

FOR LEASE: ±128,521 OFFICE SPACE

Strategic, Scenic and Seamlessly Connected

SHORELINE PARK
NORTH CAMPUS

2475

GARCIA AVE

...

2525

GARCIA AVE

...

2535

GARCIA AVE

MOUNTAIN VIEW,
CALIFORNIA

 CUSHMAN &
WAKEFIELD

peak performance

MEETS SERENE SPACES

Nestled within Mountain View's tech-forward landscape, Shoreline Park offers unrivaled connectivity paired with tranquility, with major top tech employers nearby and plenty of scenic open space to recharge. Appealing to both outdoor enthusiasts and urban professionals, Shoreline Park provides a seamless mix of connectivity and character—enhancing your office's appeal for companies seeking competitive advantage and distinguished presence.



PROPERTY HIGHLIGHTS

- Prime Location Among Major Tech-Based Employers
- Immediate access to Highway 101
- Close Proximity to Walking and Biking Trails
- Adjacent to Shoreline Amphitheatre and Shoreline Golf Links
- Access to Outdoor Recreation Areas
- Award Winning Landscaping



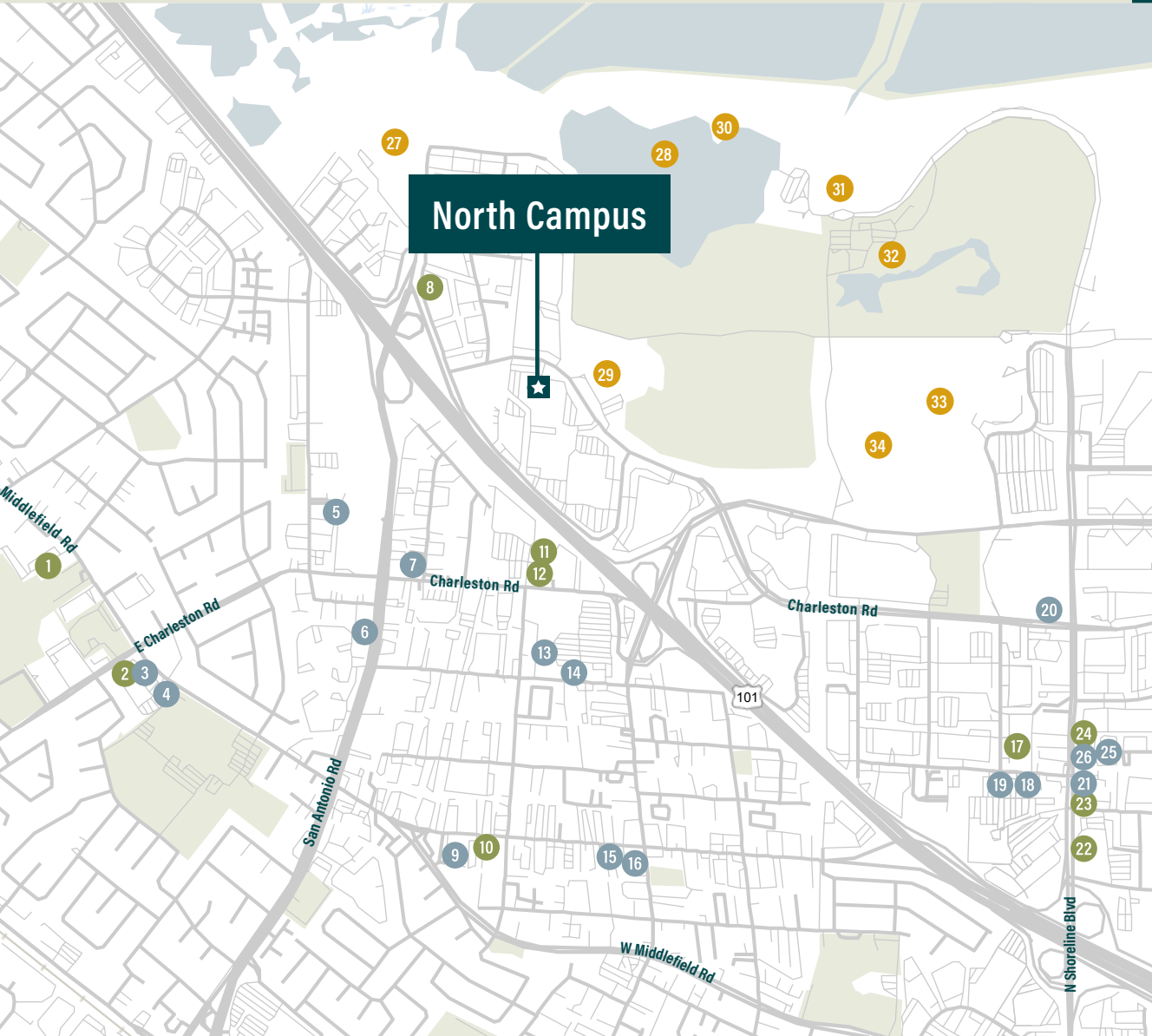
north campus



work at the center of tech

—AND AT THE EDGE OF NATURE

