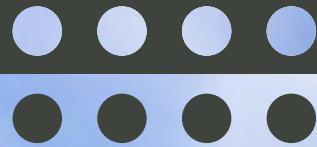


# TERRA BELLA TECH PARK



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



FUTURE-READY SPACES

# 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.



FLEXIBLE LEASE TERMS &  
EXPANSION OPPORTUNITIES

PROMINENT BUILDING &  
MONUMENT SIGNAGE  
OPPORTUNITIES



Downtown Mountain  
View Amenities



Abundant Parking  
Throughout Project



Immediate Access  
to Shoreline Blvd  
and Hwy 101



On-Site CalTrain  
Shuttle Station



Interior & Exterior  
Improvements Underway



5-Minute Shuttle  
to DTMV & CalTrain  
Station

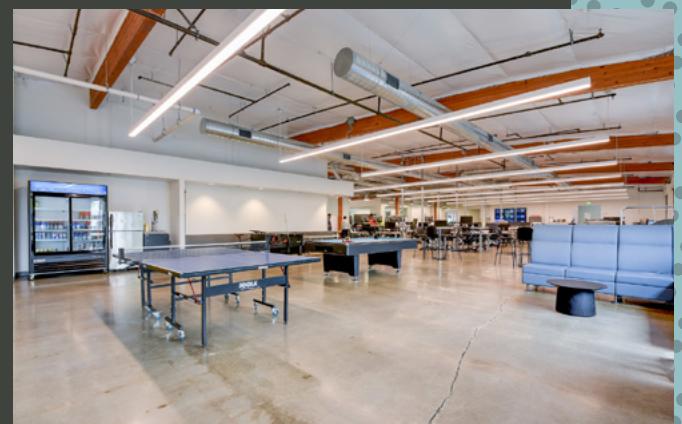
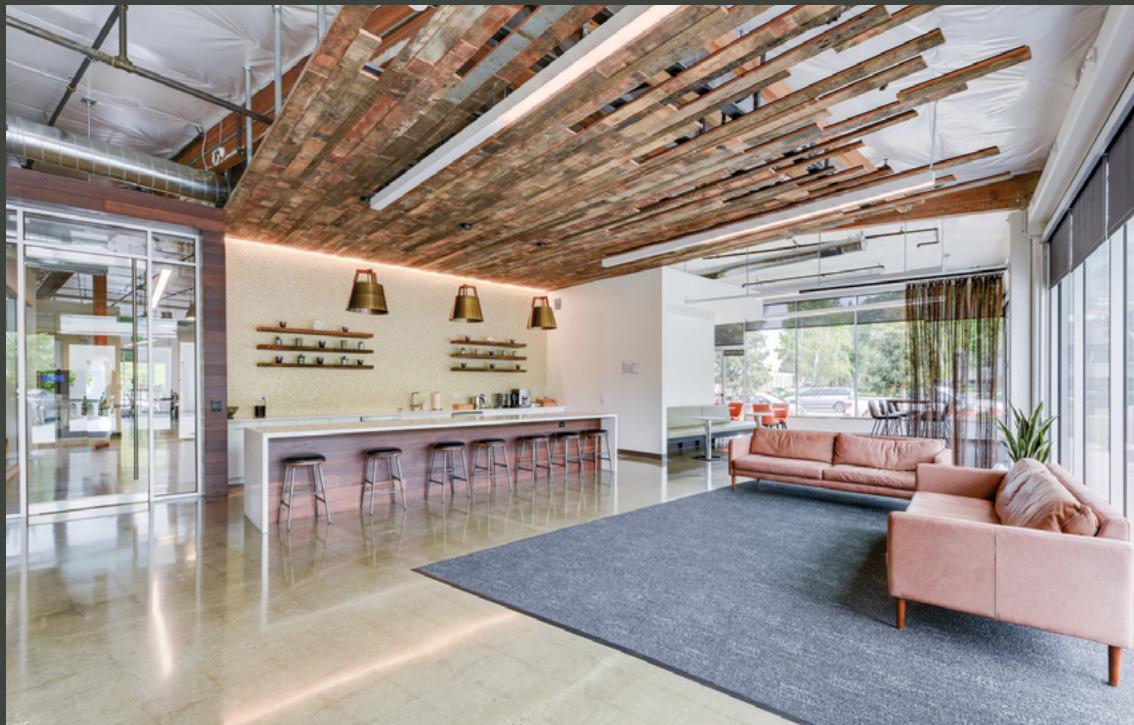


