



# Freestanding R&D Building for Sublease

448 E. MIDDLEFIELD ROAD  
MOUNTAIN VIEW, CA

## Property Highlights

- ±13,445 SF
- Available now
- LED 3/31/2028
- Freestanding R&D/office building with abundant parking
- Walking distance to VTA Light Rail
- Adjacent to Open AI campus
- 2 grade level doors
- Exterior building signage
- \$2.50 NNN, priced to move
- Existing dry lab for EV Car / Robotics / AI Infrastructure
- 800 amps at 120/208 V
- Available 10/1/26 but possibly sooner
- Long term direct lease available

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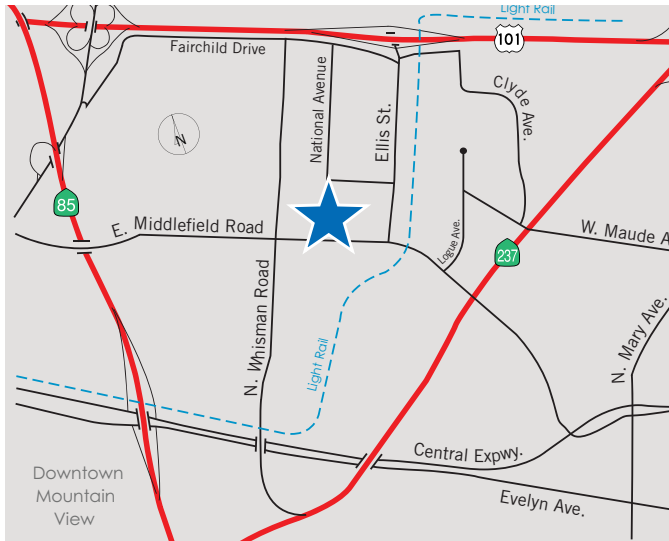
[nmrk.com](http://nmrk.com)



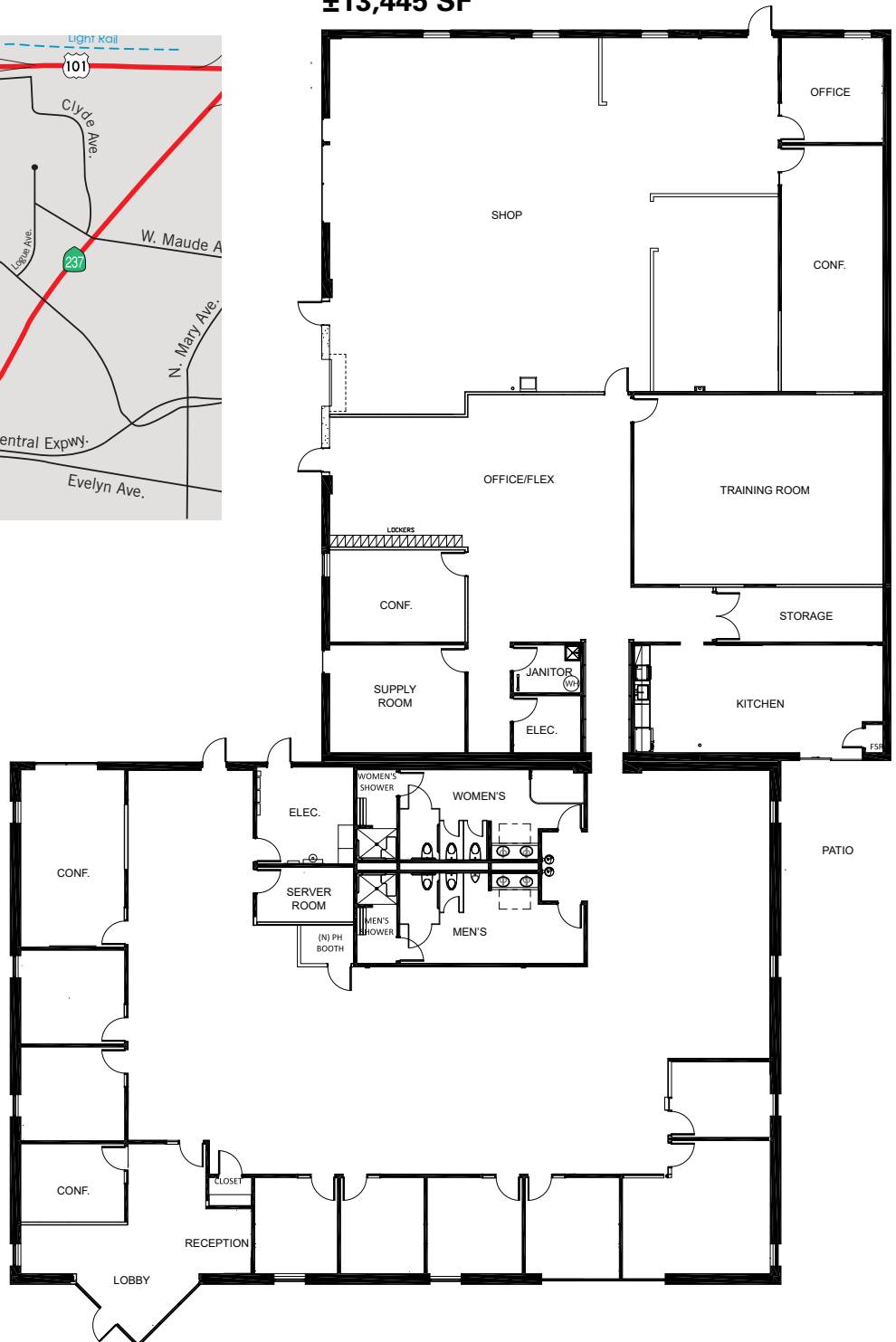
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Property Photos

