

FOR LEASE

±53,624 sq. ft.
Class A Office/R&D Space

Property Highlights:

- Two-Story Office / R&D Building
- Building Developed in 2000 by Mozart Development Company
- Prestigious Moffett Park Location
- Two-Story, High-Image Lobby
- Showers
- Convenient access to Highways 237, 101 and 85
- Approximately 1.5 Blocks from Borregas or Crossman VTA Light Rail Stations
- Corporate Neighbors: Juniper Networks, Lockheed, Network Appliance (Net Apps) Yahoo, Kyphon/Medtronic, Molecular Devices (MDC) & Cepheid

For more information, contact:

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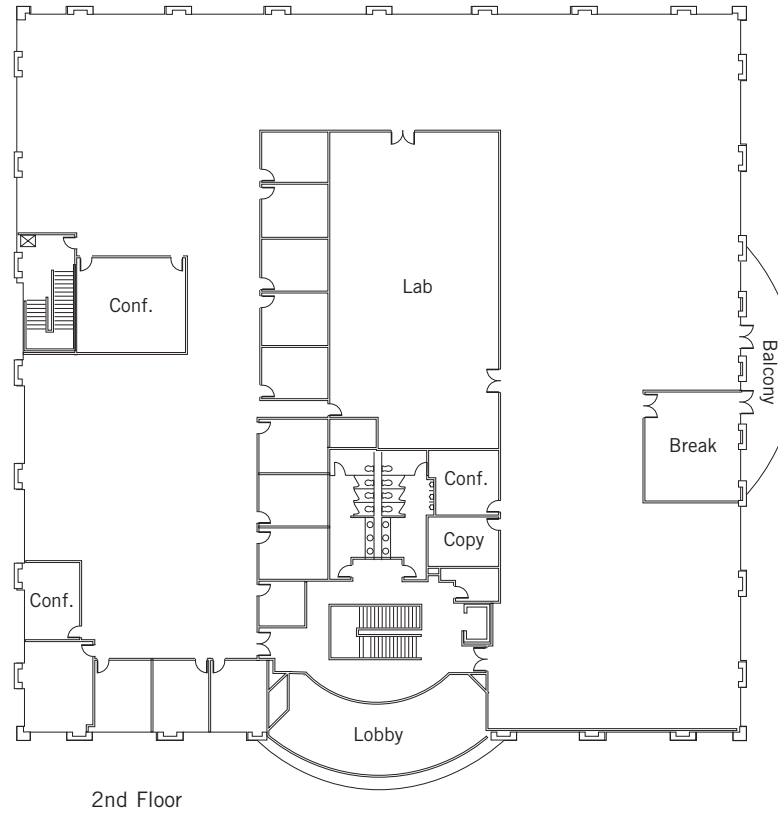
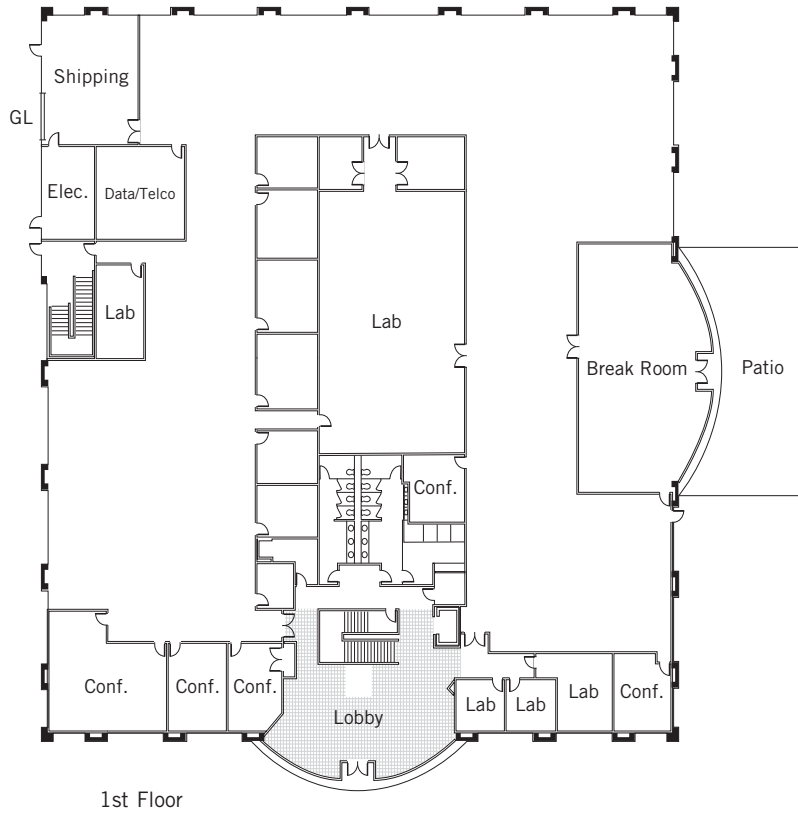
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***1st Floor Build Out**

