

TERRA BELLA TECH PARK



±7,477 - ±25,000 SF OFFICE/R&D FOR LEASE



FUTURE-READY SPACES



FLEXIBLE LEASE TERMS &
EXPANSION OPPORTUNITIES

PROMINENT BUILDING &
MONUMENT SIGNAGE
OPPORTUNITIES

TO FUEL YOUR NEXT BIG IDEA

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.



Downtown Mountain
View Amenities



Immediate Access
to Shoreline Blvd
and Hwy 101



Interior & Exterior
Improvements Underway



Abundant Parking
Throughout Project



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

1212 Terra Bella Ave
±7,477 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%

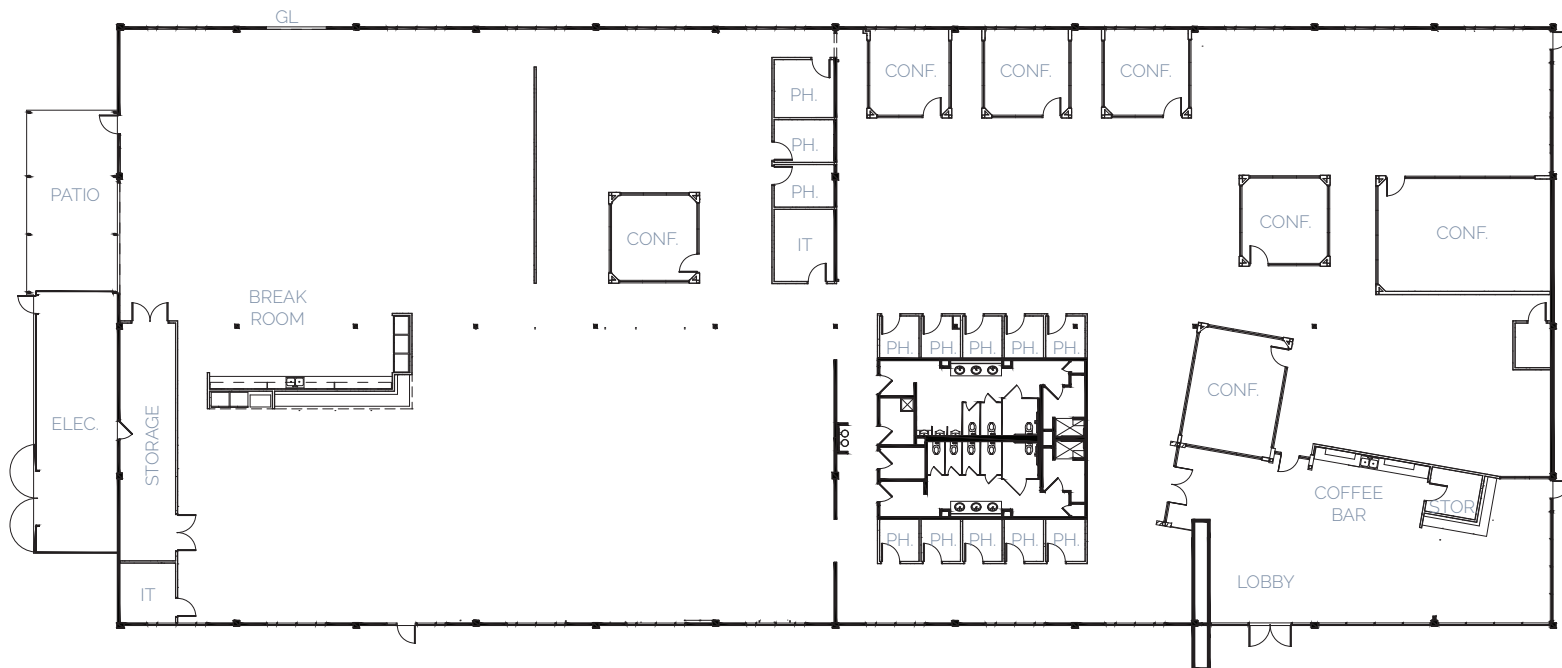
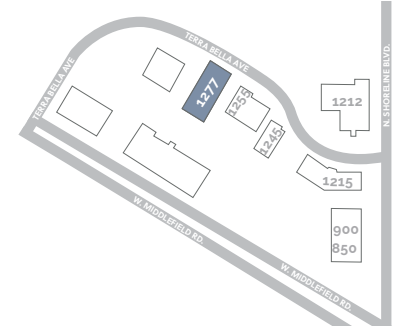
PARKING 2.6/1,000, EV Charging

