



# For lease

±17,740 RSF Class A Full Building Opportunity

440 E Middlefield Road, Mountain View



# Property Highlights



Fully furnished plug and play



±17,740 RSF  
2-Story Building



Class A Office/R&D Opportunity



1,600 AMPS @ 480/277V



Ample Parking: 4/1,000 SF



Fiber connectivity to building



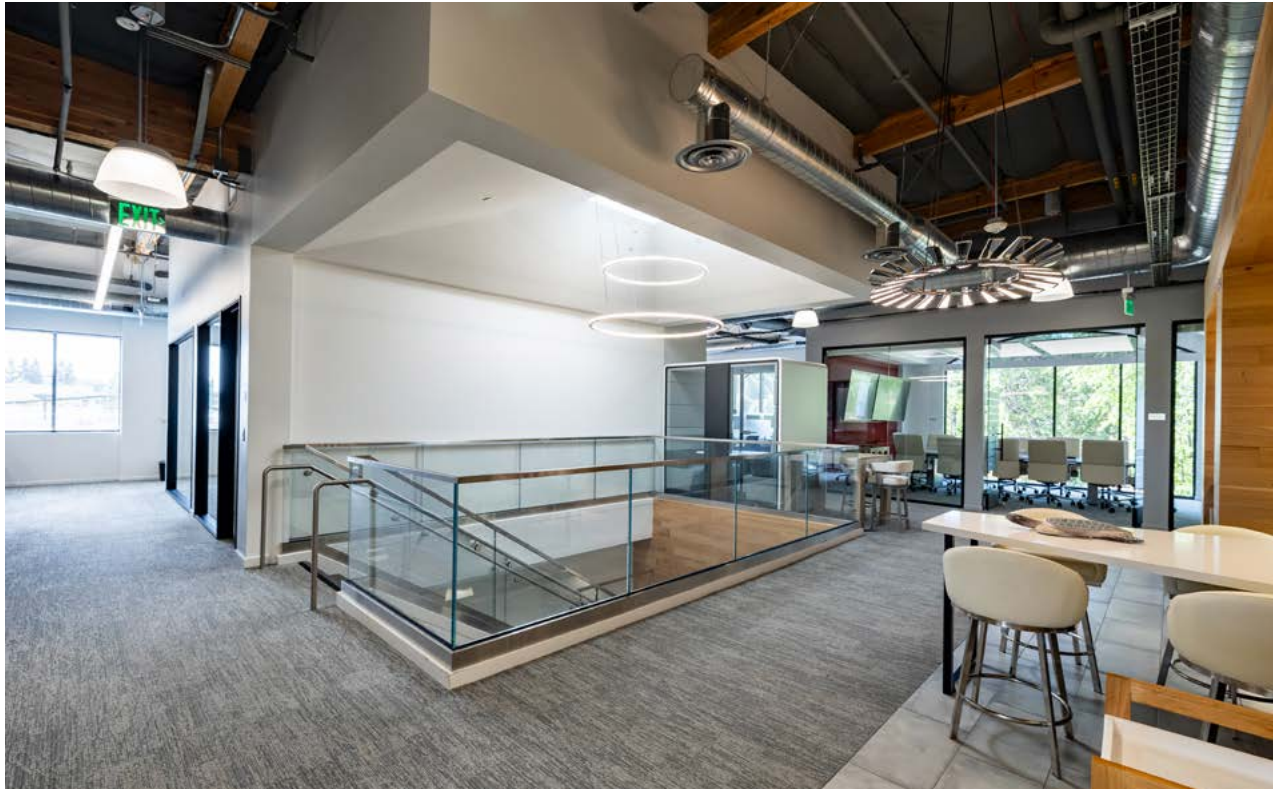
Walking distance to light rail  
and MVGO shuttle stop



Two EV charging stations  
(four ports)



Showers on 1st floor





# Interior Highlights



## **Creative Office Layout:**

Tech office buildout with mix of vibrant open work areas and collaboration spaces.



