

# Terra bella

TECH PARK



±12,139 - ±31,347 SF OFFICE/R&D FOR LEASE



ZAPPETTINI



# 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

**850-890 N. Shoreline**  
±14,734 to ±31,347 SF

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

**1277 Terra Bella Ave**  
±24,000 SF







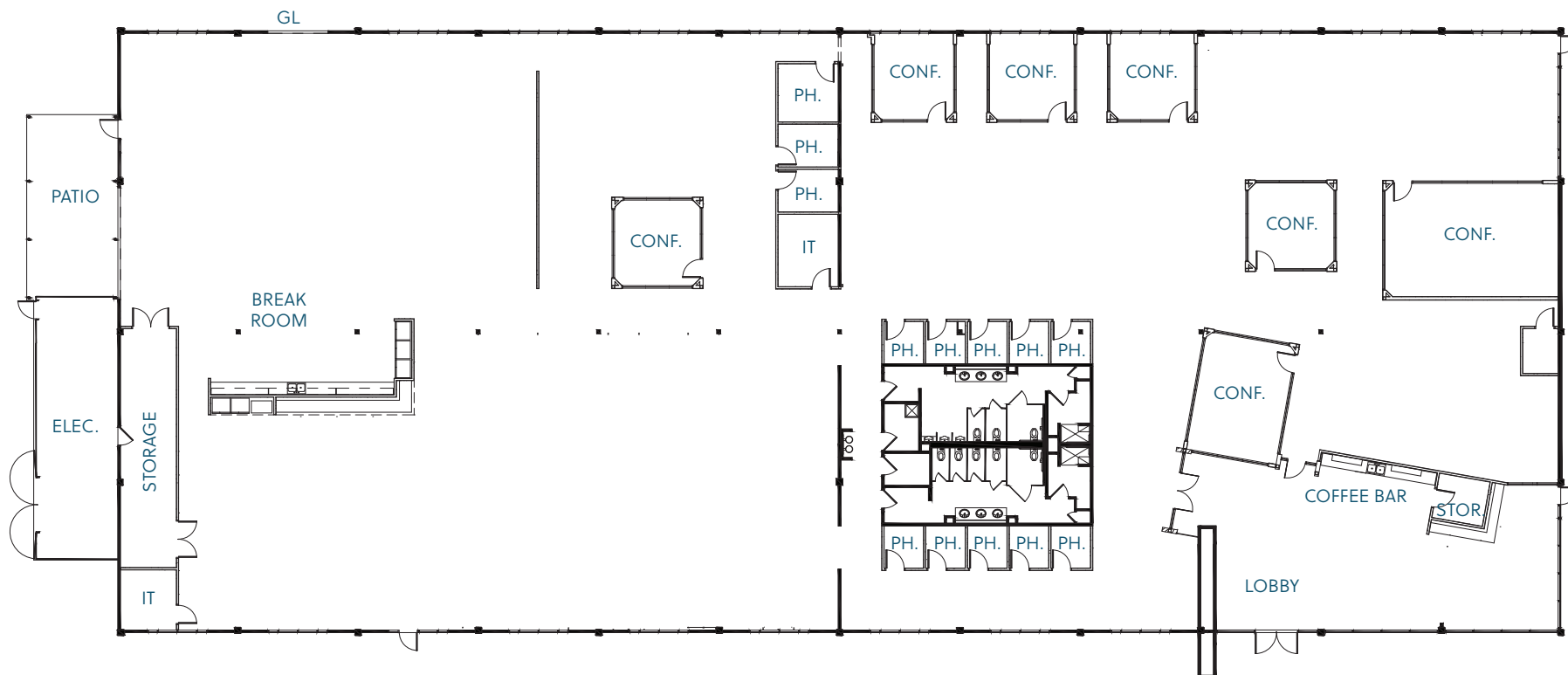
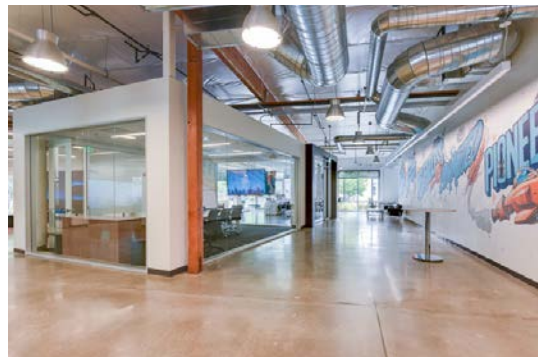
**Terra  
bella**  
TECH PARK



