

599 CASTRO ST

DOWNTOWN MOUNTAIN VIEW

±77,402 SF
(DIVISIBLE) **CLASS A**
OFFICE SPACE FOR LEASE



OWNERSHIP

The
SOBRATO
Organization

LEASING CONTACTS

CHRISTIAN PRELLE

+1 650 486 2204
CHRISTIAN.PRELLE@COLLIERS.COM
LIC# 01888351

CARTER LYMAN

+1 650 793 5200
CARTER.LYMAN@NMRK.COM
LIC# 0206772



PROJECT AND SITE HIGHLIGHTS

- NEW construction | Class A+ Office
- Secured, below-grade parking & electric vehicle charging | 2.5 parking spaces per 1,000 square feet leased
- LEED gold equivalent
- The Sobrato Organization's HQ | Pride of ownership
- Highest quality building materials
- Located in the heart of Downtown Mountain View with immediate access to Caltrain and its abundance of amenities



FEATURES & AMENITIES

- 4,000 SF roof deck
- Large, activated outdoor plaza
- Secured bike storage
- Showers and lockers
- Existing infrastructure includes all hands cafe and catering kitchen, multiple training rooms, satellite kitchens and coffee bars on each floor
- Power 3000 Amps, 480/277 Volt



AVAILABILITIES

±77,402 TOTAL SQUARE FEET AVAILABLE

FLOOR 1 & 2:

- ±45,831 total SF (divisible to ±14,260 SF & ±31,571 SF)
- Available 12/01/2025

3RD FLOOR:

- ±31,571 SF
- Available 11/01/2028 (potentially sooner)