The Shoreline Park North Campus places your business at the intersection of Silicon Valley innovation and outdoor lifestyle. Surrounded by Shoreline Park's trails, lakefront, and golf course, the property offers employees and clients a unique blend of productivity and wellness. Complemented by an abundance of nearby lunch options ranging from casual cafés to sit-down restaurants, ensuring convenience and variety throughout the workday.



- CAFES (10)
- FULL-SERVICE RESTAURANTS (16)
- ENTERTAINMENT & RECREATION (8)

- | | |
|-----------------------------|--|
| 1. Ada's Cafe | 22. Cloud Bistro |
| 2. Peet's Coffee and Tea | 23. Starbucks |
| 3. Lequy | 24. Carte Blanche |
| 4. Green Elephant Gourmet | 25. The Emerald Hour |
| 5. Holy Sushi | 26. Broma |
| 6. Dohatsuten | 27. Palo Alto Baylands Nature Preserve Trail |
| 7. El Taco Ranchero | 28. Shoreline Lake |
| 8. Plaza Deli Cafe | 29. Shoreline Athletic Fields |
| 9. Casa Mia Restaurant | 30. Shoreline Lake Boat Playground |
| 10. Bajis Cafe | 31. Shoreline Park |
| 11. Erik's Deli Café | 32. Shoreline Golf Link |
| 12. Starbucks | 33. Shoreline Amphitheatre |
| 13. Pho Tran Vu | 34. Bay Point Regional Shoreline Overlook |
| 14. Hanabi Sushi | |
| 15. Los Altos Taqueria | |
| 16. Hyderabad Dum Biryani | |
| 17. Masa Cafe | |
| 18. Zareen's | |
| 19. Curried Away | |
| 20. Curious | |
| 21. Cucina Venti Restaurant | |



