



Perform  
Properties



THE  
**HUB**

A SHARED CONNECTION

± 156,644 SF Class A Office/R&D Campus







MULTI-MILLION DOLLAR

RENOVATION NOW COMPLETE







INTRODUCING



# THE HUB

An extensively renovated project with updated lobbies and facades provides a dynamic look, and a new central courtyard enlivens the workday experience.



515 Whisman: ±78,305 SF  
545 Whisman: ±78,339 SF  
totaling ±156,644 SF on 10 acres  
Single or Multiple Tenant Opportunity



On-site parking ratio  
of 3.24/1,000



Designed using sustainable practices  
and sustainably sourced materials



5,000 amps of total power



12 E.V. Charging Stations



10 minutes to Caltrain via MVGO shuttle

# PRIVATE & CONNECTED CAMPUS



Ample seating throughout



Plants selected for low water use and to provide benefits to pollinators and birds



Roll up doors create an enhanced Indoor/outdoor experience



Shaded patio with flexible seating and collaboration space  
A covered trellis with evergreen vines creates a green roof environment



Trees reduce heat island effect and increase comfort







ENERGY. EXCITEMENT.  
TOGETHERNESS.



The value of in-person work lies in collaboration.

The Hub was designed to connect people and draw out the best ideas. The Hub's ±30,000 square foot courtyard is the place for connection and teamwork, surrounded by the invigorating energy of nature. Both buildings have two roll-up doors for an indoor/outdoor work environment.

Shared connections happen at The Hub. It's where top talent will create and innovate – together.

# FIRST FLOOR 515 N. WHISMAN ROAD



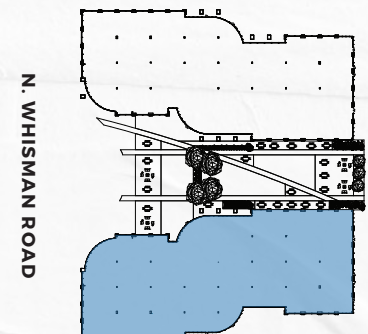
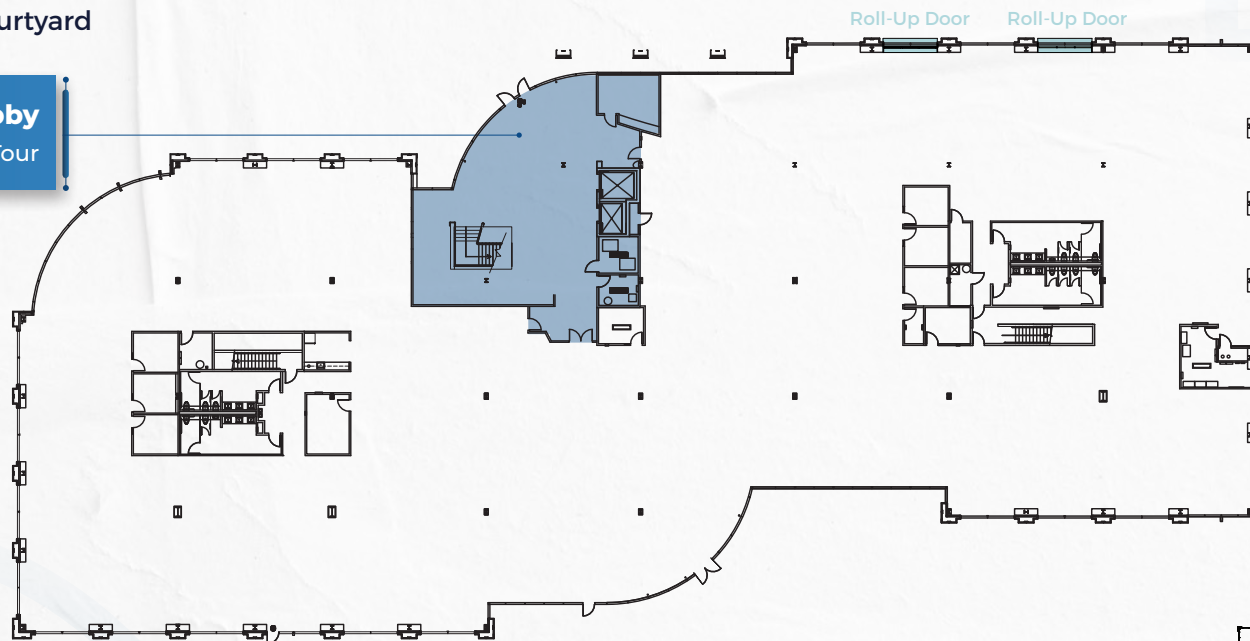
±39,238 SF