# 1277 Terra Bella Ave

Full Building: ±24,000 SF

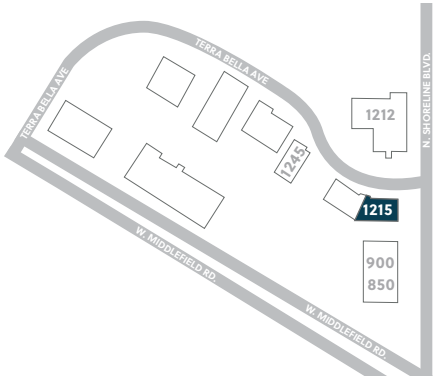
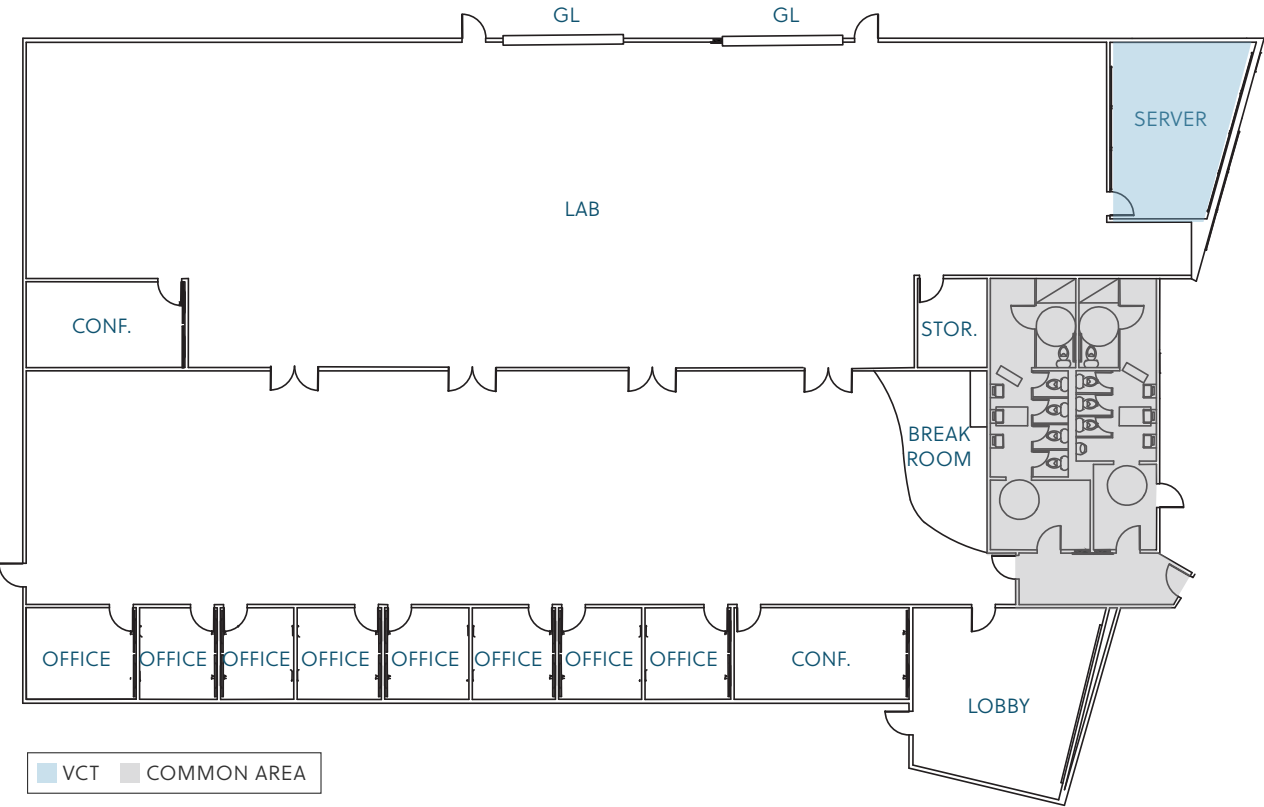
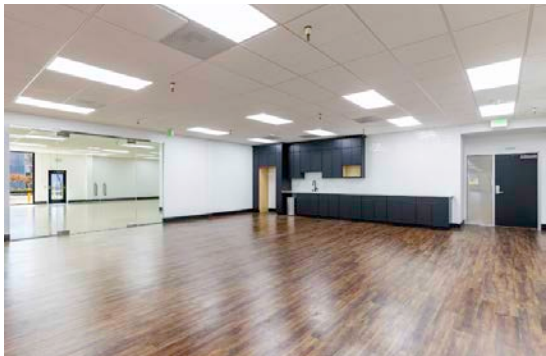
<b>AVAILABILITY</b>	Now
<b>POWER</b>	2,000A @ 120/208V
<b>LOADING</b>	2 Grade Levels (1 Oversized)
<b>HVAC</b>	100%
<b>PARKING</b>	2.6/1,000, EV Charging
<b>SIGNAGE</b>	Building & Monument
<b>COMMENTS</b>	Plug & Play, Best-In-Class Interiors, 100% Open Ceiling, 16-foot Clear Height, Private Outdoor Patio,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



