485-495 Clyde Avenue

Mountain View R&D

Cover

Highlights

Floor Plans

Site Plan

Photos

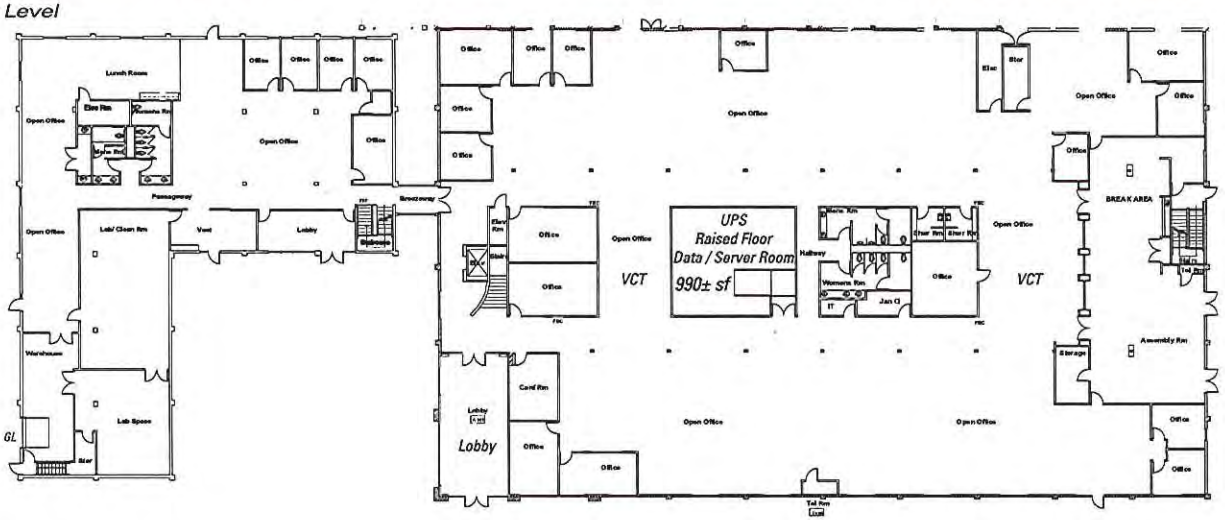
Local Amenities

A-202

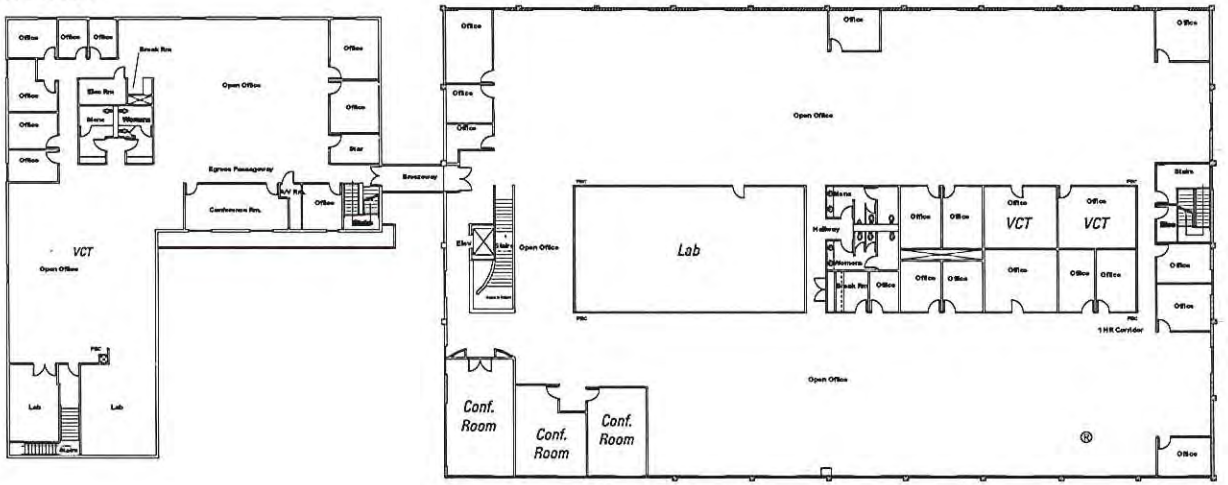
495 Clyde Avenue
16,434± square feet

485 Clyde Avenue
48,400± square feet

First Level



Second Level



485-495 Clyde Avenue

Mountain View R&D

Cover

Highlights

Floor Plans

Site Plan

Photos

Local Amenities

485-495 Clyde Avenue

Mountain View R&D

Cover

Highlights

Floor Plans

Site Plan

Photos

Local Amenities

A-204

Equity Office

commercial property services
CORFAC INTERNATIONAL

CPS
CORFAC International

Brian McClenahan
Steve Horton
Alan Guterman
(408) 615-3400

www.cps-co.com

The information contained herein has been provided by either the property owner or sources we deemed reliable. Although CPS has no reason to doubt its accuracy, we have not independently confirmed the information and do not guarantee it. All information (including square footage) should be verified and each property should be analyzed prior to purchase or lease based on individual needs.