SIGNAGE

COMMENTS

Building & Monument

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%

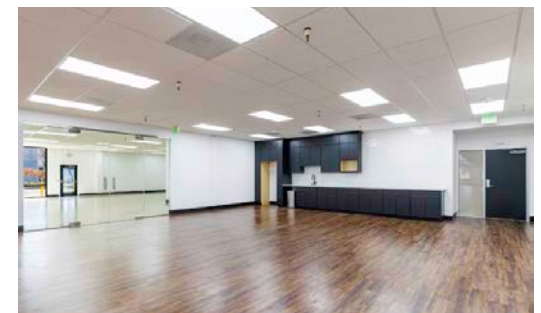
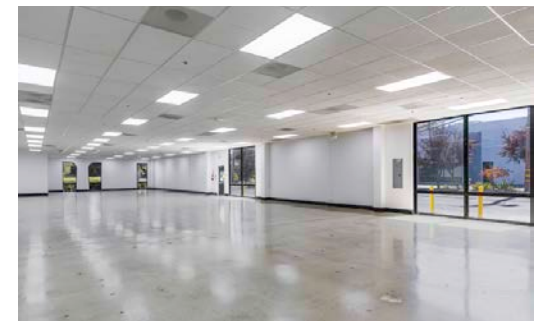
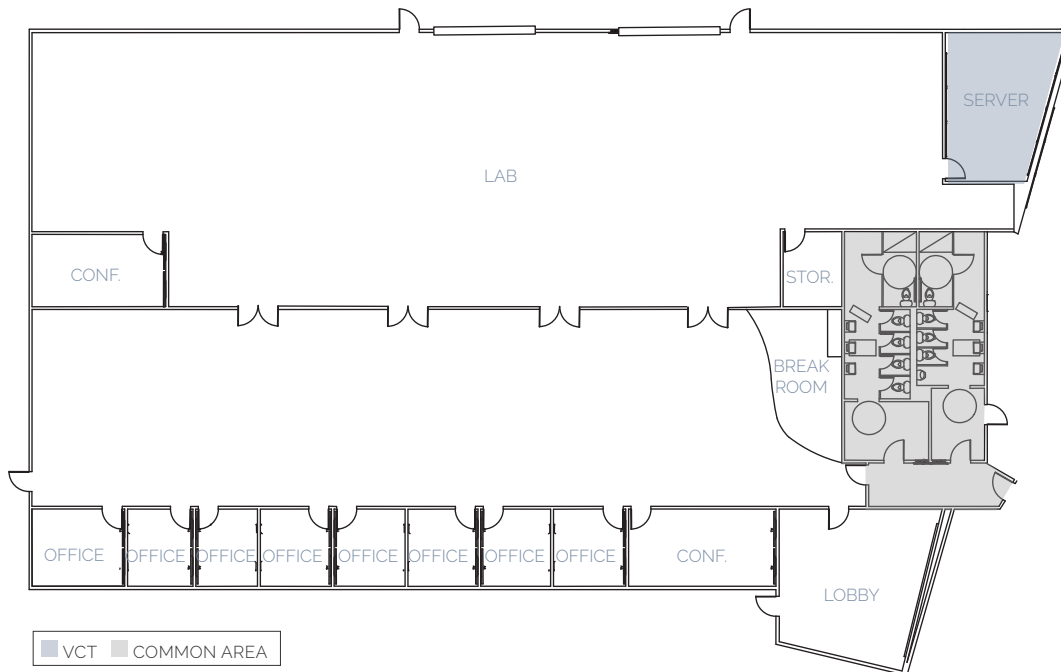
PARKING 4/1,000

