

**REDUCED RATE: \$4.50 NNN**



**FOR SUBLEASE**  
**Sixth Floor: ±20,344 SF**  
**With Expansion up to ±60,000 SF**

**BEN STERN** 650.688.8509  
ben.stern@ngkf.com CA RE License #01365215

**BRANDON SERVICE** 650.688.8501  
bservice@ngkf.com CA RE License #01980264

**CHRISTINA LEGARDA** 650.473.4773  
christina.legarda@ngkf.com CA RE License #02075946

245 Lytton Avenue, Suite 150, Palo Alto, CA 94301

19-0474.10/19



**FOR SUBLEASE**

Sixth Floor: ±20,344 SF

Available Now

LED: December 31, 2025

**FOR LEASE**

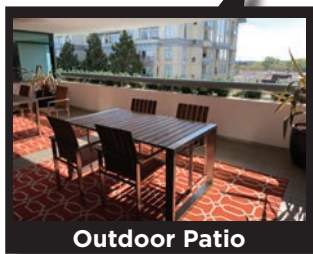
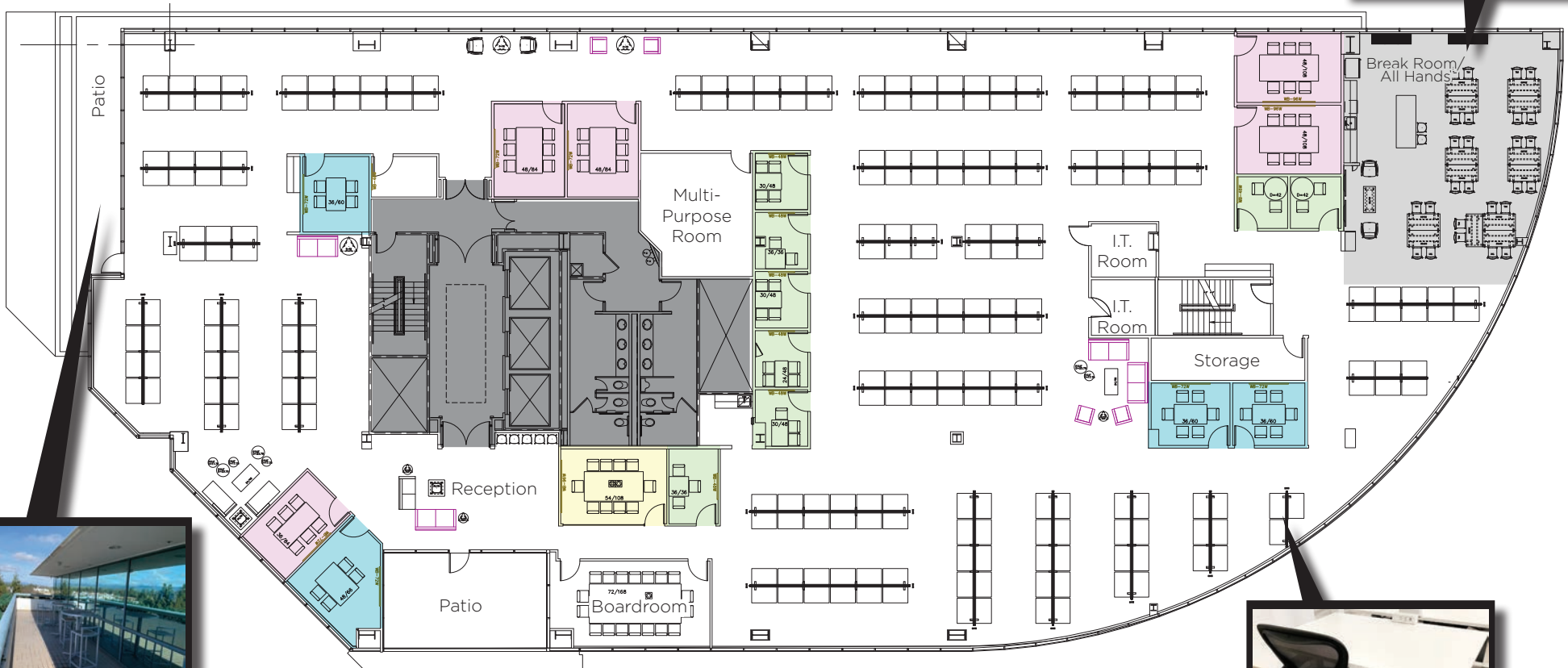
Seventh Floor: ±19,434 SF

Fifth Floor: ±21,084 SF

±60,862 SF Total or Divisible By Floor

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- **Flexible Term: 12 - 72 Month Deals**
  - Brand New Improvements
  - Plug & Play - 241 Workstations
  - AV and Phones in All Conference Rooms
  - Electric Sit Stand Workstations
  - Large Breakroom + All Hands
  - 3/1000 Underground Parking
  - ±0.6 Mile to San Antonio Caltrain
  - 4 EV charging stations
  - Outdoor Amenity Area
  - Bike Storage

