



SHORELINE PARK SOUTH CAMPUS

2375
GARCIA AVE

...

2350
BAYSHORE FRONTAGE RD

...

1500
SALADO DR

MOUNTAIN VIEW | CALIFORNIA

FOR LEASE: ±127,896 OFFICE SPACE

**Strategic, Scenic and
Seamlessly Connected**

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 and R&D employers nearby and plenty of scenic open space to recharge. Shoreline Park draws both nature lovers and urban professionals—offering an ideal balance of accessibility and ambiance, making your office space stand out as ideal for companies seeking both strategic advantage and placemaking prestige.



PROPERTY HIGHLIGHTS

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

R&D ready at shoreline park north campus

ENGINEERED FOR THE FUTURE

✓ 2-STORY R&D BUILDINGS

Flexible two-story buildings purpose-built for research and development, offering the layout and functionality modern innovation requires.

✓ HIGH-POWER ELECTRICAL CAPACITY

2,000 amps per building to support the demands of lab environments, advanced equipment and next-generation technology operations.

✓ DOCK HIGH ROLL-UP DOOR

Built-in dock high roll-up door access designed to accommodate the logistics and operational needs of R&D and light industrial users.

✓ R&D LAB SPACE AVAILABLE

Dedicated lab areas ready to support research, testing and development operations from day one.

✓ COMPETITIVE PRICING AND LOW EXPENSES

Attractively priced with low operating expenses, offering exceptional value in one of Silicon Valley's most desirable locations.