# 1215 Terra Bella Ave

Suite 100: ±12,861 SF

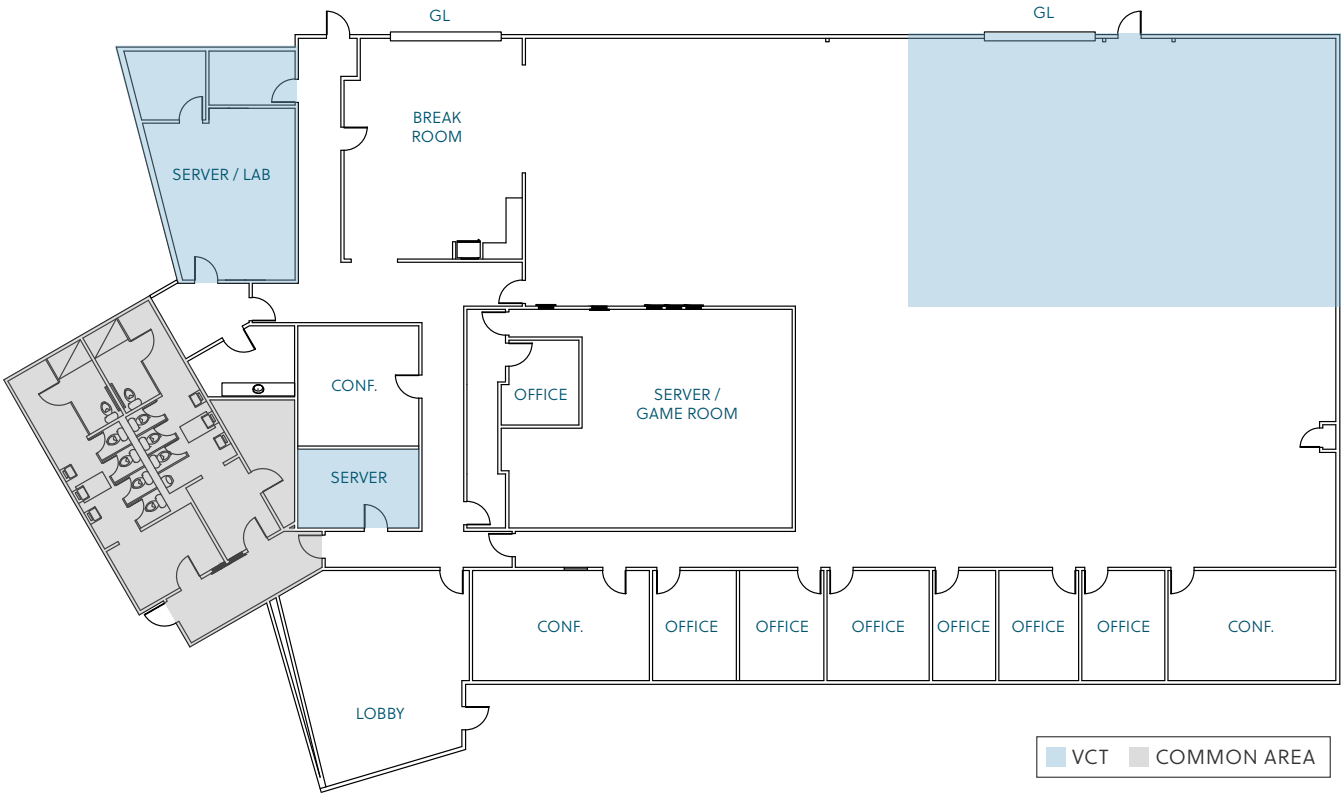
<b>AVAILABILITY</b>	Now
<b>POWER</b>	600A @ 277/480V, 3-Phase
<b>LOADING</b>	2 Grade Levels
<b>HVAC</b>	100%
<b>PARKING</b>	4/1,000
<b>SIGNAGE</b>	Building & Monument
<b>COMMENTS</b>	50% Lab/Manufacturing, 11-Foot Dropped Ceilings, Server Room, Open Break Room