## EXISTING LAYOUT

- 6 Offices
- 1 Conference Room
- 4 Remodeled Restrooms
- 2 Roll-Up Doors to Courtyard

### Newly Renovated Lobby

[View Virtual Tour](#)





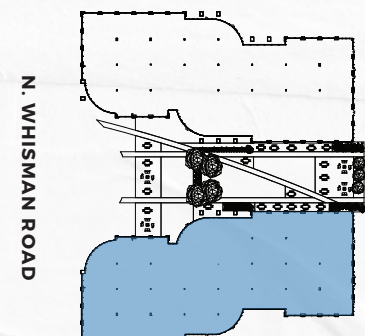
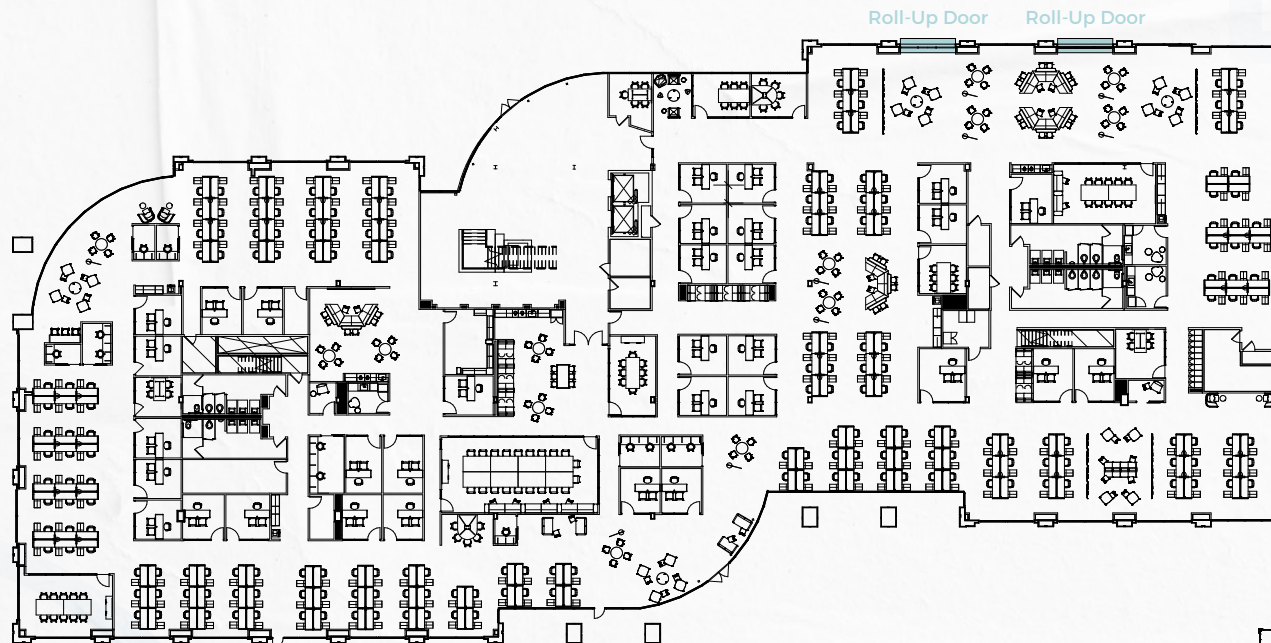
# HYPOTHETICAL FIRST FLOOR 515 N. WHISMAN ROAD



±39,238 SF

## HYPOTHETICAL LAYOUT WITH FF&E

- 24 Open Collaboration Spaces
- 7 Focus Rooms
- 5 Meeting Rooms
- 1 Board Room
- 32 Offices
- 202 Work Stations
- 234+ Total Headcount