# TERRA BELLA TECH PARK

**1277 Terra Bella Ave**  
±24,000 SF

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

**1212 Terra Bella Ave**  
±7,477 SF



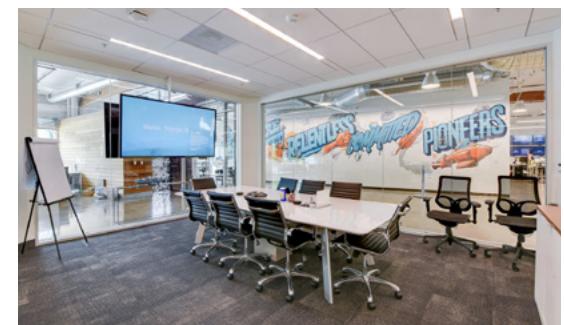
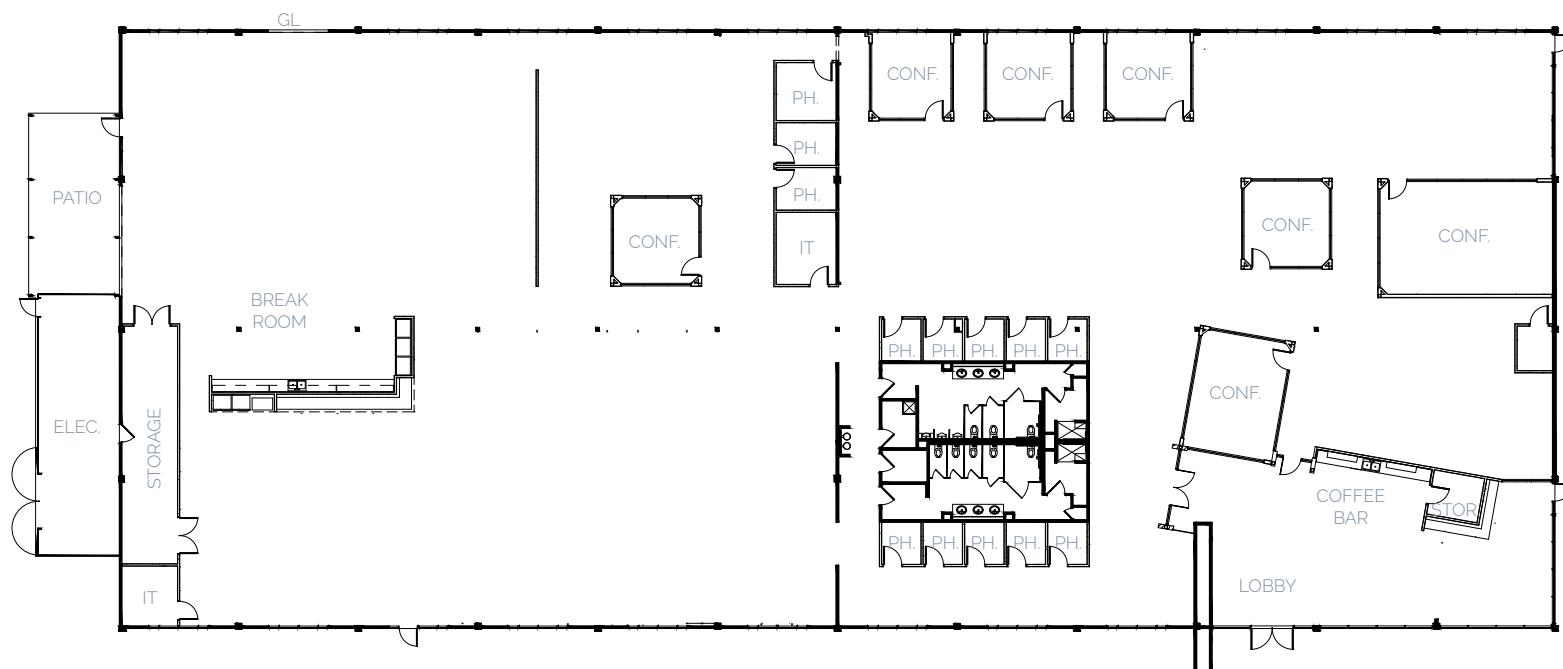
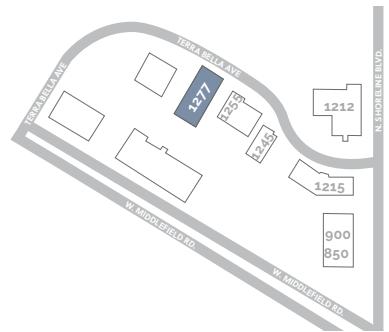
# TERRA BELLA TECH PARK

