



MULTI-TENANT FLEX BUILDING

2134 OLD MIDDLEFIELD WAY - MOUNTAIN VIEW, CA

Marcus & Millichap
TRAMMELL TEAM

Marcus & Millichap

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.





TABLE OF CONTENTS

- 1 EXECUTIVE SUMMARY
- 2 INVESTMENT OVERVIEW
- 3 DEMOGRAPHICS

KIRK TRAMMELL

EXECUTIVE MANAGING DIRECTOR INVESTMENTS
KIRK.TRAMMELL@MARCUSMILLICHAP.COM
OFFICE: 650.391.1809 | LICENSE CA 01038657

JOSHUA JOHNSON

SENIOR DIRECTOR INVESTMENTS
JOSHUA.JOHNSON@MARCUSMILLICHAP.COM
OFFICE: 650.391.1784 | LICENSE CA 01930127

WILL SMITH

ASSOCIATE INVESTMENTS
WILL.SMITH@MARCUSMILLICHAP.COM
OFFICE: 650.391.1791 | LICENSE CA 02342884

EXECUTIVE SUMMARY

2134 OLD MIDDLEFIELD WAY
Mountain View, CA

ADDRESS	2134 Old Middlefield Way Mountain View, CA 94043
PRICE	\$5,600,000
CAPITALIZATION RATE	5.58%
PROPERTY TYPE	Multi-Tenant Flex
OCCUPANCY	100%
GROSS BUILDING AREA	11,595 SF
SITE SIZE	34,960 SF
PARKING	47 Spaces
PARKING RATIO	4.00 Per 1,000 SF
APN	147-07-076
ZONING	Commercial Services (CS)



Suite	Tenant	Lease Type	Monthly Rent	Rent PSF
A	Mills the Florist	NNN	\$2,200.00	\$2.38
B	Timeless Tee Golf Club	NNN	\$1,800.00	\$2.00
C+D	Pints of Joy	NNN	\$5,121.69	\$2.85
E	Jason Blackburn Fine Art Studio	NNN	\$1,950.00	\$2.17
F	Zara Staging	NNN	\$1,617.00	\$1.80
G	Century Grand Properties	NNN	\$1,950.00	\$2.17
H	Zara Staging	NNN	\$1,570.00	\$1.74
I	World Martial Arts	NNN	\$5,910.04	\$2.52
J	Merry Maids	NNN	\$3,713.15	\$1.83
Total / Average	100% Occupied	NNN	\$25,831.88	\$2.23

INVESTMENT OVERVIEW

2134 OLD MIDDLEFIELD WAY
Mountain View, CA



COMMERCIAL SERVICES (CS) ZONING

The property is zoned Commercial Services (CS), allowing for a broad range of commercial uses including office, research and development, light industrial, wholesale and service commercial. This flexible zoning supports a diverse tenant base and provides owners with long term leasing versatility, making the asset well positioned to adapt to evolving market demand.



PREMIER MOUNTAIN VIEW LOCATION

Located in the heart of Mountain View, the property benefits from one of the most dynamic business environments in Silicon Valley. The city is internationally recognized as a center for innovation and technology, supported by a highly educated workforce and affluent demographics. Mountain View continues to experience strong demand for commercial space due to its strategic location and limited supply of well-located flex properties.



SURROUNDED BY WORLD CLASS EMPLOYERS

The property is situated within minutes of many of Silicon Valley's most influential employers, including Google, Microsoft, Intuit, NVIDIA, Apple, and LinkedIn. The concentration of global technology companies has created one of the nation's strongest employment centers, driving sustained demand for office and flex space while supporting long term property values.



HIGHLIGHTS

100% occupied multi-tenant flex investment located in the heart of Mountain View, one of Silicon Valley's strongest commercial markets. The property's diverse tenant mix provides stable in place cash flow while reducing reliance on any single occupant.

The property consists of approximately 11,595 square feet on a 34,960 square foot parcel and offers a flexible layout that accommodates a variety of uses.