Private Office	6
Cubes	80
Lab	5
Conference	6
Lunch	1
Copy	1
Data/Telecom	1
Coffee Room	1
Ship & Receive	1

***2nd Floor Build Out**

Private Office	10
Cubes	97
Lab	1
Conference	4
Break	1
Copy	2
Coffee Room	1

***Total Build Out**

Private Office	16
Cubes	177
Lab	6
Conference	10
Lunch	1
Break	1
Copy	3
Data/Telecom	1
Coffee Room	2
Ship & Receive	1

*Approximate Layout as of 6/2010.

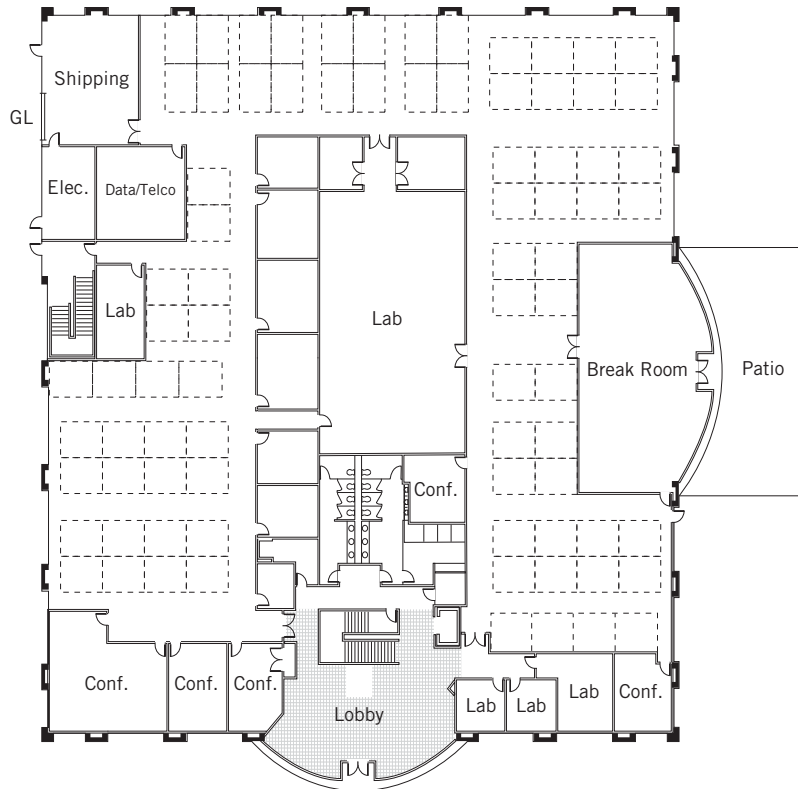
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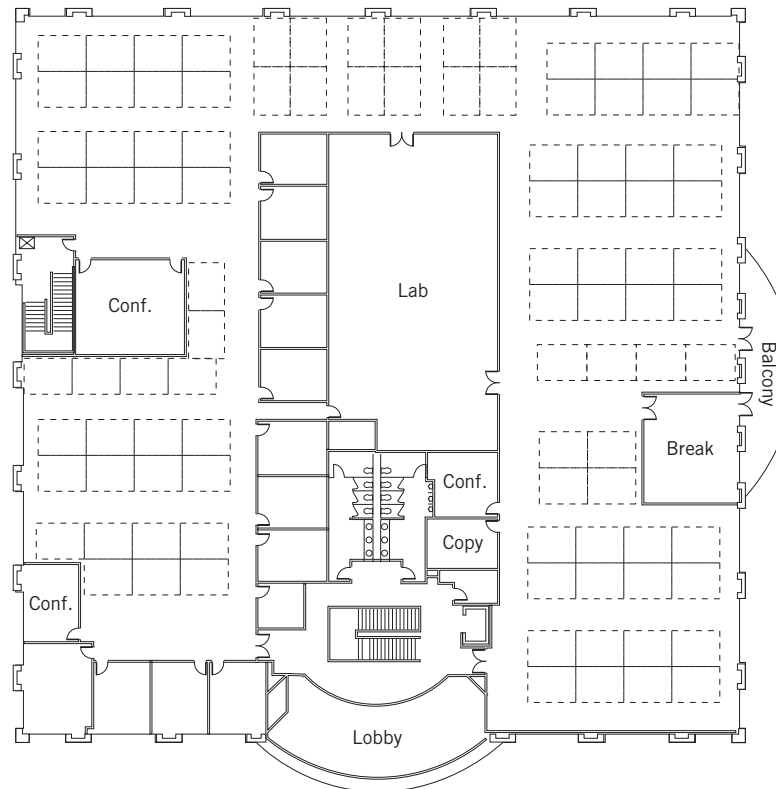
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1st Floor



