

Terra bella

TECH PARK



±12,139 - ±25,000 SF OFFICE/R&D FOR LEASE



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Terra bella TECH PARK

Discover **Terra Bella Tech Park**, a 10-building office/R&D park located in the heart of Mountain View. With ample amenities nearby and access to on-site transit options, this prime location positions Terra Bella Tech Park at the epicenter of Silicon Valley's finest.



Flexible Lease
Terms & Expansion
Opportunities



Downtown
Mountain View
Amenities



Prominent Building
& Monument
Signage
Opportunities



Interior & Exterior
Improvements
Underway



Abundant Parking
Throughout Project



Immediate Access
to Shoreline Blvd
and Hwy 101



On-Site CalTrain
Shuttle Station



5-Minute Shuttle to
DTMV & CalTrain
Station

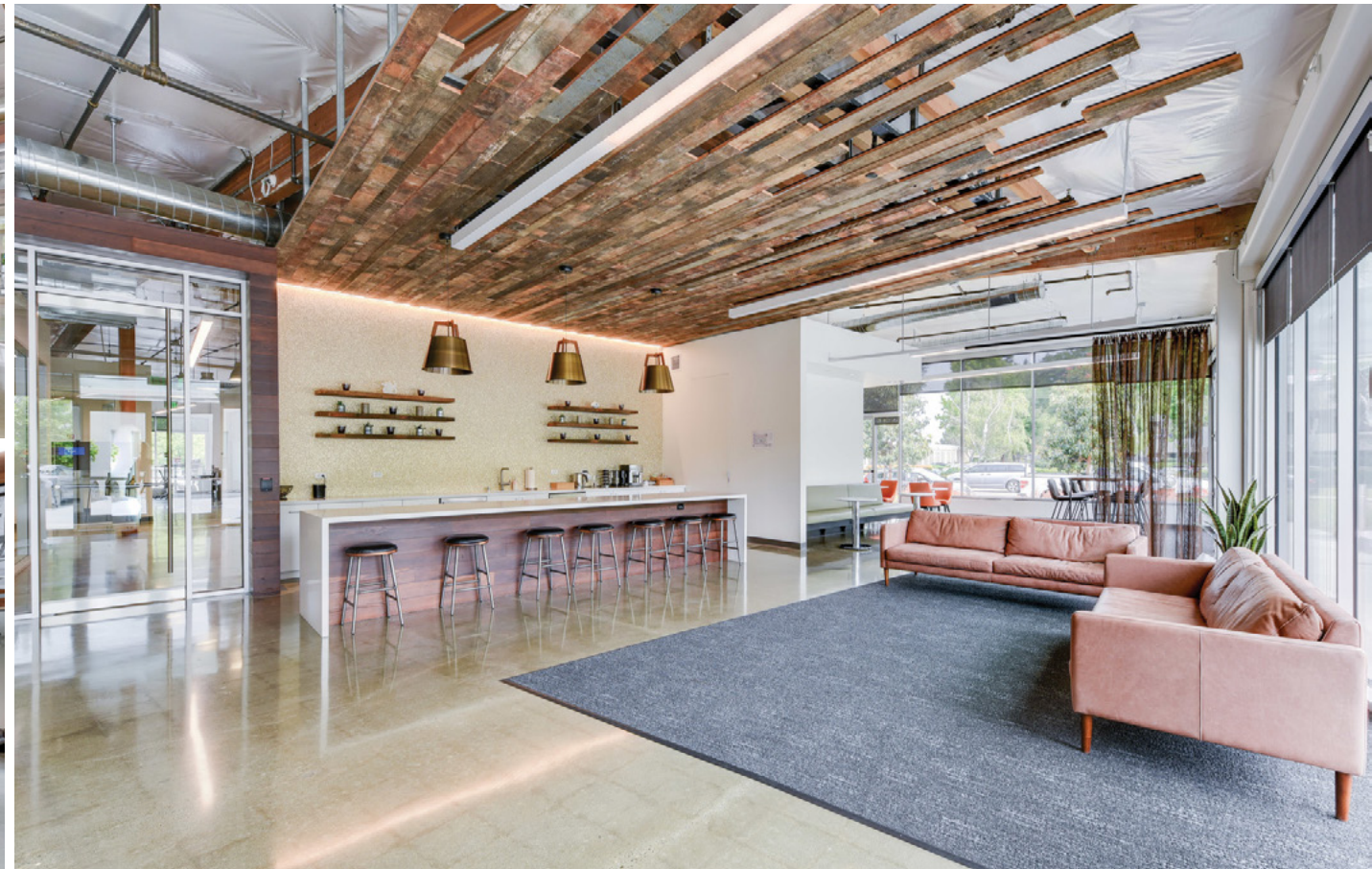
Terra bella

TECH PARK

1277 Terra Bella Ave
±24,000 SF

1215 Terra Bella Ave
±12,139 to ±25,000 SF



