



Perform
Properties



THE
HUB

A SHARED CONNECTION

± 156,644 SF Class A Office/R&D Campus





MULTI-MILLION DOLLAR

RENOVATION NOW COMPLETE





INTRODUCING

THE HUB

An extensively renovated project with updated lobbies and facades provides a dynamic look, and a new central courtyard enlivens the workday experience.



515 Whisman: ±78,305 SF
545 Whisman: ±78,339 SF
totaling ±156,644 SF on 10 acres
Single or Multiple Tenant Opportunity



On-site parking ratio
of 3.24/1,000



Designed using sustainable practices
and sustainably sourced materials



5,000 amps of total power



12 E.V. Charging Stations



10 minutes to Caltrain via MVGO shuttle

PRIVATE & CONNECTED CAMPUS



Ample seating throughout



Plants selected for low water use and to provide benefits to pollinators and birds



Roll up doors create an enhanced Indoor/outdoor experience



Shaded patio with flexible seating and collaboration space
A covered trellis with evergreen vines creates a green roof environment



Trees reduce heat island effect and increase comfort





ENERGY. EXCITEMENT.
TOGETHERNESS.



The value of in-person work lies in collaboration.

The Hub was designed to connect people and draw out the best ideas. The Hub's ±30,000 square foot courtyard is the place for connection and teamwork, surrounded by the invigorating energy of nature. Both buildings have two roll-up doors for an indoor/outdoor work environment.

Shared connections happen at The Hub. It's where top talent will create and innovate – together.

FIRST FLOOR 515 N. WHISMAN ROAD



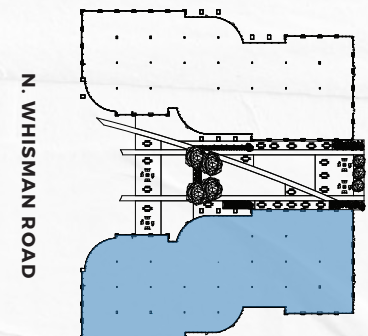
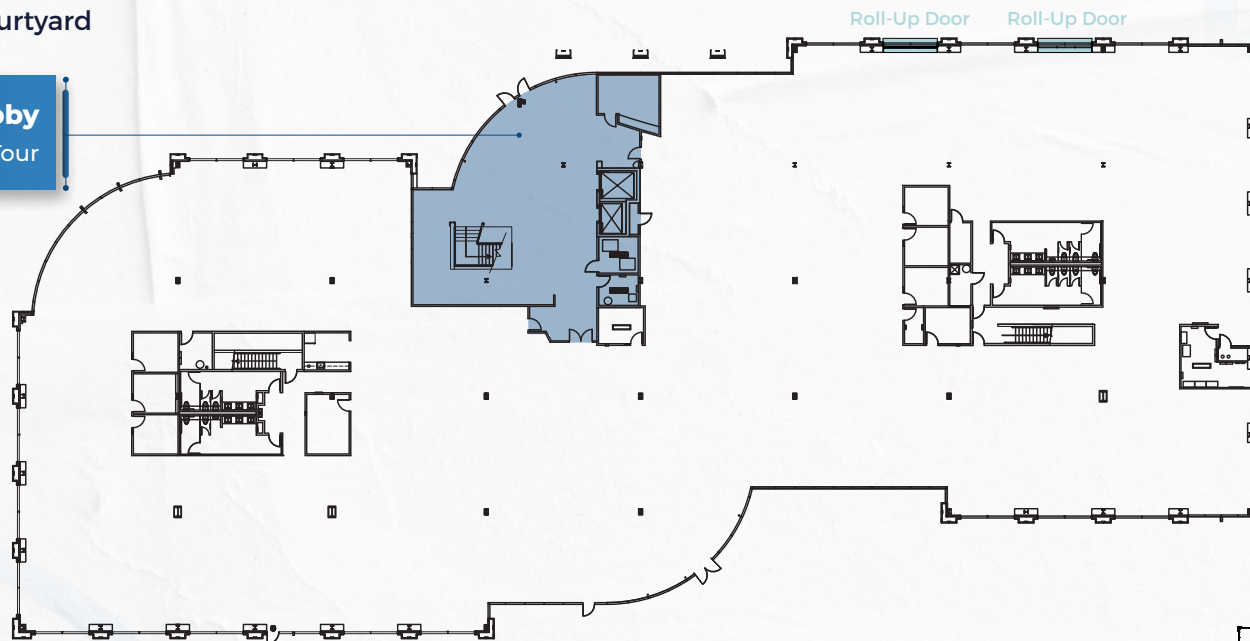
±39,238 SF