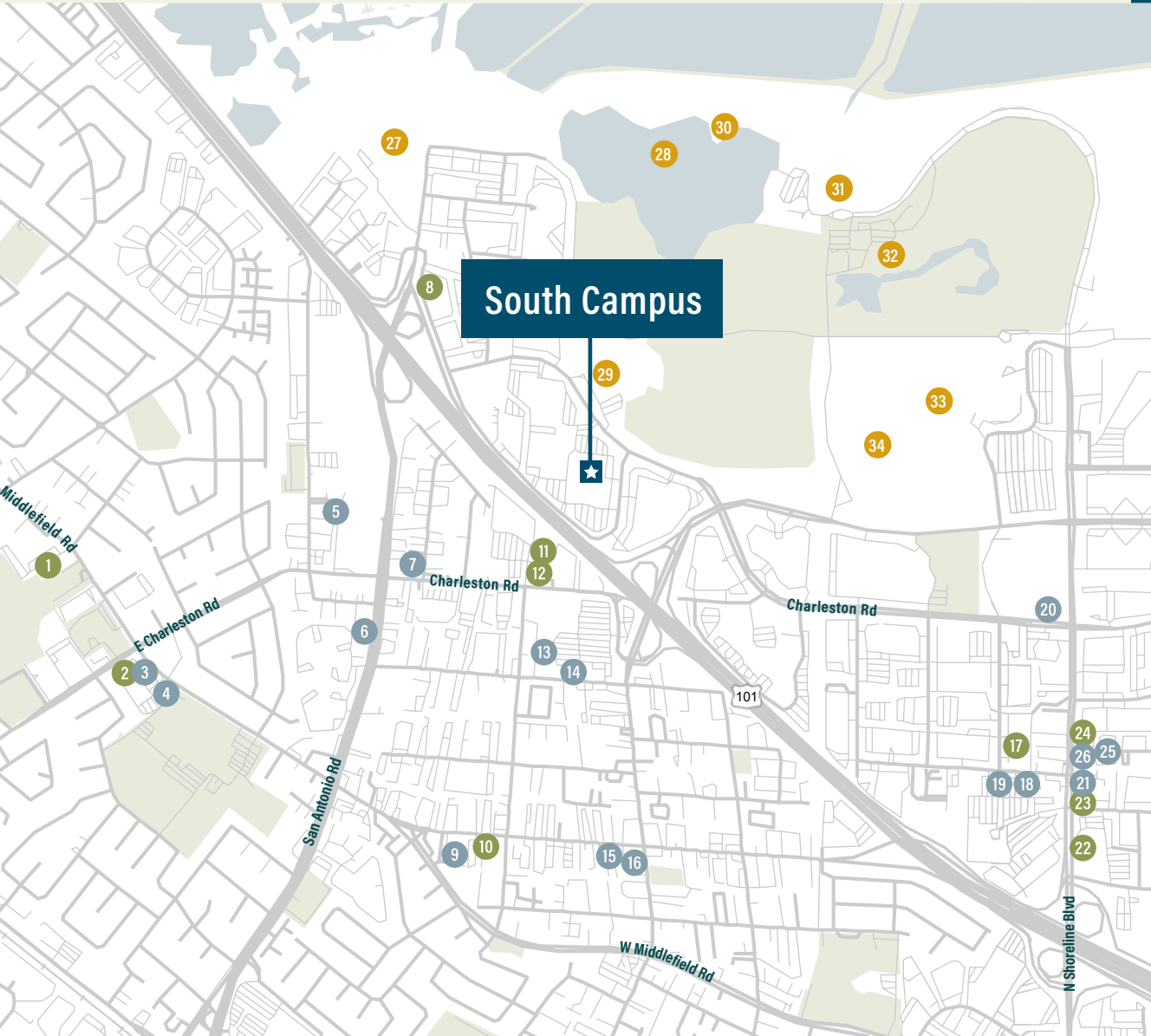
south campus



work at the center of tech

—AND AT THE EDGE OF NATURE

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



where opportunity and connectivity

INTERSECT

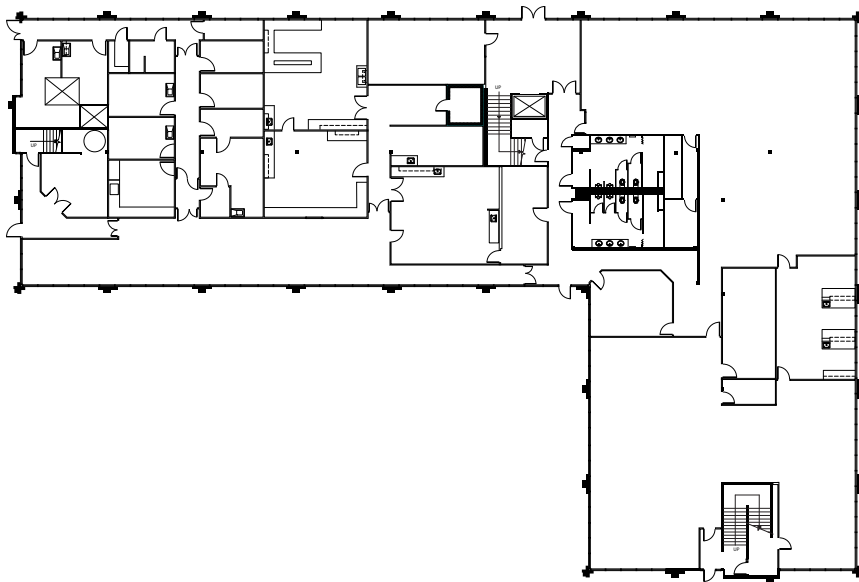
Positioned near major freeways, Caltrain, bus routes, and a network of bike paths, Shoreline Park offers seamless connectivity for employees and visitors alike. Whether hosting a regional meeting, collaborating with nearby tech leaders, or welcoming clients from across the Bay Area, the location ensures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