# SECOND FLOOR 515 N. WHISMAN ROAD

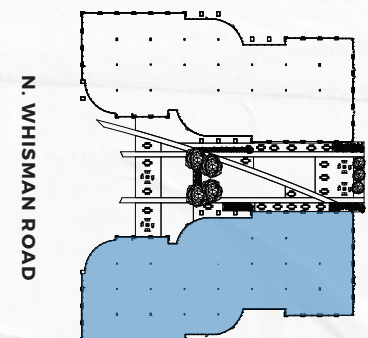
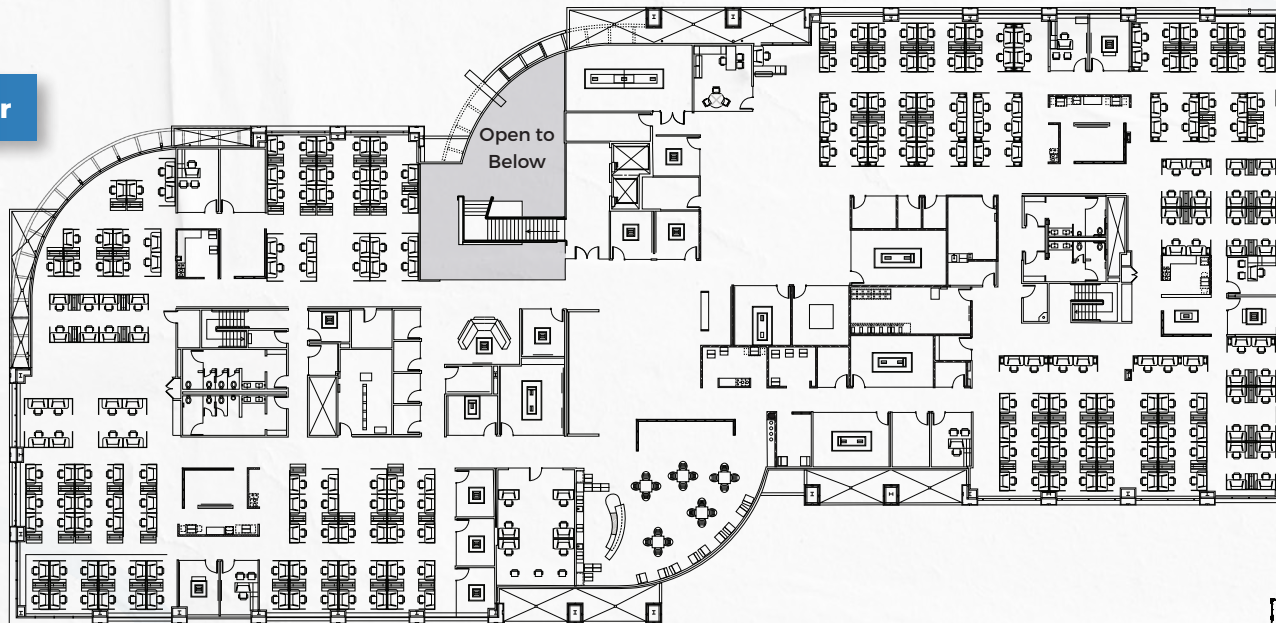


±39,067 SF

## MARKET READY, PLUG & PLAY FLOOR

- 8 Open Collaboration Spaces
- 11 Focus Rooms
- 17 Meeting Rooms
- 1 Board Room
- 1 Lab
- 10 Offices
- 248 Work Stations
- 258+ Total Headcount

 [View Virtual Tour](#)