# 1277 Terra Bella Ave

Full Building: ±24,000 SF

<b>AVAILABILITY</b>	Now
<b>POWER</b>	2,000A @ 120/208V
<b>LOADING</b>	2 Grade Levels (1 Oversized)
<b>HVAC</b>	100%
<b>PARKING</b>	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

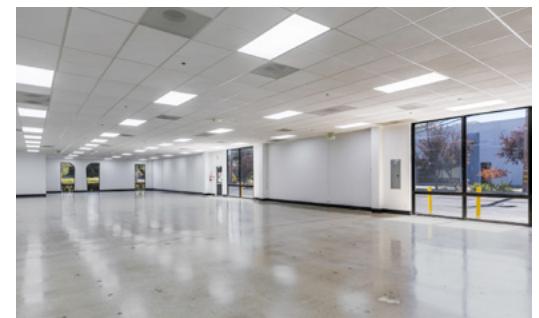
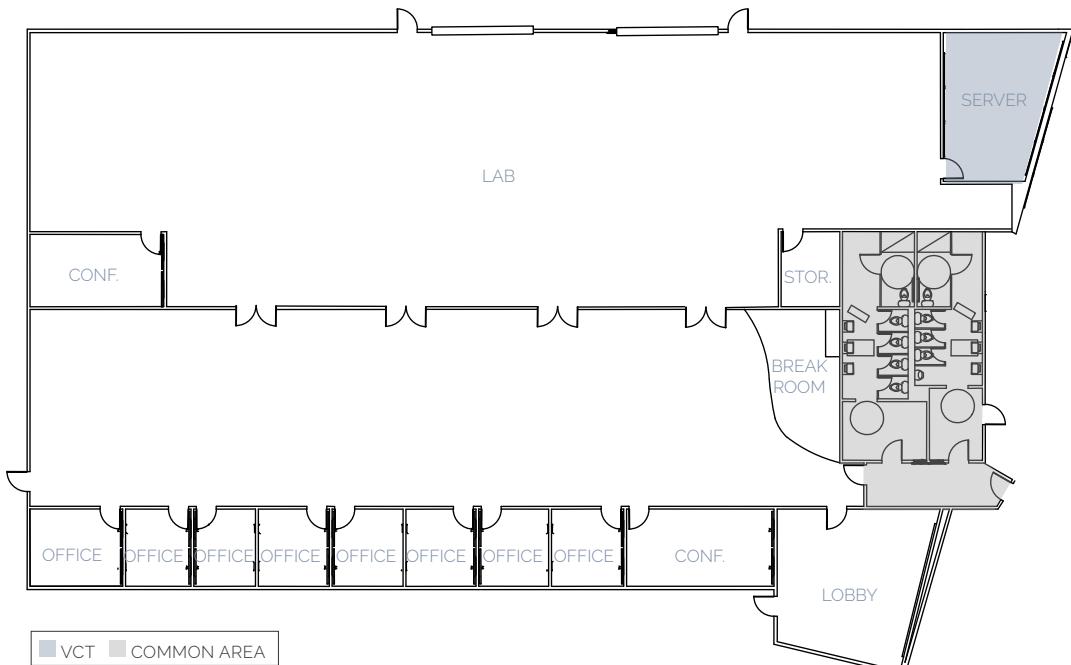


# 1215 Terra Bella Ave

Suite 100: ±12,861 SF

<b>AVAILABILITY</b>	Now
<b>POWER</b>	600A @ 277/480V, 3-Phase
<b>LOADING</b>	2 Grade Levels
<b>HVAC</b>	100%
<b>PARKING</b>	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

