

**AVAILABLE  
FOR LEASE**

±87,949 SF PREMIER CLASS A OFFICE  
DIVISIBLE: ±25,000 SF TO ±87,949 SF

**CBRE**

# 331

FAIRCHILD  
MOUNTAIN VIEW



**HIGHWAY 101 SIGNAGE & MARKET READY WORK PLANNED  
PLUG AND PLAY OPPORTUNITY**

# MARKET READY WORK PLANNED



# PROPERTY HIGHLIGHTS



±87,949 SF 3-Story Office Building



Plug and Play Opportunity



New Outdoor Collaboration & Garden Areas



Upgraded Exterior Entry Facade and Lobby



Mix of Private Offices, Conference Rooms, Phone Rooms, and Open Office



2,500 Amps @ 277/480V



Grade Level Loading



Back-Up Generator



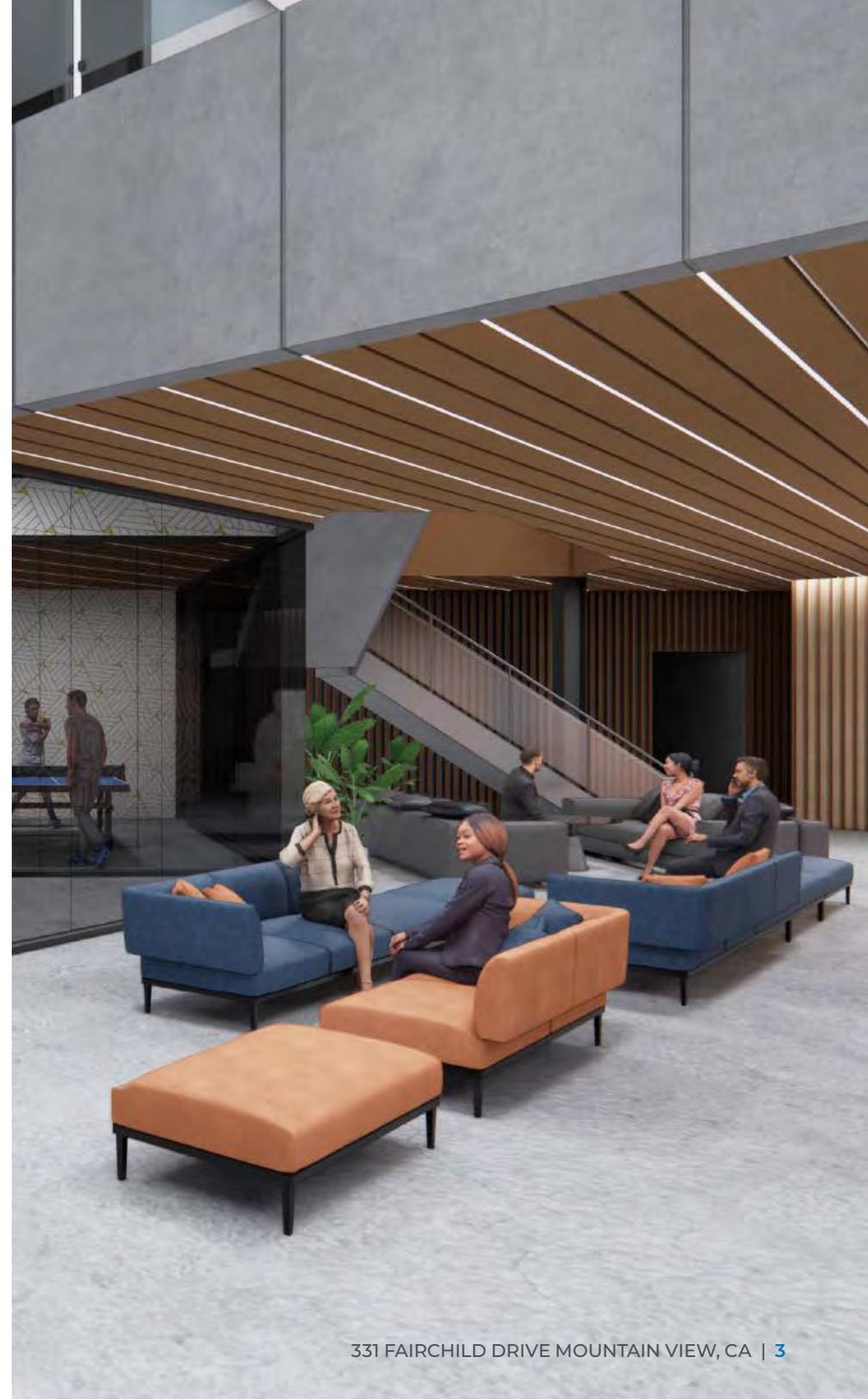
High Ceilings



3/1,000 Parking Ratio



Hwy 101 Facing Building Signage and Monument Signage





Lobby + Game Room



Large, Collaborative Breakroom



# FIRST FLOOR

## 29,445 SF



CAFETERIA	1
CONFERENCE ROOM	9
ELECTRICAL ROOM	2
ELEVATOR EQUIPMENT	1
JANITORIAL CLOSET	1
MPOE	1
OFFICE	4
SERVER ROOM	1
SHIPPING & RECEIVING	1
STORAGE	5
TRAINING ROOM	1
UPS	1
WORKSTATIONS	36