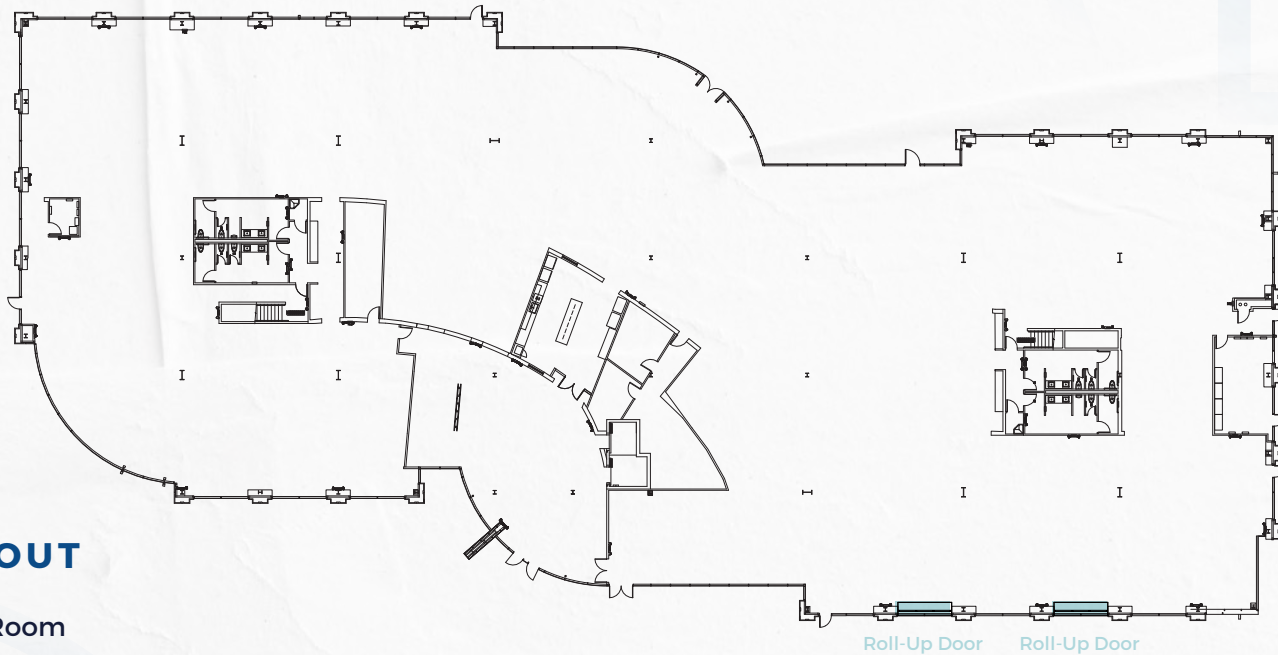




FIRST FLOOR  
545 N. WHISMAN ROAD

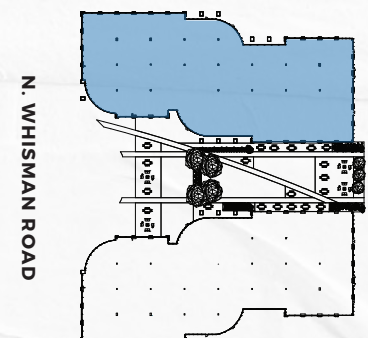


±39,245 SF



**EXISTING LAYOUT**

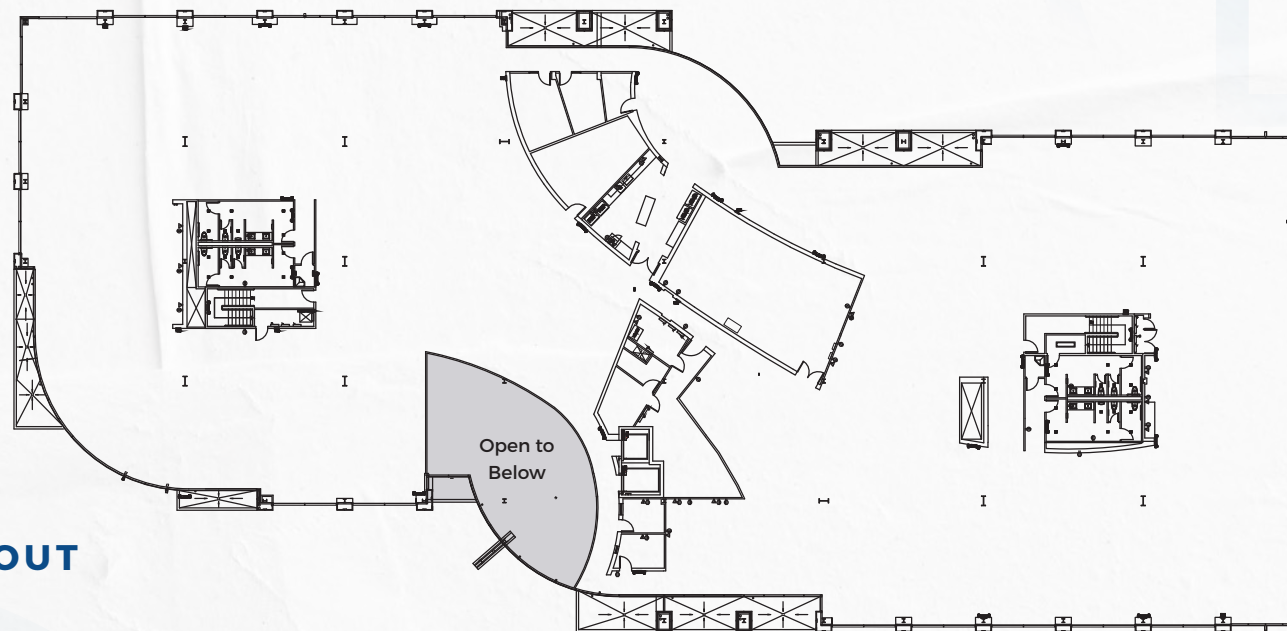
- 1 Remodeled Break Room
- 4 Remodeled Restrooms
- 2 Roll-Up Doors to Courtyard