where opportunity and connectivity

INTERSECT

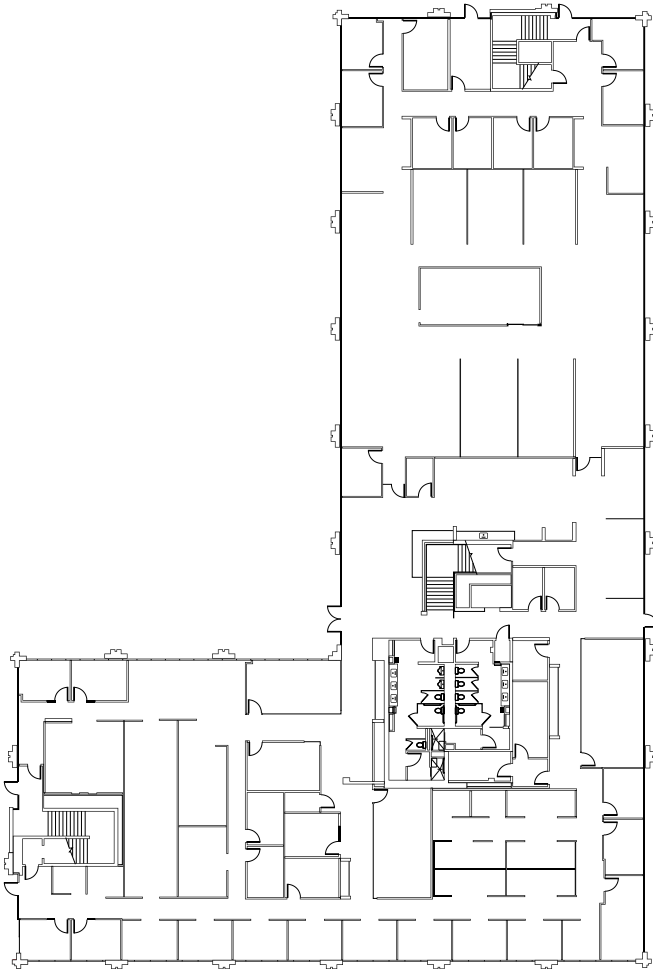
Positioned near major freeways, Caltrain, bus routes, and a network of bike paths, Shoreline Park offers seamless connectivity for employees and visitors alike. Whether hosting a regional meeting, collaborating with nearby tech leaders, or welcoming clients from across the Bay Area, the location ensures that getting here is as effortless as it is scenic.