485-495 Clyde Avenue

Mountain View R&D

Cover

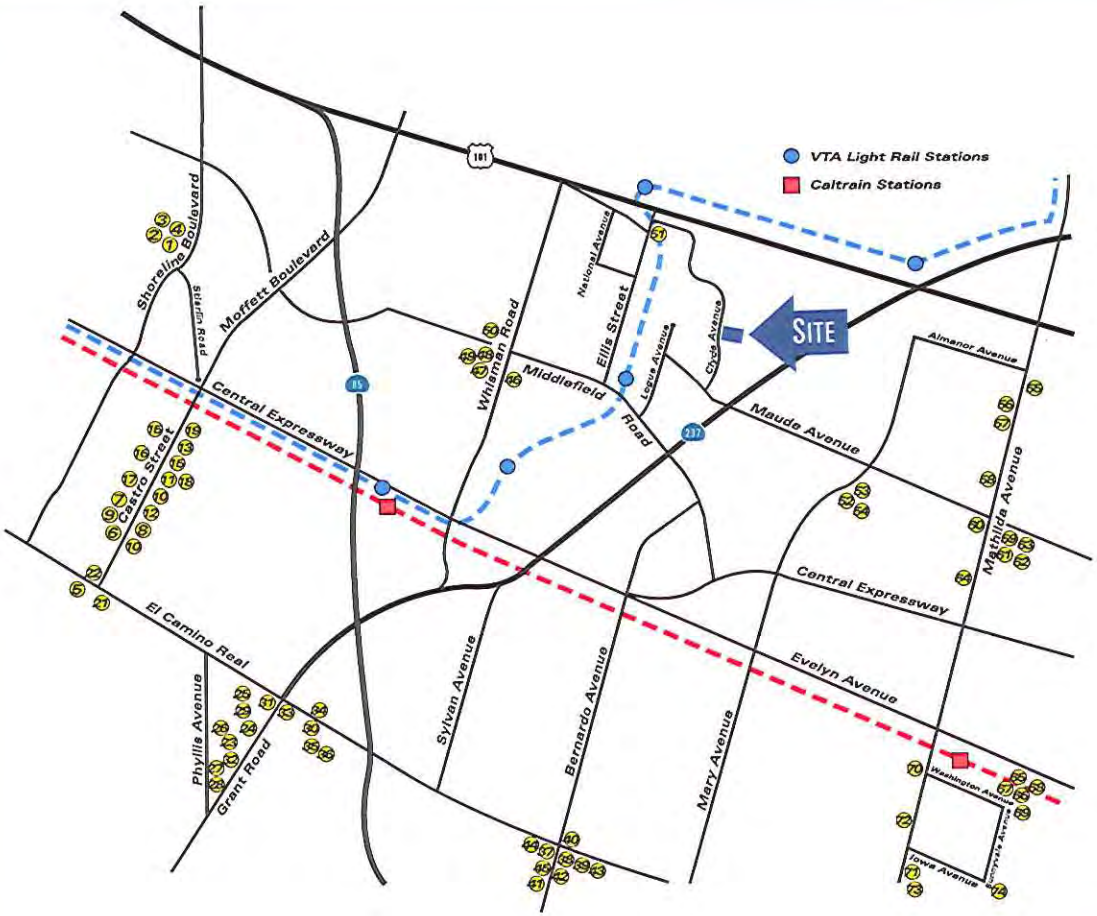
Highlights

Floor Plans

Site Plan

Photos

Local Amenities



SHORELINE@ STIERLIN
1. Chapala Mexican
2. Safeway
3. Round Table Pizza
4. Jack-in-the-Box

3 MILES ±5 MILES

DOWNTOWN MV
5. Frankie Johnny Luigi Pizza
6. Starbucks
7. Wells Fargo
8. Amici's Pizza
9. LeBoulanger
10. Bank of the West
11. Kirin Chinese
12. Bean Scene Cafe
13. Kapp's Bar & Grill
14. Scott's Cantankerous Fish
15. New Chinese Delight
16. Mountain View Market
17. Shavras Indian
18. Tea Eve
19. Molly McGee's
20. Dana Street Roasting
21. Washington Mutual
22. Subway

2.7 MILES ±5 MILES

EL CAMINO @ 237
23. Nob Hill Foods
24. Lucky Chinese Restaurant
25. In & Out
26. Circuit City
27. Radio Shack
28. Erik's Deli
29. Blockbuster
30. Longs Drugs
31. Chevron
32. Shell
33. Unical 76
34. Burger King
35. BevMo
36. Round Table Pizza

2.3 MILES ±3 MILES

EL CAMINO @ BERNARDO
37. Safeway
38. Arby's
39. McDonalds
40. Carl's Jr.
41. Round Table Pizza
42. Casa Lupe 2
43. Longs Drugs
44. Pizza Hut
45. Wells Fargo

3 MILES ±5 MILES

WHISMAN @ MIDDLEFIELD
46. 7 Eleven
47. Subway
48. Carl's Jr.
49. Butler Mart
50. Valero Gas

1.2 MILES ±2 MILES

645 ELLIS / NEW RETAIL
51. Specialty's Cafe

0.4 MILES ±1 MILES

MARY @ CORTE MADERA
52. Subway
53. Fu-Jung
54. Round Table Pizza

1.1 MILES ±2 MILES

MATHILDA
55. Hobbies
56. Motel 6
57. Burger King
58. McDonalds
59. Albertsons
60. Wendys
61. Starbucks
62. Pizza Hut
63. KFC
64. LeBoulanger