ALL HANDS CAFE AND CATERING KITCHEN



ROOF DECK



SATELLITE



FIRST FLOOR LOBBY

**BENEFITS
OF A
DOWNTOWN
MOUNTAIN
VIEW
LOCATION**



WALKING DISTANCE
TO DOWNTOWN MOUNTAIN
VIEW SHOPPING & DINING



5 BLOCKS
TO CALTRAIN



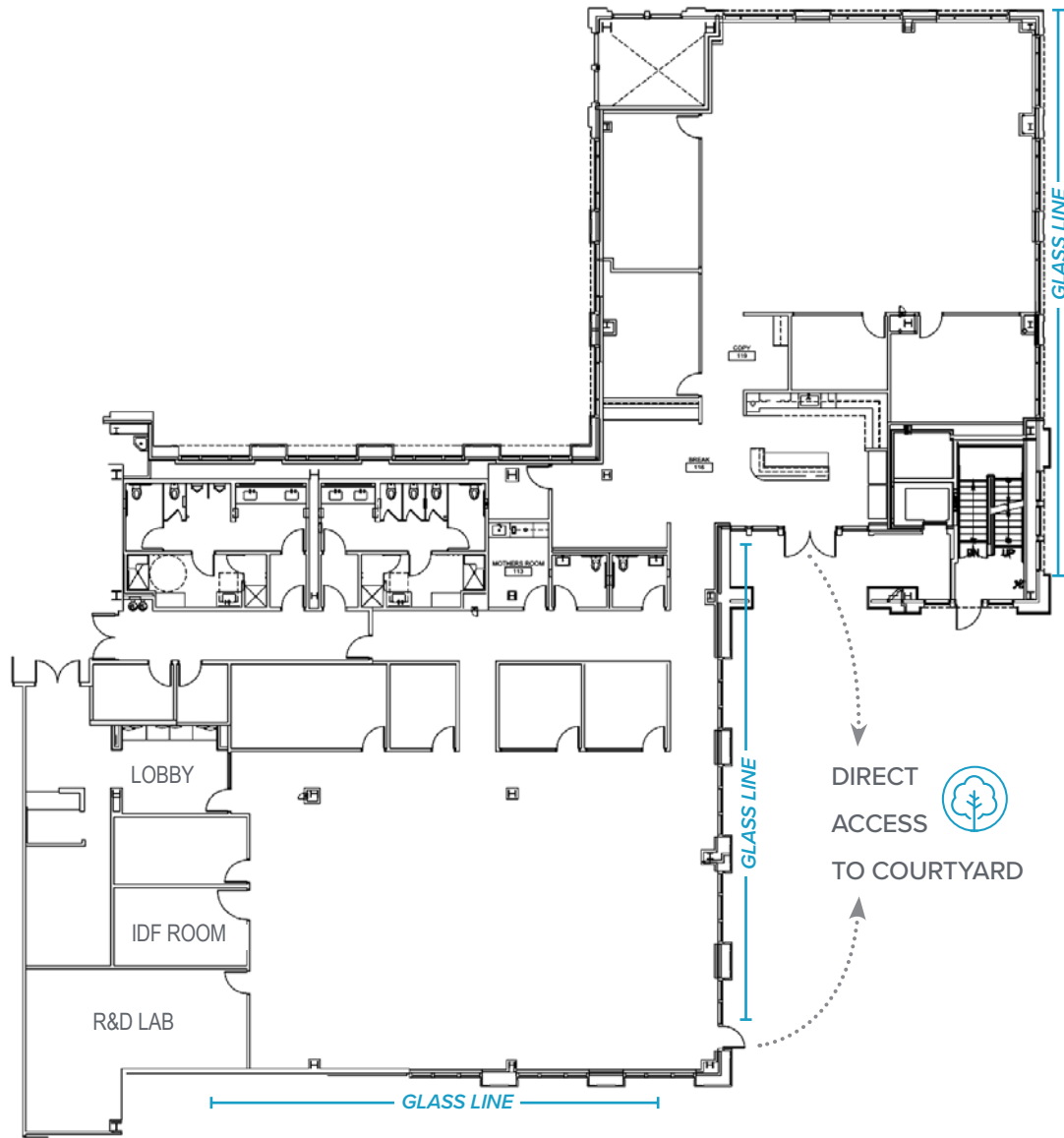