# 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, Server Room, Open Break Room

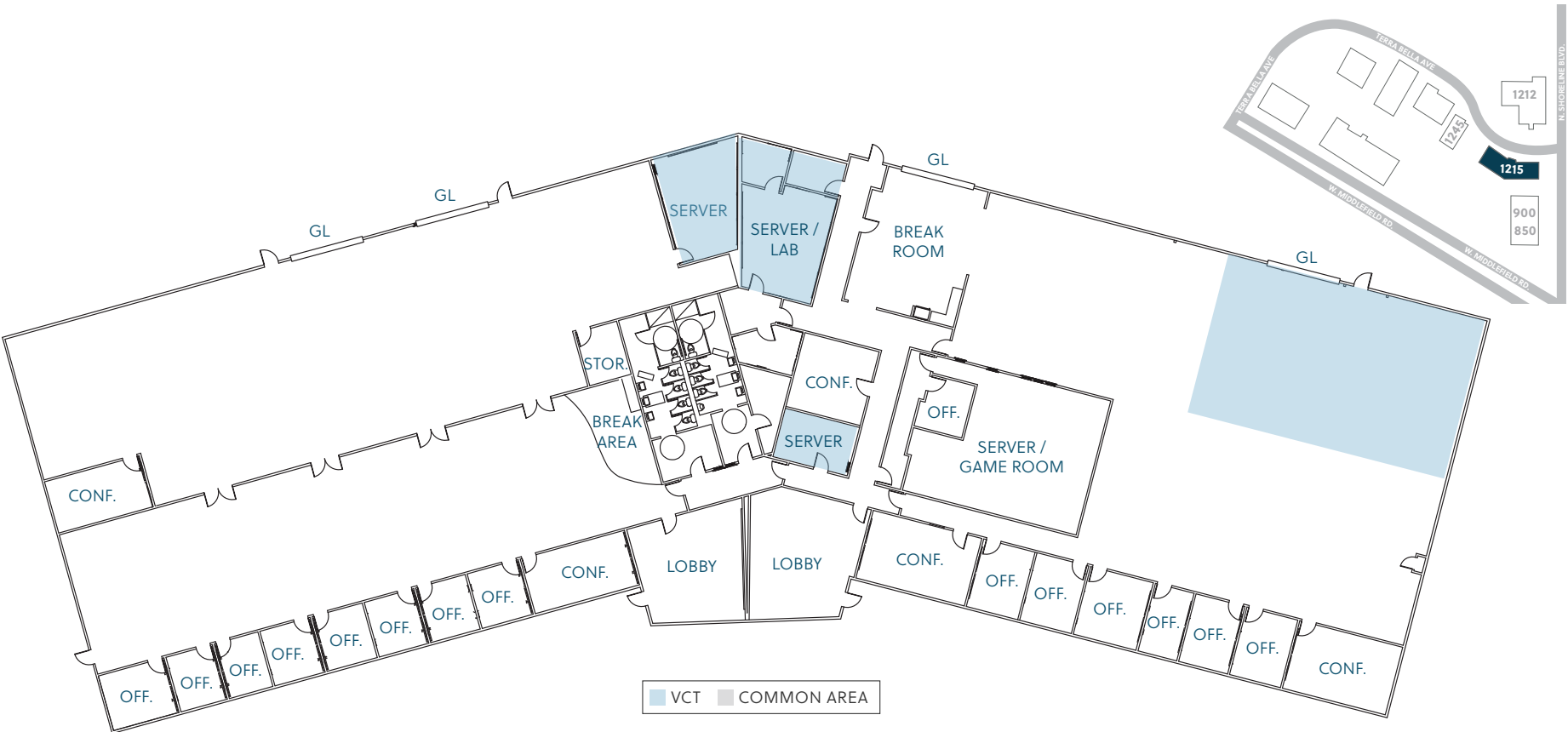
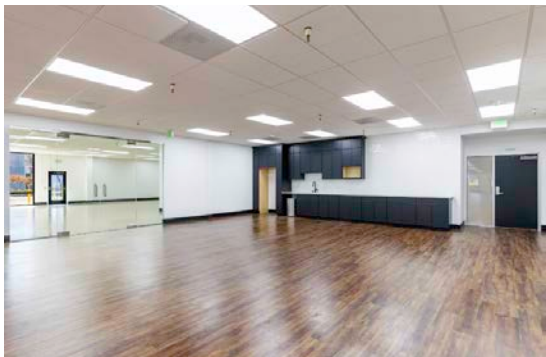




