

# For Lease +-7,600 R&D Manufacturing Space 355 Pioneer Way, Mountain View, CA 94041



- 3,200 sq ft R&D Space
- 18' Clear Height w/6" Slab Floor
- 100% Sprinklered
- 4,400 sq ft Office Space
- 2,200 sq ft Bonus Mezzanine Area
- TI Budget
- 3 Phase Power, 200 Amps Power 120/240V (Up to 400 Amps available)
- Zoned Industrial MM (General Industrial) District
- Private Cul-de-Sac Location
- Freshly Painted and Landscaped
- Side Parking Lot
- Semi-private Rear Parking Lot
- 11 Offices + Conference Rm
- Server Room, Lab Room
- Private Baths w/ Shower Facility
- Break Room
- Private Entrance
- Roll Up Door
- Wall Mounted Gas Supply Lines
- Near Hwy's 85 & 237
- \$2.65 SQ. FT. NNN



California Partners, Inc.  
Commercial Real Estate Brokerage

Kirk McKinney - BRE #01514824  
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Michael Passarelli - BRE #01073382  
650-670-6776 Mikep@cpi-re.com

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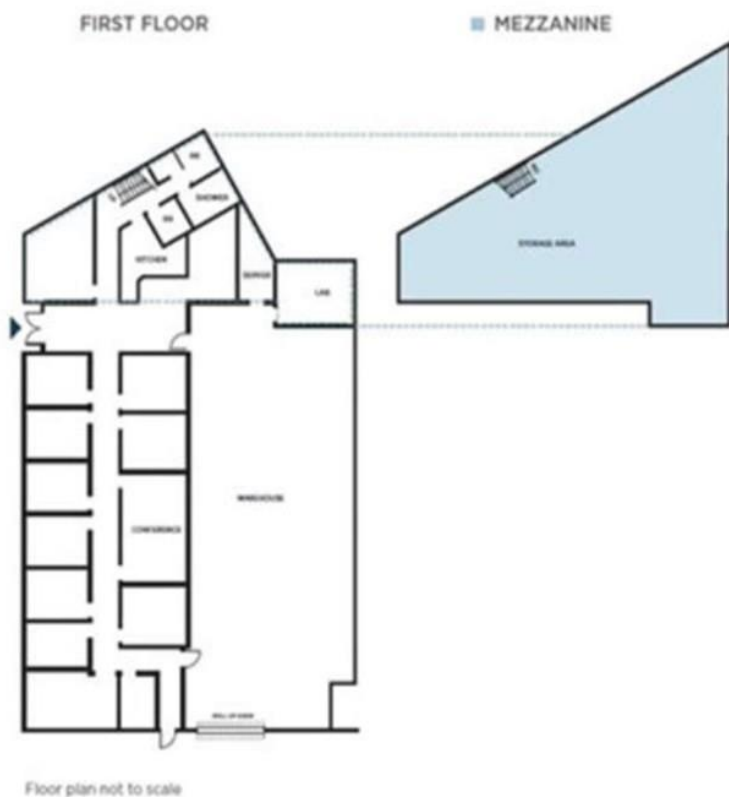


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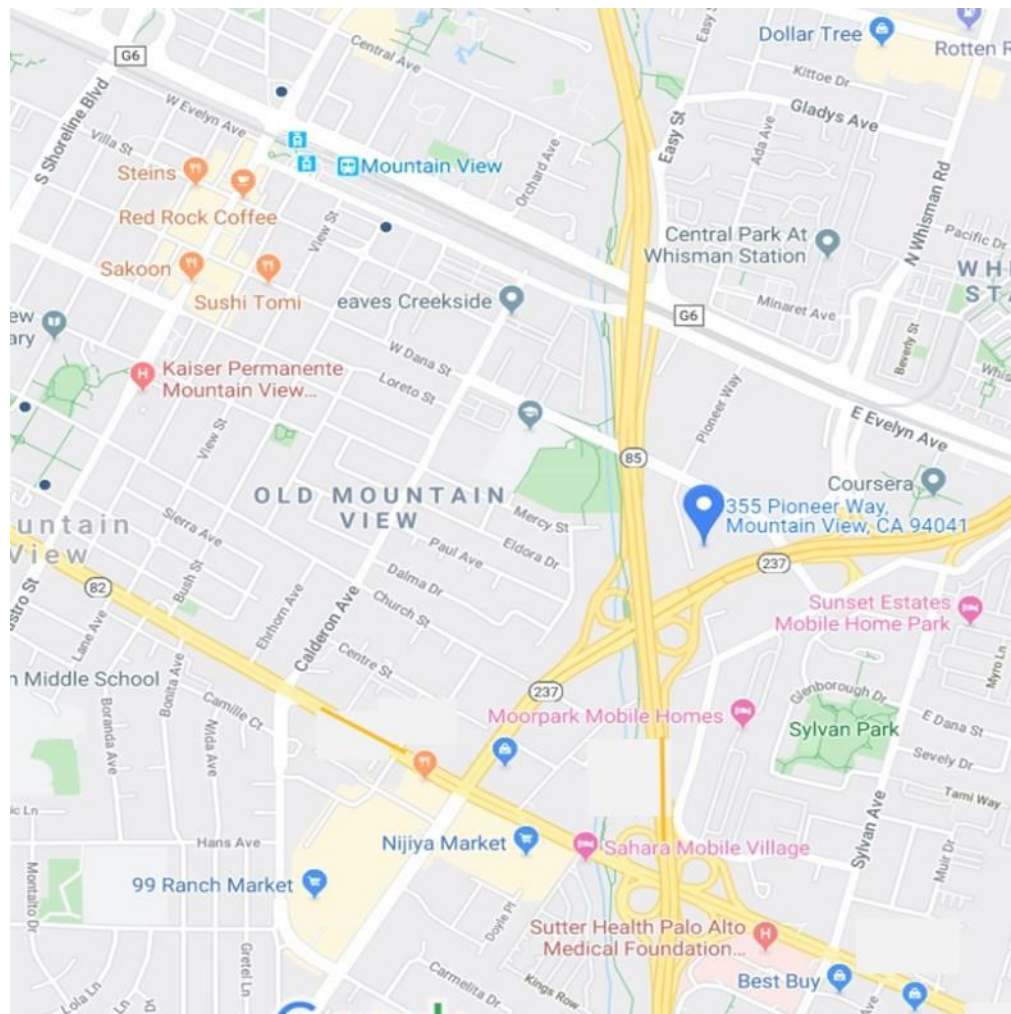
## FLOOR PLAN

±4,400 SF Office Space  
±3,200 SF Warehouse



## AREA MAP

Easy Access Hwy 237 & 85



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