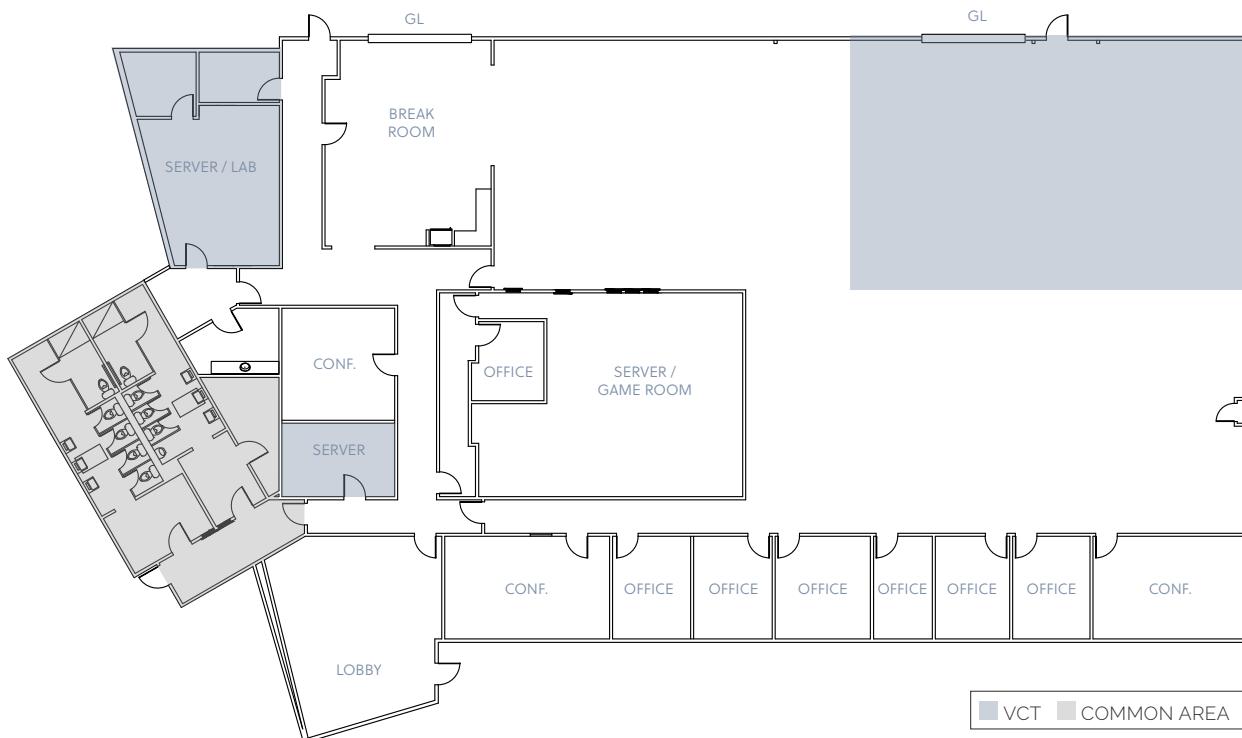
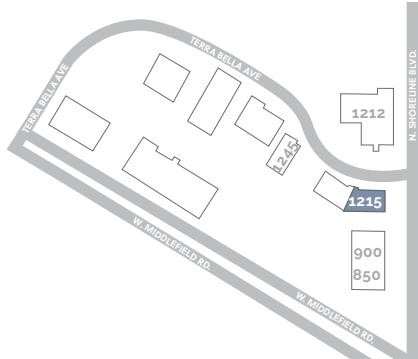
<b>AVAILABILITY</b>	Now
<b>POWER</b>	900A @ 277/480V, 3-Phase
<b>LOADING</b>	2 Grade Levels (1 Oversized)
<b>HVAC</b>	100%
<b>PARKING</b>	4/1,000, EV Charging