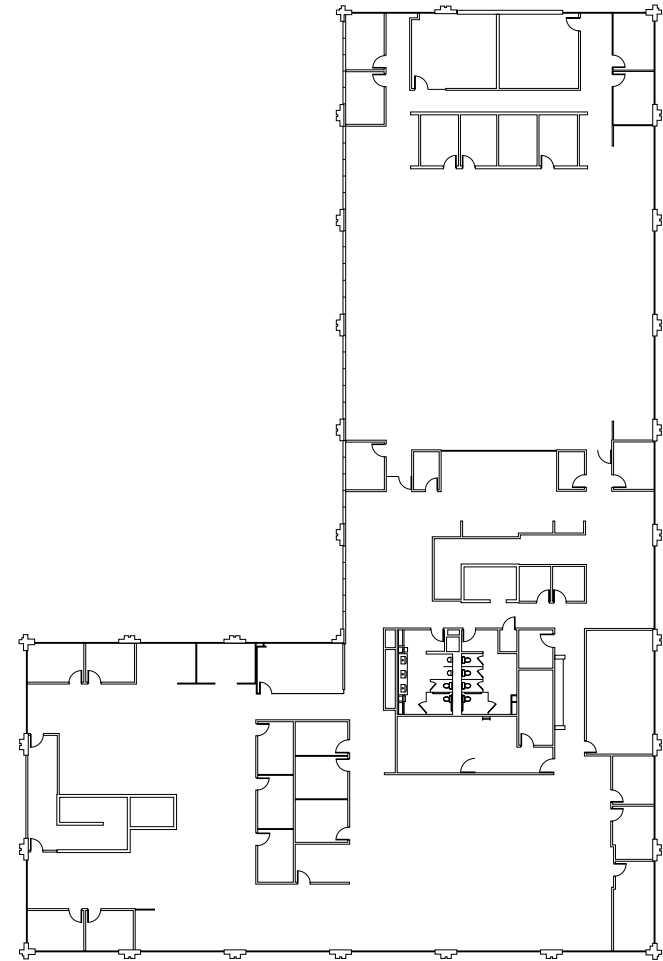
2475 Garcia Ave

NORTH CAMPUS
42,632 SF

FLOOR 1



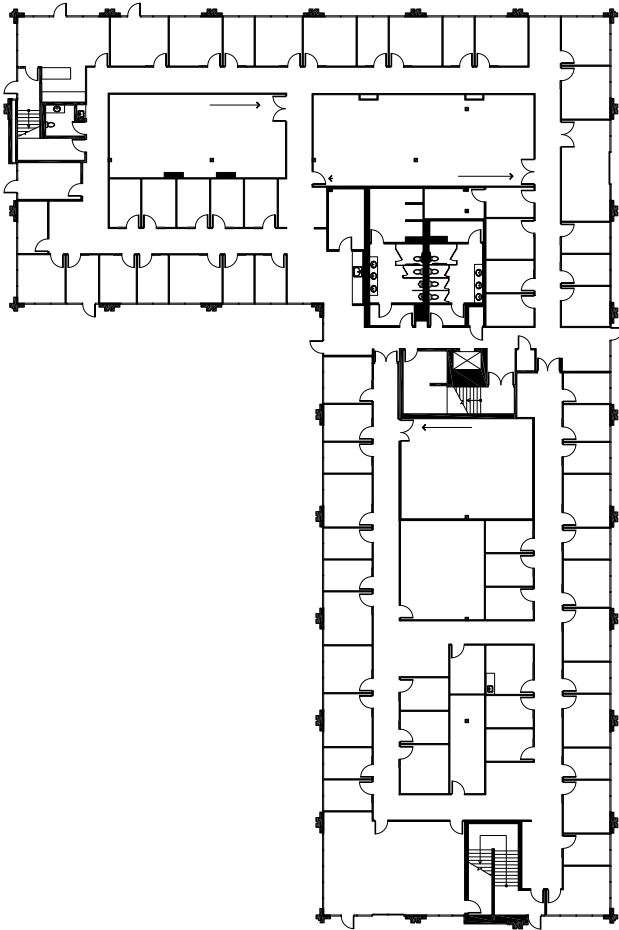
FLOOR 2



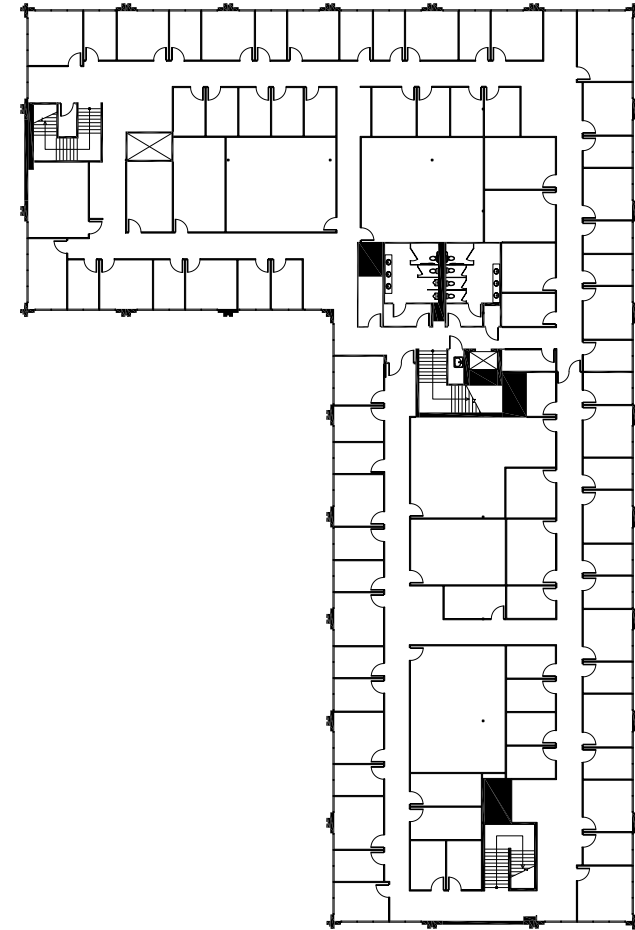
2525 Garcia Ave

NORTH CAMPUS
42,632 SF

FLOOR 1



