

450 FERGUSON DRIVE

MOUNTAIN VIEW, CALIFORNIA



FOR SALE & LEASE

Building Size: ±13,181 SF

Class A Office/R&D Building



CONTACT INFORMATION

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Property Overview

- Approximately ±13,181 SF Class A Office/R&D Building available for sale and lease
- Centrally located with excellent access and visibility along Highway 237, with convenient connectivity to Highways 101 and 85
- Elevator served 3,000 lbs capacity
- Total parking spaces: 37
- ±1,300 SF Outdoor patio area
- Zoning: ML
- Land area: ±31,500 SF
- APN: 160-60-015
- Year built: 2002
- Available 11/1/2026
- Contact listing agents for tours

GROUND FLOOR

- ±840 SF Training room
- 9 Private offices + 1 executive office (approx. 18' by 18')
- 2 Restrooms, coffee bar, and storage room and storage under stairs
- Space for 9 cubicles

SECOND FLOOR

- 7 Offices (including 4 executive offices)
- 2 Conference rooms
- ±280 SF Server room with dedicated HVAC and pre-action fire suppression system
- 2 Restrooms, lunchroom, and large copier/file/mail room
- Space for 31 cubicles

BUILDING SYSTEMS / INFRASTRUCTURE

- Switchgear is rated at 800 amps, 277/480V
- Brand new 2026 vintage 50-ton Trane unit
- Additional dedicated HVAC for server room (5-ton)
- Strong internet and fiber connectivity - AT&T with Comcast backup



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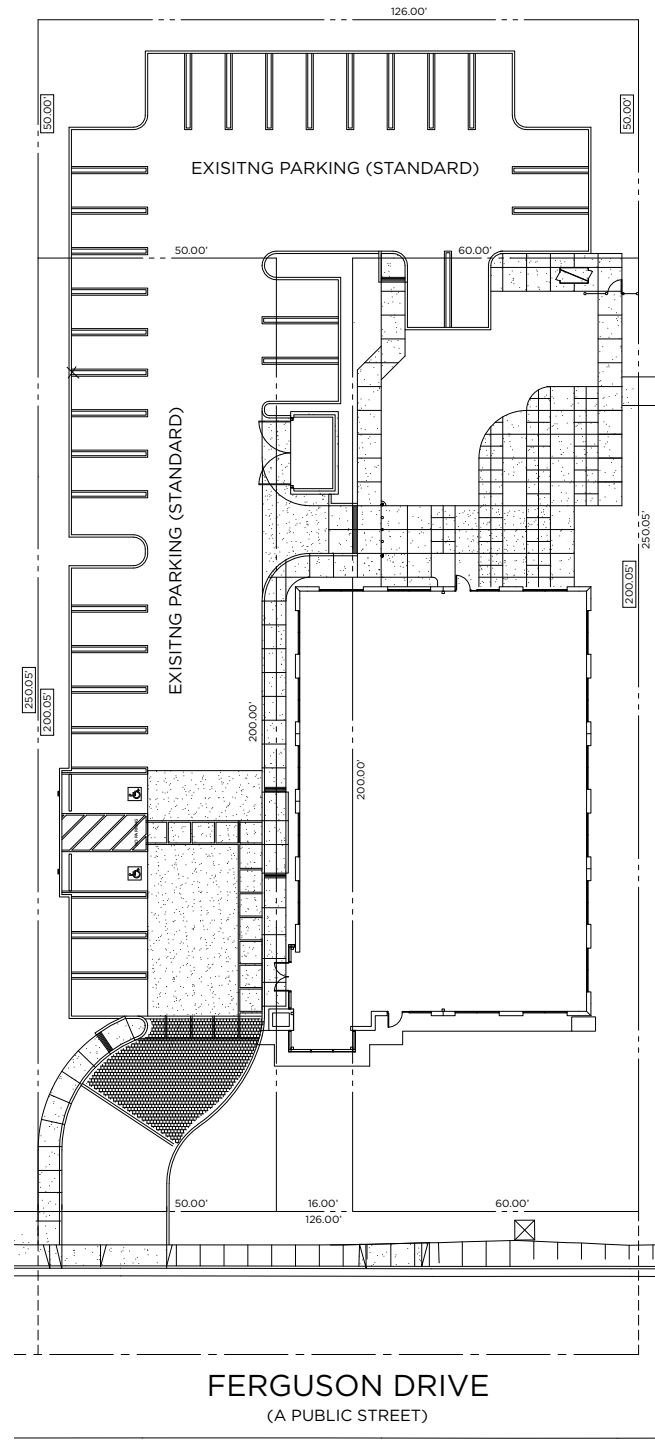
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Site Plan