## 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

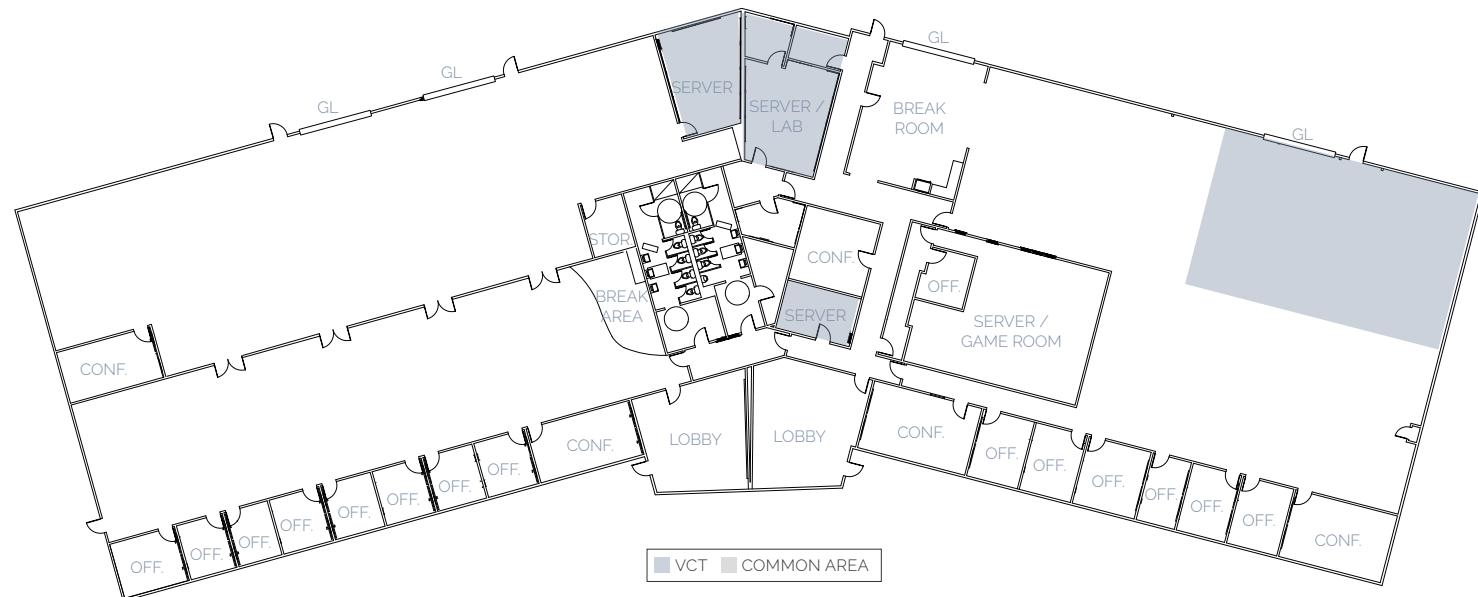
<b>AVAILABILITY</b>	Now
<b>POWER</b>	1,600A @ 277/480V, 3-Phase
<b>LOADING</b>	4 Grade Levels
<b>HVAC</b>	100%
<b>PARKING</b>	4/1,000