1.4 MILES ±2 MILES

DOWNTOWN SUNNYVALE
65. Round Table Pizza
66. Fibber McGee's
67. Gumba's Cafe
68. Rokko
69. Off the Hookah
70. Wells Fargo
71. Bank of the West
72. Denny's
73. Washington Mutual
74. Target

2.4 MILES ±4 MILES

Equity Office

commercial property services
CORFAC INTERNATIONAL

CPS
CORFAC International

Brian McClenahan
Steve Horton
Alan Guterman
(408) 615-3400

www.cps-co.com

The information contained herein has been provided by either the property owner or sources we deemed reliable. Although CPS has no reason to doubt its accuracy, we have not independently confirmed the information and do not guarantee it. All information (including square footage) should be verified and each property should be analyzed prior to purchase or lease based on individual needs.

2

Portfolio of 2 R&D properties in Mountain View, CA, having total size of 64,834 SF, and for sale at $12,901,966 ($199/SF)

Portfolio Information

Sale Price:	**$12,901,966**
Price/SF:	**$199**
Cap Rate:	-
Sale Conditions:	**None**
Sale Type:	**Owner/User**
RBA:	**64,834 SF**
Days On Market:	**552**
Sale Status:	**Active**

2 Properties in portfolio
All properties can be sold individually

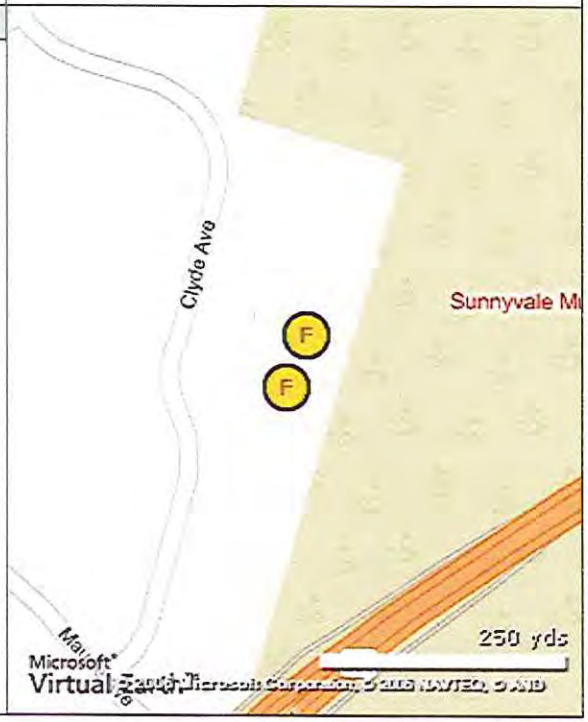
Sales Contacts

Cassidy Turley CPS
475 El Camino Real
Suite 100
Santa Clara, CA 95050
(408) 615-3400

Steve Horton
Senior Vice President
(408) 615-3412 (phone)
(408) 615-3444 (fax)

Investment Notes

For sale @ $299/sf or for lease; 485 Clyde: 48,400sf and 495 Clyde: 16,434sf; New "market ready"; Open office area; Lab area; 100% HVAC; Bocce ball, basketball court & BBQ; Golf course views; Close to Light Rail & retail; Buildings sits on 2 land parcels; New ASVB lockbox hanging on the far right tree in front of 495 Clyde.



A-206

This copyrighted report contains research licensed to Carpenter/Robbins TCN Worldwide Real Estate - 56880.