SIGNAGE

COMMENTS

Building & Monument

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

COMMENTS

Building & Monument

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%

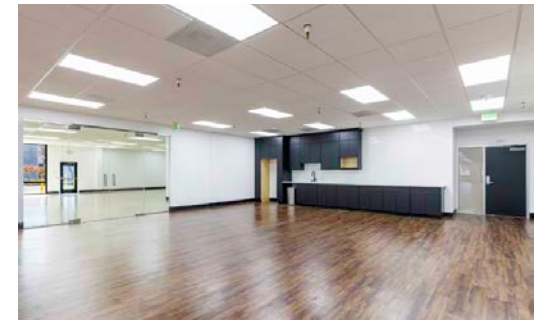
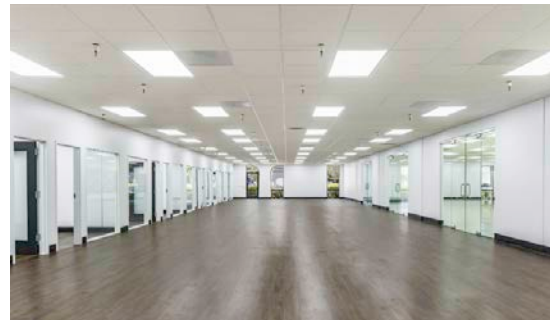
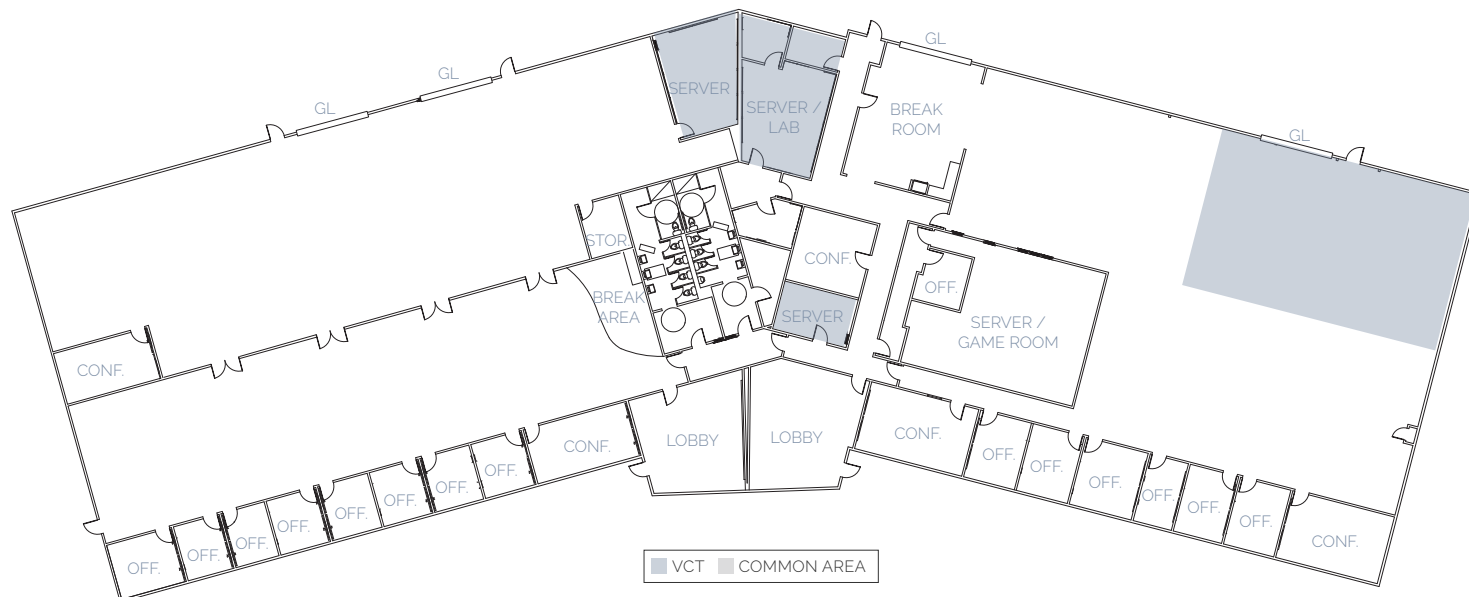
PARKING 4/1,000