SECOND FLOOR  
545 N. WHISMAN ROAD

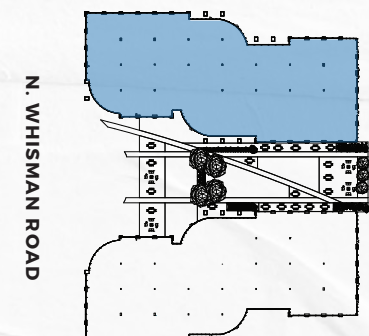


±39,094 SF



EXISTING LAYOUT

- 3 Offices
- 1 Conference Room
- 1 Lab
- Break Room
- 4 Remodeled Restrooms

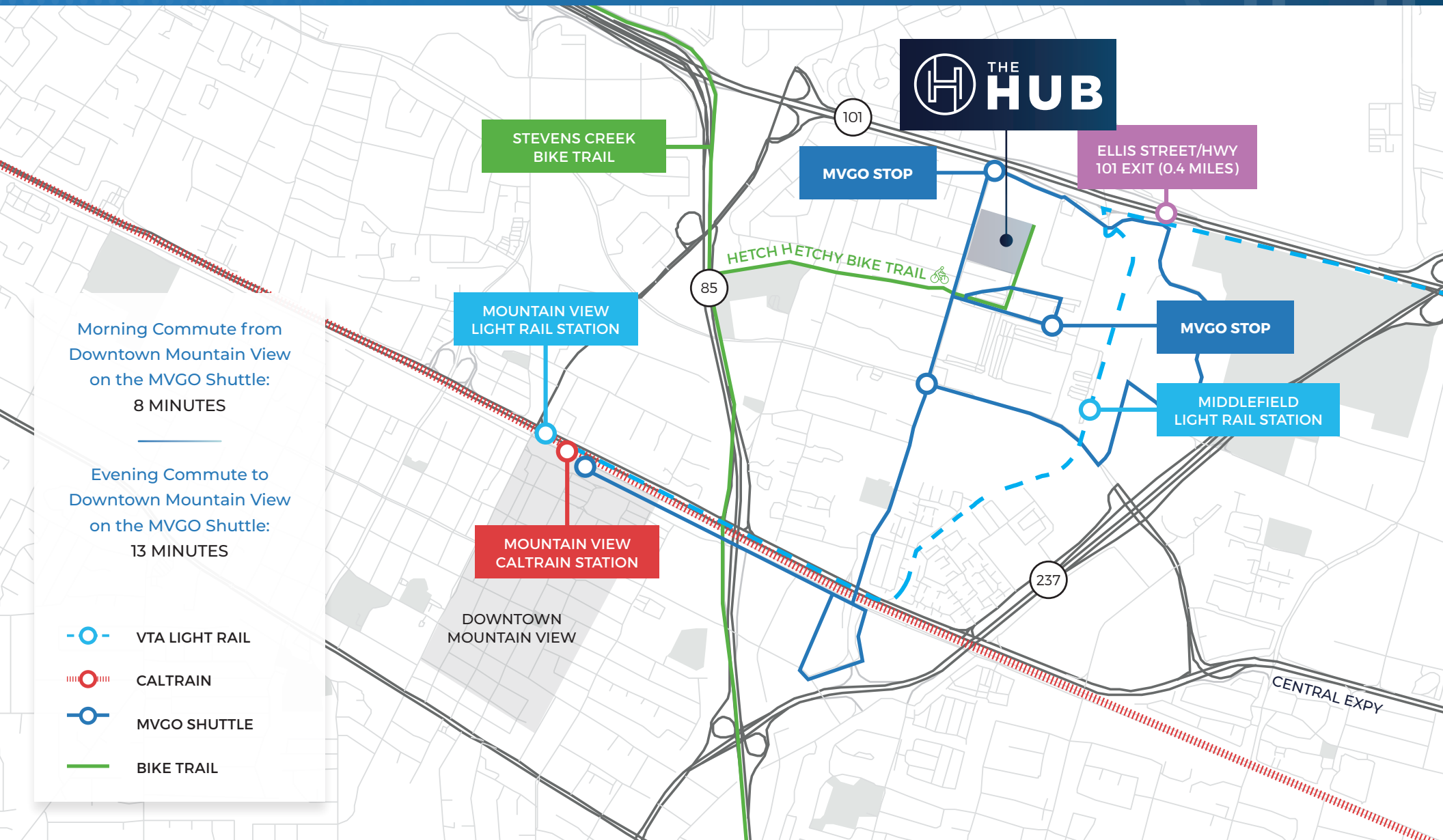




# THE HEART OF SILICON VALLEY



Ideally situated in Mountain View, The Hub is easily accessible via the Bay Area's full-service transportation systems and is within walking distance of a VTA light rail station. Get to The Hub conveniently, your way: walk, bike, drive or ride.

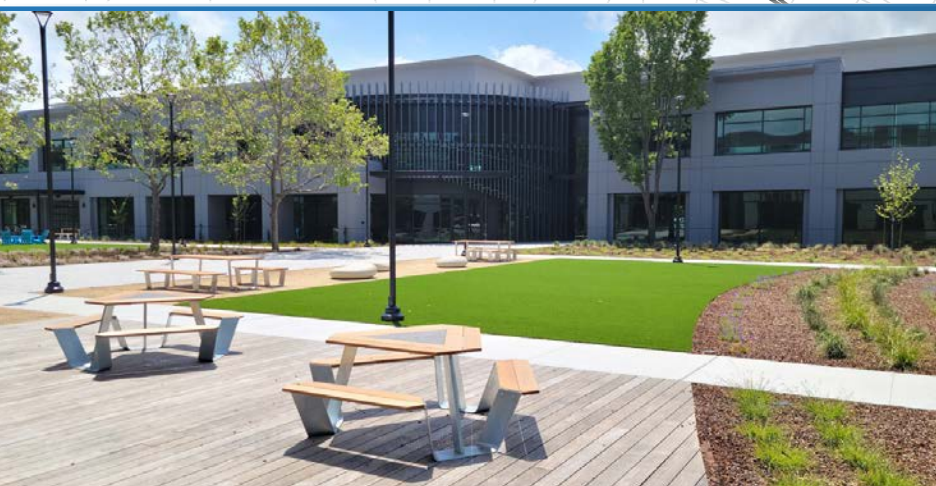




## DOWNTOWN MOUNTAIN VIEW

Little Sheep  
Vaso Azzurro  
Oren's Hummus  
Blue Line Pizza  
Olympus Caffè  
Hong Kong Bistro  
Asian Box  
Ramen Izakaya  
Bushido  
Doppio Zero  
Amarin Thai  
Shabuway  
La Fontaine  
Agave Mexican Bistro  
Ephesus  
Eureka!  
Red Rock Coffee  
Alexander's Patisserie  
Pokeworks  
St. Stephen's Green

Molly Magees  
Kappo Nami Nami  
Mantra Indian  
Crepevine  
New Mongolian  
BBQ  
Paris Baguette  
Le Plonc Wine Bar  
Cafe Baklava Poke Bar  
Rumble Fish  
Sakoon  
Flights  
Scratch  
Cascal  
Sweetgreen  
Casa Lupe  
K-Pot & Grill  
Peet's Coffee  
Bean Scene Cafe