# 1215 Terra Bella Ave

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

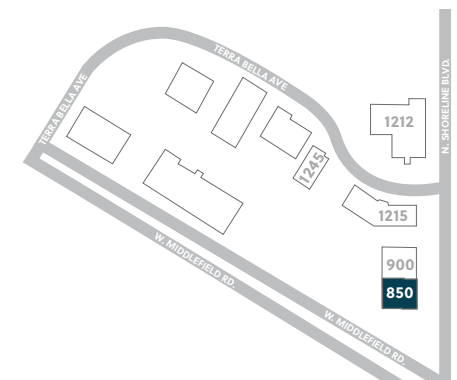
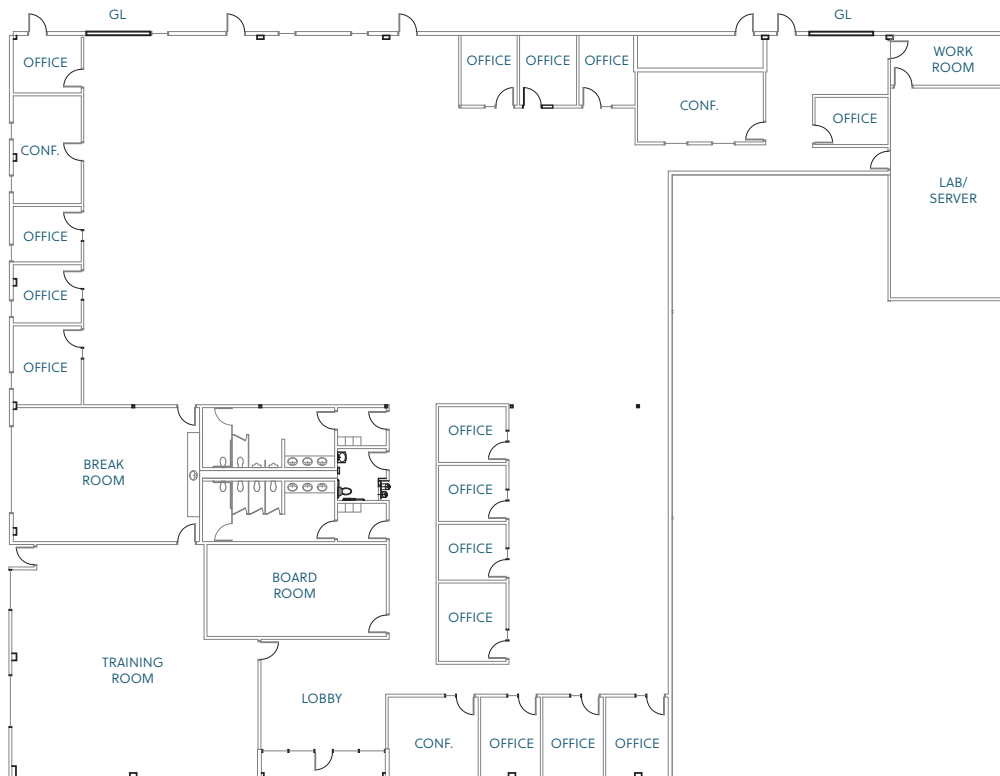