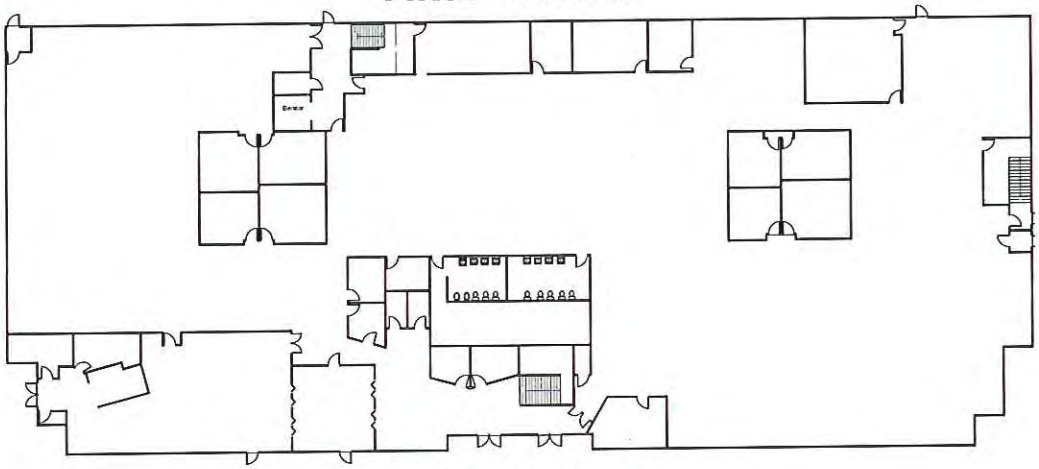
SECTION 3

FOR LEASE or SALE

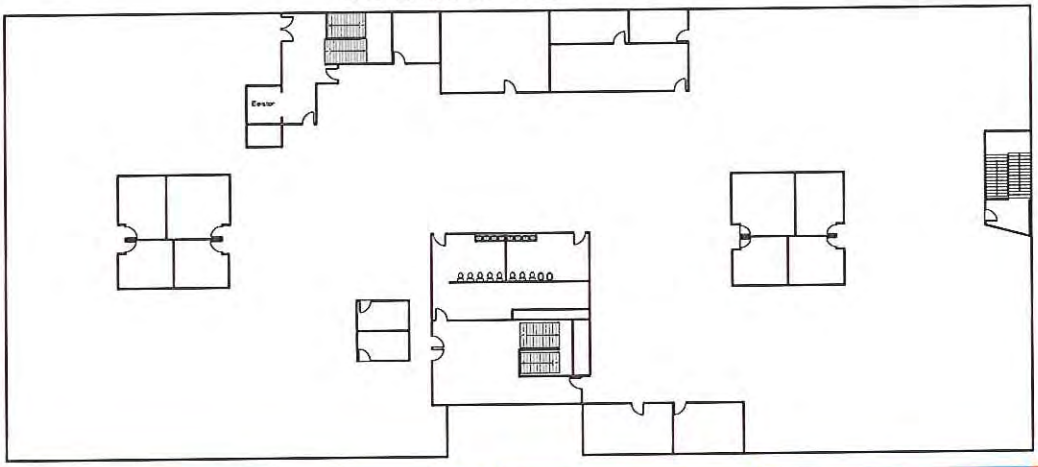
2-Story Office Building

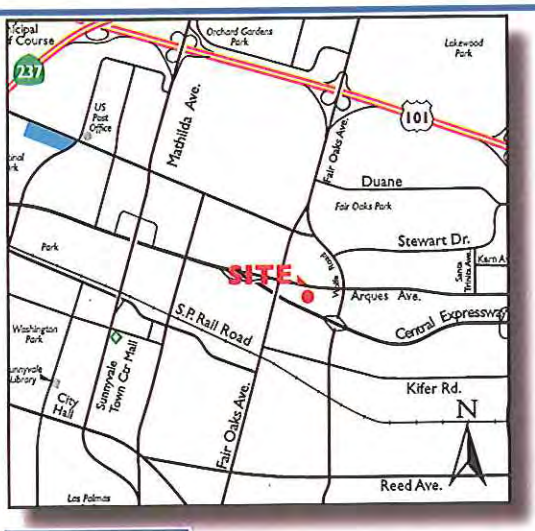
690 E. Arques, Sunnyvale

FIRST FLOOR



SECOND FLOOR





2-Story Office Building

LEASE - Divisible/Immediate Occupancy

65,000 SF

$1.50 NNN

$200.00 PSF (SALE)

By Appointment Only

Contact Exclusive Agents:

Mike Burke
Colliers International
(408) 282-4008
mburke@colliersparrish.com

Al Guggenheim
Guggenheim Realty Group, Inc.
(408) 871-8722 x222
al@guggenheimrgi.com

COLLIERS INTERNATIONAL

GUGGENHEIM Realty Group, Inc.

The information contained herein has been obtained from sources we deem reliable, however, we cannot guarantee it.

3 690 E Arques Ave

Sunnyvale, CA 94085 - East Arques Ave Corridor Submarket
65,520 SF Class B Light Manufacturing Building Built in 1978
Property is for sale at $11,000,000 ($167.89/SF)

Investment Information

Sale Price:	$11,000,000
Price/SF:	$167.89
Cap Rate:	-
Sale Status:	Active
Sale Conditions:	None
Sale Type:	Owner/User
Days On Market:	616

Sales Contacts

Colliers International
1 Almaden Blvd
Suite 300
San Jose, CA 95113
(408) 282-4000

Mike Burke
Sr. Vice President
(408) 282-4003 (phone)
(408) 283-2505 (fax)

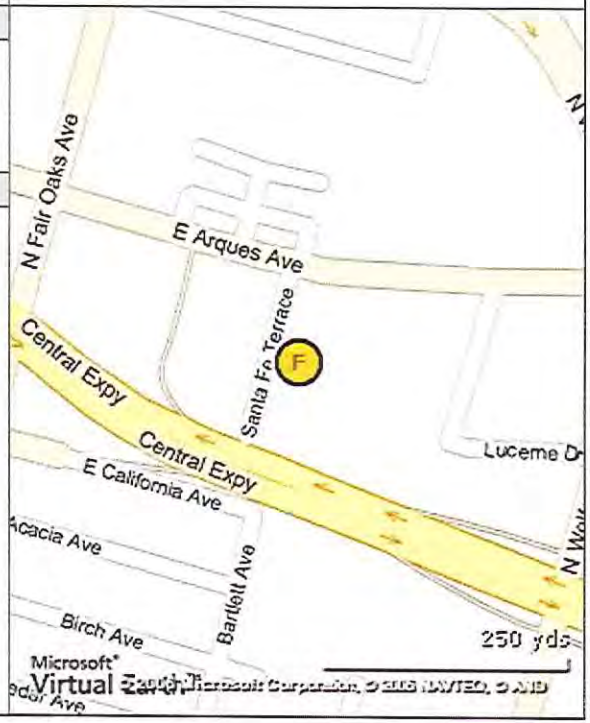
Investment Notes

Great 2 story office flex building with offices, conference rooms, cafeteria and large areas for cubicles. Divisible.
Location Description:
Fair Oaks and Arquez. Near retail and restaurants. Close to Highway 101 and Central Expressway.

