### VA - Southern Peninsula

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)

<table>
<thead>
<tr>
<th>Portfolio Information</th>
<th>Sales Contacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price: $12,901,966</td>
<td>Cassidy Turley CPS</td>
</tr>
<tr>
<td>Price/SF: $199</td>
<td>475 El Camino Real</td>
</tr>
<tr>
<td>Cap Rate: -</td>
<td>Suite 100</td>
</tr>
<tr>
<td>Sale Conditions: None</td>
<td>Santa Clara, CA 95050</td>
</tr>
<tr>
<td>Sale Type: Owner/User</td>
<td>(408) 615-3400</td>
</tr>
<tr>
<td>RBA: 64,834 SF</td>
<td>Steve Horton</td>
</tr>
<tr>
<td>Days On Market: 552</td>
<td>Senior Vice President</td>
</tr>
<tr>
<td>Sale Status: Active</td>
<td>(408) 615-3412 (phone)</td>
</tr>
<tr>
<td>2 Properties in portfolio</td>
<td>(408) 615-3444 (fax)</td>
</tr>
</tbody>
</table>

All properties can be sold individually

### 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.
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
a@guggenheimrgi.com

450 WEST SANTA CLARA STREET, SAN JOSE, CA 95113 • 408/282-1800
This information contained herein has been obtained from sources we deem reliable, however, we cannot guarantee it.
### Investment Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$11,000,000</td>
</tr>
<tr>
<td>Price/SF</td>
<td>$167.89</td>
</tr>
<tr>
<td>Cap Rate</td>
<td>-</td>
</tr>
<tr>
<td>Sale Status</td>
<td>Active</td>
</tr>
<tr>
<td>Sale Conditions</td>
<td>None</td>
</tr>
<tr>
<td>Sale Type</td>
<td>Owner/User</td>
</tr>
<tr>
<td>Days On Market</td>
<td>616</td>
</tr>
</tbody>
</table>

### 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) 282-2905 (fax)

### Investment Notes

Great 2 story office flex building with offices, conference rooms, cafeteria and large areas for cubicles.

Location Description:

### Building Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bldg Type</td>
<td>Light Manufacturing</td>
</tr>
<tr>
<td>Bldg Status</td>
<td>Built 1978</td>
</tr>
<tr>
<td>Rent/SF/mo</td>
<td>For Sale</td>
</tr>
<tr>
<td>Rent Vacant</td>
<td>$65,520 SF</td>
</tr>
<tr>
<td>Building Area</td>
<td>32,760 SF</td>
</tr>
<tr>
<td>Land Area</td>
<td>138,521 SF</td>
</tr>
<tr>
<td>Smallest Space</td>
<td>32,760 SF</td>
</tr>
<tr>
<td>Stories</td>
<td>2</td>
</tr>
<tr>
<td>Building FAR</td>
<td>0.47</td>
</tr>
<tr>
<td>Crane</td>
<td>-</td>
</tr>
<tr>
<td>Loading Docks</td>
<td>None</td>
</tr>
<tr>
<td>Drive Ins</td>
<td>-</td>
</tr>
<tr>
<td>Rail Spots</td>
<td>None</td>
</tr>
<tr>
<td>Power</td>
<td>2000a</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>205-31-005</td>
</tr>
<tr>
<td>Parking</td>
<td>Ratio of 4.00/1,000 SF</td>
</tr>
</tbody>
</table>

- **RBA:** 65,520 SF
- **% Leased:** 0.0%
- **Zoning:** M1
- **Owner Type:** -
- **Owner Occupied:** No
- **Terancy:** Multiple Tenant
- **Lot Dimensions:** -
- **Cross Docks:** -
- **Levelers:** None
- **Sprinklers:** Yes
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/Shower
- ±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

CORNISH & CARY 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 deemed 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 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

<table>
<thead>
<tr>
<th>Sale Price:</th>
<th>For Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price/SF:</td>
<td>-</td>
</tr>
<tr>
<td>Cap Rate:</td>
<td>-</td>
</tr>
<tr>
<td>Sale Status:</td>
<td>Active</td>
</tr>
<tr>
<td>Sale Conditions:</td>
<td>None</td>
</tr>
<tr>
<td>Sale Type:</td>
<td>Owner/User</td>
</tr>
<tr>
<td>Days On Market:</td>
<td>392</td>
</tr>
</tbody>
</table>

### 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%
- **Total Avail:** 63,270 SF
- **Elevators:** 1
- **Bldg Vacant:** 63,270 SF
- **Load Factor:** -
- **Typical Floor Size:** 63,270 SF
- **Zoning:** ML
- **Building FAR:** 0.38
- **Land Area:** 165,791 SF
- **Tenancy:** Multiple Tenant
- **Owner Type:** Developer/Owner-
- **Owner Occupied:** R6NL

**Parcel Number:** 165-36-004

**Parking:** 220 Surface Spaces are available; Ratio of 3.70/1,000 SF

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3/4/2010
Page 4
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

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) atriums
• 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)

313 CONSTITUTION DRIVE

• 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:

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

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its accuracy, we decline guarantee. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents. © 2019 Colliers International
FOR SALE
OFFICE BUILDING | ±58,887 SF

312 CONSTITUTION DRIVE, MENLO PARK, CA

DRAWINGS NOT EXACT/NOT TO SCALE

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