SIGNAGE

COMMENTS

Building & Monument

50% Lab/Manufacturing,
11-Foot Dropped Ceilings,
Server Room, Open Break
Room

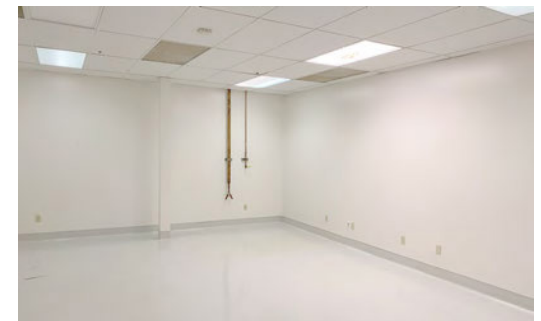
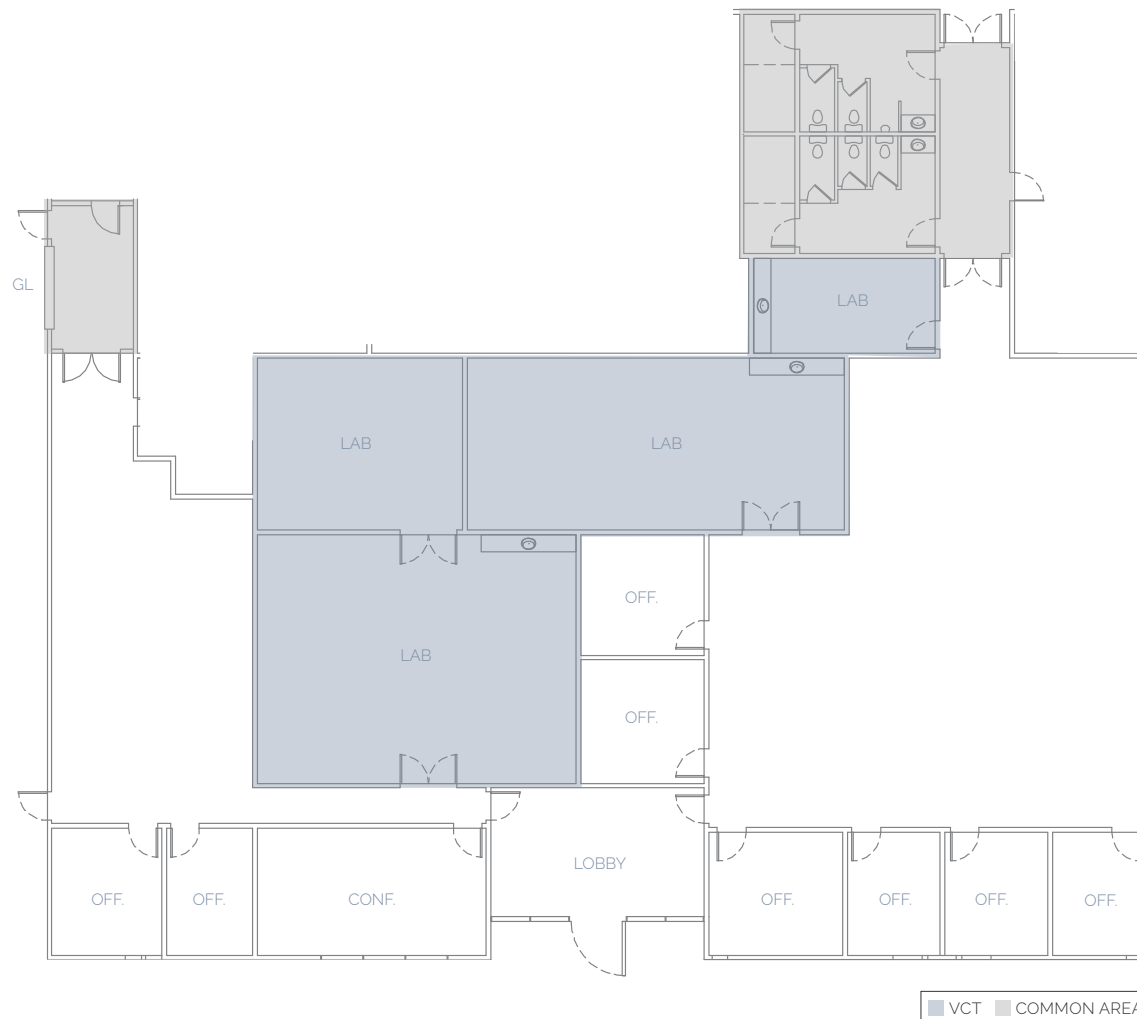


1212 Terra Bella Ave

Suite 200: ±7,477 SF

AVAILABILITY 1/1/26
LOADING 1 Grade Level
HVAC 100%
PARKING 4/1,000

SIGNAGE Building & Monument
COMMENTS Dry & Wet Labs, Chemistry
Fume Hood





TERRA BELLA TECH PARK

- | | |
|--------------|-------------------|
| 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 |