599
CASTRO ST



LARGE, ACTIVATED OUTDOOR PLAZA

1

FIRST FLOOR FLOORPLAN

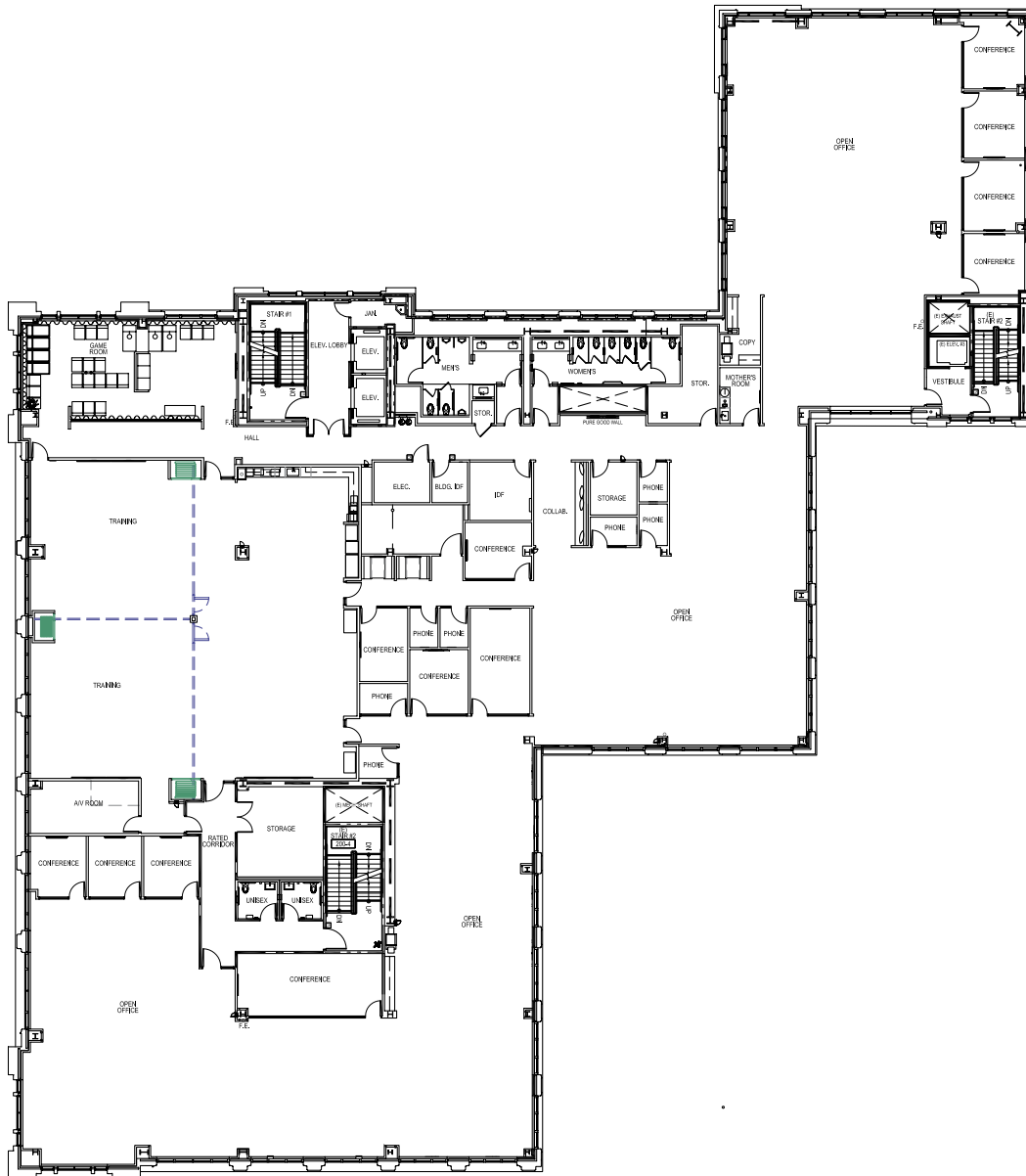


±14,260 SF

- 6 Conference Rooms
- 3 Phone Rooms
- 1 R&D Lab with 7.5 tons of cooling
- 1 IDF with 6 tons of cooling