The asset features 47 on-site parking spaces, providing an attractive 4.00 spaces per 1,000 square feet parking ratio. This enhances tenant convenience, accommodates a wide variety of commercial uses, and strengthens the property's long term leasing appeal.

Situated in the heart of Mountain View, the property offers immediate access to Highways 101, 85, and 237, as well as Central Expressway, placing tenants within minutes of the region's largest technology employers, executive housing, and major transportation corridors. The location continues to benefit from strong tenant demand driven by Silicon Valley's innovation economy.



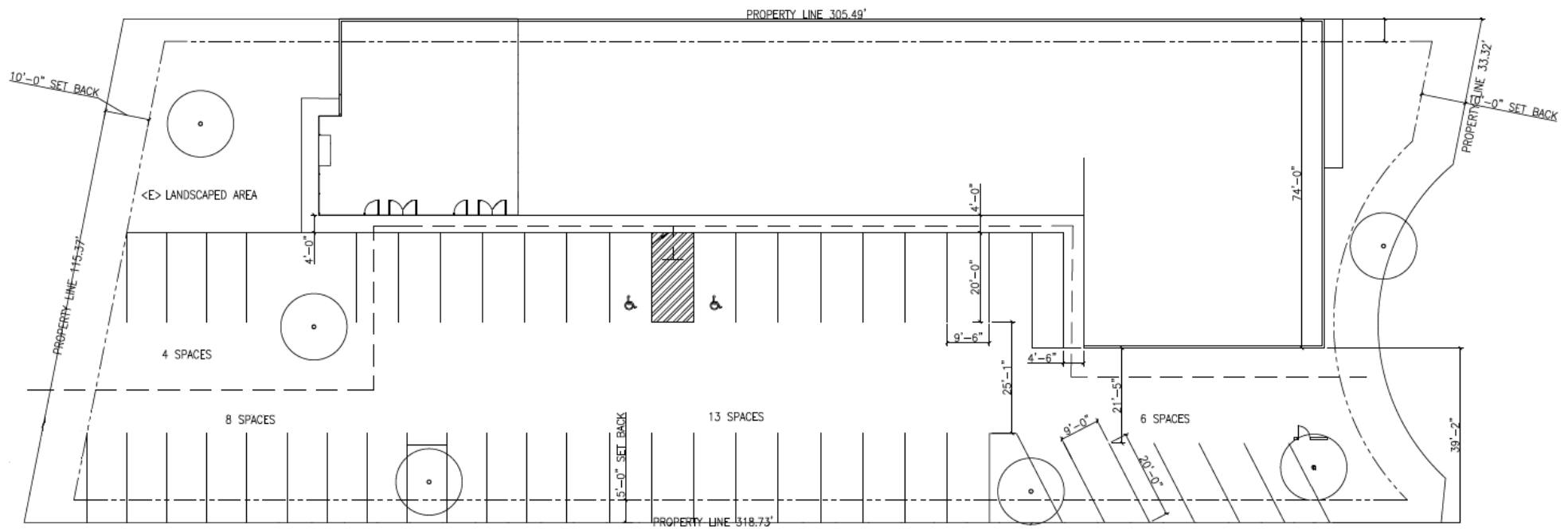
PROPERTY PHOTOS

2134 OLD MIDDLEFIELD WAY
Mountain View, CA



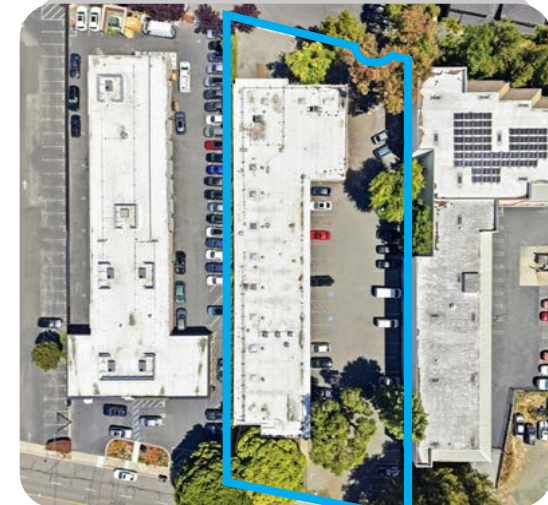
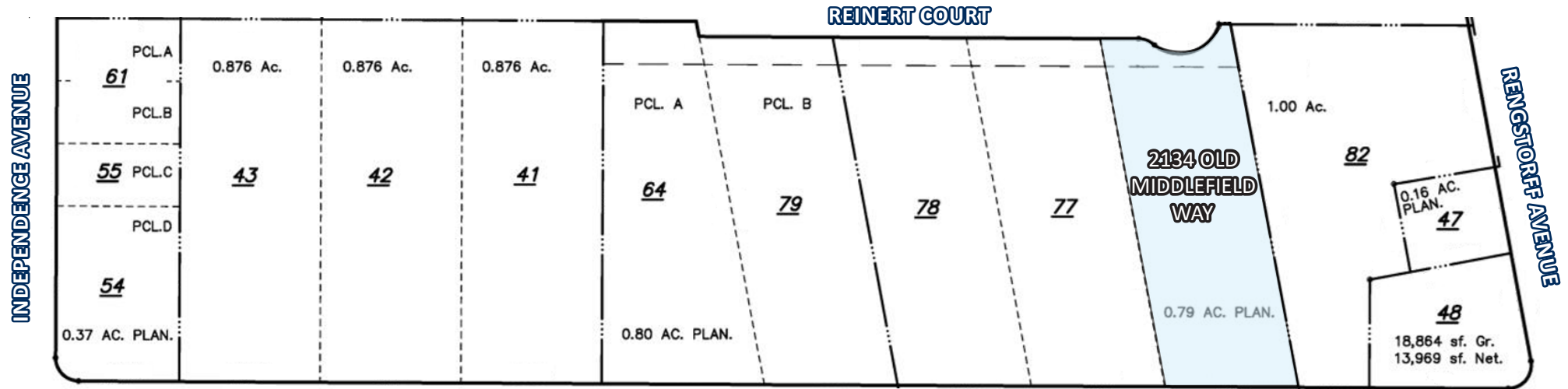
SITE PLAN

