

FOR LEASE

# 480 ELLIS STREET

MOUNTAIN VIEW, CA 94043



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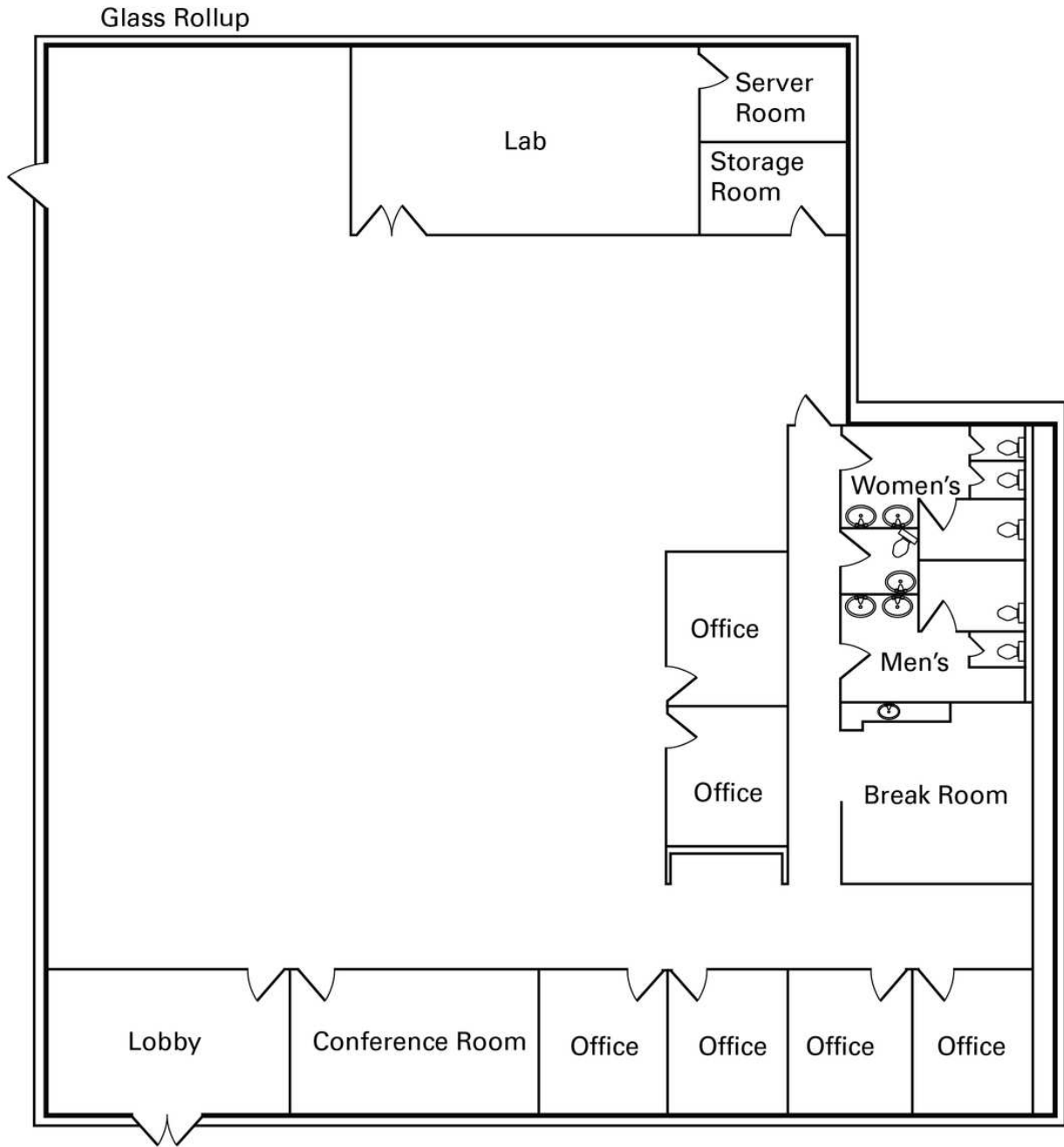


