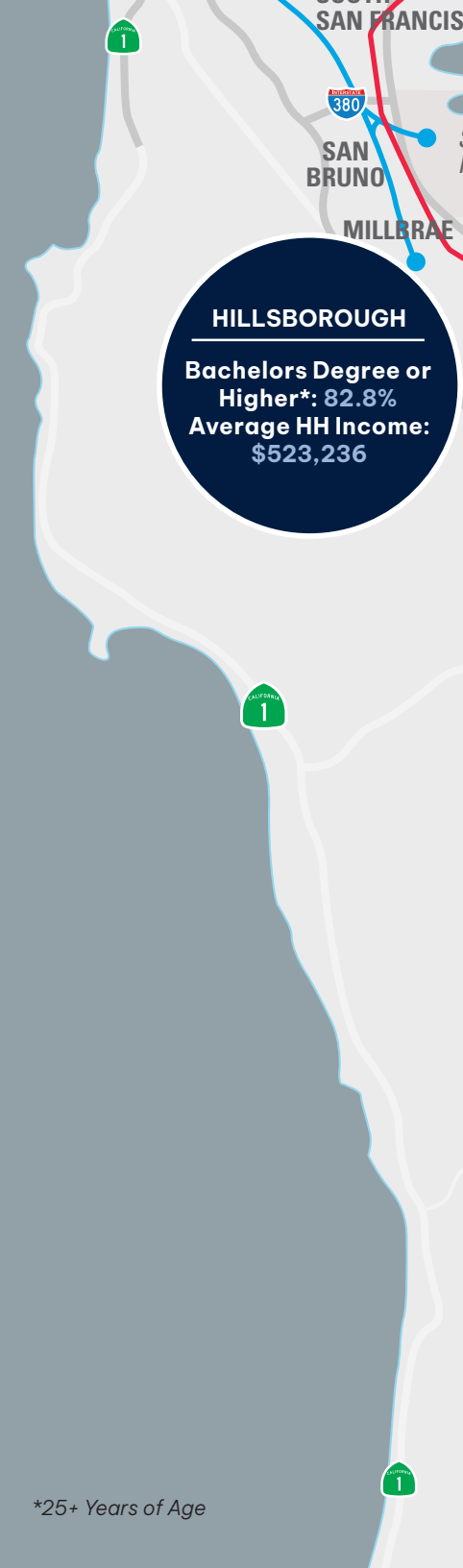
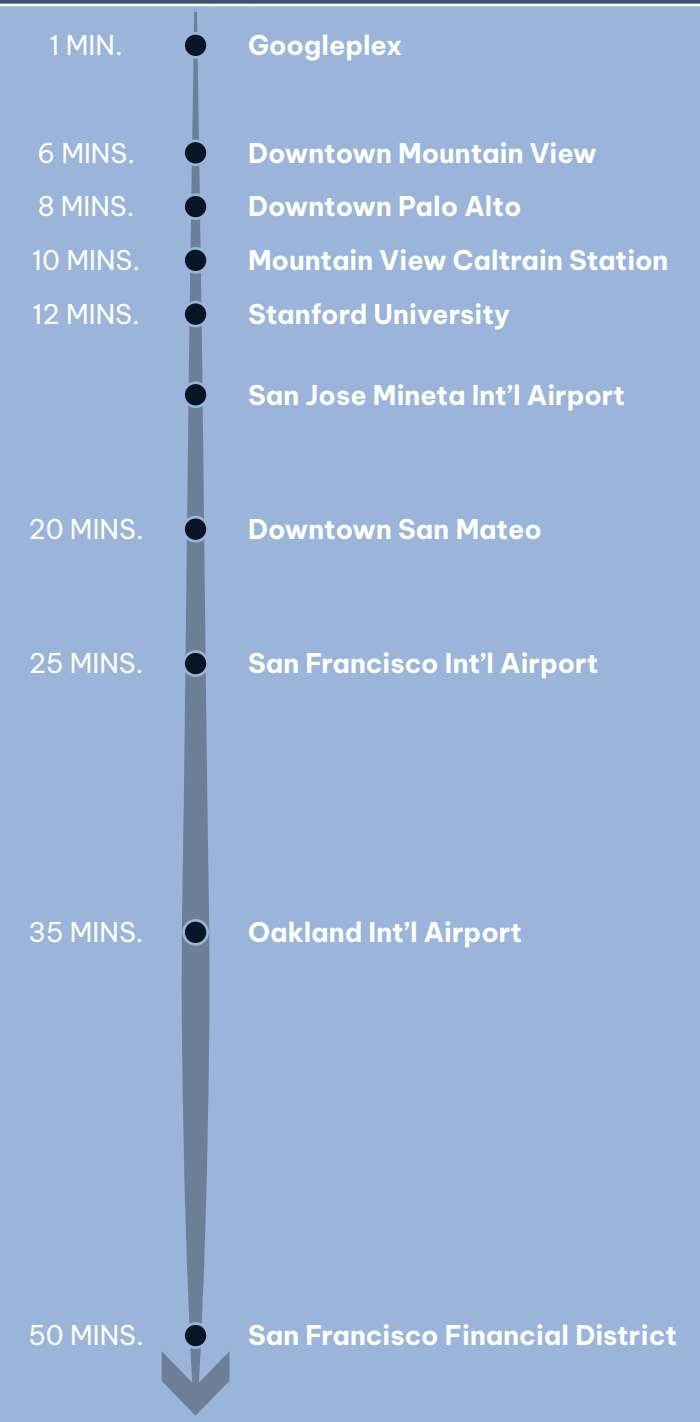
CORE SILICON VALLEY LOCATION

1625 Plymouth's Mountain View address places it at the center of Silicon Valley's innovation ecosystem. With direct frontage on Highway 101 and convenient access via State Route 85, the site offers seamless regional connectivity across the Bay Area. Situated just a two-minute drive from the Googleplex and surrounded by global technology titans including Microsoft, Amazon, and Intel, the Property is anchored in a world-class corporate neighborhood, ensuring its long-term prominence as a central Silicon Valley hub. This elite positioning provides tenants with unparalleled access to the region's deep pool of talent, clients, and capital.

TOP-TIER DEMOGRAPHICS

Mountain View is characterized by one of the most affluent and highly educated populations in the Bay Area, featuring an average household income exceeding \$248,416 and a median home value of over \$1.9 million. This prosperity is matched by a highly skilled local workforce, with nearly 74% of residents over the age of 25 holding a bachelor's degree or higher. The area's economic stability is further highlighted by a low unemployment rate of 4.1%, solidifying its status as a thriving community that consistently attracts and retains top-tier professional and executive talent.

DRIVE TIMES TO POINTS OF INTEREST





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