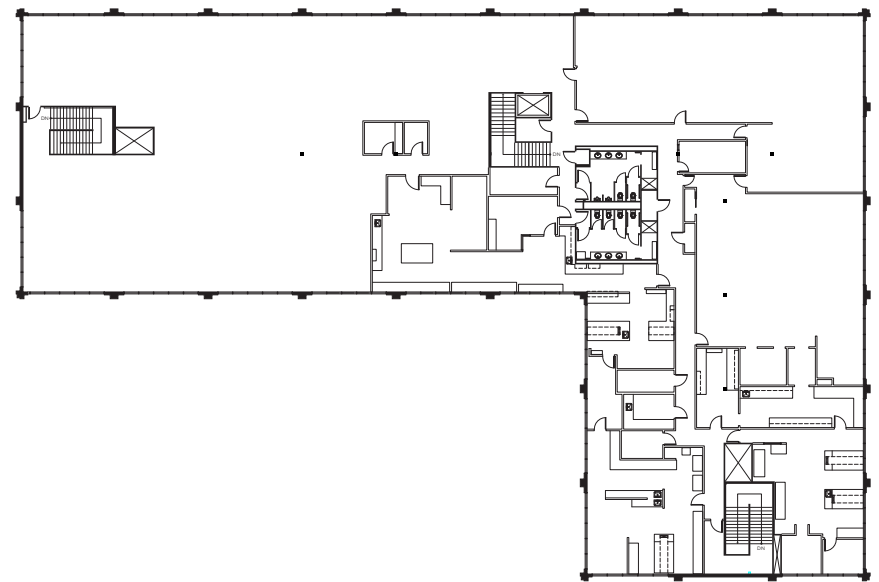
2375 Garcia Ave

SOUTH CAMPUS
42,632 SF

FL00R 1



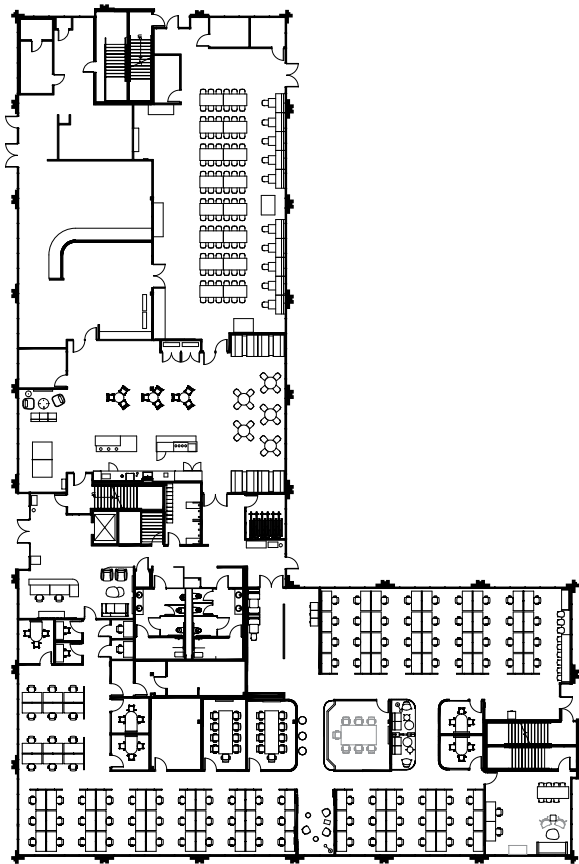
FL00R 2



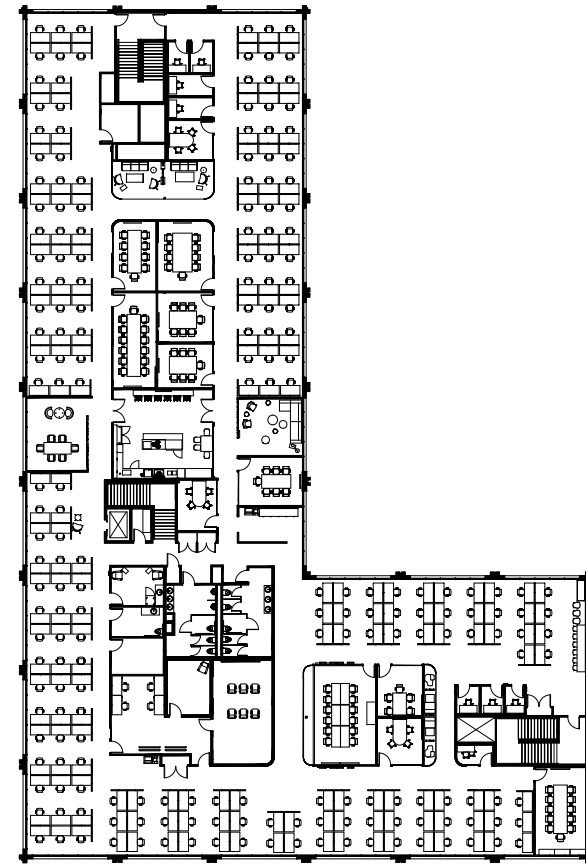
2350 Bayshore Frontage Rd

SOUTH CAMPUS