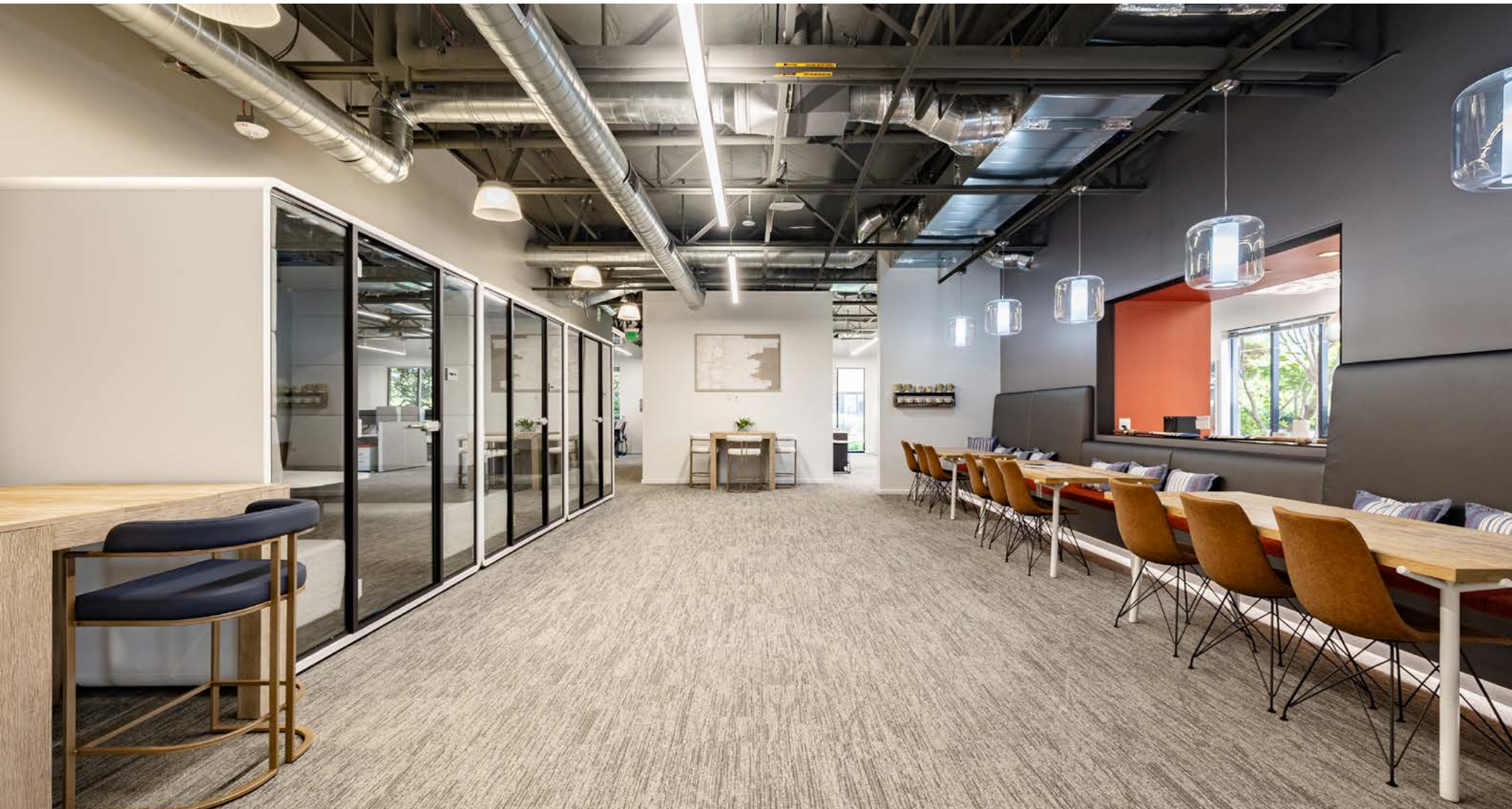
## **Updated Interiors:**

Renovated lobby, open ceilings, polished concrete floors, and updated conference and private offices.



## **Inspired Break Areas:**

Bright and sunny break areas both indoors and outdoors.