Not to Scale

# SECOND FLOOR

## 28,934 SF

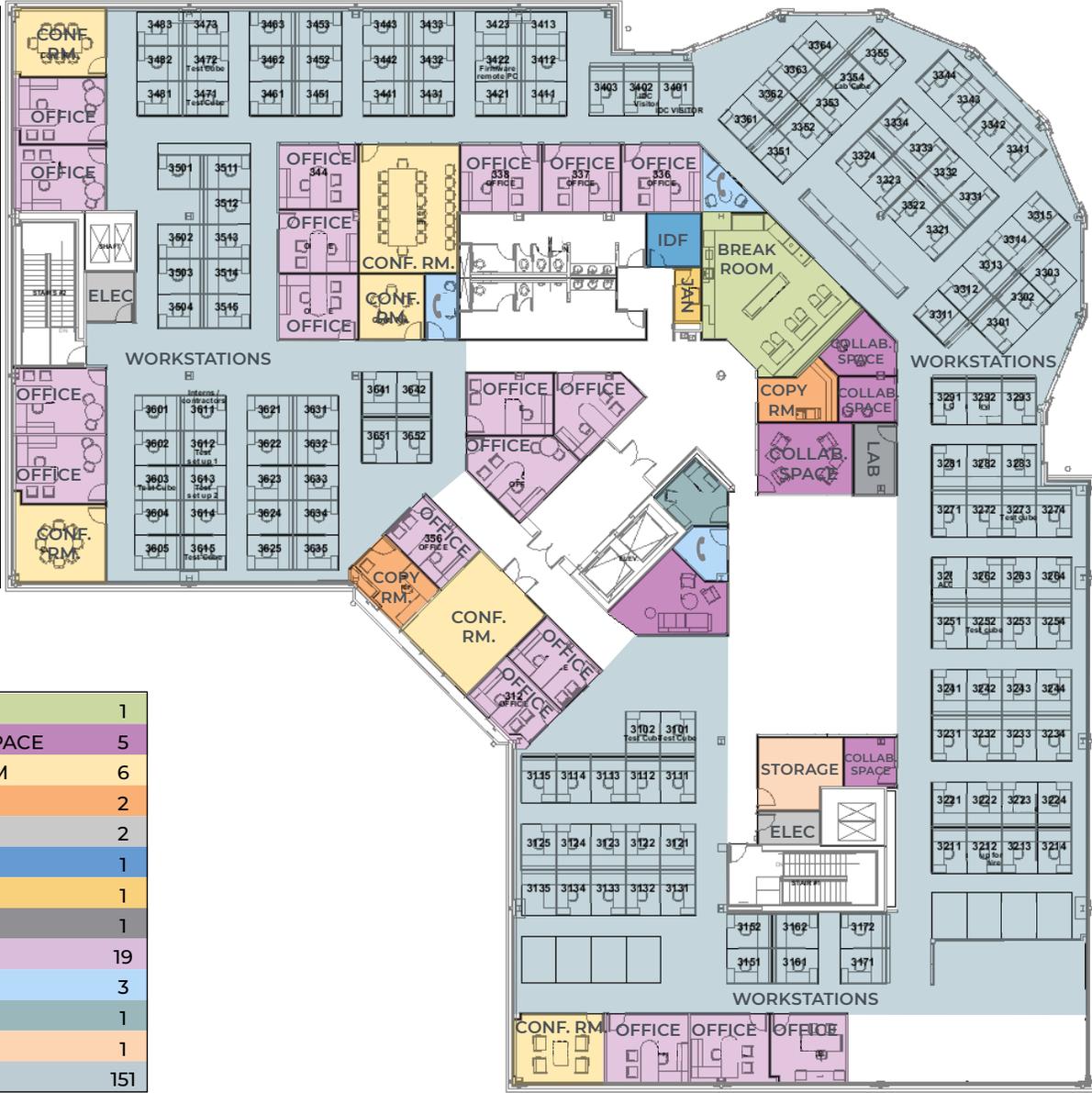


BREAK AREA	1
COLLABORATION SPACE	3
CONFERENCE ROOM	6
COPY ROOM	1
ELECTRICAL ROOM	1
IDF	1
JANITORIAL CLOSET	1
LAB	1
MOTHER'S ROOM	1
OFFICE	14
PHONE ROOM	7
SERVER ROOM	1
WORKSTATIONS	151