EXISTING LAYOUT

- 6 Offices
- 1 Conference Room
- 4 Remodeled Restrooms
- 2 Roll-Up Doors to Courtyard

Newly Renovated Lobby

[View Virtual Tour](#)



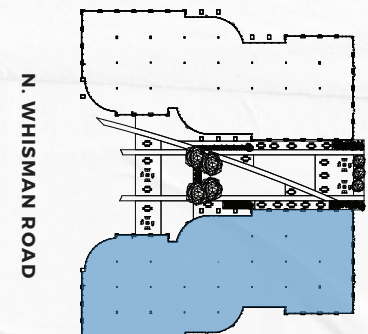
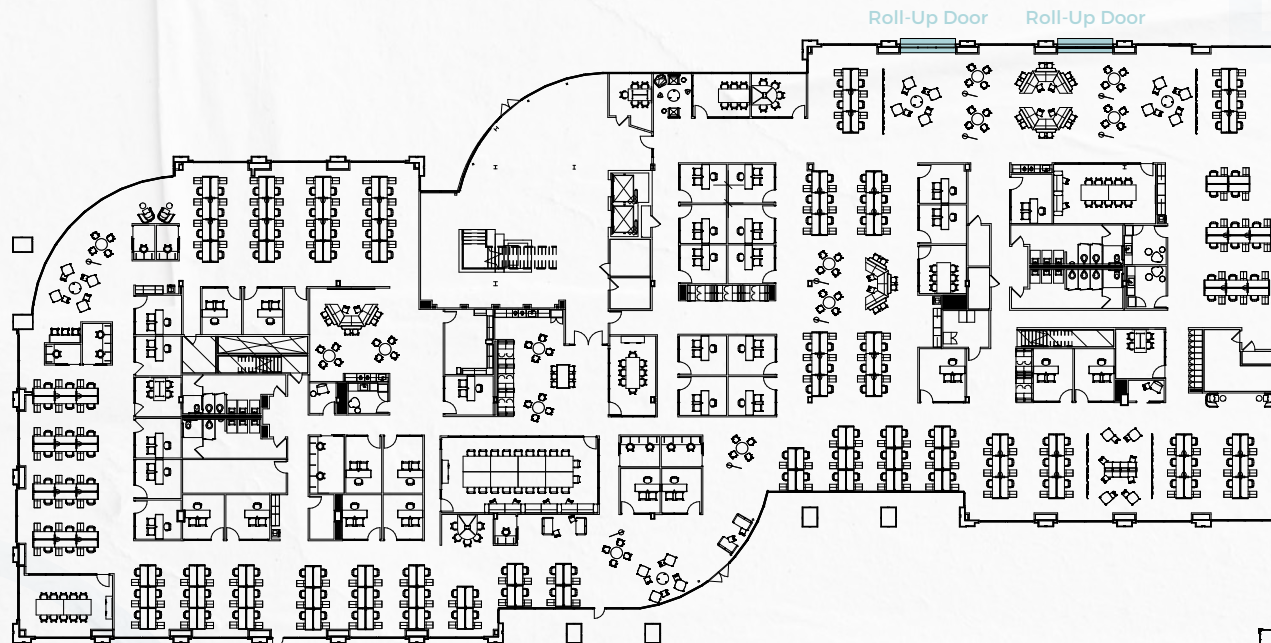
HYPOTHETICAL FIRST FLOOR 515 N. WHISMAN ROAD



±39,238 SF

HYPOTHETICAL LAYOUT WITH FF&E

- 24 Open Collaboration Spaces
- 7 Focus Rooms
- 5 Meeting Rooms
- 1 Board Room
- 32 Offices
- 202 Work Stations
- 234+ Total Headcount