SECOND FLOOR

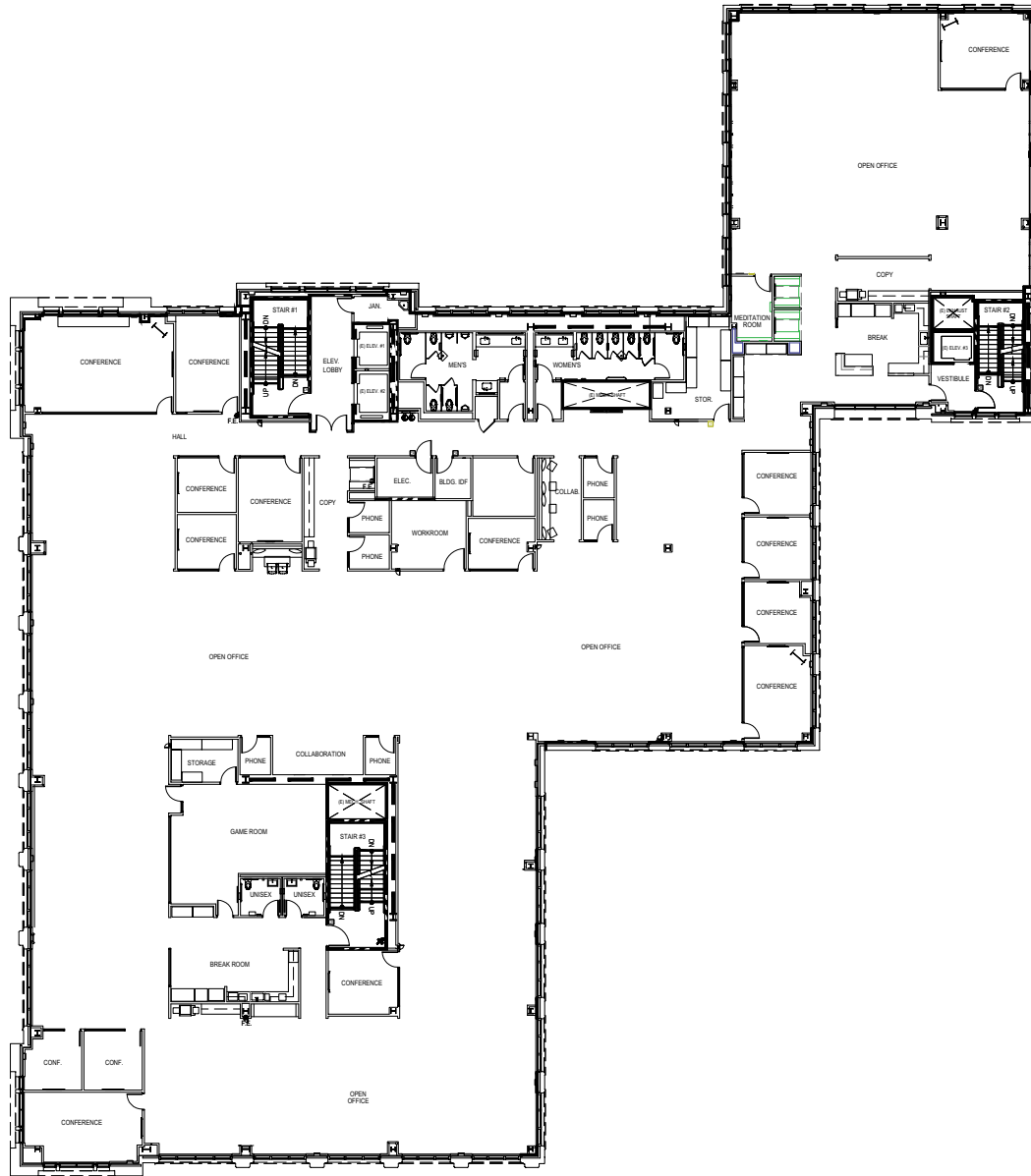
FLOORPLAN



±31,571 SF

- Large All-Hands Cafe connected to large training room with flexible glass accordion walls accommodating multiple sizes
- 12 Conference Rooms
- 6 Phone Rooms
- 1 R&D Lab with 4.5 tons of cooling

3 THIRD FLOOR FLOORPLAN



±31,571 SF

- 2 Break Rooms
- 15 Conference Rooms
- 6 Phone Rooms
- 1 R&D lab with 6 tons of cooling
- 1 IDF with 6 tons of cooling

3 THIRD FLOOR TEST FIT FLOORPLAN

HYPOTHETICAL PROFESSIONAL SERVICES FIT-PLAN



±31,571 SF

- 43 8'X10' Workstations
- 36 Offices (sizes vary)
- 1 Boardroom
- 5 Conference Rooms
- 1 War Room
- 2 Coffee Bars
- 2 Copy Rooms / Areas
- 1 Server Room
- 1 Break Room
- 3 Phone Rooms
- 1 Library

4 FOURTH FLOOR FLOORPLAN

SHARED ROOF DECK



AMENITIES AERIAL

Located in the heart of Downtown Mountain View. Enjoy unparalleled walkability (95 Walk Score) and bikeability (94 Bike Score) to diverse dining, unique shops, and other amenities options readily available just steps away.