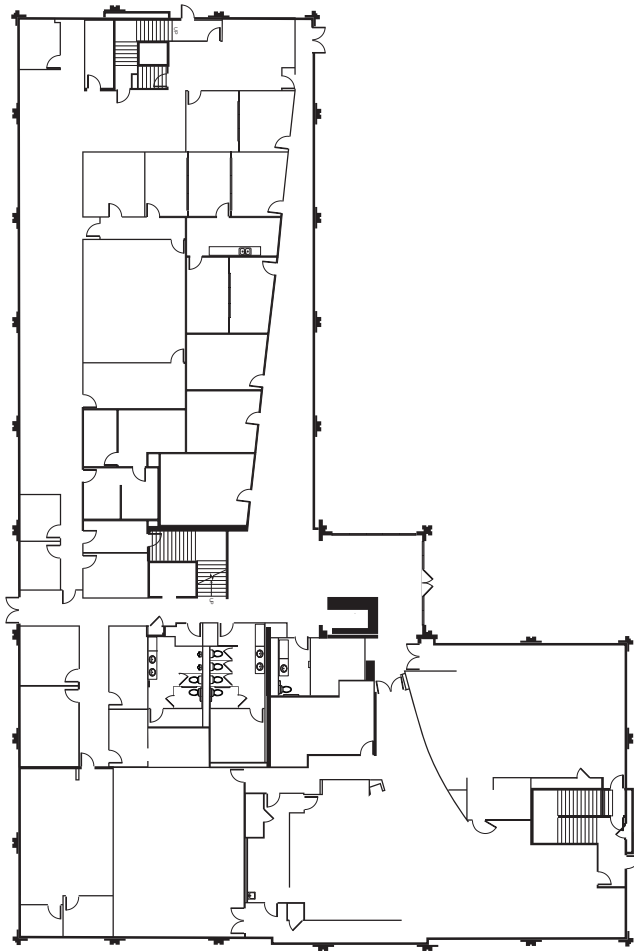
FLOOR 2



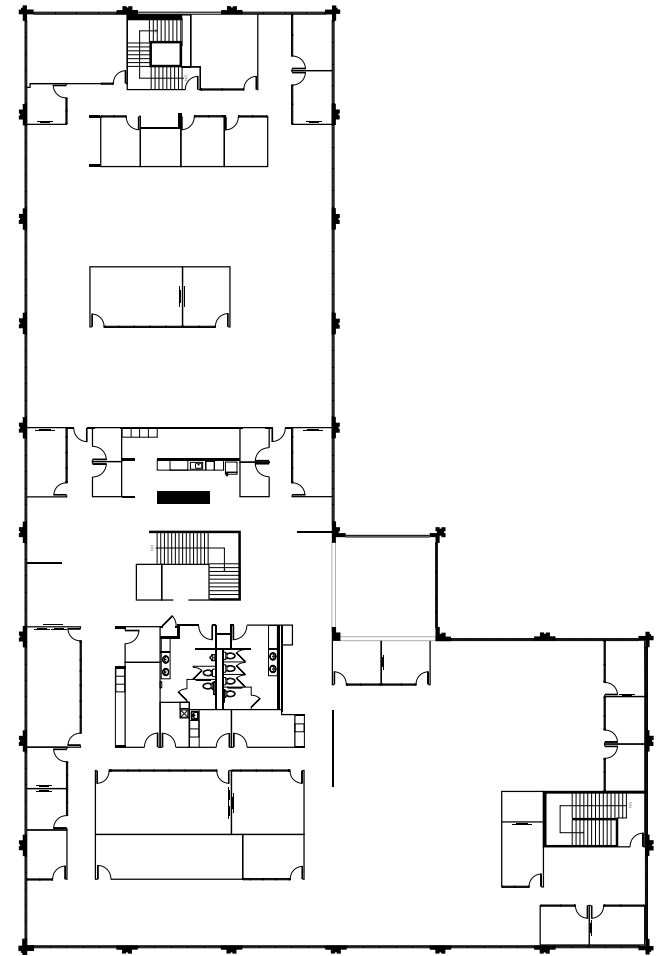
2535 Garcia Ave

NORTH CAMPUS
43,257 SF

FLOOR 1



FLOOR 2





SHORELINE PARK NORTH CAMPUS

2475 • 2525 • 2535

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