SECOND FLOOR 515 N. WHISMAN ROAD

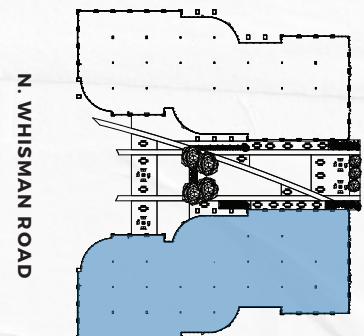
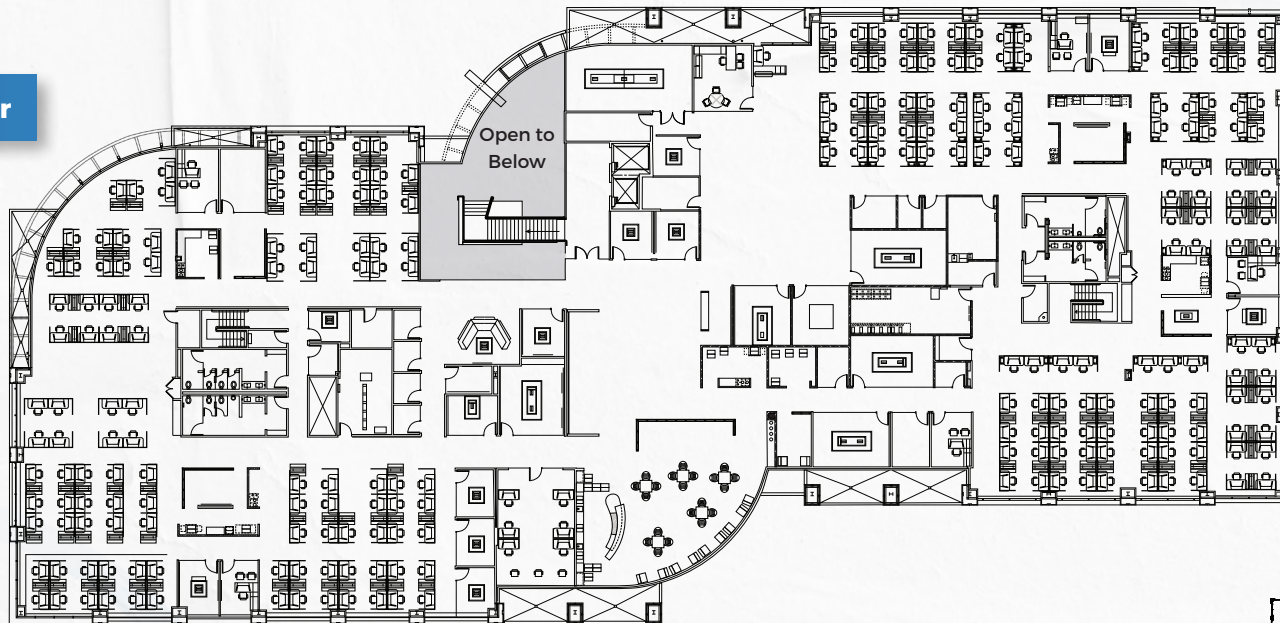


±39,067 SF

MARKET READY, PLUG & PLAY FLOOR

- 8 Open Collaboration Spaces
- 11 Focus Rooms
- 17 Meeting Rooms
- 1 Board Room
- 1 Lab
- 10 Offices
- 248 Work Stations
- 258+ Total Headcount