# Exterior Highlights



Extensive window line



Building and monument  
signage opportunities



Beautiful, mature landscaping



Attractive exterior design



Dining & breakout areas

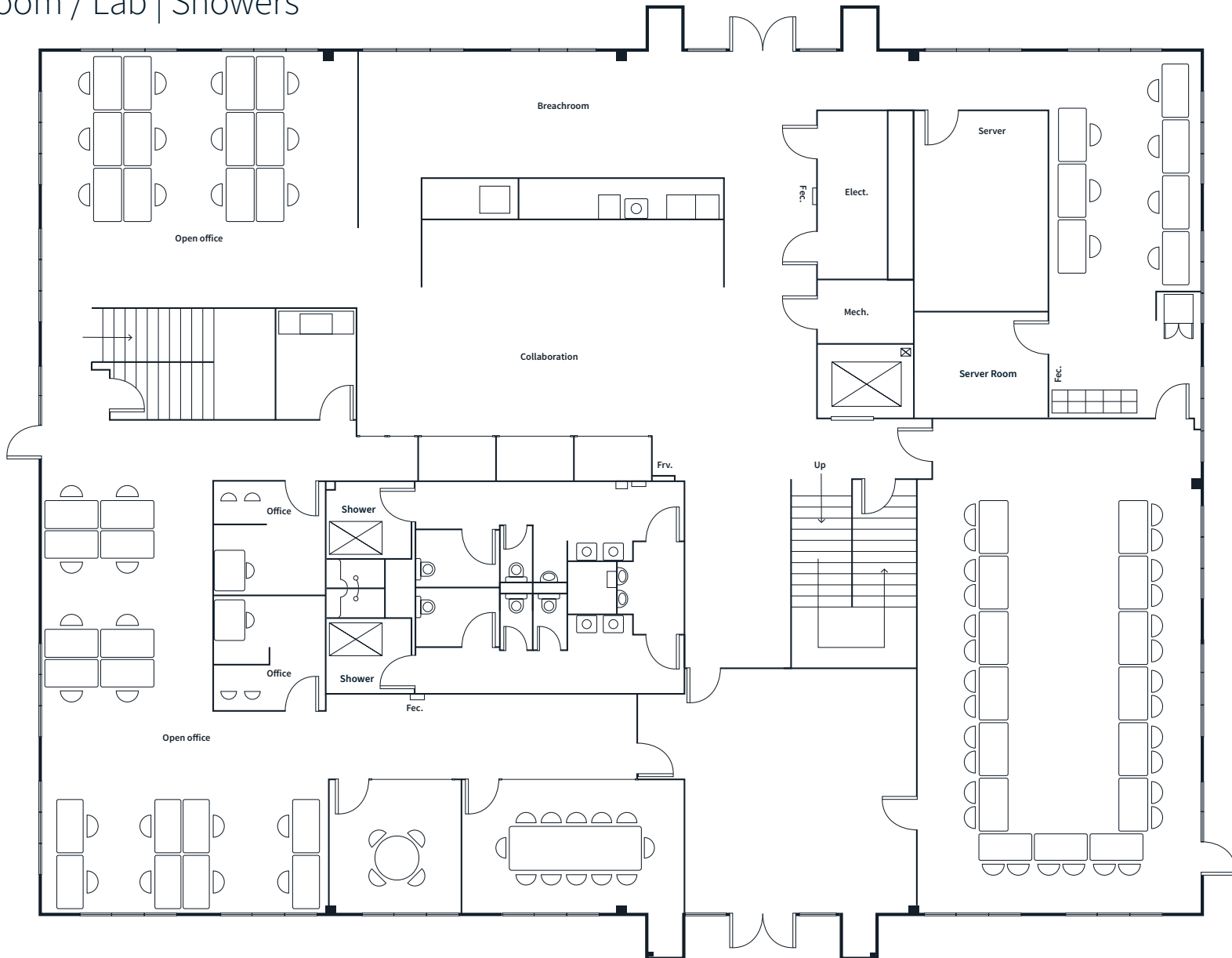


Bike lockers



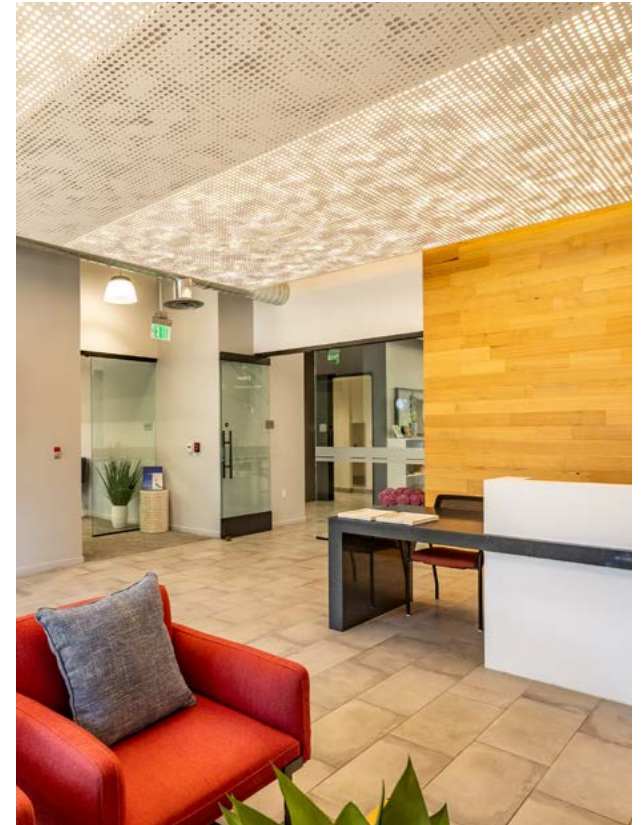
# 1st Floor Plan

Desks: 35 | Private Office: 2 | Meeting Rooms: 2 | Large Board Room | Break Area/Kitchen  
Server Room / Lab | Showers



