



For Lease

±3,863 SF Office Space

1987 Leghorn Street, Suite 100, Mountain View, CA



**LEASE
RATE**

**\$3.45
SF/MONTH/NNN**

PROPERTY DETAILS

**BUILDING
SIZE:** ±10,870 SF

**AVAILABLE
SF:** ±3,863 SF

YEAR BUILT: 2014

SPRINKLERED: Yes

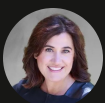
POWER: 400 amps
480/277v
3-Phase

MARKET: Silicon Valley

SUBMARKET: Mountain View

PROPERTY HIGHLIGHTS

- ±3,863 SF office suite available for lease
- Efficient floor plan with six private offices
- Large conference room and two private phone booths
- Open collaborative workspace with abundant natural light
- Private restroom with showers
- Kitchenette/break area and dedicated IT room
- LEED Silver equivalent construction
- Polished concrete floors and modern interior finishes
- Monument signage opportunity
- Fully landscaped professional business park setting
- Minutes from Costco, Starbucks, Chipotle, In-N-Out, and other retail amenities
- Ideal for technology, engineering, life science, and professional office users



Mary Blaser
Vice President
O: 408.309.4049
mary.blaser@svn.com
CalDRE #01053916



Gabe Regalado
Director
O: 408.982.8428
Gabe.Regalado@nrmk.com
CA RE #02008286

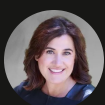
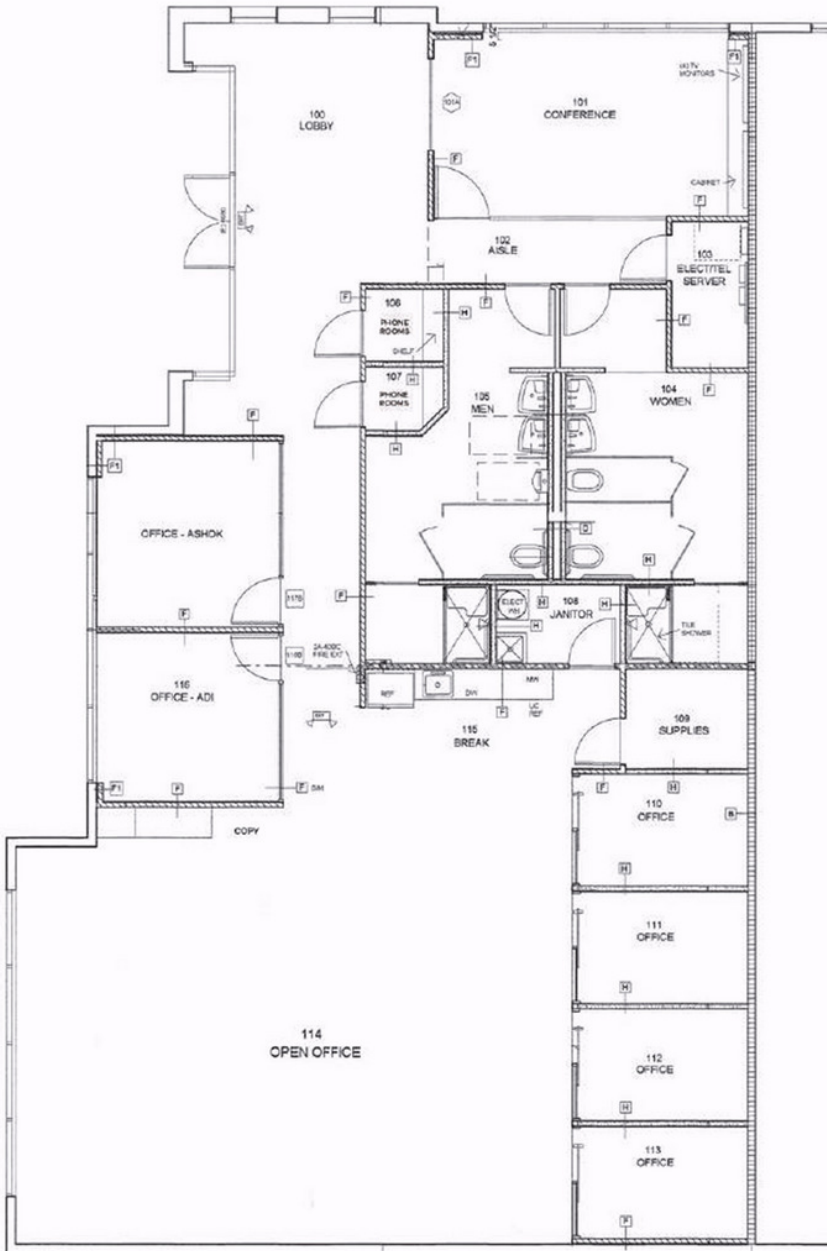