Not to Scale

# THIRD FLOOR

## 29,570 SF



BREAK AREA	1
COLLABORATION SPACE	5
CONFERENCE ROOM	6
COPY ROOM	2
ELECTRICAL ROOM	2
IDF	1
JANITORIAL CLOSET	1
LAB	1
OFFICE	19
PHONE ROOM	3
QUIET ROOM	1
STORAGE	1
WORKSTATIONS	151

Not to Scale

# OUTDOOR COLLABORATION AREAS



 [CLICK TO VIEW  
OUTDOOR AREAS](#)

# PROPERTY AMENITIES



Showers with Locker Room on First Floor



Large, Collaborative Breakroom



Bike Lockers



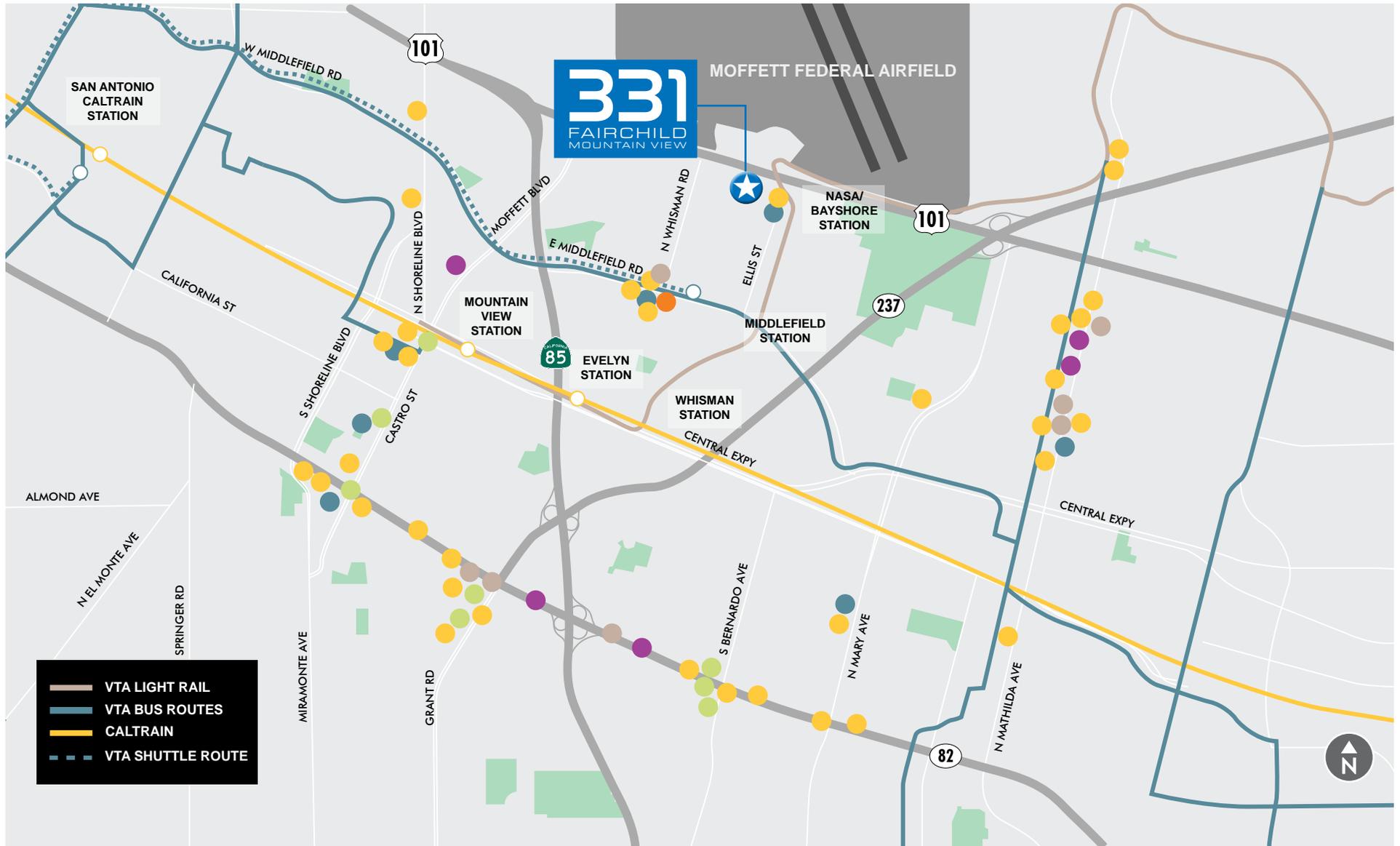
EV Charging Stations



Outdoor Seating Area



# LOCAL AMENITIES



 **35+**  
RESTAURANTS

 **8+**  
BANKS

 **7+**  
GAS STATIONS

 **6+**  
COFFEE SHOPS

 **5+**  
HOTELS/  
LODGING

 **1+**  
PROFESSIONAL ALL DAY CHILD CARE

# SURROUNDING AREAS



# 331

FAIRCHILD  
MOUNTAIN VIEW



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**CBRE**

**LPCWEST**  
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