



Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
±13,034 Square Feet (±5,728 Square Feet for Lease)



FOR LEASE

Home

Property Highlights

Property Overview

Tenant Summary

Site Plan

Floorplans

Interior Photo

Aerial Map

Location Map

Parcel Map

Contact Information

07-1654•8/07

CORNISH & CAREY COMMERCIAL ONCOR INTERNATIONAL
245 LYTTON AVENUE, SUITE 150
PALO ALTO, CA 94588
TEL 650.322.2600 • FAX 650.321.0719

Contact Exclusive Agents

Kevin Cunningham
kcunningham@ccarey.com
650.688.8521

Jim Beeger
jbeeger@colliersparrish.com
408.282.3942

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
±13,034 Square Feet (±5,728 Square Feet for Lease)



Project Highlights

- Excellent Owner/User or Investment Opportunity
- Shoreline Park Corner Location
- 1090A: ±5,728 Square Foot Building (For Lease)
1090B: ±7,306 Square Foot Building
±13,034 Combined Square Feet
- ±40,075 Square Foot Single Parcel
- For Sale at \$3,600,000
- Call Agents for Further Details

Home

Property Highlights

Property Overview

Tenant Summary

Site Plan

Floorplans

Interior Photo

Aerial Map

Location Map

Parcel Map

Contact Information



Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
±13,034 Square Feet (±5,728 Square Feet for Lease)



Property Overview

Address:	1090A & 1090B La Avenida Avenue, Mountain View
Assessor's Parcel Number:	116-14-110
Location:	Located in Shoreline Park with Close Proximity to Highway 101 and Downtown Mountain View
Improvement Description:	Two Single Story R&D/Industrial Buildings
Zoning:	MM-40
Combined Building Area:	±13,034 Square Feet
Land Area:	±40,075 Square Feet
Power:	400 Amps, 208 Volt Per Building
Parking:	3.1/1000

07-1654•8/07

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

[Home](#)

[Property Highlights](#)

[Property Overview](#)

[Tenant Summary](#)

[Site Plan](#)

[Floorplans](#)

[Interior Photo](#)

[Aerial Map](#)

[Location Map](#)

[Parcel Map](#)

[Contact Information](#)



Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
±13,034 Square Feet (±5,728 Square Feet for Lease)



Tenant Summary

Significant Upside - Below Market Rents!

Building	Tenant	Current Rent	Lease Expiration
1090A La Avenida Avenue	Owner/User or For Lease	\$1.90 NNN *	Vacant
1090B La Avenida Avenue	Logic Technology	\$5,600.00/Month/Gross **	Month to Month