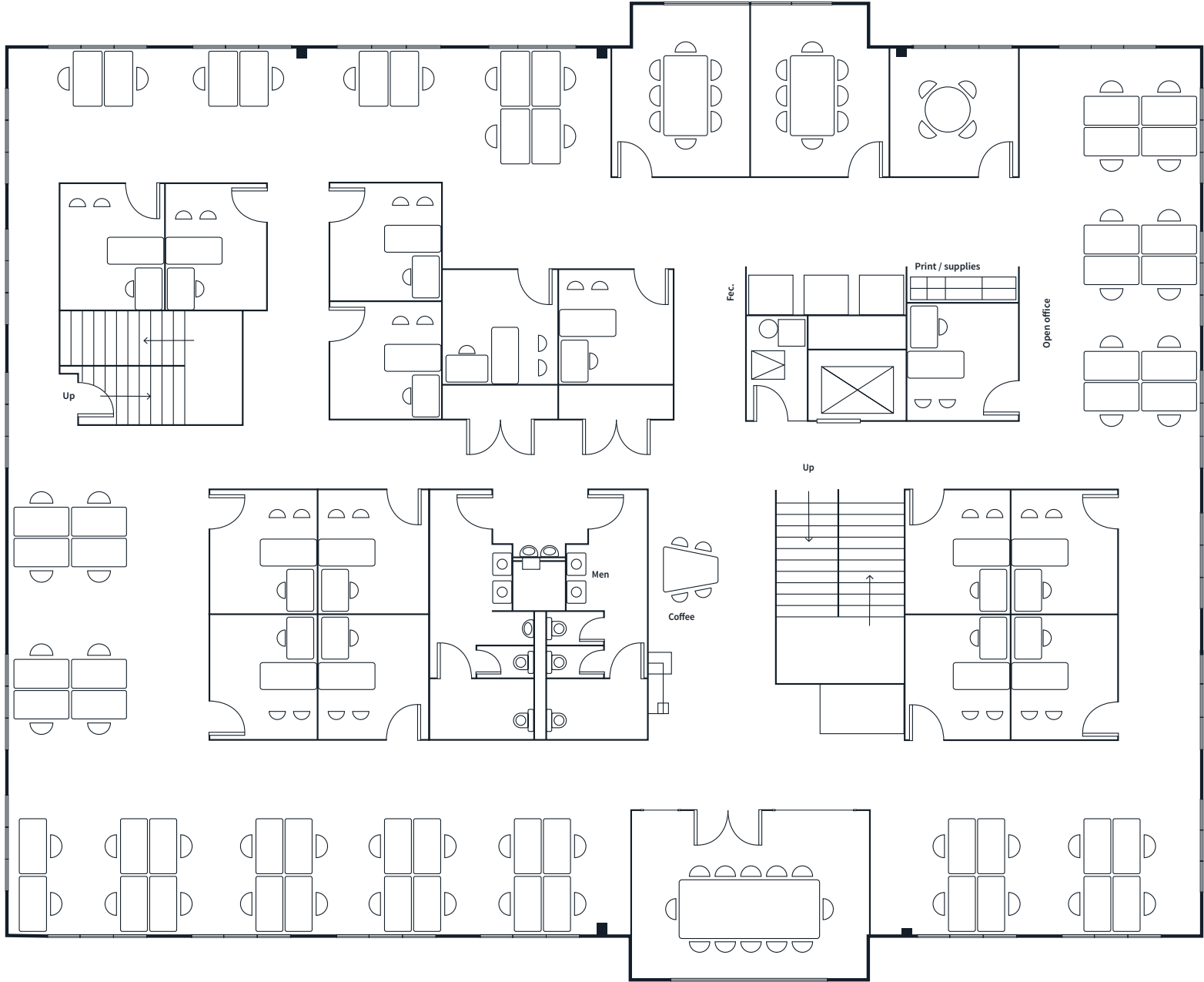
Middlefield Road



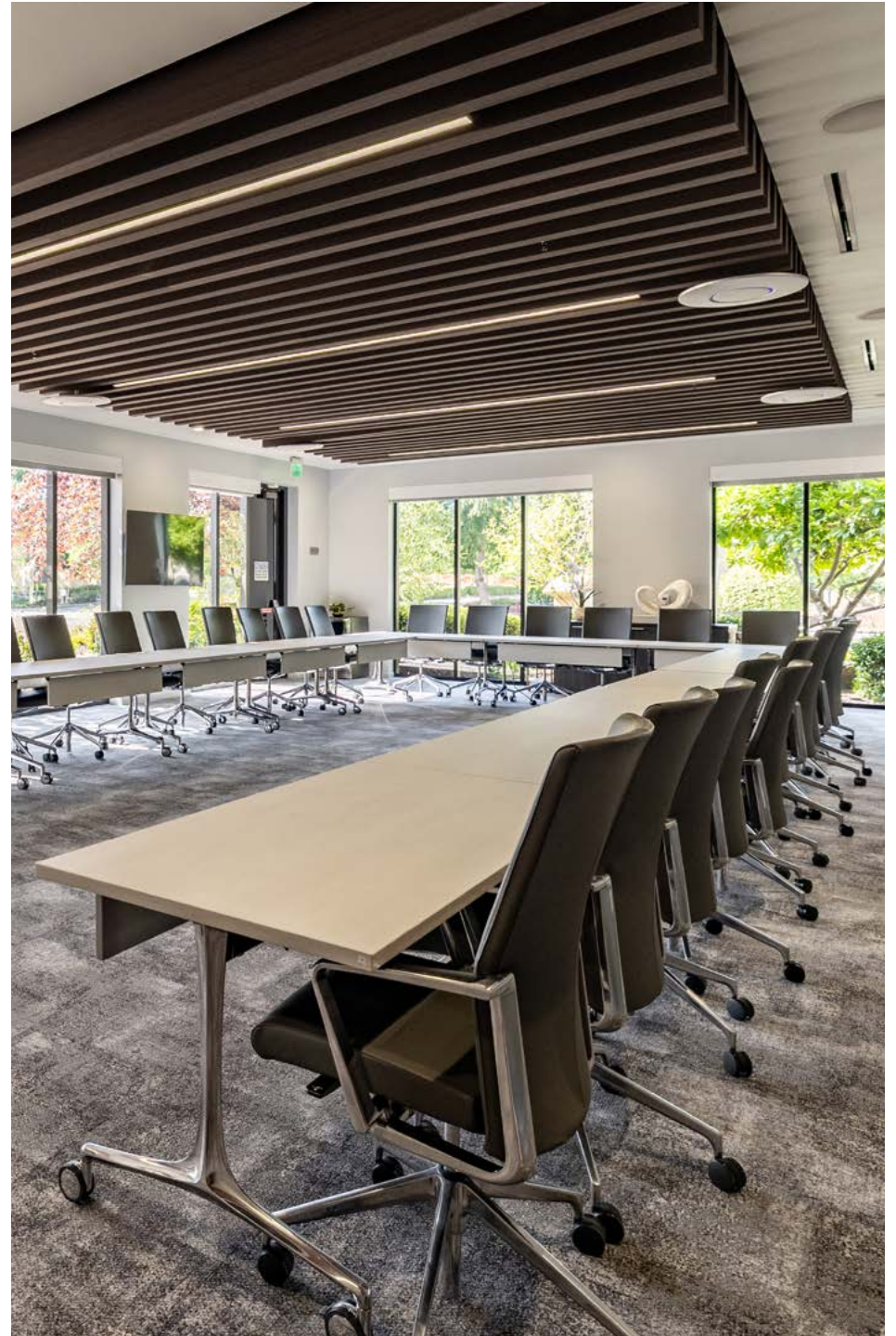


# 2nd Floor Plan

Desks: 59 | Private Office: 15 | Meeting Rooms: 4 | Break Area | Kitchenette / Coffee Bar