## 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%

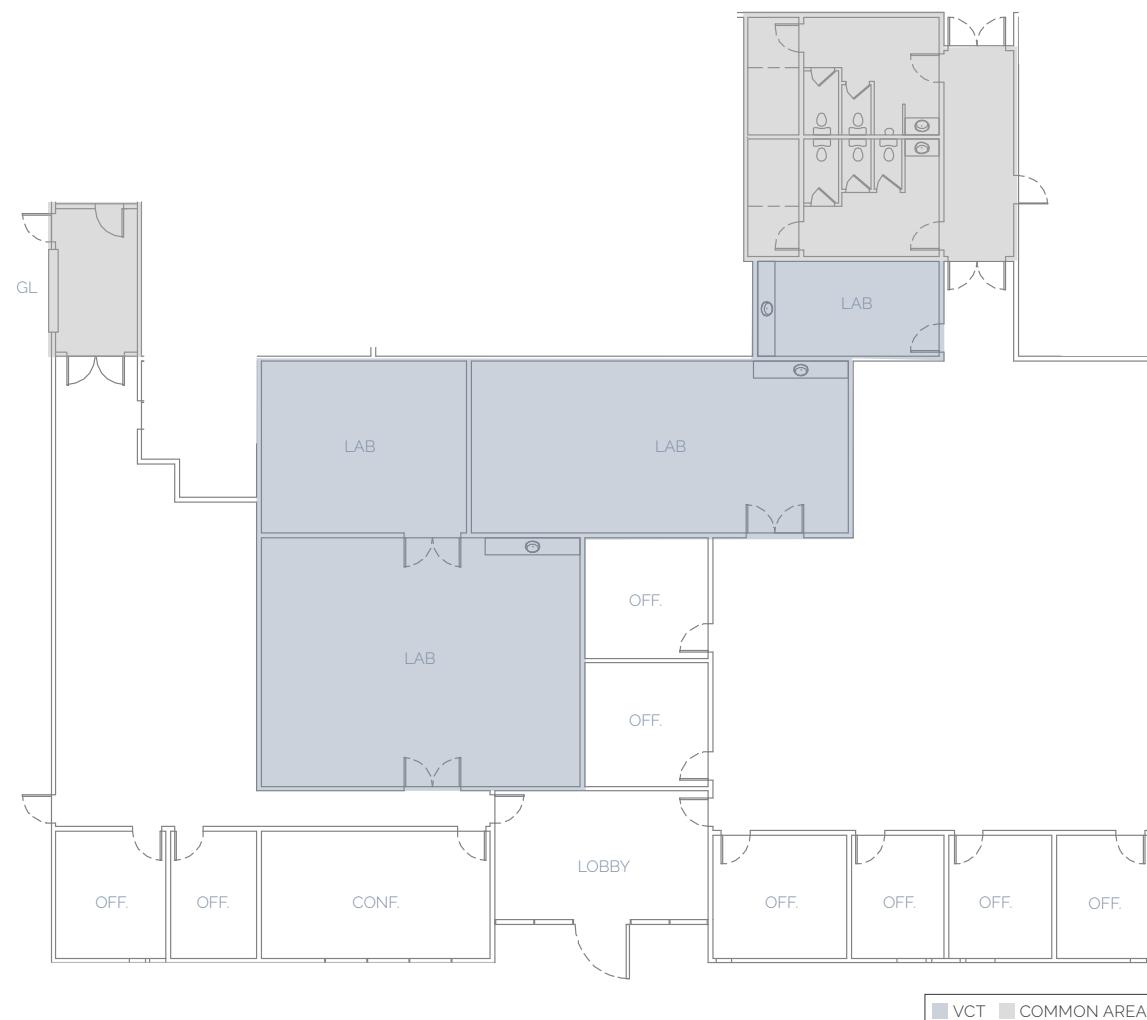
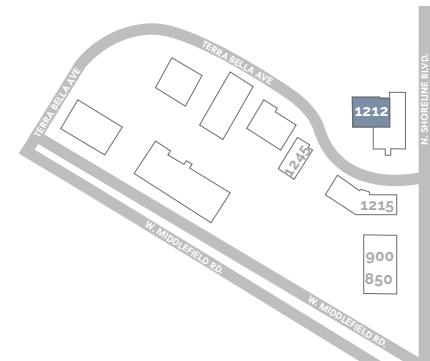
**PARKING** 4/1,000

**SIGNAGE**

Building & Monument

**COMMENTS**

Dry & Wet Labs, Chemistry  
Fume Hood



N

## TERRA BELLA TECH PARK

Starbucks  
7-Eleven  
Cucina Venti  
Zareen's

82

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

CHARLESTON RD  
101

RENGSTORFF AVE  
OLD MIDDLEFIELD WAY

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

CENTURY THEATRES



## THE VILLAGE AT SAN ANTONIO CENTER

Vegan Bowls for All  
Starbucks  
Il Forno  
Jersey Mikes  
La Salsa  
Crumble Cookies  
SAJJ Mediterranean  
The Counter  
It's Just Wings  
Korean BBQ House  
Subway  
Pho Avenue  
Sourdough & Co  
Wingstop  
Pacific Catch  
Dong Lai Shun

Walmart  
Orangetheory  
Kohl's  
Trader Joe's  
UPS Store  
Sprouts Market  
BevMo!  
Safeway  
Village Green  
Ben's Marketplace  
CVS  
Sally Beauty