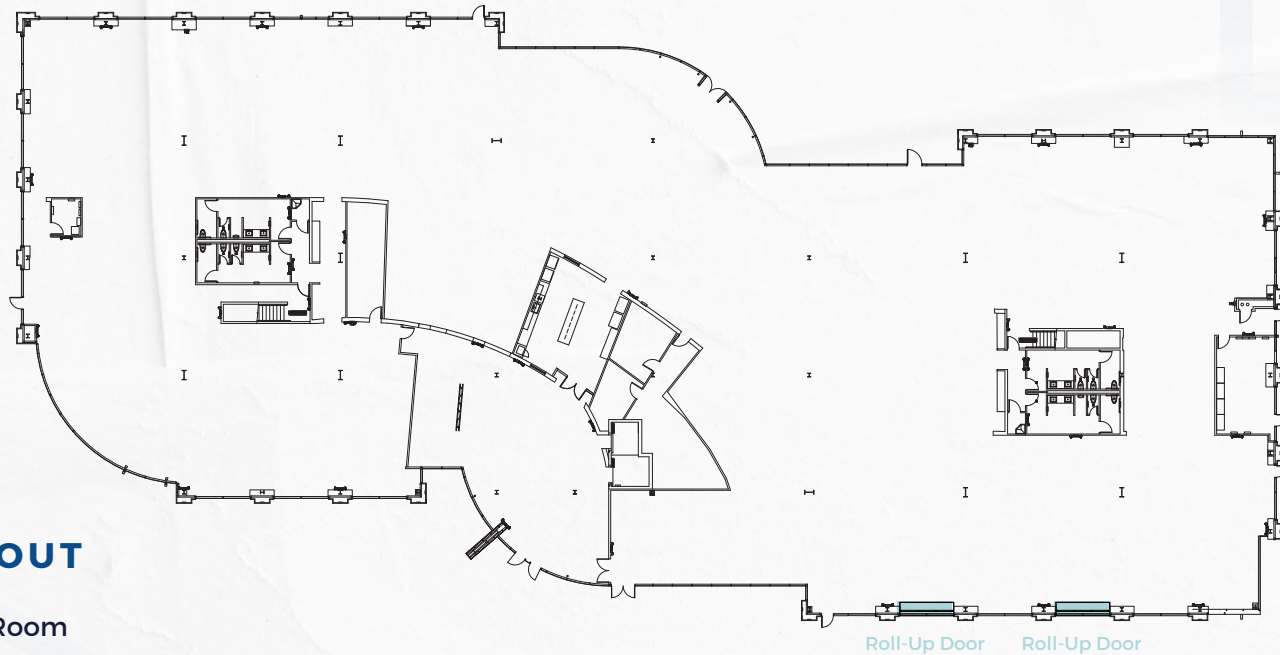
 [View Virtual Tour](#)



FIRST FLOOR
545 N. WHISMAN ROAD

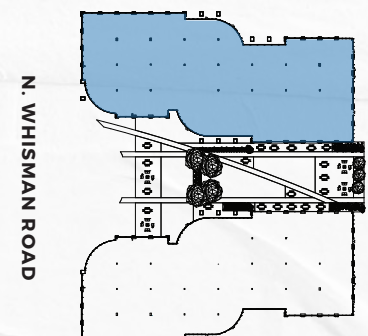


±39,245 SF



EXISTING LAYOUT

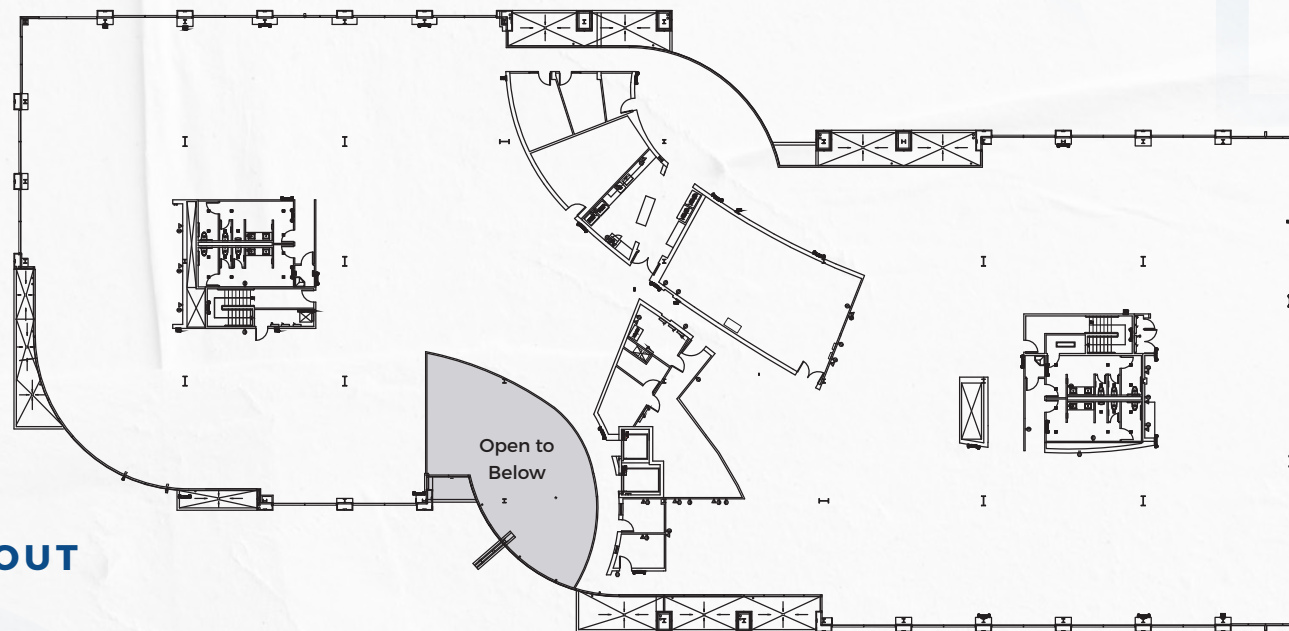
- 1 Remodeled Break Room
- 4 Remodeled Restrooms
- 2 Roll-Up Doors to Courtyard



