

# 301 N WHISMAN

MOUNTAIN VIEW, CALIFORNIA

**FOR LEASE**

**17,100 SF CLASS A  
R&D/LIFE SCIENCE BUILDING**

2ND FLOOR IS DIVISIBLE TO  $\pm 8,500$  SF



SAND HILL PROPERTY COMPANY



# 301 N WHISMAN

- Recently renovated R&D/Life Science interiors
- Extensive glassine
- Class A stand-alone identity with signage
- Divisible 2nd Floor to  $\pm 8,500$  SF
- Various labs include wet lab
- CDA & CO2 pipes & plumbing
- Power service of 1,200 amps at 277/480 volts
- New HVAC units serving house air with an additional 26 tons dedicated to labs/server rooms
- Showers
- 21 EV Charging stations
- Planned grade level door loading



INNOVATION ANCHORED IN

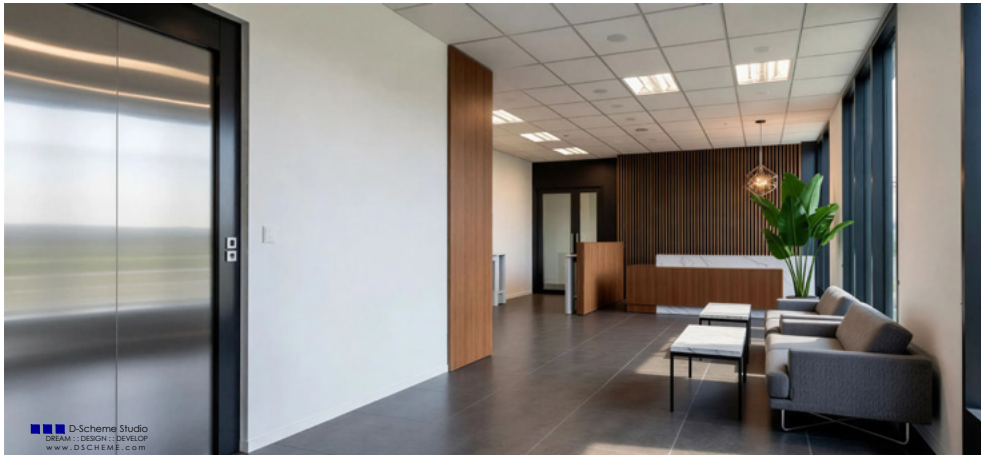
## MOUNTAIN VIEW

301 N Whisman offers a rare opportunity to lease a recently renovated R&D/Life Science building in a prime Mountain View location. This two-story, 17,100 SF property delivers high performance infrastructure and modern build out ideal for technology, life science, and other R&D users. The building provides adaptable space for R&D uses with supporting life science infrastructure. With easy access to Caltrain via the nearby VTA light rail, MVGO Shuttle, major freeways, and a thriving network of tech neighbors, this property blends connectivity, flexibility, and functionality to support your next phase of growth.