* Net expenses are approximately \$0.25 per square foot

** Tenant pays for landscaping but not taxes and insurance

07-1654•8/07

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Home

Property Highlights

Property Overview

Tenant Summary

Site Plan

Floorplans

Interior Photo

Aerial Map

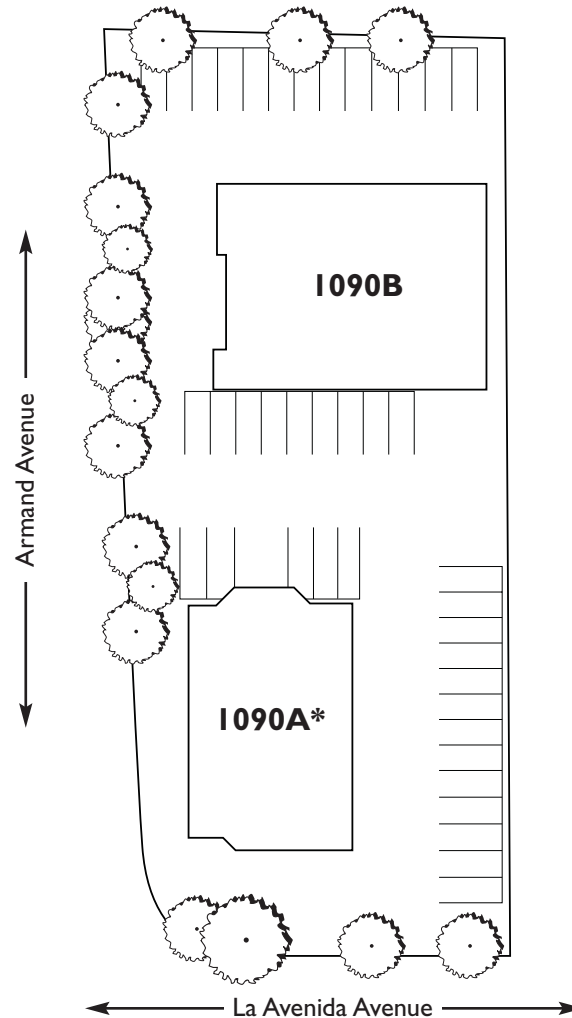
Location Map

Parcel Map

Contact Information



Site Plan



* Vacant; Available for Lease or Owner/User

07-1654•8/07

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Home

Property Highlights

Property Overview

Tenant Summary

Site Plan

Floorplans

Interior Photo

Aerial Map

Location Map

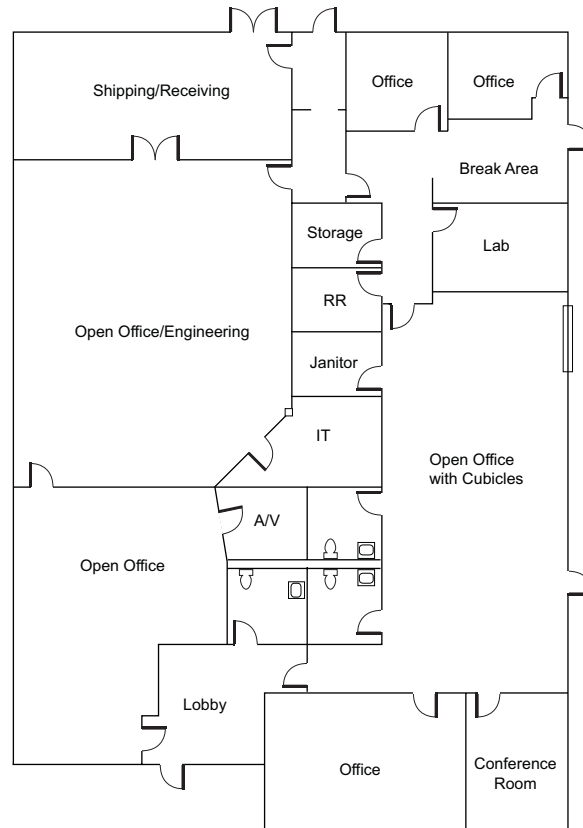
Parcel Map

Contact Information



Floorplan - 1090A La Avenida Avenue

±5,728 Square Feet - Vacant for Lease or Owner/User



98% Drop Ceiling & HVAC

- [Home](#)
- [Property Highlights](#)
- [Property Overview](#)
- [Tenant Summary](#)
- [Site Plan](#)
- [Floorplans](#)
- [Interior Photo](#)
- [Aerial Map](#)
- [Location Map](#)
- [Parcel Map](#)

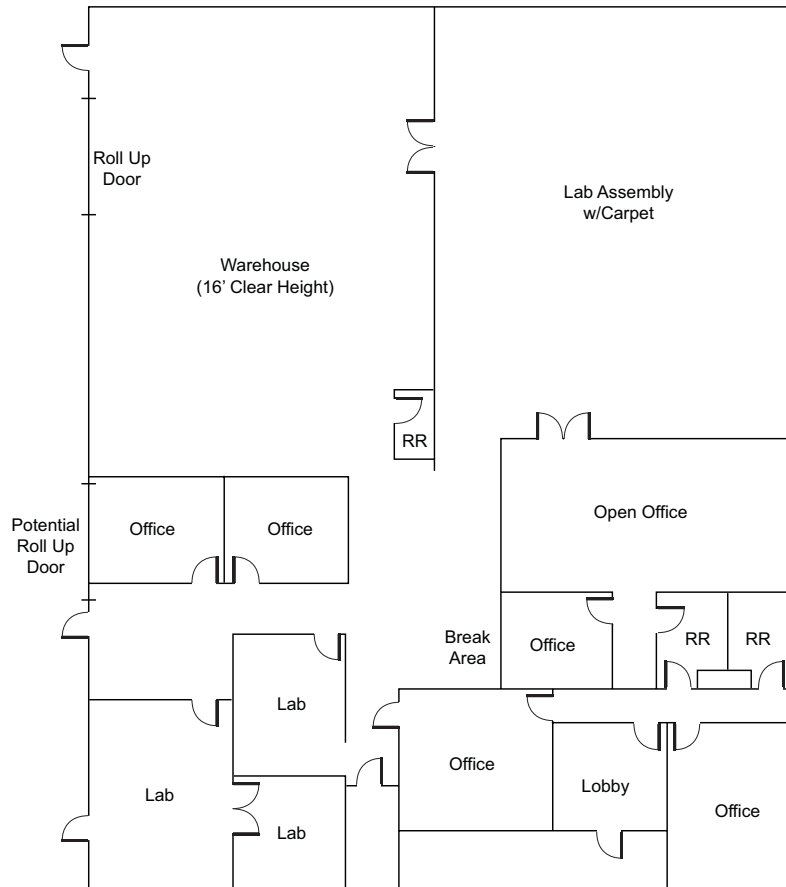


Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
±13,034 Square Feet (±5,728 Square Feet for Lease)