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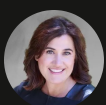




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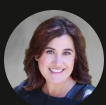
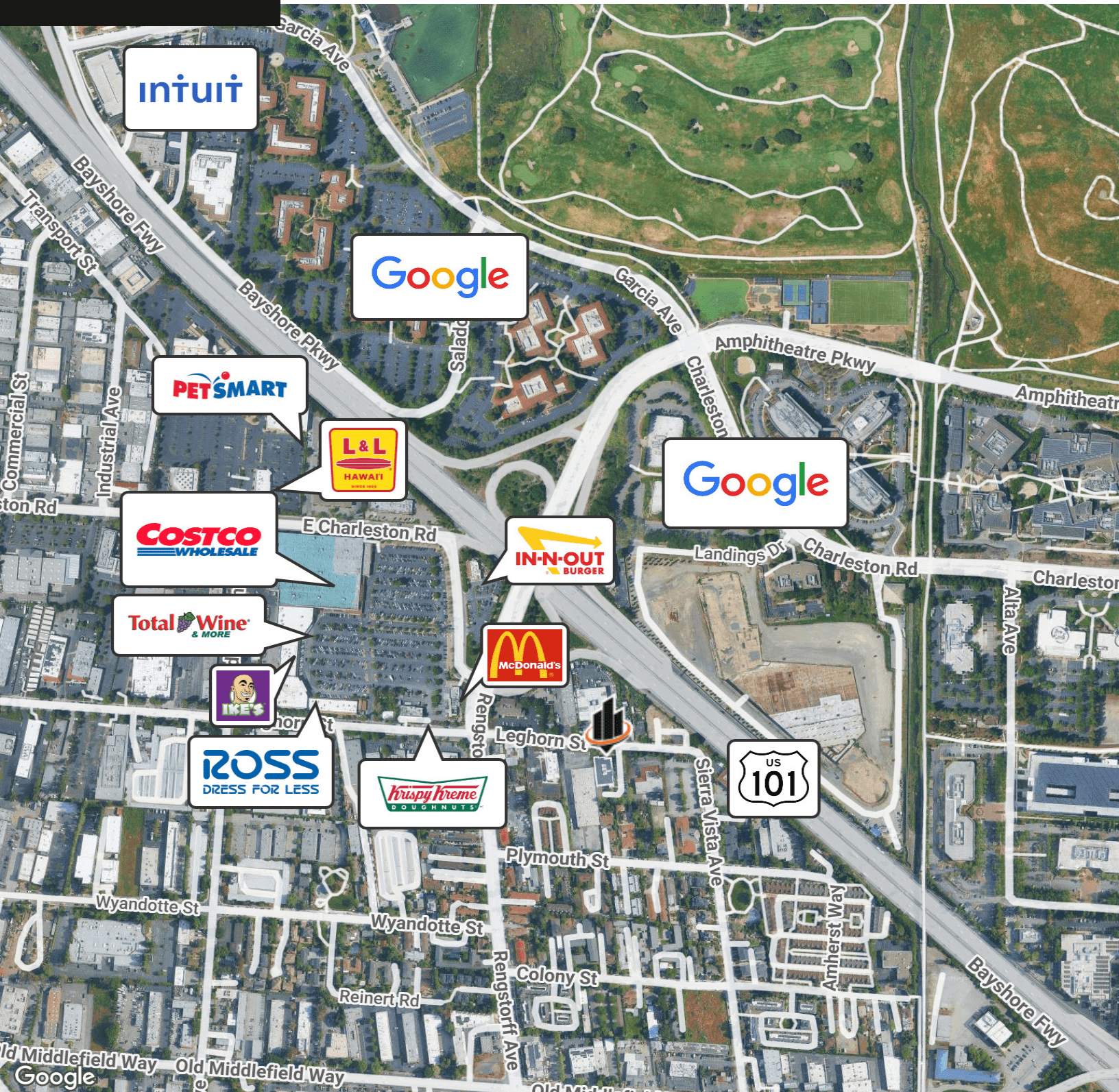




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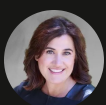
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	327	2,230	12,066
AVERAGE AGE	33.9	33.7	40.3
AVERAGE AGE (MALE)	34.2	35.3	39.3
AVERAGE AGE (FEMALE)	32.2	32.6	43

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	129	853	4,681
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$203,919	\$264,005	\$263,520
AVERAGE HOUSE VALUE	\$1,629,034	\$1,569,202	\$1,824,657

2023 American Community Survey (ACS)



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