Building Information

Bldg Type:	Light Manufacturing			RBA:	65,520 SF
Bldg Status:	Built 1978			% Leased:	0.0%
Rent/SF/mo:	For Sale	Stories:	2	Zoning:	M1
Bldg Vacant:	65,520 SF	Building Far:	0.47	Owner Type:	-
Warehouse Avail:	65,520 SF	CAM:	-	Owner Occupied:	No
Office Avail:	0 SF	Land Area:	138,521 SF	Tenancy:	Multiple Tenant
Max Contig:	65,520 SF	Smallest Space:	32,760 SF	Lot Dimensions:	-
Ceiling Height:	9'0"-10'0"	Crane:	-	Cross Docks:	-
Column Spacing:	-	Loading Docks:	None	Levelators:	None
Const Mat:	-	Drive Ins:		Sprinklers:	Yes
Rail Spots:	None	Rail Line:	None		

Power: 2000a
Parcel Number: 205-31-005
Parking: Ratio of 4.00/1,000 SF



A-209

This copyrighted report contains research licensed to Carpenter/Robbins TCN Worldwide Real Estate - 56880.

SECTION 4

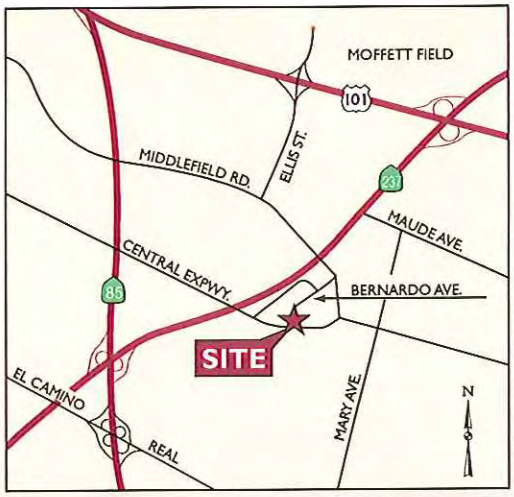
CORNISH & CAREY COMMERCIAL
ONCOR INTERNATIONAL

OFFICE/R&D SPACE FOR LEASE OR SALE

±63,270 Sq. Ft. Available (Divisible to ±14,410 Sq. Ft.)

189 N. Bernardo Avenue, Mountain View

- Exterior and Interior Renovations Including: New Paint, Carpet, New Ceiling and Lighting Grid, Lobby and Entrance Upgrades Completed!
- High Image Building with Great Glassline and Corner Location
- Multiple Patios and Water Features
- Basketball and Volleyball Courts/Showers
- ±3.4/1000 On-Site Parking
- Good Access to Highways 237, 85 and 101
- Central Expressway Signage and Identity
- Short Distance from Downtown Mountain View and Downtown Sunnyvale
- See Attached Floorplans
- Call Agents to Tour