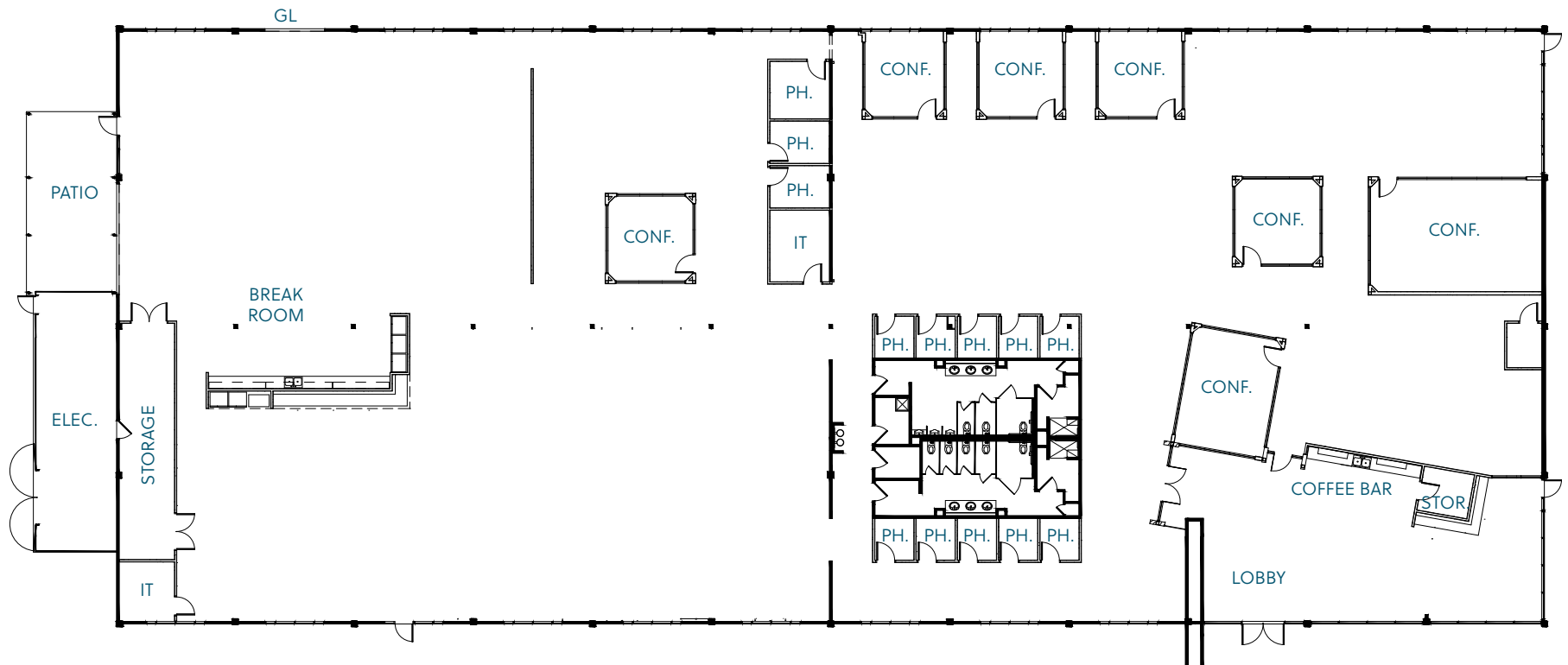


**Terra
bella**
TECH PARK

1277 Terra Bella Ave

Full Building: ±24,000 SF

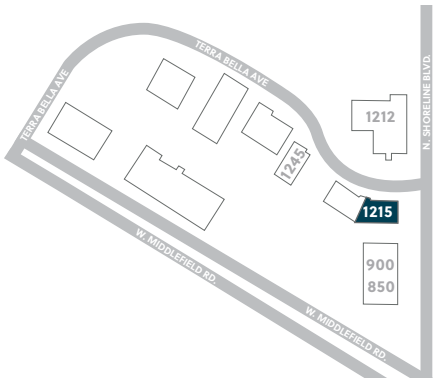
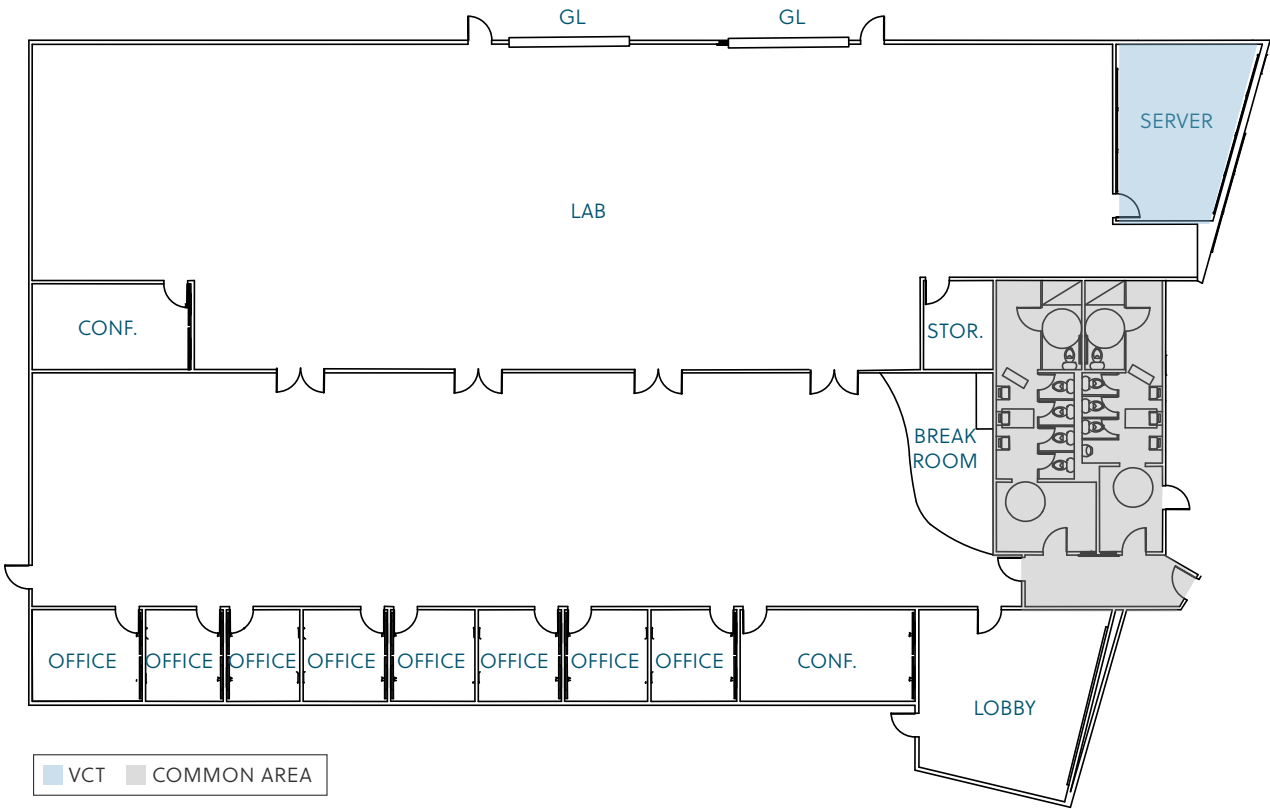
AVAILABILITY	Now
POWER	2,000A @ 120/208V
LOADING	2 Grade Levels (1 Oversized)
HVAC	100%
PARKING	2.6/1,000, EV Charging
SIGNAGE	Building & Monument
COMMENTS	Plug & Play, Best-In-Class Interiors, 100% Open Ceiling, 16-foot Clear Height, Private Outdoor Patio, Extensive Glass Line



