

# FOR LEASE

±44,210 SF OFFICE / R&D / LAB

1288

PEAR AVENUE

MOUNTAIN VIEW, CA

YOUR NAME HERE



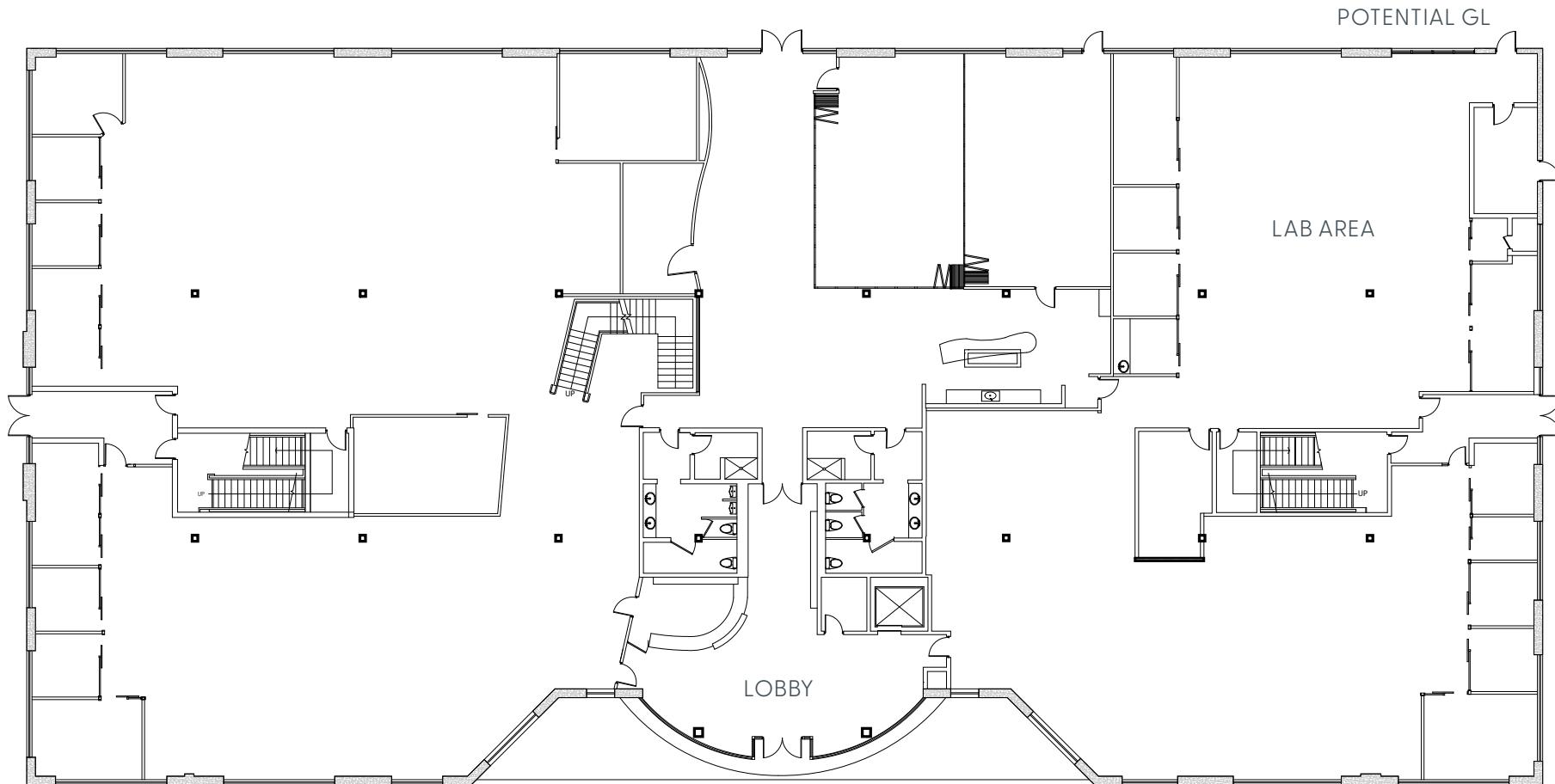


## 1288 PEAR AVENUE PROPERTY HIGHLIGHTS

- Prestigious Shoreline Business Park
- Two-story Office/R&D/Lab
- Parking: 3.6/1,000
- Grade Level Loading
- 2,000 Amps @ 480 Volts
- Flexible Open Interior Layout
- Employee Picnic Area and Sport Court
- Adjacent to Steven's Creek Trail for bike and walking access
- Easy Access to Highways 101 and 85
- Market Ready Interiors Underway