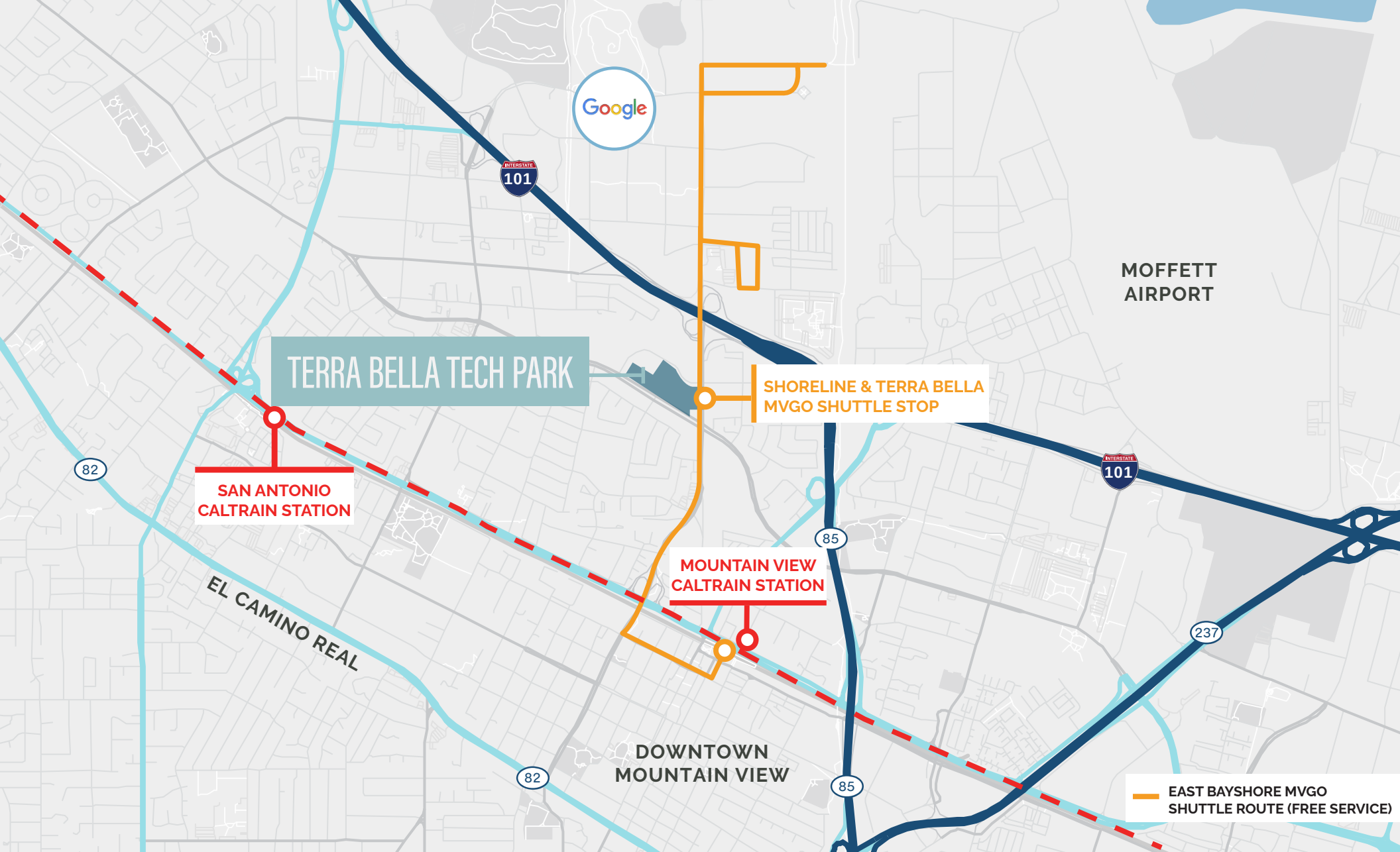
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|----------------|-------------------|
| Walmart | BeyMo! |
| Orangetheory | Safeway |
| Kohl's | Village Green |
| Trader Joe's | Ben's Barketplace |
| UPS Store | CVS |
| Sprouts Market | Sally Beauty |



- 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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