Floorplan - 1090B La Avenida Avenue



07-1654•8/07

[BACK](#)

[Home](#)

[Property Highlights](#)

[Property Overview](#)

[Tenant Summary](#)

[Site Plan](#)

[Floorplans](#)

[Interior Photo](#)

[Aerial Map](#)

[Location Map](#)

[Parcel Map](#)

[Contact Information](#)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
±13,034 Square Feet (±5,728 Square Feet for Lease)



Interior Photo - 1090A La Avenida Avenue



[Home](#)

[Property Highlights](#)

[Property Overview](#)

[Tenant Summary](#)

[Site Plan](#)

[Floorplans](#)

[Interior Photo](#)

[Aerial Map](#)

[Location Map](#)

[Parcel Map](#)

[Contact Information](#)

07-1654•8/07

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
±13,034 Square Feet (±5,728 Square Feet for Lease)



Aerial Map



[Home](#)

[Property Highlights](#)

[Property Overview](#)

[Tenant Summary](#)

[Site Plan](#)

[Floorplans](#)

[Interior Photo](#)

[Aerial Map](#)

[Location Map](#)

[Parcel Map](#)

[Contact Information](#)

07-1654•8/07

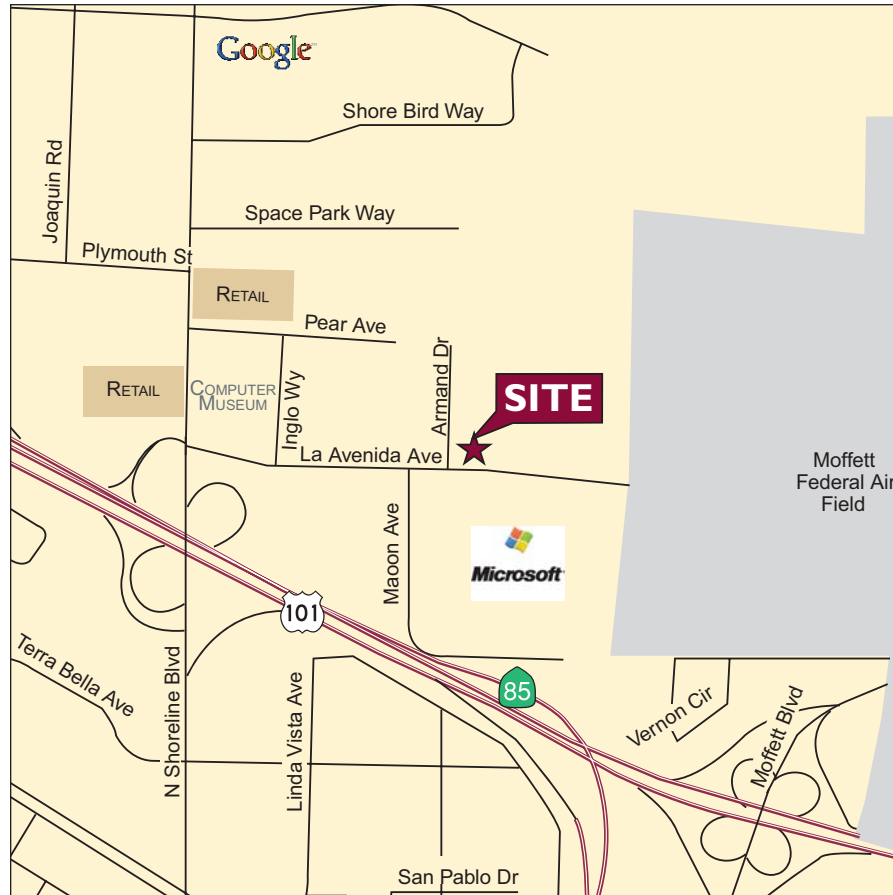
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
 ±13,034 Square Feet (±5,728 Square Feet for Lease)



Location Map



[Home](#)

[Property Highlights](#)

[Property Overview](#)

[Tenant Summary](#)

[Site Plan](#)

[Floorplans](#)

[Interior Photo](#)

[Aerial Map](#)

[Location Map](#)

[Parcel Map](#)