82

## DOWNTOWN MOUNTAIN VIEW

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



N SHORELINE BLVD



MOFFETT BLVD

CENTRAL EXPY  
W EVELYN AVE  
VILLA ST

85

## Mountain View

FOOTHILL EXPY

N SAN ANTONIO RD

MIDDLEFIELD RD

ALMOND AVE

EL MONTE AVE

EL SPRINGER RD

MIRAMONTE AVE

CASTRO ST

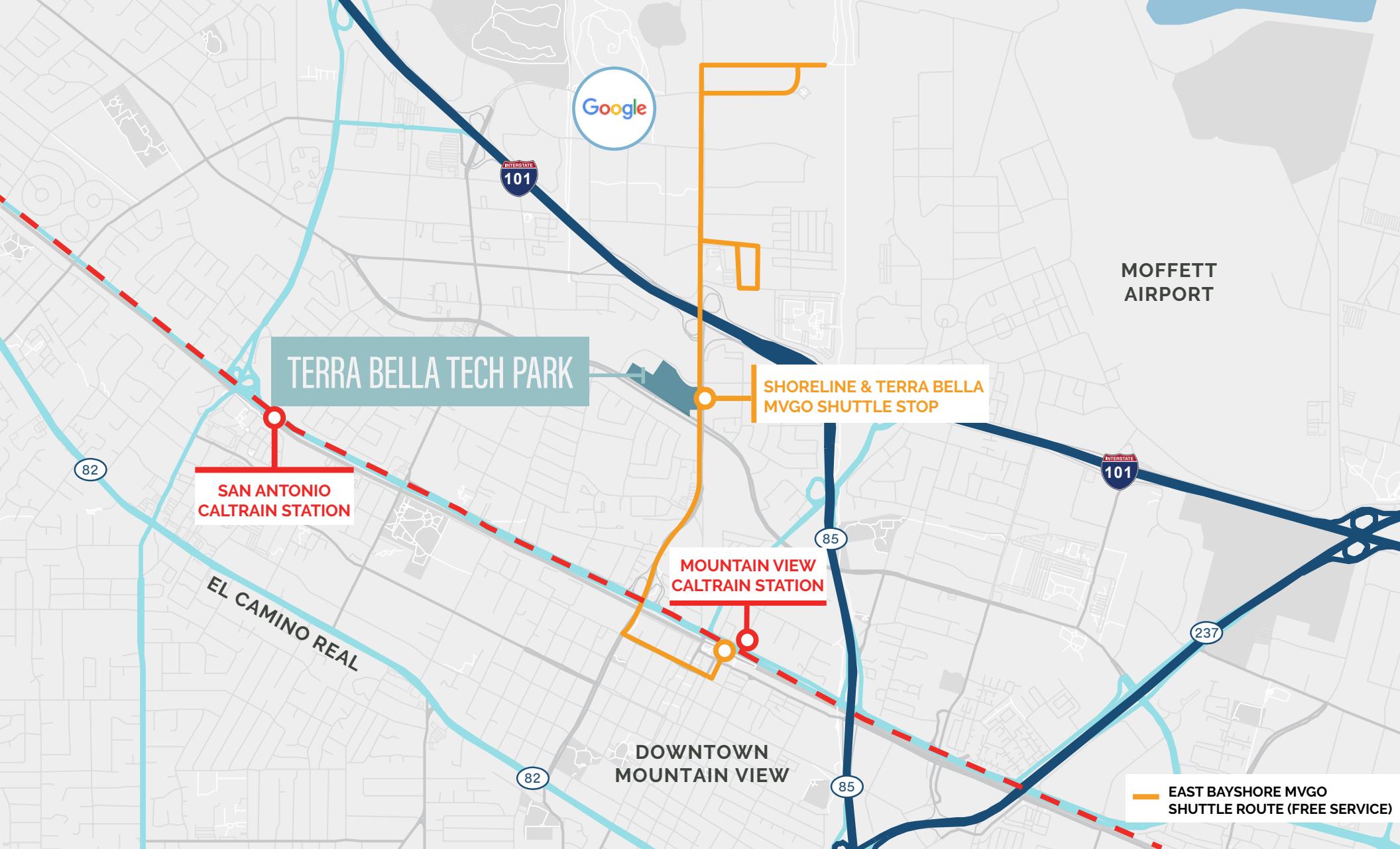
S SHORELINE BLVD

CASTRO ST

MIRAMONTE AVE

CASTRO ST

82



# TERRA BELLA TECH PARK



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