2nd Floor

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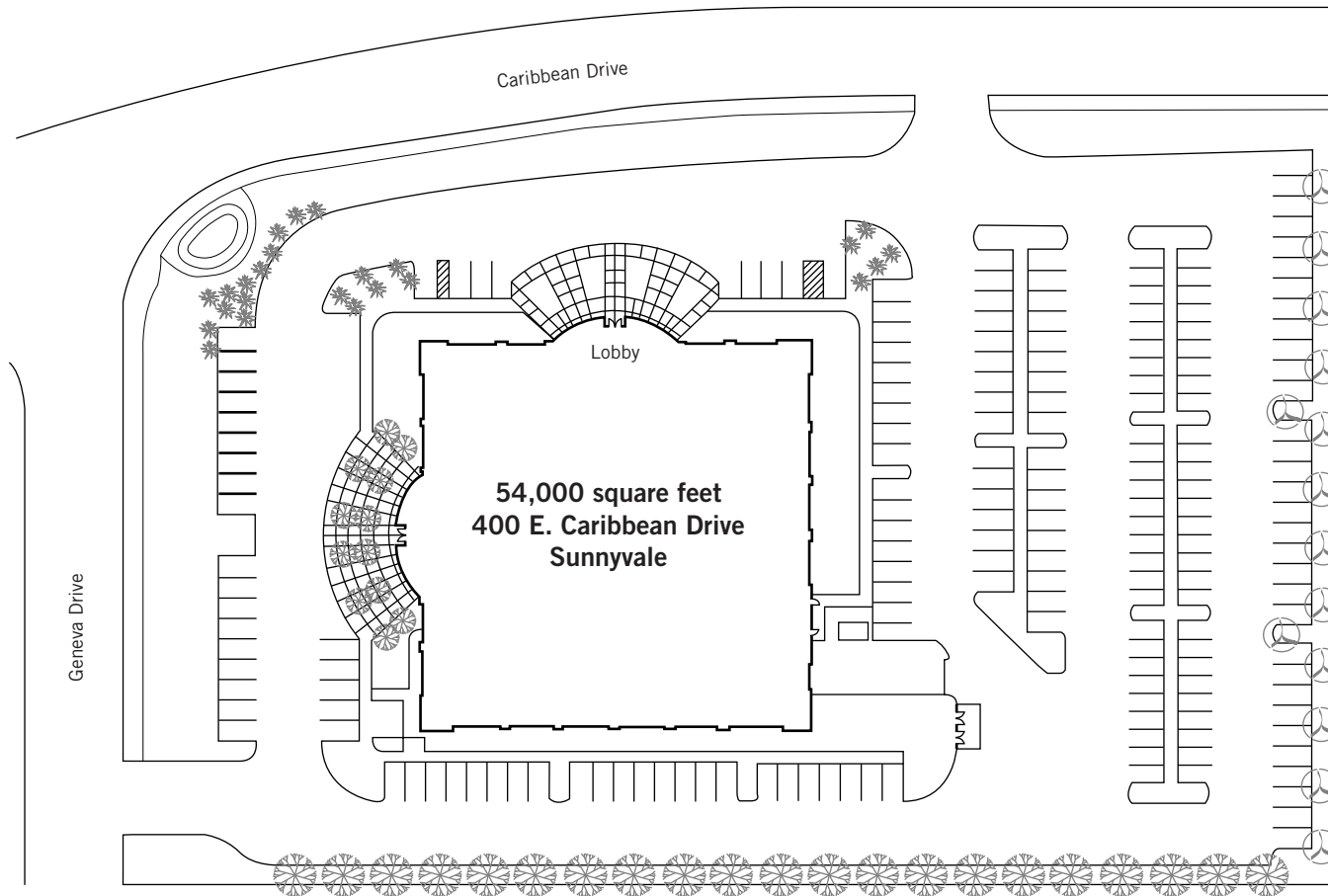
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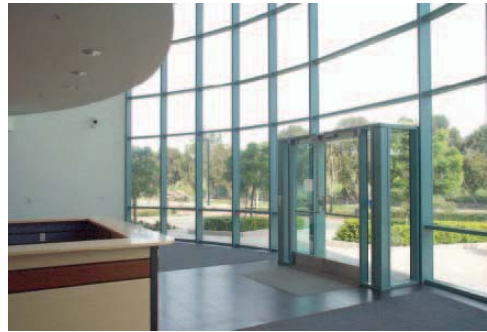
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Project Size:	53,624± square feet
Number of Floors:	Two-story with balconies and 100% perimeter glass
Construction Type:	Steelframe with concrete tilt-up
Parking:	3.8±/1000
Sprinklers:	Full coverage throughout facility
Loading Facilities:	One grade-level door
Elevator:	One passenger unit
Interior Lighting:	Indirect lighting system throughout building
Mechanical:	(2) 75-ton Trane rooftop PX systems; (5) 7.5-ton split system (specific for labs); Ajax WNG 1250 W hot water boiler, 1,000,000 Btu/hr; digital control VAV system
Electrical:	2,000 amp, 480/277 volt
Backup Generator:	One 125kW Caterpillar/Olympian model 125P2 with 392-gallon base tank
Security System:	Card access and alarm systems are Lenel. There are 10 card readers throughout the building, allowing full interior and exterior facility control. The building has 1 exterior and 4 interior cameras located at the lobby, break room, ship/receive, stairwell door, and parking lot.
Telecom/Data Systems:	All voice and data wiring is identified and arranged in a patch panel. Each technology outlet has (3) CAT 5E data cables and (1) CAT 3 voice cable.