SECOND FLOOR
545 N. WHISMAN ROAD

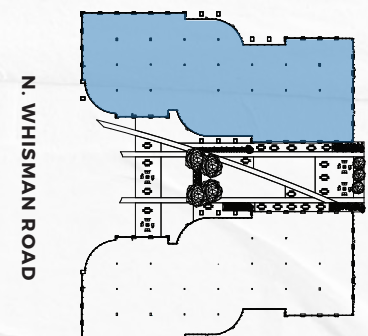


±39,094 SF



EXISTING LAYOUT

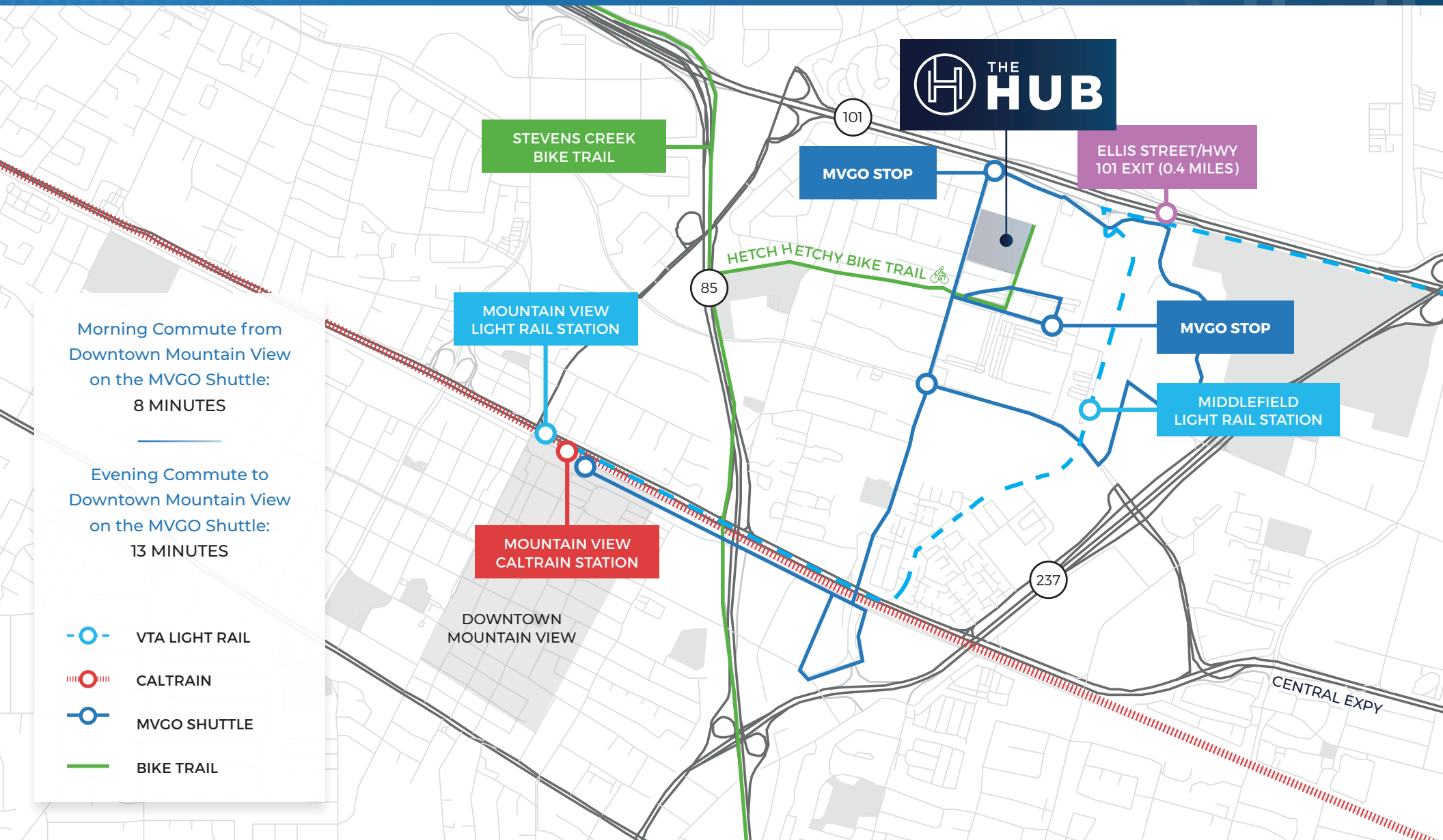
- 3 Offices
- 1 Conference Room
- 1 Lab
- Break Room
- 4 Remodeled Restrooms