SIXTH FLOOR

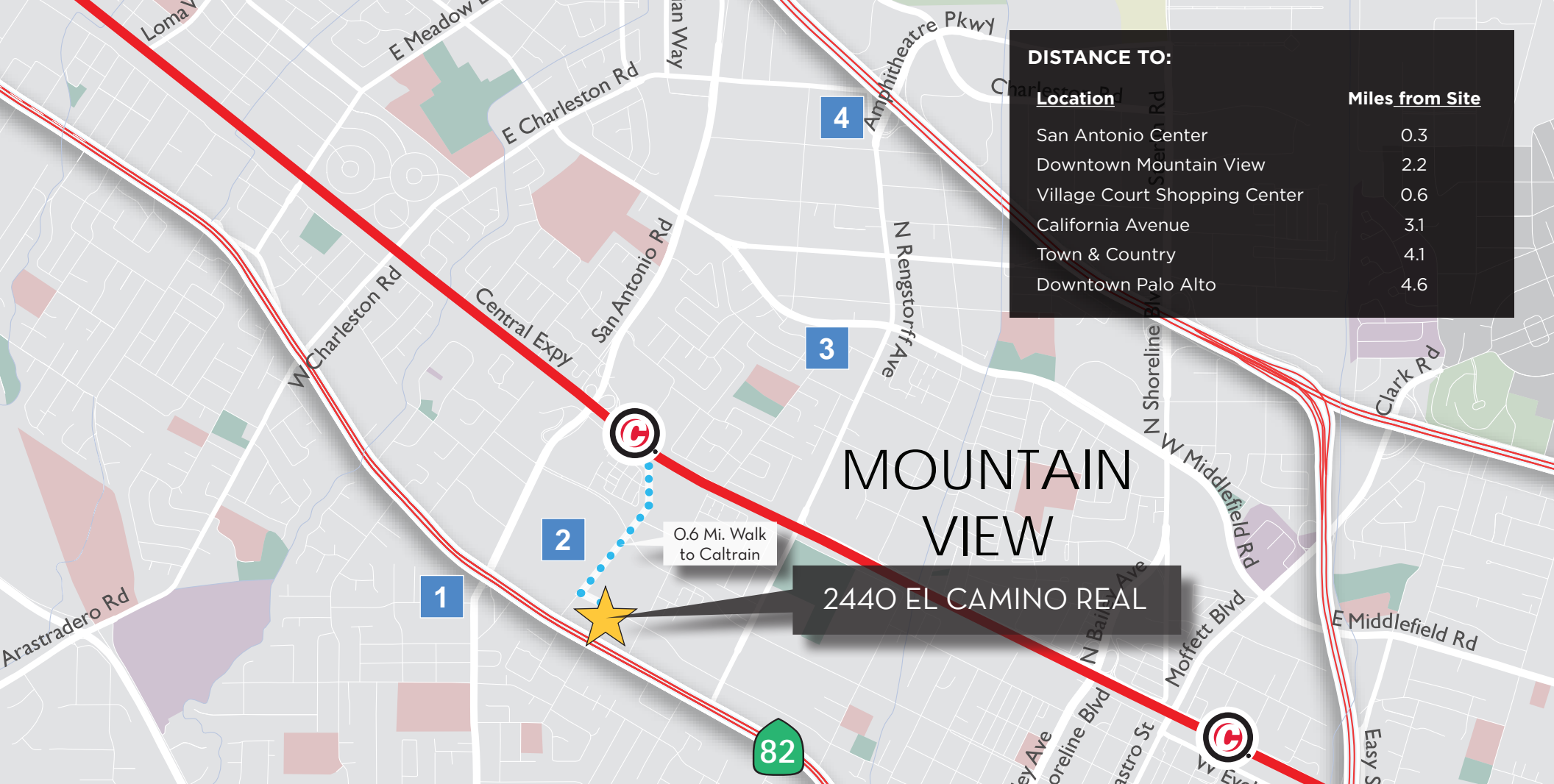


- (1) 10-Person Meeting Room
- (5) 6-Person Meeting Rooms
- (4) 4-Person Meeting Rooms
- (8) Huddle Rooms
- Informal Breakout/Meeting Areas









# MOUNTAIN VIEW

2440 EL CAMINO REAL

0.6 Mi. Walk to Caltrain

## SHOPPING CENTERS

### 1. VILLAGE COURT SHOPPING CENTER

- Teaspoon Los Altos
- Pho Vi Hoa
- The Pasta Market
- Noodle Talk
- Sushiko

### 2. SAN ANTONIO CENTER

- The Counter
- Veggie Grill
- Pacific Catch
- Trader Joe's
- Jersey Mike's
- Peet's Coffee
- Chef Chu's
- Whole Foods
- Chase Bank

- Citibank
- Safeway
- 24 Hour Fitness
- Nekter Juice Bar
- BevMo!
- Walmart
- Kohl's
- Paul Martin's
- Sushi 88 & Ramen

### 3. MONTA LOMA PLAZA

- Safeway
- Starbucks
- Green & Fresh Cleaners
- Taqueria La Bamba
- Chang Artisan Noodle
- Star's Nail Spa

### 4. CHARLESTON PLAZA

- In-n-out
- Chipotle
- Krispy Kreme
- Costco
- Michaels