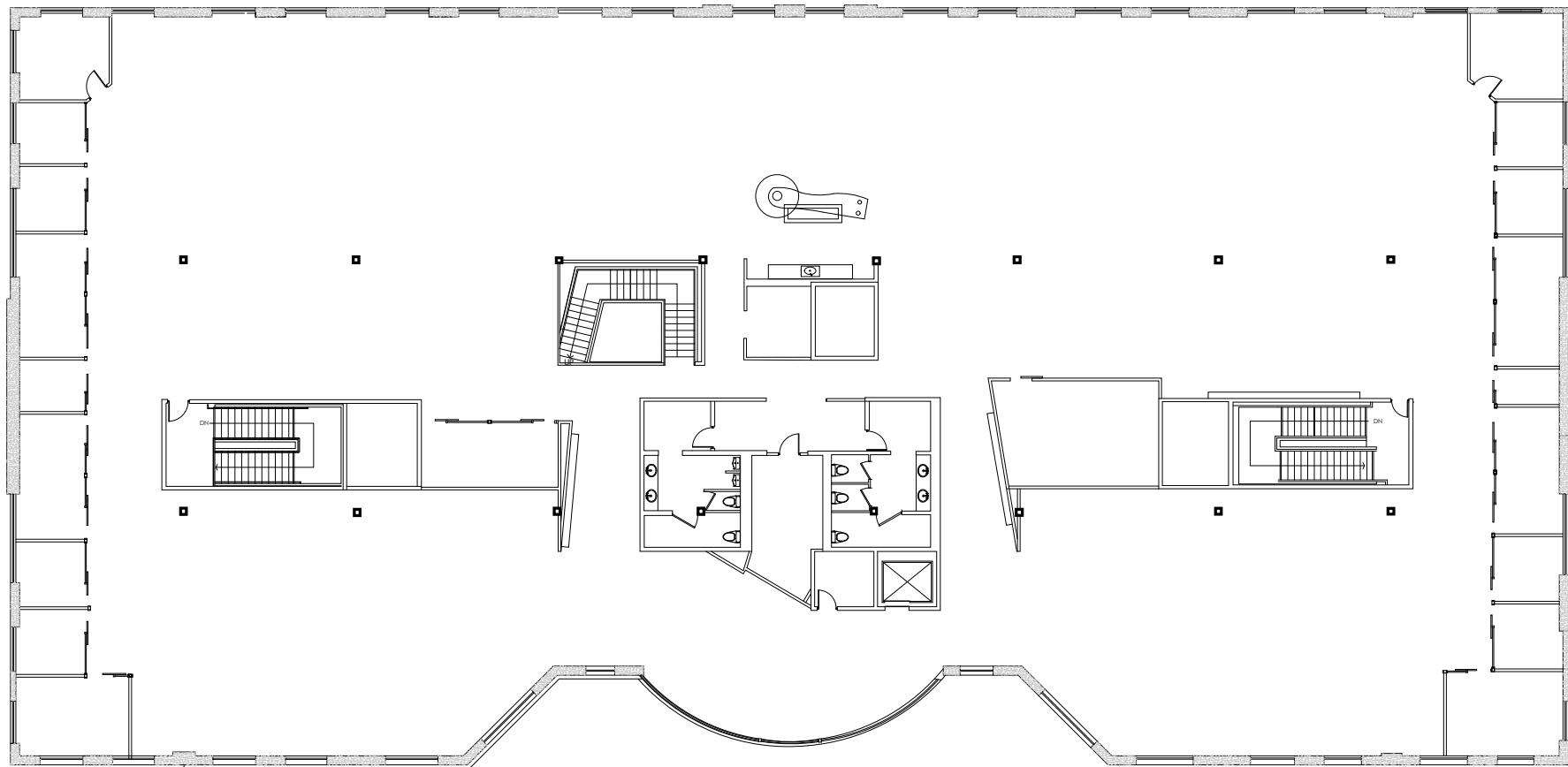
FIRST FLOOR

1288  
PEAR AVENUE  
MOUNTAIN VIEW, CA



## SECOND FLOOR

1288  
PEAR AVENUE  
MOUNTAIN VIEW, CA



1288 PEAR AVENUE

101

 Caltrain Route & Stops

## San Antonio

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### Caltrain Station

# PALO ALTO

## Pear Avenue

Bus Station  
10 Min ride to Caltrain

OLEFIELD WAY

## Mountain View

200

## LOS ALTOS

ALMOND AVE

LOS

# Mountain View

## Sunnyval

Lawrence

Caltrain Statio

# Connectivity



In Good Company



1288  
PEAR AVENUE  
MOUNTAIN VIEW, CA

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