THE HEART OF SILICON VALLEY



Ideally situated in Mountain View, The Hub is easily accessible via the Bay Area's full-service transportation systems and is within walking distance of a VTA light rail station. Get to The Hub conveniently, your way: walk, bike, drive or ride.

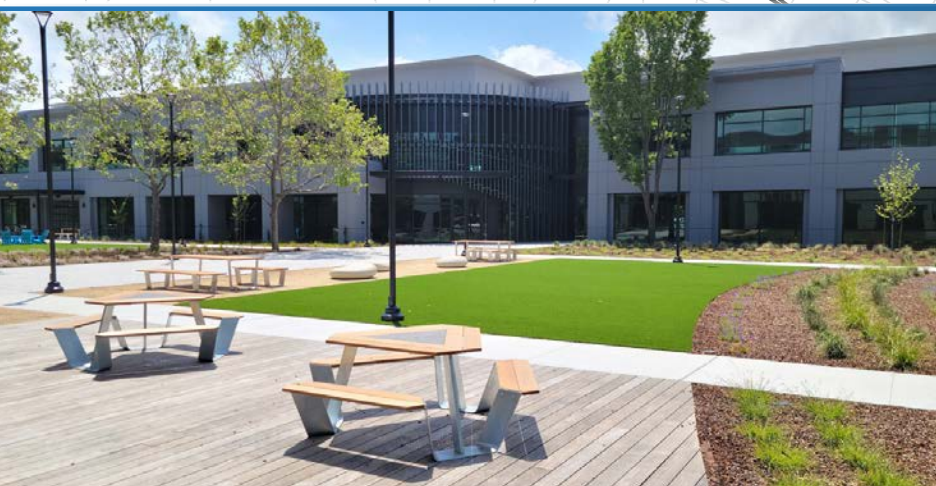




DOWNTOWN MOUNTAIN VIEW

Little Sheep
Vaso Azzurro
Oren's Hummus
Blue Line Pizza
Olympus Caffè
Hong Kong Bistro
Asian Box
Ramen Izakaya
Bushido
Doppio Zero
Amarin Thai
Shabuway
La Fontaine
Agave Mexican Bistro
Ephesus
Eureka!
Red Rock Coffee
Alexander's Patisserie
Pokeworks
St. Stephen's Green

Molly Magees
Kappo Nami Nami
Mantra Indian
Crepevine
New Mongolian
BBQ
Paris Baguette
Le Plonc Wine Bar
Cafe Baklava Poke Bar
Rumble Fish
Sakoon
Flights
Scratch
Cascal
Sweetgreen
Casa Lupe
K-Pot & Grill
Peet's Coffee
Bean Scene Cafe