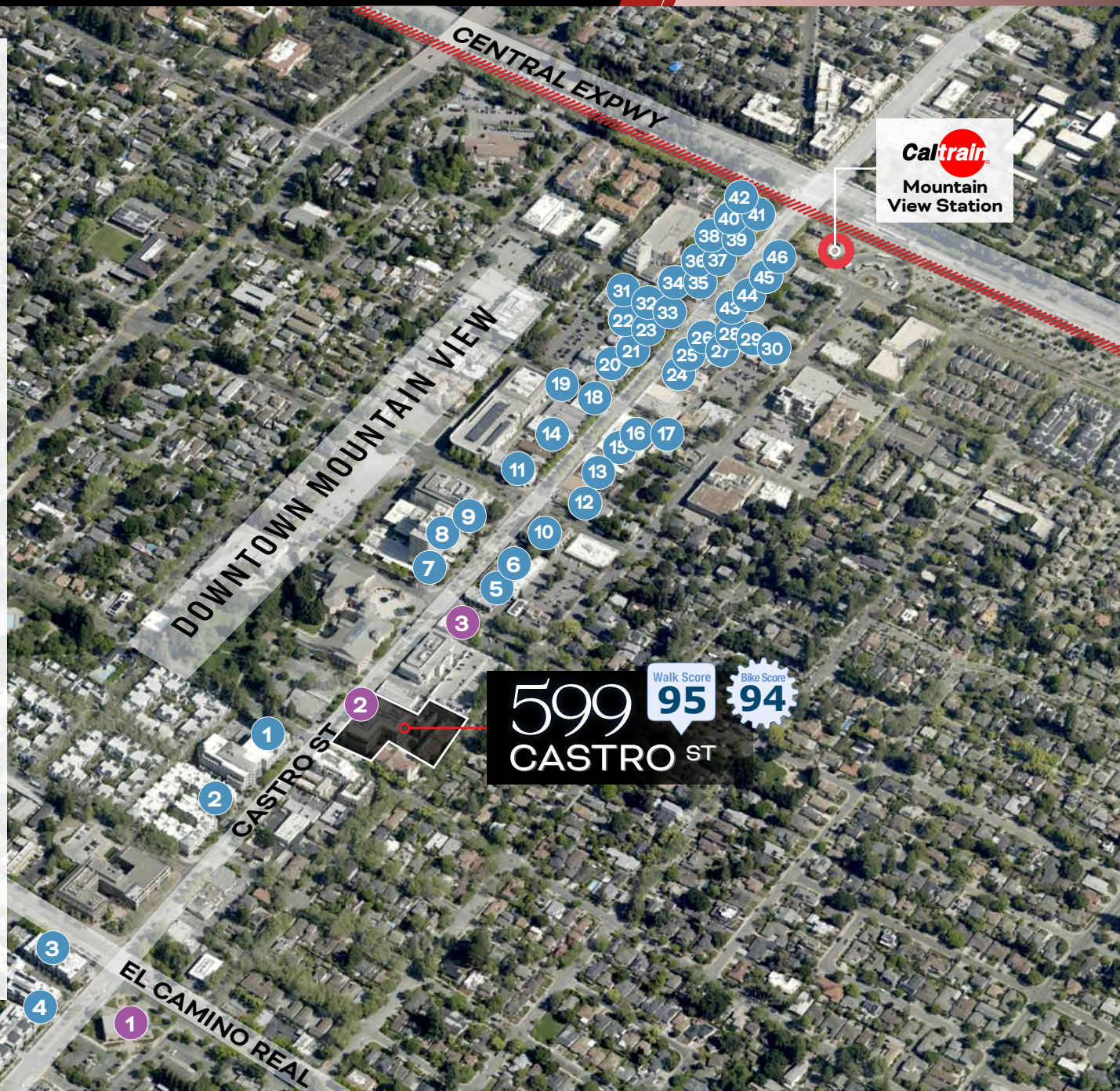
LEGEND

Food & Drinks

- | | |
|--------------------------|----------------------------|
| 1. Le Boulanger | 27. St. Stephen's Green |
| 2. Starbucks | 28. Pokeworks |
| 3. Mr. Sun Tea | 29. Alexander's Patisserie |
| 4. Oh Honey Macaron | 30. Red Rock Coffee |
| 5. Kirin | 31. Ume Tea |
| 6. K-Pot & Grill | 32. Maison Alyzee |
| 7. Sweetgreen | 33. Hong Kong Bakery |
| 8. Peet's Coffee | 34. Agave Mexican Bistro |
| 9. Cascal | 35. La Fontaine |
| 10. Scratch | 36. Udon Mugzio |
| 11. Limon | 37. Amarin Thai |
| 12. Ludwigs Biergarten | 38. Doppio Zero |
| 13. Sakoon | 39. Yugen Ramen |
| 14. Poke Bar | 40. Vida Tapas Y Cocteles |
| 15. Cafe Baklava | 41. Vaso Assurro |
| 16. Rootstock Wine Bar | 42. Happy Lamb |
| 17. Paris Baquette | 43. Fu Lam Mum |
| 18. New Mongolian BBQ | 44. Amarin Thai #2 |
| 19. Crepevine Restaurant | 45. Yi Fang Taiwan |
| 20. Mantra India | 46. Olympus Caffè & Bakery |
| 21. Bonchon | |
| 22. Zhangliang Malatang | |
| 23. Sushi Arashi | |
| 24. Gelato Classico | |
| 25. Moly Magees | |
| 26. Don Giovanni | |

Banks

1. Chase
2. Wells Fargo Bank
3. BMO



599 CASTROST

DOWNTOWN MOUNTAIN VIEW



OWNERSHIP

The
SOBRATO
Organization



LEASING CONTACTS

CHRISTIAN PRELLE
+1 650 486 2204
CHRISTIAN.PRELLE@COLLIERS.COM
LIC# 01888351

CARTER LYMAN
+1 650 793 5200
CARTER.LYMAN@NMRK.COM
LIC# 0206772

NEWMARK