42,632 SF

FLOOR 1



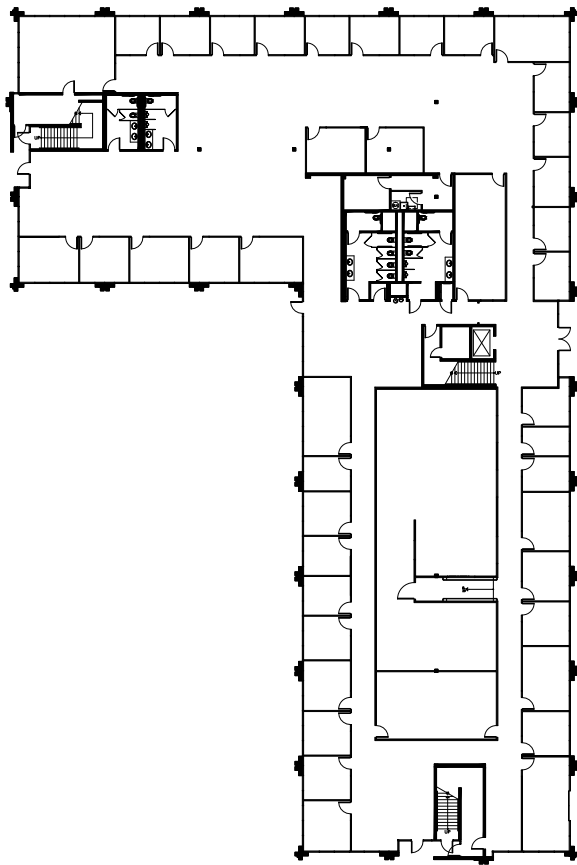
FLOOR 2



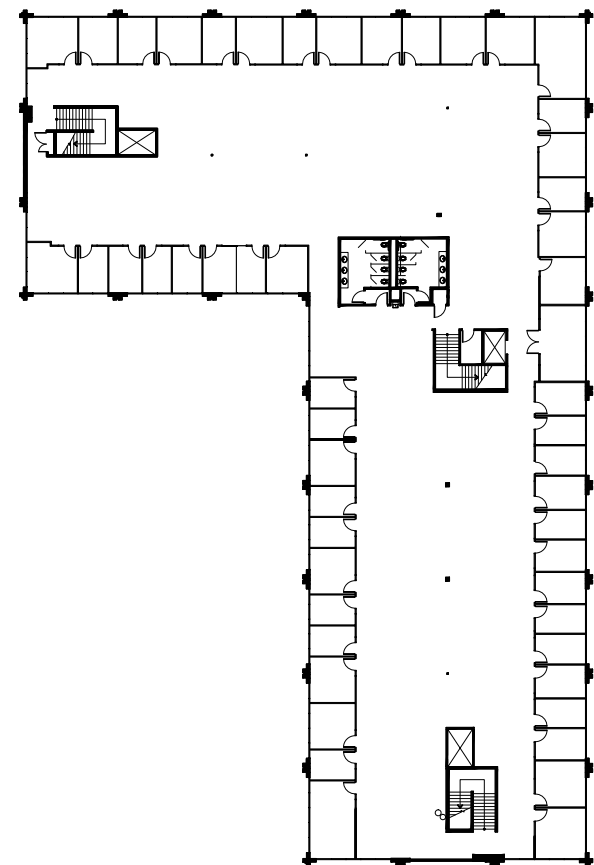
1500 Salado Dr

SOUTH CAMPUS
42,632 SF

FLOOR 1



FLOOR 2



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