## PROPERTY DESCRIPTION

±7,814 SF R&D/OFFICE FOR LEASE

## PROPERTY HIGHLIGHTS

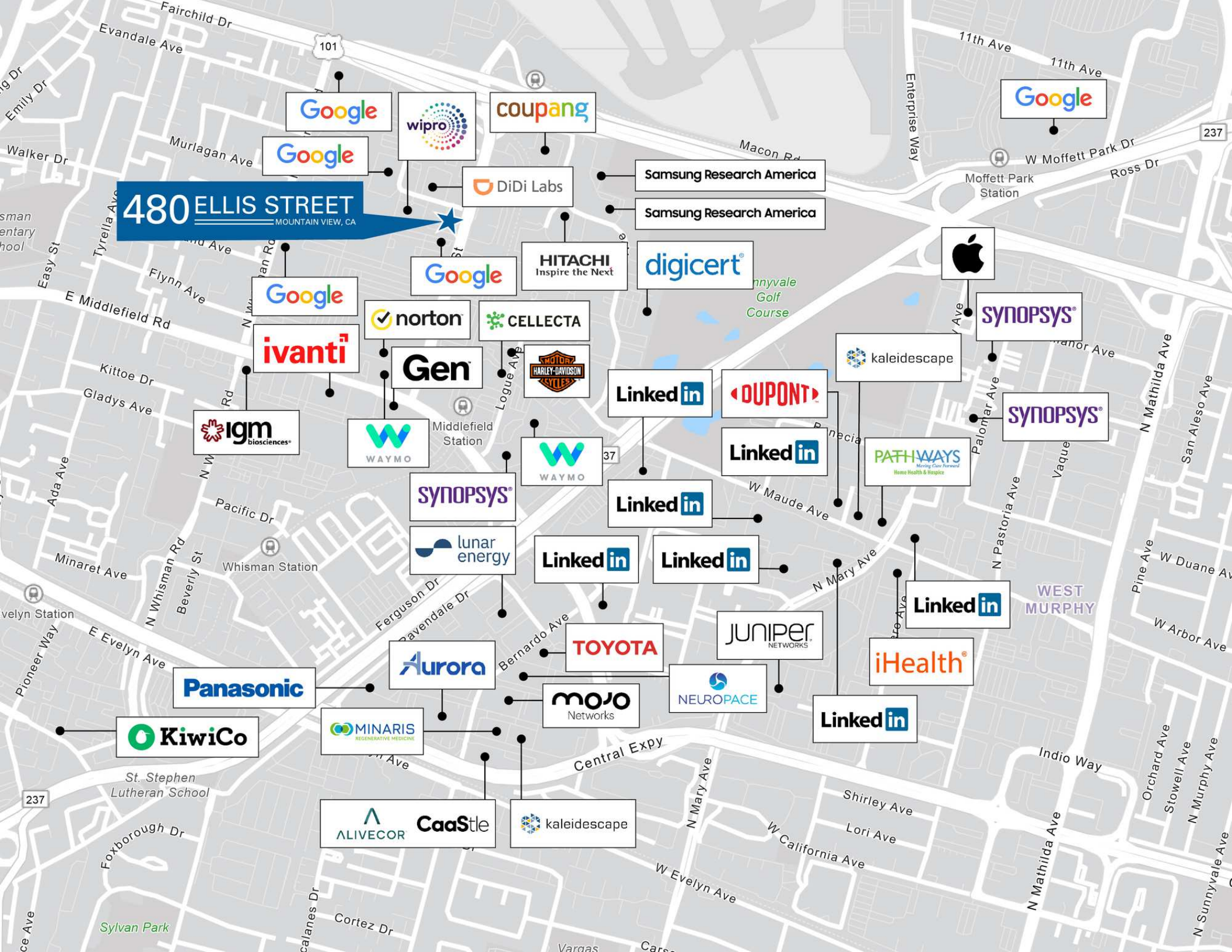
- New, High-End, Contemporary Interiors
- One Grade Level Door
- Great Mix of Open Office, Privates, Conference Room, and R&D/Lab Area
- 2 EV Charging Stations Available
- Walking Distance to VTA Light Rail
- Easy Access to Highways 237, 85, and 101
- Minutes to Downtown Mountain View with an Abundance of Amenities
- Upgraded to Title 24
- ±3.00/1,000 Parking Ratio





- 2 min drive to HWY's 101, 85, and 237
- 11 min walk to VTA Lightrail Station
- 16 min VA lightrail to Downtown Mountain View Caltrain
- 27 min drive to SFO
- 13 min drive to San Jose Airport
- 200 yards to Mvgo Stop
- 7 min to Caltrain Mvgo

- |  |   |   |   |  |   |
|--|---|---|---|--|---|
| <ul style="list-style-type: none"> <li><b>1. Caliber Collision</b></li> <li><b>2. Subway</b></li> <li><b>3. Round Table Pizza</b></li> <li><b>4. Caliber Collision</b></li> <li><b>5. 7-Eleven</b></li> <li><b>6. Subway</b></li> <li><b>7. Wells Fargo</b></li> <li><b>8. Dollar Tree</b></li> <li><b>9. Minuteman Press</b></li> </ul> | <ul style="list-style-type: none"> <li><b>10. Kiddie Academy</b></li> <li><b>11. Specialty's Café &amp; Bakery</b></li> <li><b>12. Valero</b></li> <li><b>13. Le Boulanger</b></li> <li><b>14. Ramada by Wyndham</b></li> <li><b>15. Star One Credit Union</b></li> <li><b>16. Downtown Mountain View</b> <ul style="list-style-type: none"> <li>• Amarin Thai Cuisine</li> <li>• Ava's Downtown Market &amp; Deli</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Blue Line Pizza</li> <li>• Cascad</li> <li>• Doppio Zero</li> <li>• Ephesus</li> <li>• Eureka!</li> <li>• Fu Lam Mum</li> <li>• K-Pot &amp; Grill</li> <li>• Oren's Hummus</li> <li>• Peet's Coffee</li> </ul> | <ul style="list-style-type: none"> <li>• Red Rock Coffee</li> <li>• Scratch</li> <li>• Starbucks</li> <li>• sweetgreen</li> <li>• La Fontaine</li> <li>• Mediterranean Grill House</li> <li><b>17. Downtown Sunnyvale</b> <ul style="list-style-type: none"> <li>• Fibbar MaGYee's</li> <li>• Fuego Grill &amp; Sports Bar</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Il Postale</li> <li>• Gumba's</li> <li>• Inchin's Bamboo Garden</li> <li>• K Tea Cafe</li> <li>• Kabul Afghan Cuisine</li> <li>• Metro City Restaurant &amp; Bar</li> <li>• Nom Burger</li> <li>• Orangetheory Fitness</li> <li>• Philz Coffee</li> <li>• Thai Basil</li> </ul> | <ul style="list-style-type: none"> <li>• Ramen Seas</li> <li>• Plaza Del Sol</li> <li>• River Rock Taproom</li> <li>• Roberto's Cantina</li> <li>• Rok Bistro</li> <li>• S Murphy Ave</li> <li>• Rokko Izakava &amp; Sushi</li> <li>• Sajj Mediterranean</li> <li>• Tao Tao</li> <li>• The Prolific Oven</li> </ul> |
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