## NEARBY AMENITIES

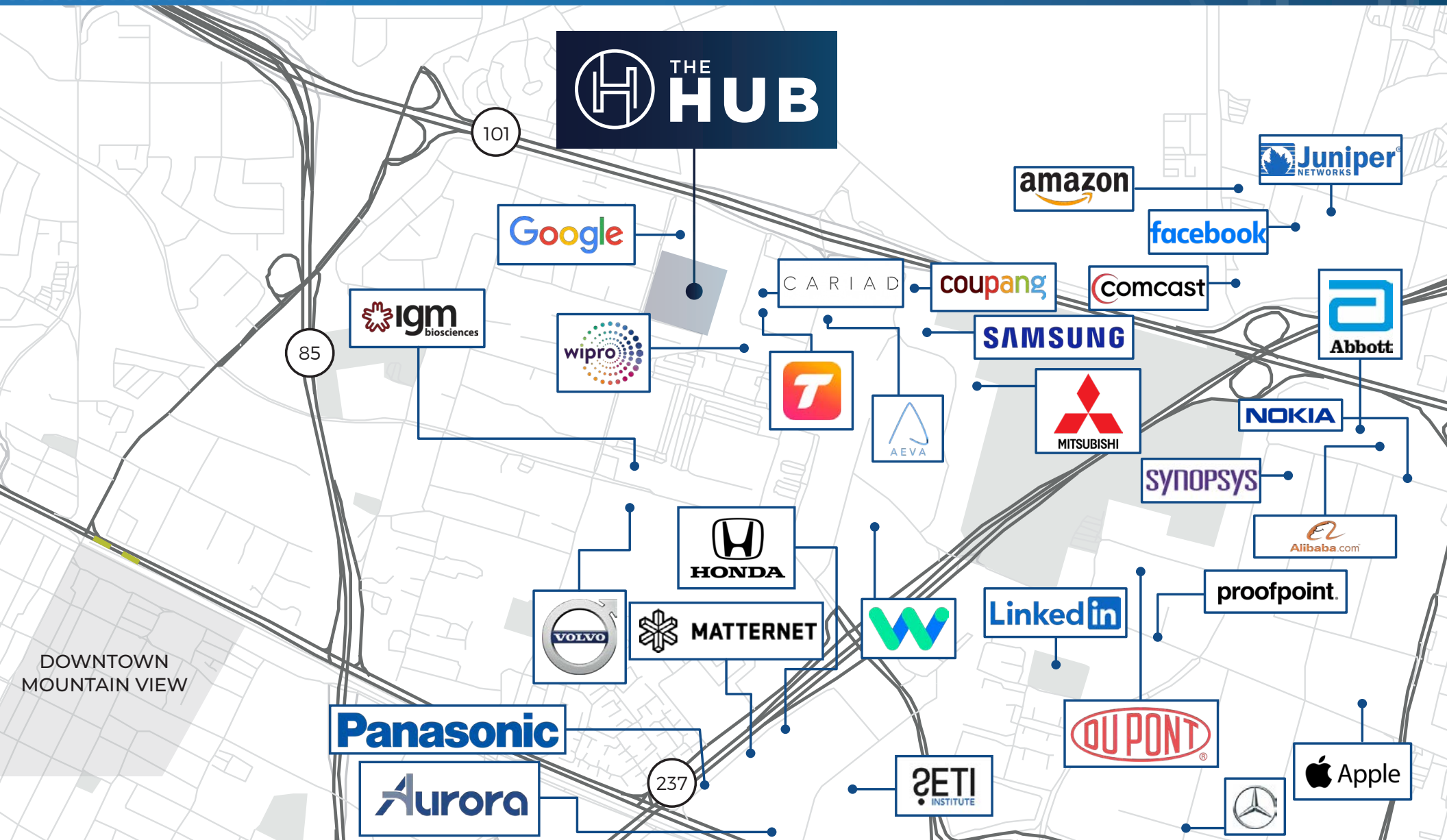




# SURROUNDED BY TECH & TALENT



Mountain View is home to some of the world's most prominent tech companies. It's the heart of Silicon Valley and a hub for brainpower and innovation.





The Hub offers a superior workplace environment in one of the strongest R&D markets in the Country and is surrounded by some of the world's leading technology companies. See what The Hub's inspired design can do for your business.



FOR MORE INFORMATION, PLEASE CONTACT:

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