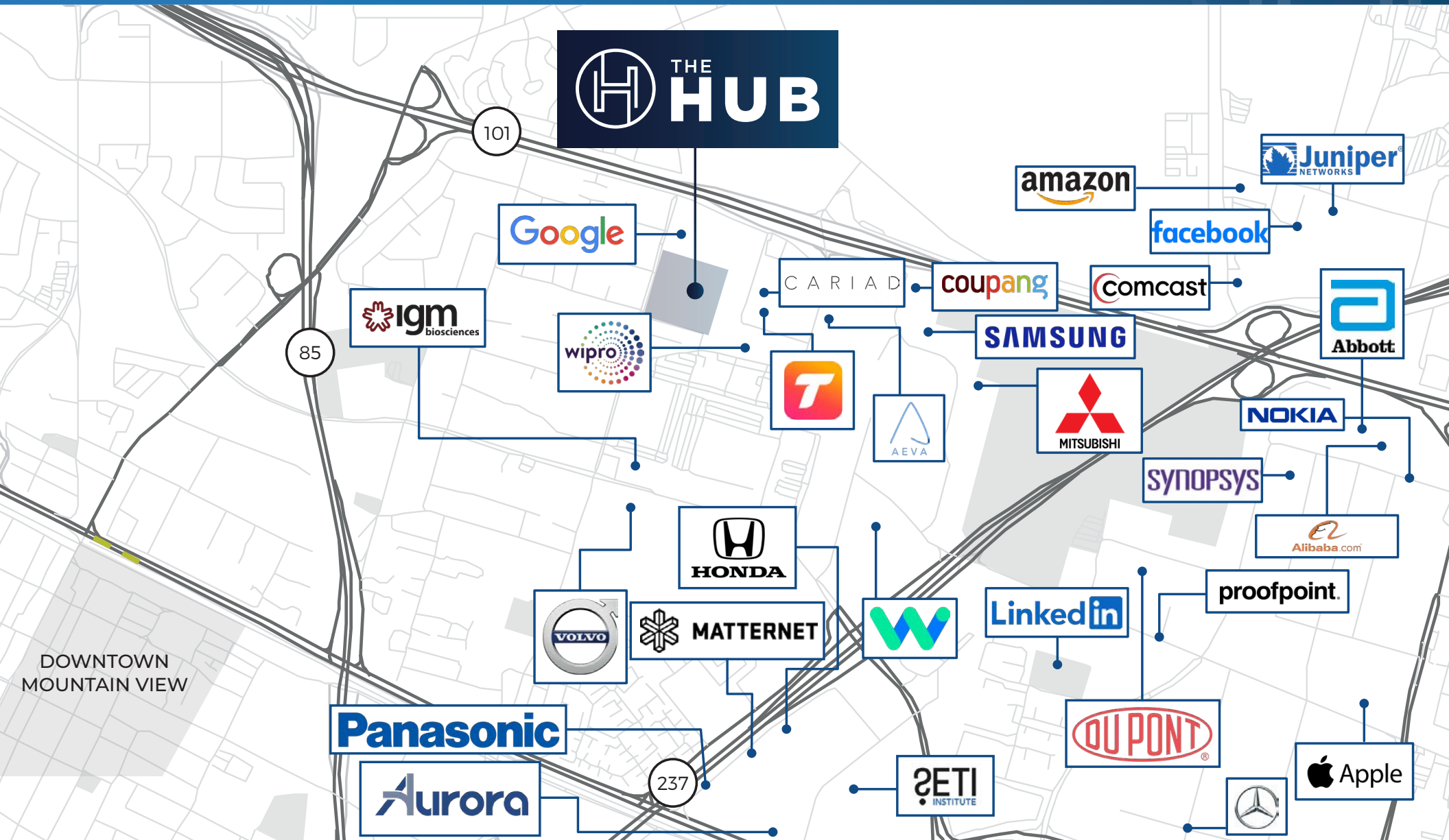
NEARBY AMENITIES



SURROUNDED BY TECH & TALENT



Mountain View is home to some of the world's most prominent tech companies. It's the heart of Silicon Valley and a hub for brainpower and innovation.





The Hub offers a superior workplace environment in one of the strongest R&D markets in the Country and is surrounded by some of the world's leading technology companies. See what The Hub's inspired design can do for your business.



FOR MORE INFORMATION, PLEASE CONTACT:

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