1215 Terra Bella Ave

Suite 100: ±12,861 SF

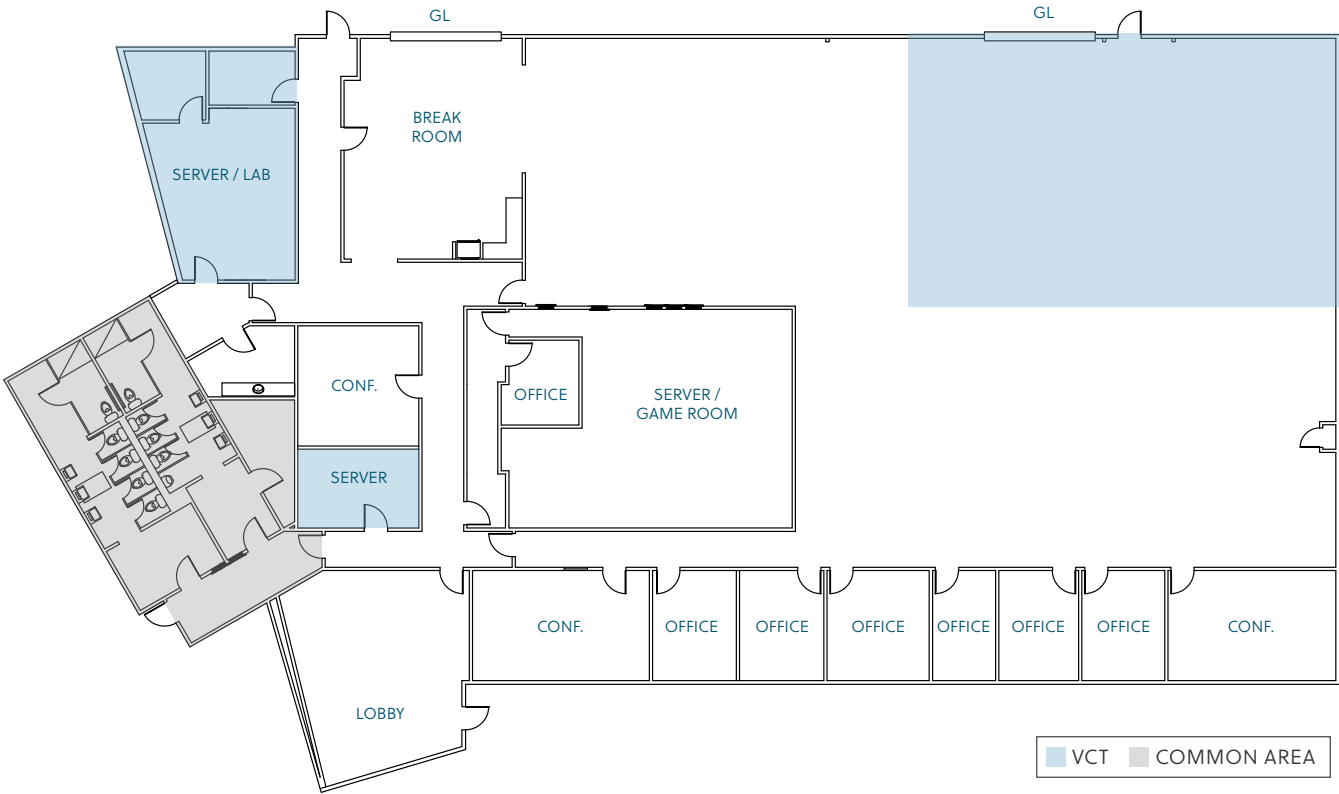
- AVAILABILITY** Now
- POWER** 600A @ 277/480V, 3-Phase
- LOADING** 2 Grade Levels
- HVAC** 100%
- PARKING** 4/1,000
- SIGNAGE** Building & Monument
- COMMENTS** 50% Lab/Manufacturing, 11-Foot Dropped Ceilings, Server Room, Open Break Room