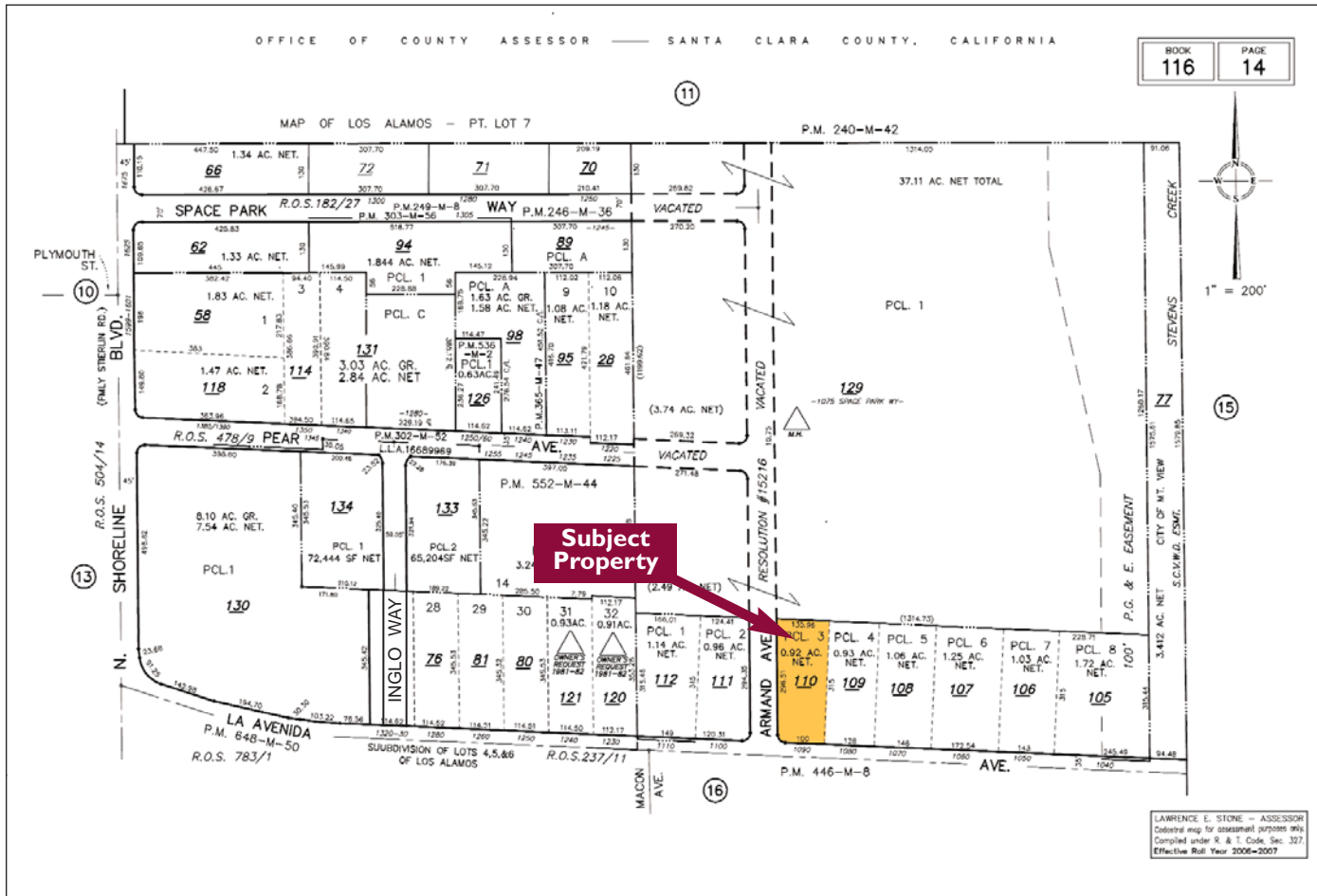
[Contact Information](#)

Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
 ±13,034 Square Feet (±5,728 Square Feet for Lease)



Parcel Map



07-1654•8/07

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Home

Property Highlights

Property Overview

Tenant Summary

Site Plan

Floorplans

Interior Photo

Aerial Map

Location Map

Parcel Map

Contact Information



Shoreline R&D/Industrial Buildings For Sale or Lease

1090A & 1090B La Avenida Avenue, Mountain View
±13,034 Square Feet (±5,728 Square Feet for Lease)



Contact Information

Contact Exclusive Agents

Kevin Cunningham
kcunningham@ccarey.com
650.688.8521



Jim Beeger
jbeeger@colliersparrish.com
408.282.3942



[Home](#)

[Property Highlights](#)

[Property Overview](#)

[Tenant Summary](#)

[Site Plan](#)

[Floorplans](#)

[Interior Photo](#)

[Aerial Map](#)

[Location Map](#)

[Parcel Map](#)

[Contact Information](#)