Contact Exclusive Agents

Terry Haught
thaught@ccarey.com
650.688.8498

Mark Daschbach
dash@ccarey.com
650.688.8540

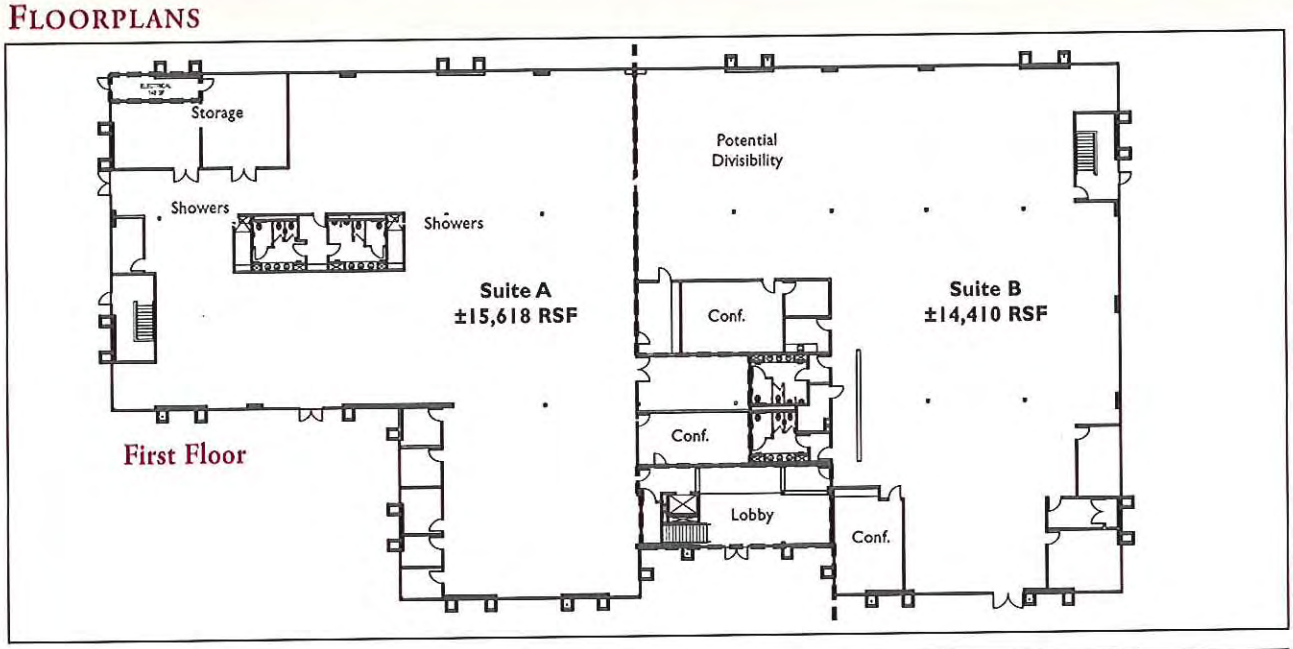
www.ccarey.com

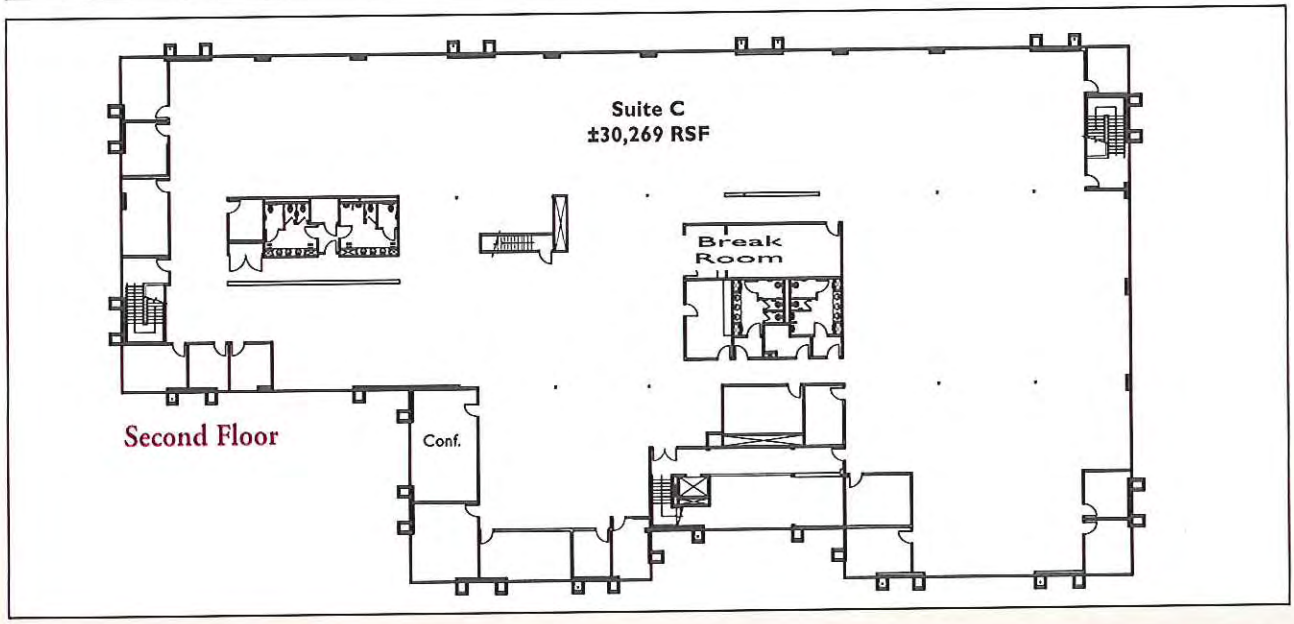
Cornish & Carey Commercial
Oncor International
245 Lytton Avenue, Suite 150
Palo Alto, CA 94301 Tel
650.322.2600
Fax 650.321.0719

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

189 N. Bernardo Avenue, Mountain View

Floorplans





Contact Exclusive Agents

Terry Haught
thaught@ccarey.com
650.688.8498

Mark Daschbach
dash@ccarey.com
650.688.8540

www.ccarey.com

Cornish & Carey Commercial
Oncor International
245 Lytton Avenue, Suite 150
Palo Alto, CA 94301
Tel 650.322.2600
Fax 650.321.0719

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

4 189 N Bernardo Ave - Middlefield Business Park

Mountain View, CA 94043 - South Moffett Triangle Submarket
63,270 SF Class B Office Building Built in 1985
Property is for sale

Investment Information

Sale Price:	For Sale
Price/SF:	-
Cap Rate:	-
Sale Status:	Active
Sale Conditions:	None
Sale Type:	Owner/User
Days On Market:	392

Sales Contacts

Cornish & Carey Commercial - ONCOR
245 Lytton Ave
Suite 150
Palo Alto, CA 94301
(650) 322-2600

Mark Daschbach
Senior Vice President
(650) 688-8540 (phone)
(650) 321-0719 (fax)