1215 Terra Bella Ave

Suite 200: ±12,139 SF

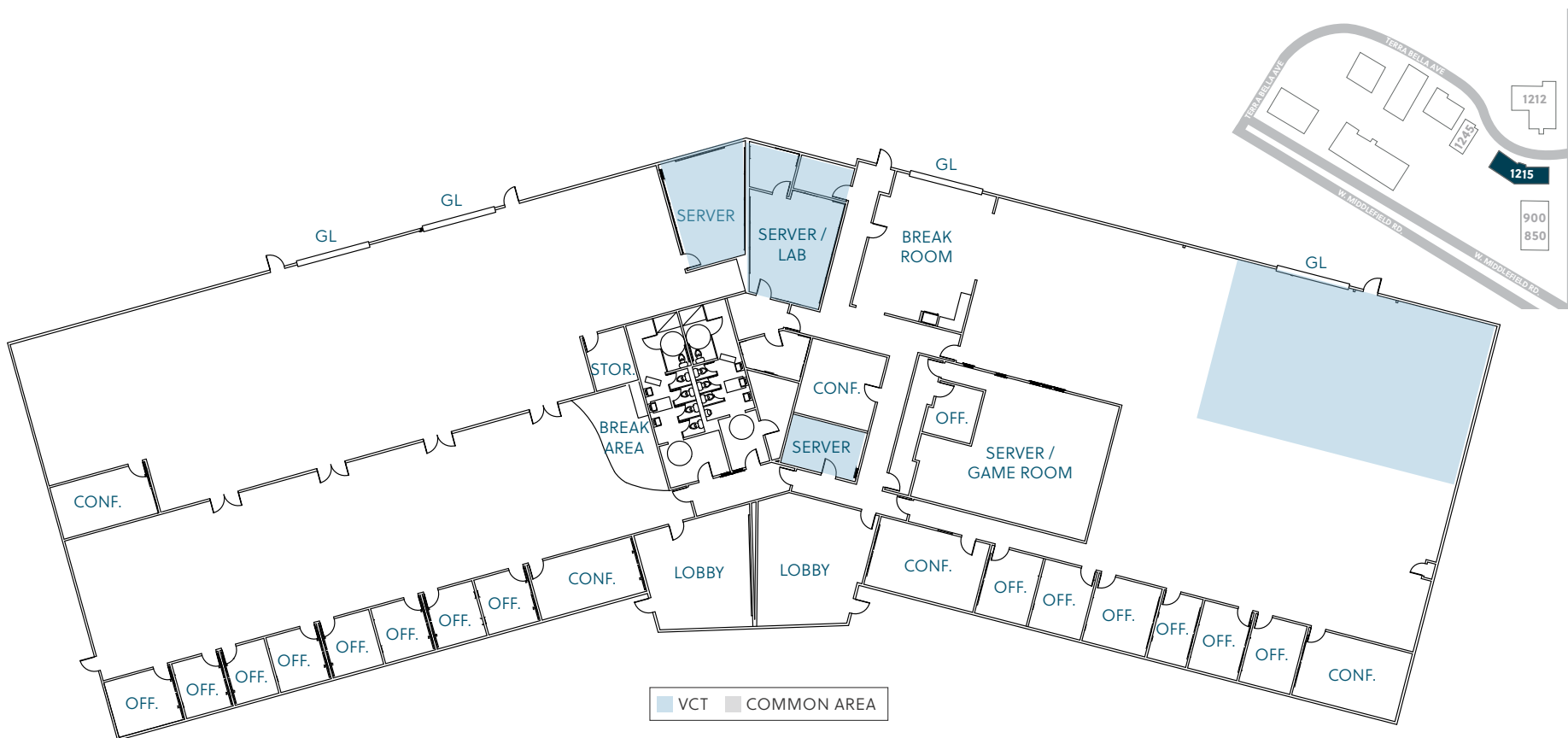
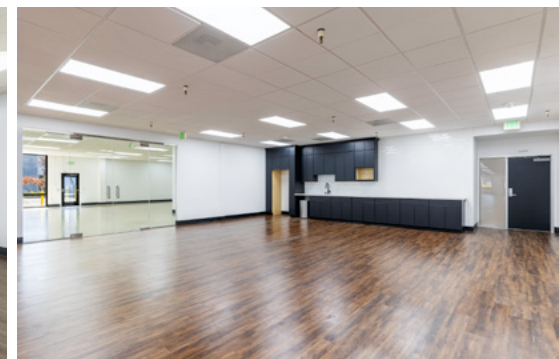
- AVAILABILITY** Now
- POWER** 900A @ 277/480V, 3-Phase
- LOADING** 2 Grade Levels (1 Oversized)
- HVAC** 100%
- PARKING** 4/1,000, EV Charging
- SIGNAGE** Building & Monument
- COMMENTS** 50% Lab/Manufacturing, 11-Foot Dropped Ceilings, Mostly Drop Ceiling Office/Lab, Large Server Room, Open Break Room with Glass Grade Level Door