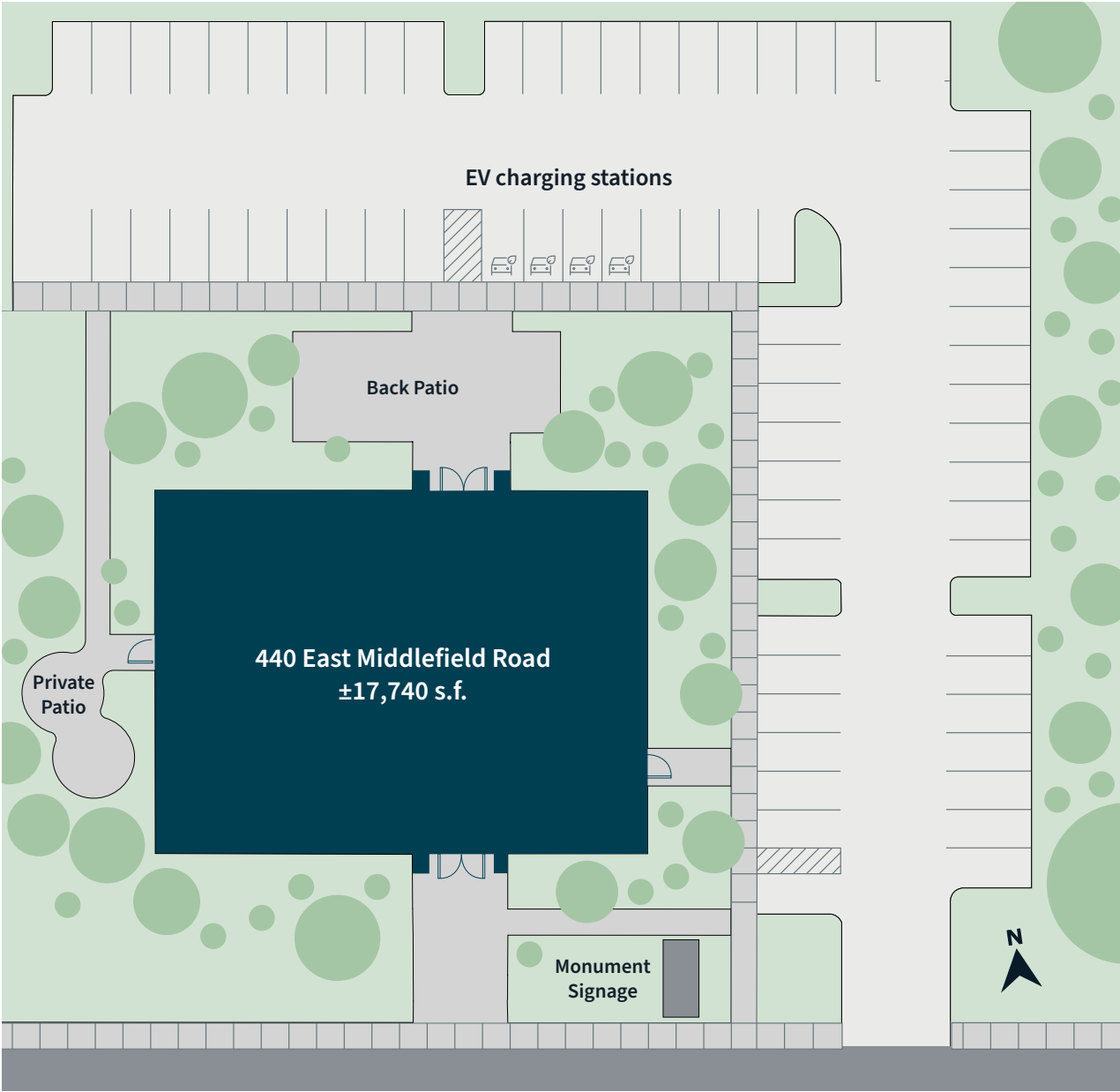








Site Plan





# Amenities Map

Within 10 min drive:



35+ Restaurants



5+ Hotels/lodging



6+ Coffee shops



7+ Gas stations



8+ Banks



1+ Professional  
all day child care







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