Investment Notes

Also available for lease

Office Information

Bldg Type:	Office	Bldg Status:	Built 1985		
Class:	B	% Leased:	0.0%	RBA:	63,270 SF
Total Avail:	63,270 SF	Elevators:	1	Stories:	2
Bldg Vacant:	63,270 SF	Load Factor	-	Land Area:	166,791 SF
Typical Floor Size:	63,270 SF	Zoning:	ML	Owner Type:	Developer/Owner-
Building FAR:	0.38	Tenancy:	Multiple Tenant	Owner Occupied:	RGNL

Parcel Number: 165-36-004
Parking: 220 Surface Spaces are available; Ratio of 3.70/1,000 SF

A-213

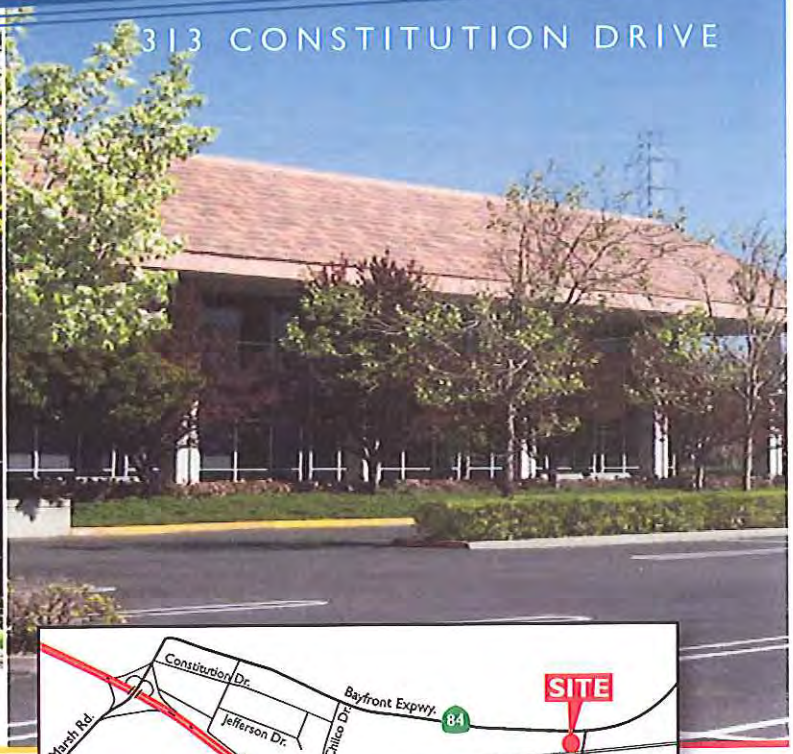
This copyrighted report contains research licensed to Carpenter/Robbins TCN Worldwide Real Estate - 56880.

SECTION 5 & 6

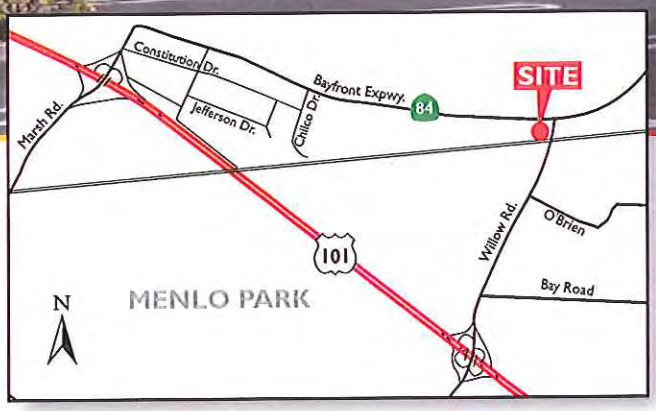
FOR SALE Owner/User Menlo Park Campus Opportunity

2 FREESTANDING OFFICE BUILDINGS TOTALING ±119,509 SF (±58,887 SF & ±60,622 SF)

312 CONSTITUTION DRIVE



313 CONSTITUTION DRIVE



FEATURES

2 Two-story Freestanding Office/R&D buildings:
- 312 Constitution Drive: ±58,887 SF
- 313 Constitution Drive: ±60,622 SF

- ±8.2 acres of land (requires lot line adjustment)
- Net of fees to procuring broker
- Steel Framed Construction
- Glass Curtain Wall
- Abundance of interior light from three (3) atrium
- 13 ft. floor clear height
- Concrete on metal deck 2nd floor and roof
- Slab-on-grade first floor
- Spread foundation
- Existing Conference Center with Auditorium (313 Constitution)
- Part of Bohannon Business Park
- Prime Mid-Peninsula location fronting Bayfront Expressway (Highway 84) and Willow Road
- Easy access to Highway 101 via Willow Road and to the East Bay via Dumbarton Bridge (Highway 84)
- Call Agents to Tour

Exclusive Agents:

JOHN KOVALESKI
(408) 282-3844
jkovaleski@colliersparrish.com
CA License No. 00828965

DAVID BUCHHOLZ
(408) 282-3843
jbuchholz@colliersparrish.com
CA License No. 01100075

WARREN SATTLER
(408) 282-3804
wsattler@colliersparrish.com
CA License No. 00896664