# PLANNED BUILDING IMPROVEMENTS

## RENDERINGS OF LOBBY UPGRADES

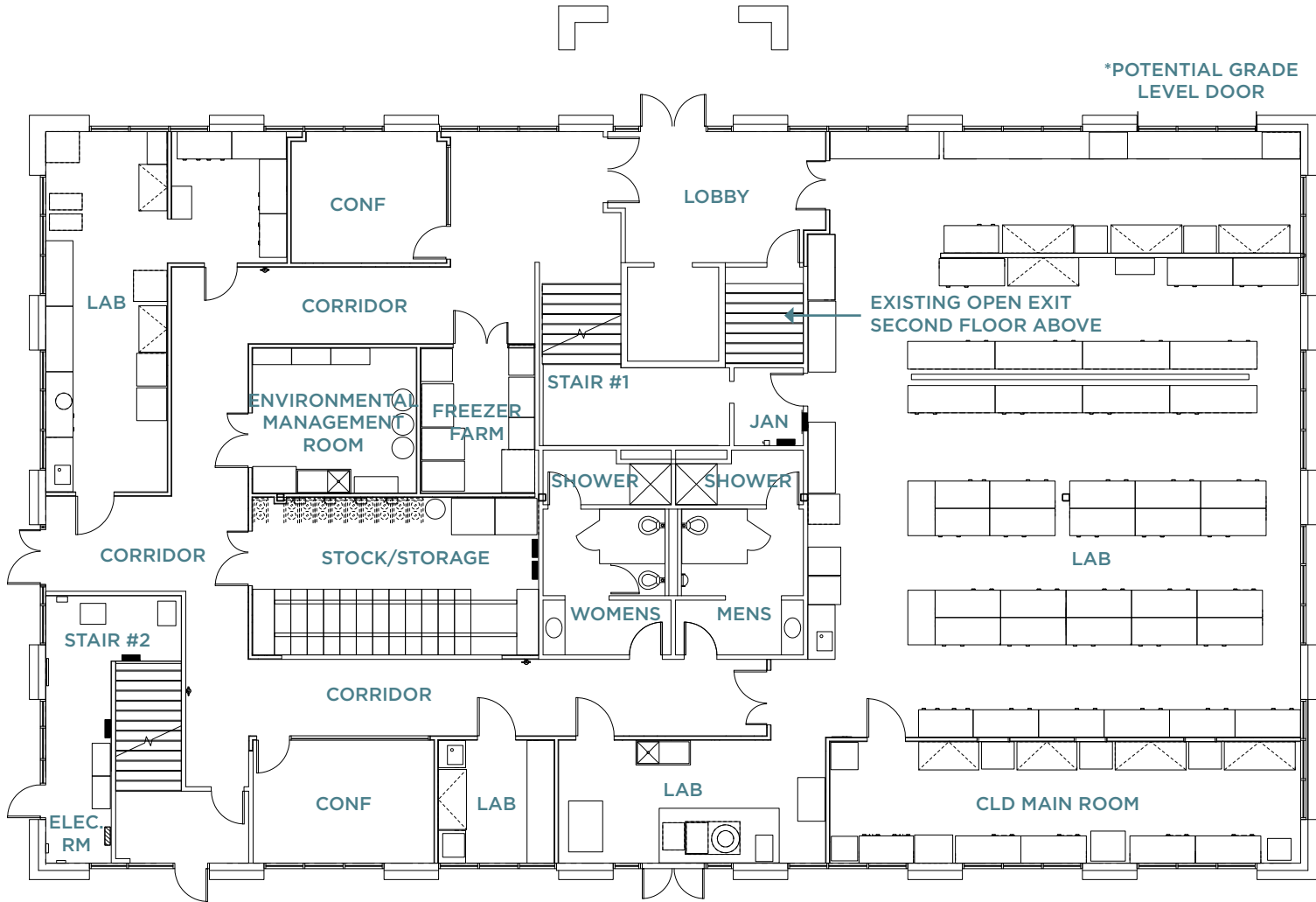


## RENDERINGS OF PLANNED GRADE LEVEL LOADING



FLOORPLAN

# 1ST FLOOR



FLOORPLAN

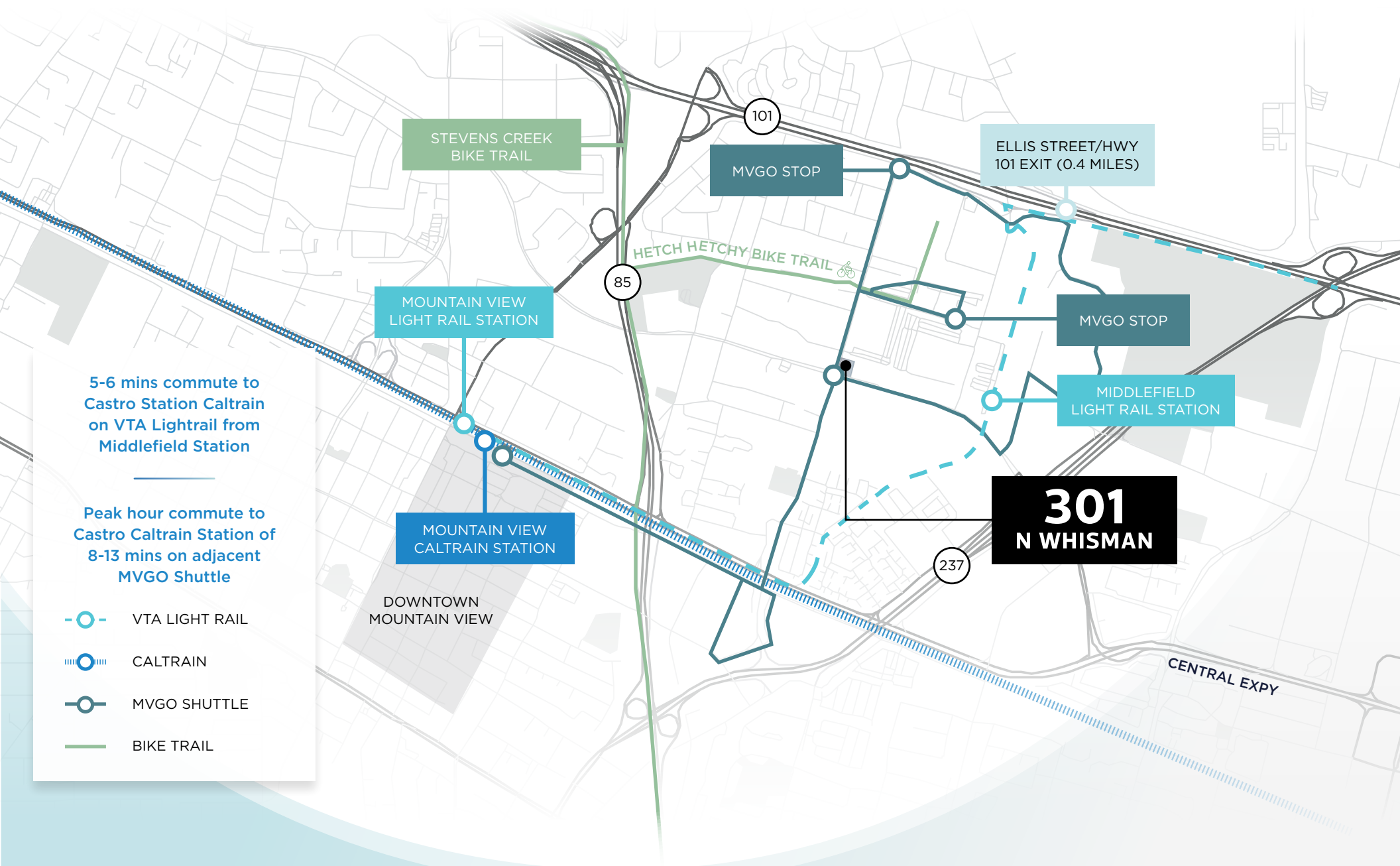
# 2ND FLOOR

2nd Floor 8,500 SF Opportunity



MAP

# TRANSPORTATION



5-6 mins commute to Castro Station Caltrain on VTA Lightrail from Middlefield Station

Peak hour commute to Castro Caltrain Station of 8-13 mins on adjacent MVGO Shuttle