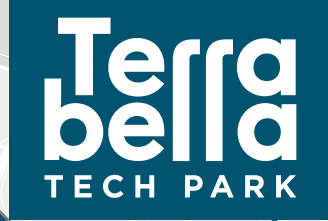


1215 Terra Bella Ave

Full Building: ±25,000 SF

AVAILABILITY	Now
POWER	1,600A @ 277/480V, 3-Phase
LOADING	4 Grade Levels
HVAC	100%
PARKING	4/1,000
SIGNAGE	Building & Monument
COMMENTS	50% Lab/Manufacturing, 11-Foot Dropped Ceilings, Server Room, Open Break Room





- | | |
|--------------|-------------------|
| Costco | McDonald's |
| Ross | Pho Tran Vu |
| AT&T | Total Wine & More |
| Krispy Kreme | Hanabi Sushi |
| In-N-Out | |

- Starbucks
- 7-Eleven
- Cucina Venti
- Zareen's

- | | |
|-----------------|------------------|
| Starbucks | Valero |
| MeriWest Credit | Chang-An Artisan |
| Sutter Clinic | Nails |
| Safeway | Cleaners |

- THE VILLAGE AT SAN ANTONIO CENTER**
- | | |
|---------------------|------------------|
| Vegan Bowls for All | Its Just Wings |
| Starbucks | Korean BBQ House |
| Il Fornaio | Subway |
| Jersey Mikes | Pho Avenue |
| La Salsa | Sourdough & Co |
| Crumble Cookies | Wingstop |
| SAJJ Mediterranean | Pacific Catch |
| The Counter | Dong Lai Shun |