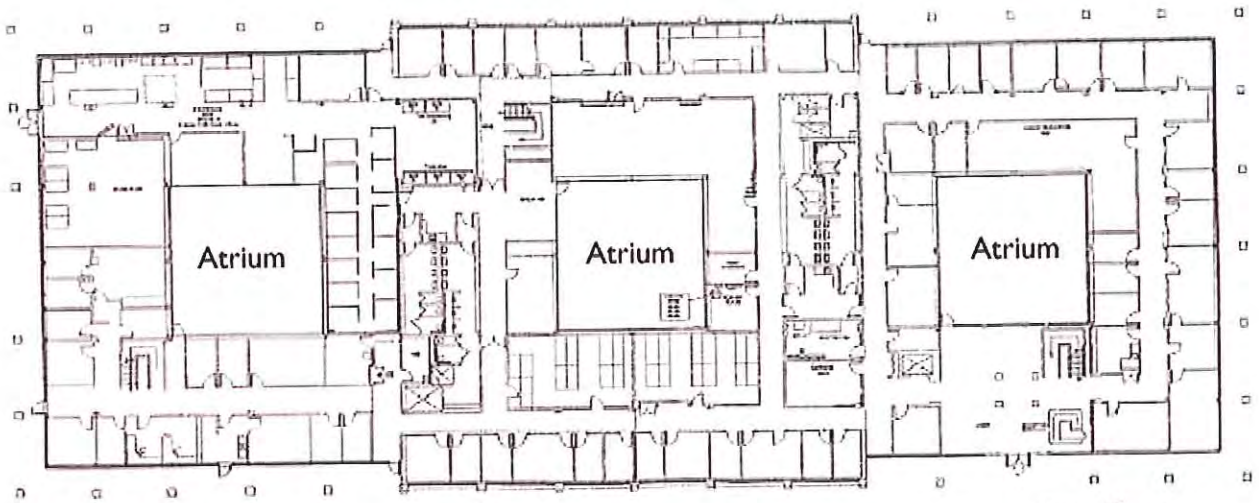
COLLIERS INTERNATIONAL
450 WEST SANTA CLARA STREET, SAN JOSE, CA 95113
408.282.3800 | 408.292.8100 FAX | WWW.COLLIERSPARRISH.COM

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2009 Colliers International

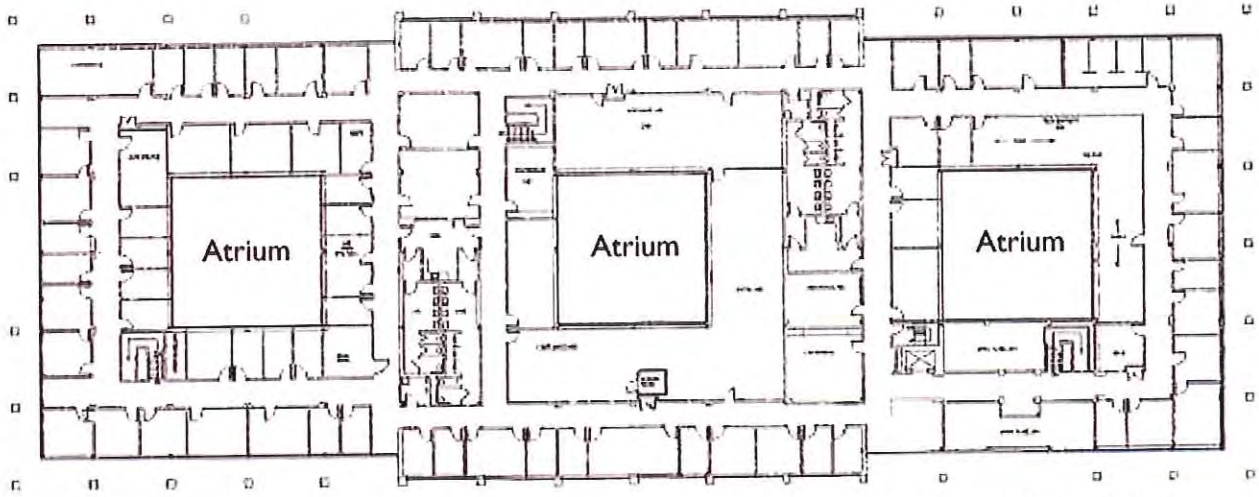
FOR SALE

OFFICE BUILDING | ±58,887 SF

312 CONSTITUTION DRIVE, MENLO PARK, CA



First Floor



Second Floor

DRAWINGS NOT EXACT/NOT TO SCALE

JOHN KOVALESKI
(408) 282-3844
jkovaleski@colliersparrish.com
CA License No. 00828965

DAVID BUCHHOLZ
(408) 282-3843
jbuchholz@colliersparrish.com
CA License No. 01100075

Exclusive Agents:
WARREN SATTLER
(408) 282-3804
wsattler@colliersparrish.com
CA License No. 00896664

COLLIERS INTERNATIONAL

COLLIERS INTERNATIONAL
450 WEST SANTA CLARA STREET, SAN JOSE, CA 95113
408.282.3800 | 408.292.8100 FAX | WWW.COLLIERSPARRISH.COM

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2009 Colliers International