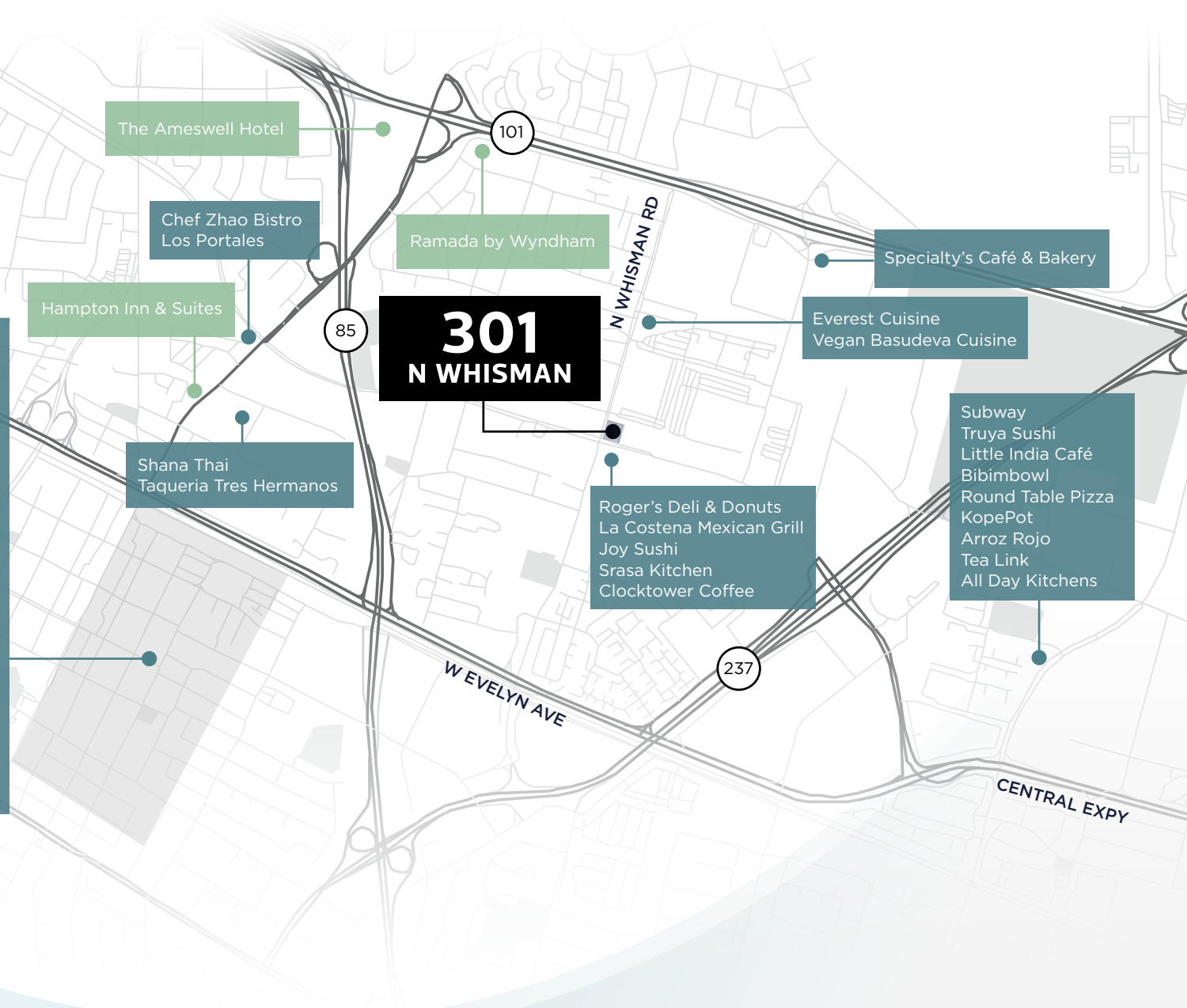
- VTA LIGHT RAIL
- CALTRAIN
- MVGO SHUTTLE
- BIKE TRAIL

MAP

# AMENITIES

## DOWNTOWN MOUNTAIN VIEW

- |                        |                       |
|------------------------|-----------------------|
| Little Sheep           | Molly Magees          |
| Vaso Azzurro           | Kappo Nami Nami       |
| Oren's Hummus          | Mantra Indian         |
| Blue Line Pizza        | Crepevine             |
| Olympus Caffe          | New Mongolian         |
| Hong Kong Bistro       | BBQ                   |
| Asian Box              | Paris Baguette        |
| Ramen Izakaya          | Le Plonc Wine Bar     |
| Bushido                | Cafe Baklava Poke Bar |
| Doppio Zero            | Rumble Fish           |
| Amarin Thai            | Sakoon                |
| Shabuway               | Flights               |
| La Fontaine            | Scratch               |
| Agave Mexican Bistro   | Cascal                |
| Ephesus                | Sweetgreen            |
| Eureka!                | Casa Lupe             |
| Red Rock Coffee        | K-Pot & Grill         |
| Alexander's Patisserie | Peet's Coffee         |
| Pokeworks              | Bean Scene Cafe       |
| St. Stephen's Green    |                       |



The Ameswell Hotel

Chef Zhao Bistro  
Los Portales

Hampton Inn & Suites

Ramada by Wyndham

Shana Thai  
Taqueria Tres Hermanos

**301  
N WHISMAN**

Roger's Deli & Donuts  
La Costena Mexican Grill  
Joy Sushi  
Srasa Kitchen  
Clocktower Coffee

Specialty's Café & Bakery

Everest Cuisine  
Vegan Basudeva Cuisine

Subway  
Truya Sushi  
Little India Café  
Bibimbowl  
Round Table Pizza  
KopePot  
Arroz Rojo  
Tea Link  
All Day Kitchens

# 301 N WHISMAN

MOUNTAIN VIEW, CALIFORNIA

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