Note: The information above was provided by sources we deem reliable but should be independently confirmed prior to signing a formal lease agreement

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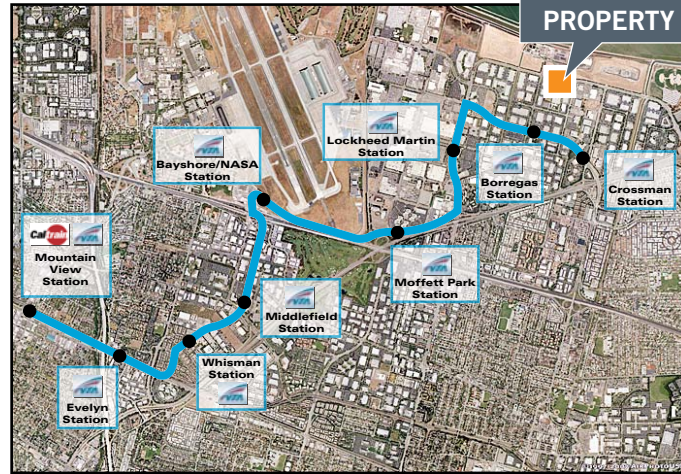
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CALTRAIN



VTA LIGHT RAIL



SOUTHBOUND (Peninsula to Sunnyvale)

Caltrain Weekday Southbound Baby Bullet Timetable

Train	San Francisco	22nd Street	Milbrae	Hillsdale	Redwood City	Menlo Park	Palo Alto	Mountain View
312	6:59 AM	7:04 AM	7:17 AM	-	7:30 AM	7:35 AM	-	7:44 AM
314	7:14 AM	7:19 AM	7:32 AM	7:40 AM	-	-	7:51 AM	7:58 AM
322	7:59 AM	8:04 AM	8:17 AM	-	8:30 AM	8:35 AM	-	8:44 AM
324	8:14 AM	8:19 AM	8:32 AM	8:40 AM	-	-	8:51 AM	8:58 AM
332	8:59 AM	9:04 AM	9:17 AM	-	9:30 AM	9:35 AM	-	9:44 AM

VTA Light Rail Weekday Southbound Timetable (Route 902)
Approximate ride time to Crossman Station: 15 minutes

Train	Departs MV	Arriv. Cross.
Trip 16	7:49a	8:05a
Trip 17	8:04a	8:20a
Trip 20	8:49a	9:05a
Trip 21	9:04a	9:20a
Trip 24	9:49a	10:05a

NORTHBOUND (Sunnyvale to Peninsula)

VTA Light Rail Weekday Northbound Timetable (Route 902)
Approximate ride time to Mountain View Station: 15 minutes

Train	Departs Cross.	Arriv. MV
Trip 40	4:18p	4:34p
Trip 41	4:33p	4:49p
Trip 44	5:18p	5:34p
Trip 45	5:33p	5:49p
Trip 48	6:18p	6:34p

Caltrain Weekday Northbound Baby Bullet Timetable

Train	Mountain View	Palo Alto	Menlo Park	Redwood City	Hillsdale	Milbrae	22nd Street	San Francisco
365	4:37 PM	-	4:46 PM	4:52 PM	-	5:05 PM	5:17 PM	5:24 PM
369	4:58 PM	5:06 PM	-	-	5:17 PM	5:25 PM	5:37 PM	5:44 PM
373	5:37 PM	-	5:46 PM	5:52 PM	-	6:05 PM	6:17 PM	6:24 PM
379	5:58 PM	6:06 PM	-	-	6:17 PM	6:25 PM	6:37 PM	6:44 PM
383	6:37 PM	-	6:46 PM	6:52 PM	-	7:05 PM	7:17 PM	7:24 PM

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