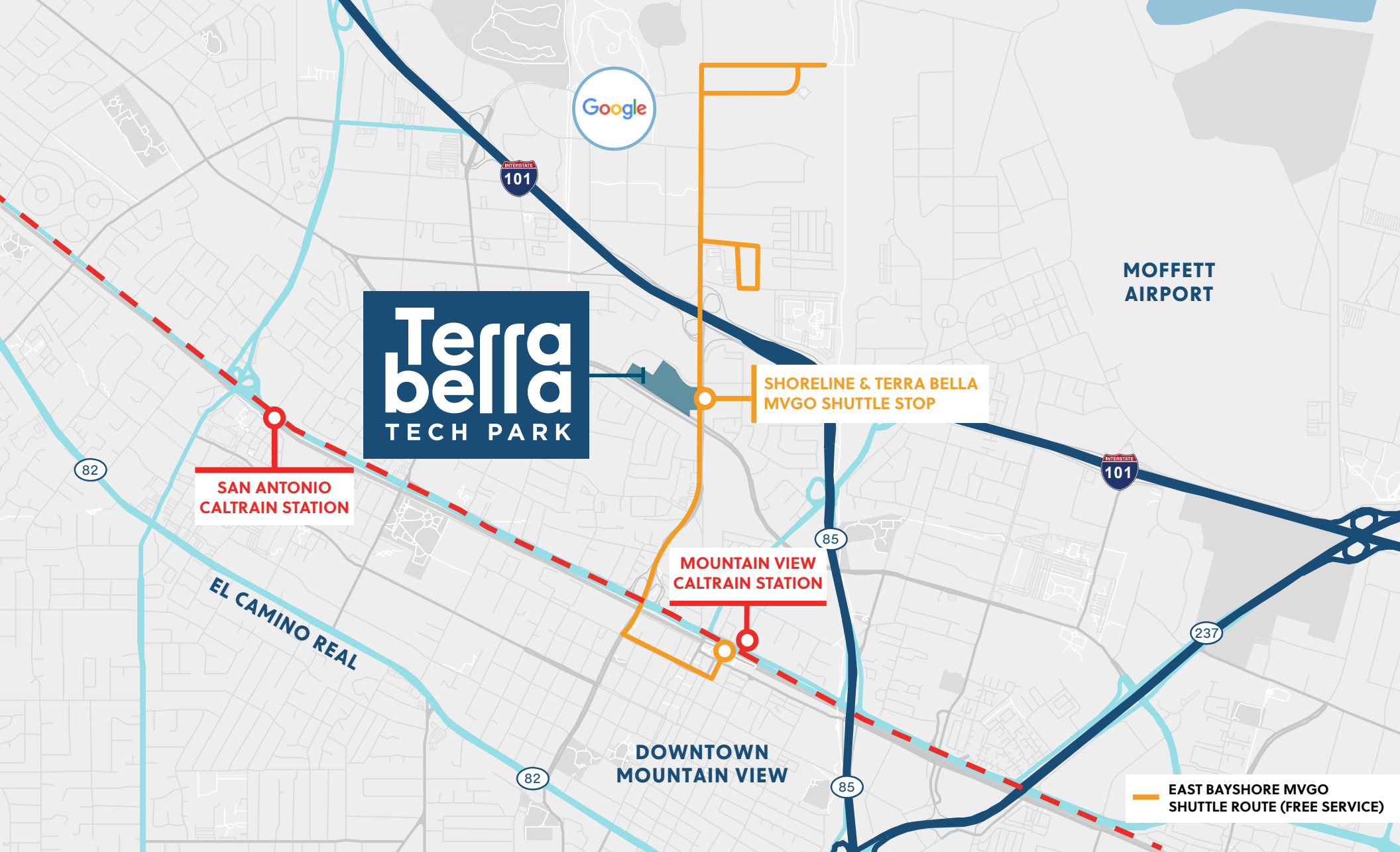
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|----------------|-------------------|
| Walmart | BeyMo! |
| Orangetheory | Safeway |
| Kohl's | Village Green |
| Trader Joe's | Ben's Barketplace |
| UPS Store | CVS |
| Sprouts Market | Sally Beauty |



- DOWNTOWN MOUNTAIN VIEW**
- | | |
|---------------------------------|------------------------------|
| Happy Lamb Hot Pot | Hong Kong Bakery |
| Vaso Azzurro Restaurant | Monte Carlo Restaurant & Bar |
| Nori Nori - Craft Handrolls | Casa Lupe |
| Oren's Hummus | Kirin Restaurant |
| Asian Box | Scratch |
| Das Bierhauz | Ludwigs Biergarten |
| Amarin Thai cuisine #2 | Limón |
| Fu Lam Mum | Sakoon |
| Blue Line Pizza | Chez TJ |
| Doppio Zero Mountain View | Bonchon Mountain view |
| Udon Mugizo | Paris Baguette |
| Fu Lam Mum | Dona Street Roasting Company |
| Agave Mexican Bistro | KakaRoto Japanese Restaurant |
| La Fontaine | Cafe Baklava |
| Hummus Mediterranean Kitchen | Taqueria La Espuela |
| Eureka! Mountain View | Zhangliang Malatang |
| Steins Beer Garden & Restaurant | Don Giovanni |



Mountain View



ACROSS THE STREET
FROM THE MVGO
SHUTTLE STOP

5 MINUTES TO
DOWNTOWN
MOUNTAIN VIEW
ON THE MVGO
SHUTTLE

55 MINUTES TO
SAN FRANCISCO
ON CALTRAIN

11 MINUTES TO
DOWNTOWN
MOUNTAIN VIEW
VIA EAST BAYSHORE
MVGO SHUTTLE

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