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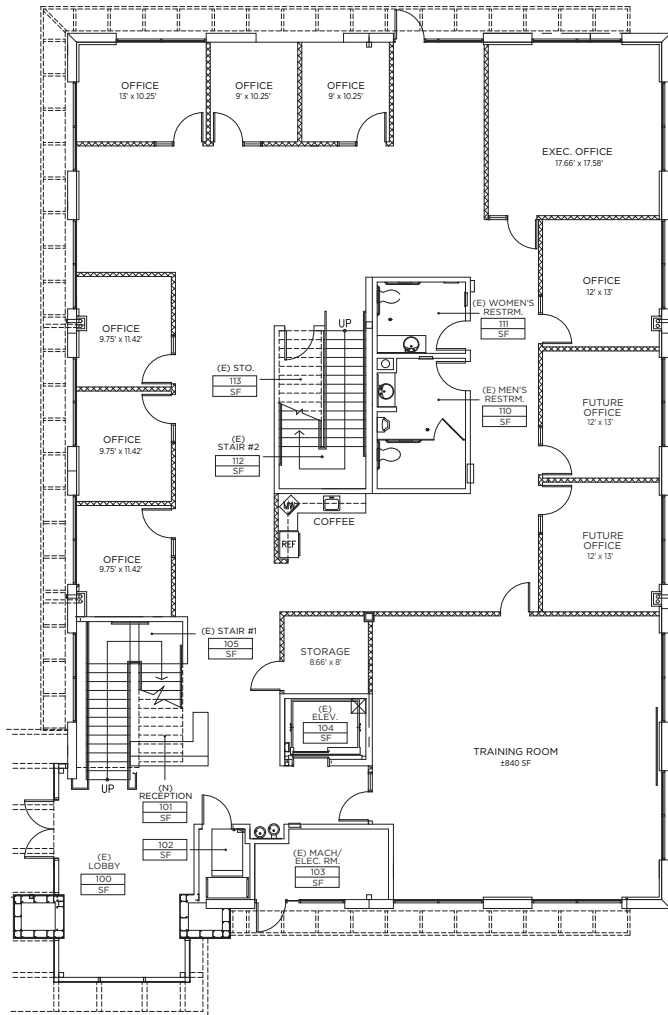
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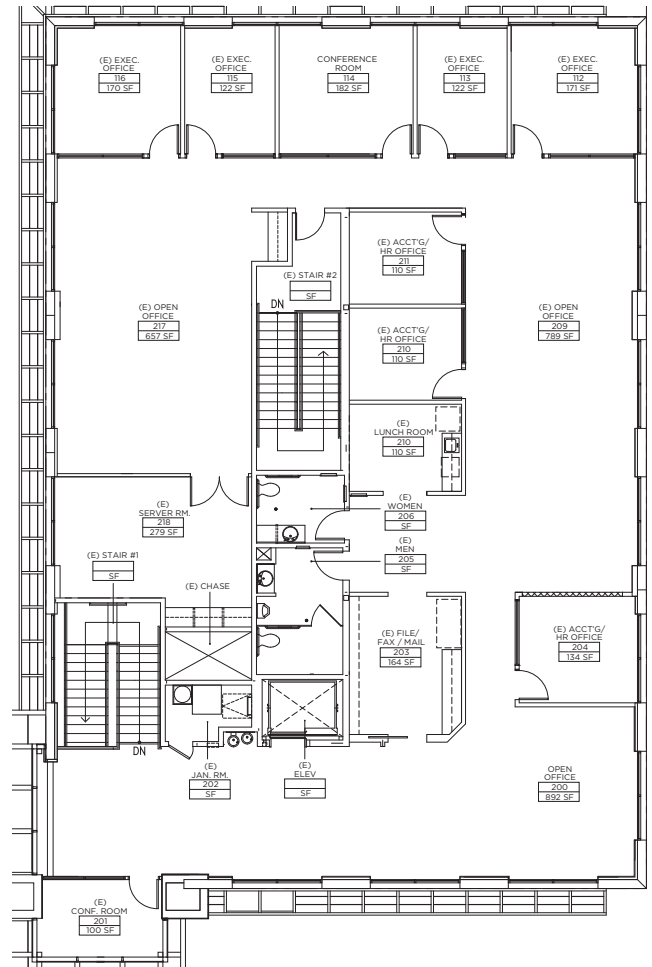
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BUILDING SIZE: ±11,500 SF (±5,750 SF per floor)