2134 OLD MIDDLEFIELD WAY
Mountain View, CA



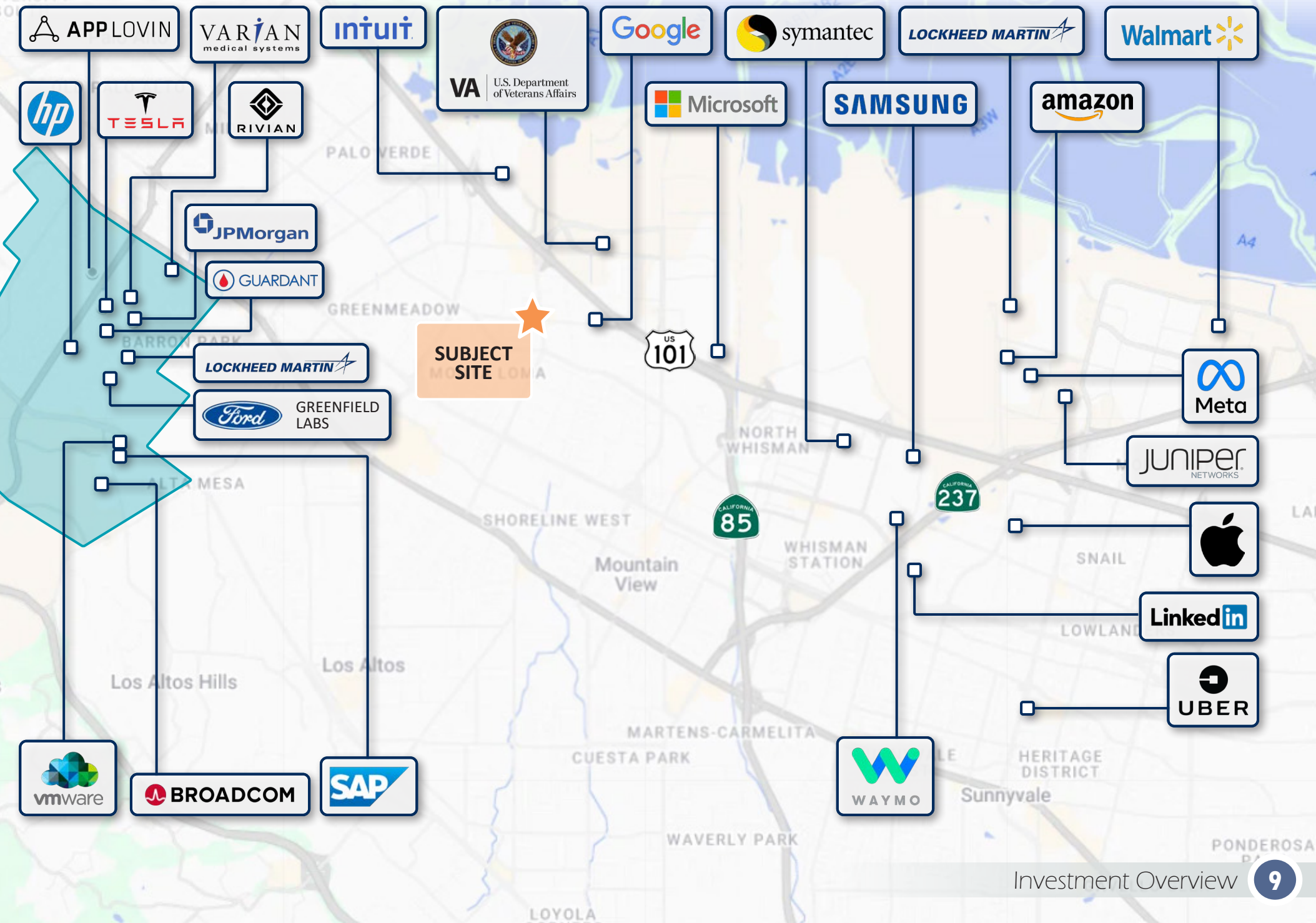
PARCEL MAP

2134 OLD MIDDLEFIELD WAY
Mountain View, CA



MAJOR EMPLOYERS

2134 OLD MIDDLEFIELD WAY
Mountain View, CA

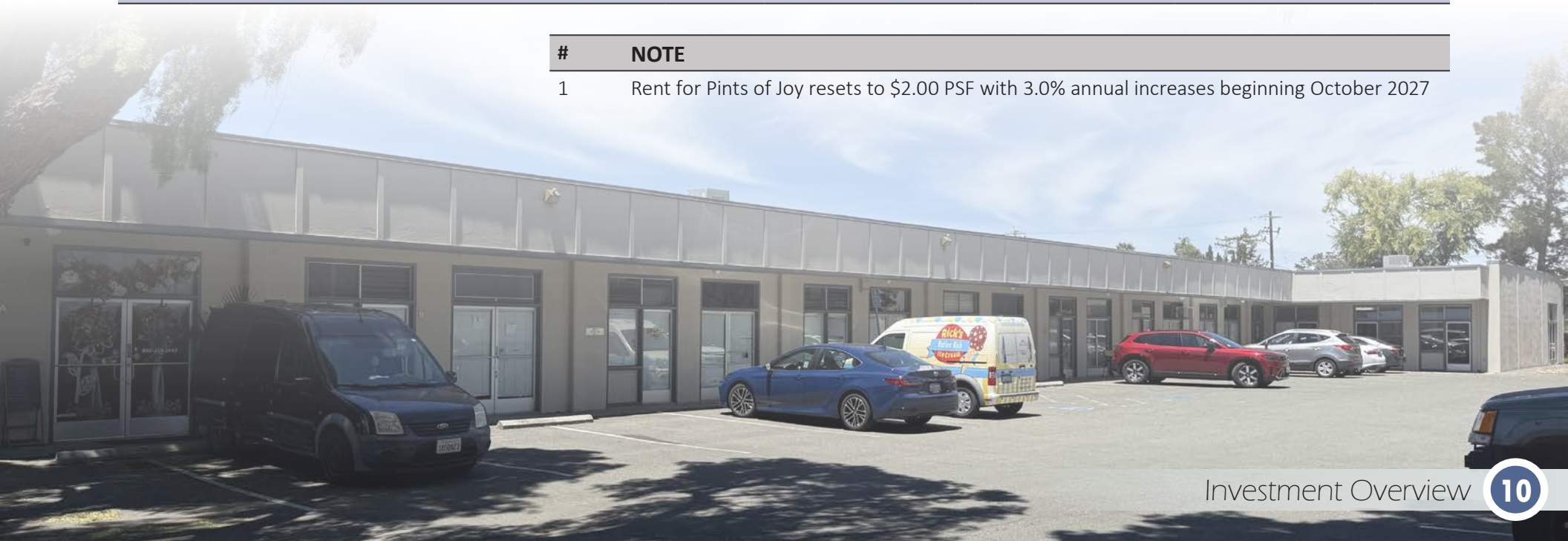


RENT ROLL SUMMARY

2134 OLD MIDDLEFIELD WAY
Mountain View, CA

UNIT	TENANT	SIZE	% OF TOTAL	LEASE START	LEASE END	OPTIONS	RENT INCREASE	LEASE TYPE	MONTHLY RENT	RENT PSF
A	Mills Florist	925 SF	8.0%	Jun-23	May-31	None	3% Annual	NNN	\$2,200.00	\$2.38
B	Timeless Tee Golf Club	900 SF	7.8%	Jan-26	Dec-28	None	3% Annual	NNN	\$1,800.00	\$2.00
C & D	Pints of Joy	1,800 SF	15.5%	Jan-26	Sep-30	One, 5-Year	See Note 1 Below	NNN	\$5,121.69	\$2.85
E	Jason Blackburn	900 SF	7.8%	Aug-24	Jul-28	None	\$50 Increase Aug-27	NNN	\$1,950.00	\$2.17
F	Zara Staging	900 SF	7.8%	Oct-25	Sep-28	None	3% Annual	NNN	\$1,617.00	\$1.80
G	Century Grand Properties	900 SF	7.8%	Apr-21	Mar-31	None	3% Annual	NNN	\$1,950.00	\$2.17
H	Zara Staging	900 SF	7.8%	Oct-25	Sep-26	None	---	NNN	\$1,570.00	\$1.74
I	West Coast World Martial Arts	2,342 SF	20.2%	Aug-25	Jul-30	None	3% Annual	NNN	\$5,910.04	\$2.52
J	Merry Maids	2,028 SF	17.5%	Nov-24	Oct-29	One, 5-Year	3% Annual	NNN	\$3,713.15	\$1.83
TOTAL		11,595 SF	100.0%						\$25,831.88	\$2.23

#	NOTE
1	Rent for Pints of Joy resets to \$2.00 PSF with 3.0% annual increases beginning October 2027



INCOME

PROFORMA

	\$ PER YEAR	\$ PSF
RENTAL INCOME	\$312,335	\$26.94
EXPENSE REIMBURSEMENT	\$123,358	\$10.64
EFFECTIVE GROSS INCOME	\$435,694	\$37.58

OPERATING EXPENSES

PROFORMA

	\$ PER YEAR	\$ PSF
REAL ESTATE TAXES	\$64,954	\$5.60
SPECIAL ASSESSMENTS	\$2,432	\$0.21
PROPERTY INSURANCE	\$14,494	\$1.25
UTILITIES	\$13,914	\$1.20
REPAIRS & MAINTENANCE	\$11,595	\$1.00
GENERAL & ADMINISTRATIVE	\$2,899	\$0.25
MANAGEMENT FEE	\$13,071	\$1.13
TOTAL OPERATING EXPENSES	\$123,358	\$10.64
NET OPERATING INCOME	\$312,335	\$26.94

DEMOGRAPHICS

2134 OLD MIDDLEFIELD WAY
Mountain View, CA

POPULATION	1 MILE	3 MILES	5 MILES
2030 PROJECTION	19,006	136,392	322,268
2025 ESTIMATE	18,119	132,911	315,484
GROWTH 2025 - 2030	4.90%	2.62%	2.15%
2010 CENSUS	16,115	119,326	282,621
2020 CENSUS	17,282	131,620	316,128
GROWTH 2010 - 2020	7.24%	10.30%	11.86%

INCOME - 2025 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 OR MORE	47.45%	48.44%	47.05%
\$150,000 - \$199,999	12.93%	12.34%	11.55%
\$100,000 - \$149,999	12.56%	12.99%	12.81%
\$75,000 - \$99,999	7.24%	6.19%	6.73%
\$50,000 - \$74,999	3.83%	6.51%	7.24%
\$35,000 - \$49,999	4.33%	3.86%	4.50%
\$25,000 - \$34,999	2.64%	2.63%	2.72%
\$15,000 - \$24,999	3.98%	3.06%	2.83%
\$10,000 - \$14,999	2.62%	1.57%	1.60%
UNDER \$9,999	2.42%	2.40%	2.99%
AVERAGE HOUSEHOLD INCOME	\$209,257	\$212,463	\$202,644
MEDIAN HOUSEHOLD INCOME	\$190,326	\$191,963	\$180,509
EST. PER CAPITA INCOME	\$89,589	\$87,150	\$80,058

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 PROJECTIONS	8,012	56,587	124,493
2025 ESTIMATE	7,648	55,140	121,643
GROWTH 2025 - 2030	4.77%	2.62%	2.34%
2010 CENSUS	6,702	49,144	108,637
2020 CENSUS	6,953	52,381	116,234
GROWTH 2010 - 2020	3.75%	6.59%	6.99%

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2030 OWNER OCCUPIED (EST.)	45.51%	43.27%	43.42%
2030 RENTER OCCUPIED (EST.)	49.30%	49.56%	49.93%
2030 VACANT (EST.)	5.19%	7.18%	6.66%
2025 OWNER OCCUPIED	45.40%	43.35%	43.58%
2025 RENTER OCCUPIED	49.43%	49.50%	49.80%
2025 VACANT	5.17%	7.15%	6.62%
2020 OWNER OCCUPIED	44.77%	43.22%	43.66%
2020 RENTER OCCUPIED	50.13%	49.68%	49.81%
2020 VACANT	5.10%	7.10%	6.54%
2010 OWNER OCCUPIED	46.08%	47.84%	48.16%
2010 RENTER OCCUPIED	46.17%	46.66%	46.32%
2010 VACANT	7.76%	5.50%	5.53%

MULTI-TENANT FLEX BUILDING

2134 OLD MIDDLEFIELD WAY - MOUNTAIN VIEW, CA

Marcus & Millichap
TRAMMELL TEAM



KIRK TRAMMELL
EXECUTIVE MANAGING DIRECTOR INVESTMENTS
KIRK.TRAMMELL@MARCUSMILLICHAP.COM
OFFICE: 650.391.1809 | LICENSE CA 01038657

JOSHUA JOHNSON
SENIOR DIRECTOR INVESTMENTS
JOSHUA.JOHNSON@MARCUSMILLICHAP.COM
OFFICE: 650.391.1784 | LICENSE CA 01930127

WILL SMITH
ASSOCIATE INVESTMENTS
WILL.SMITH@MARCUSMILLICHAP.COM
OFFICE: 650.391.1791 | LICENSE CA 02342884