Floor Plans



FIRST FLOOR



SECOND FLOOR

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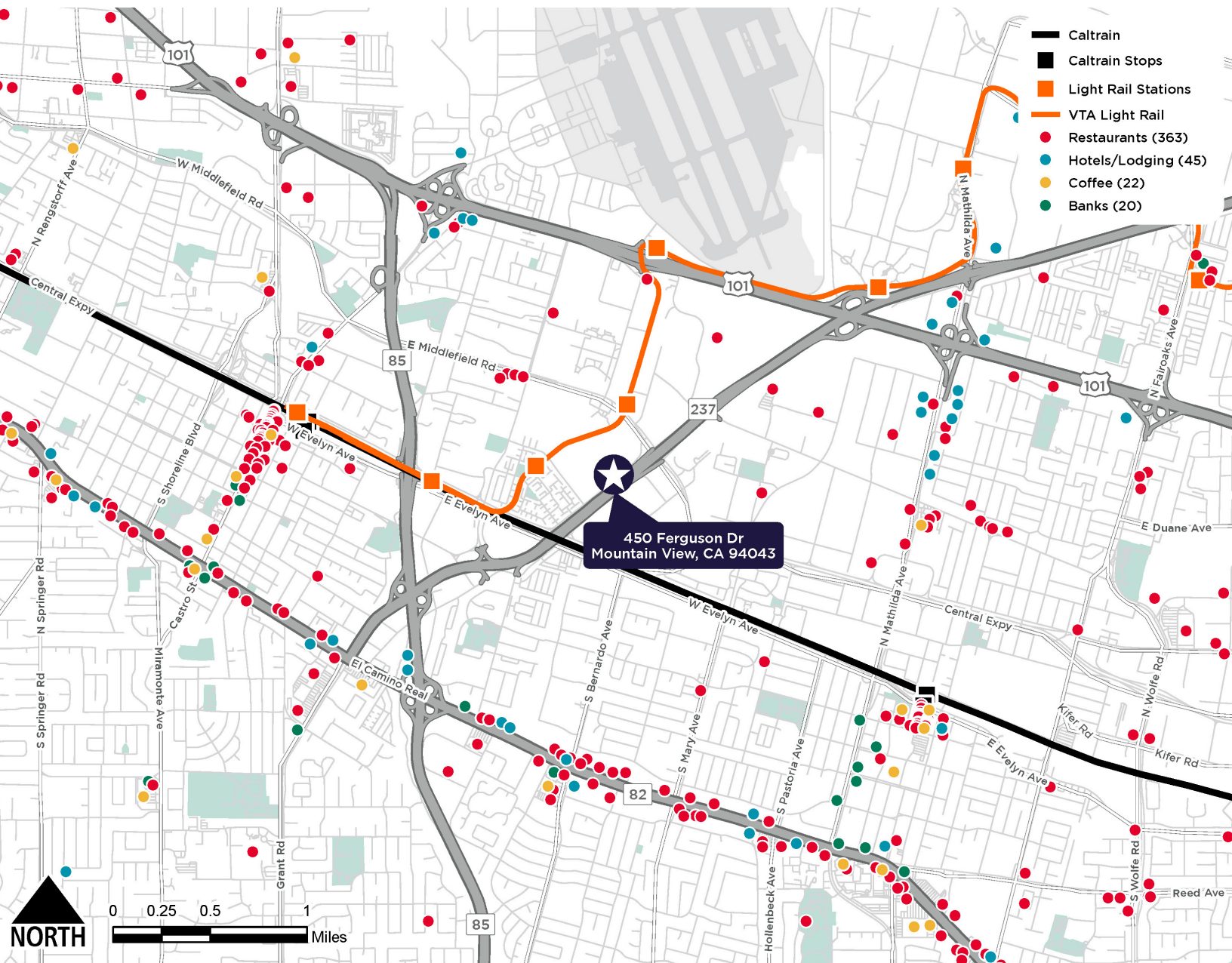
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Amenities/Transportation Map



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