# 850 N. Shoreline Blvd.

±16,613 SF

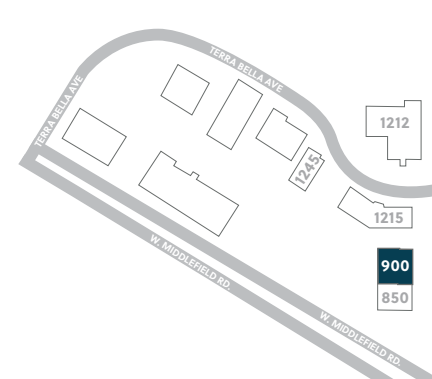
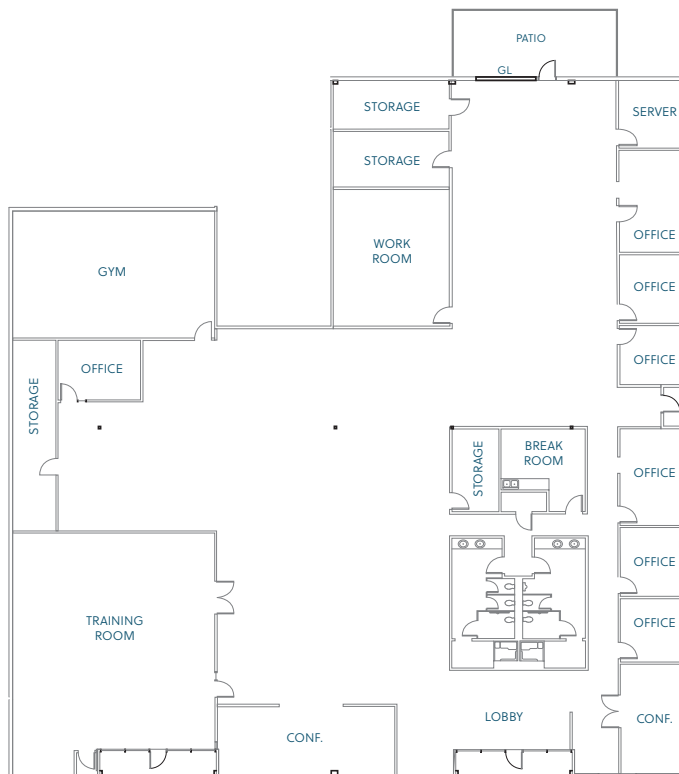
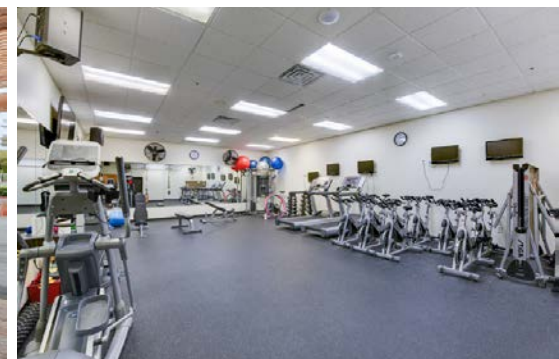
<b>AVAILABILITY</b>	Now
<b>POWER</b>	1,600A @ 120/208V, 3-Phase
<b>LOADING</b>	2 Grade Levels (Possible)
<b>HVAC</b>	100%
<b>PARKING</b>	4/1,000, EV Charging
<b>SIGNAGE</b>	Building & Monument
<b>COMMENTS</b>	Training Room, Lab, Solar Energy, Server Rooms w/ HVAC, Full Kitchen



# 900 N. Shoreline Blvd.

±14,734 SF

<b>AVAILABILITY</b>	Now
<b>POWER</b>	800A @ 120/208V, 3-Phase
<b>LOADING</b>	1 Grade Level (Possible)
<b>HVAC</b>	100%
<b>PARKING</b>	4/1,000
<b>SIGNAGE</b>	Solar Energy, Full Kitchen, Server Room w/ HVAC, Gym, Training Room, Showers & Outdoor Patio
<b>COMMENTS</b>	Training Room, Lab, Solar Energy, Server Rooms w/ HVAC, Full Kitchen

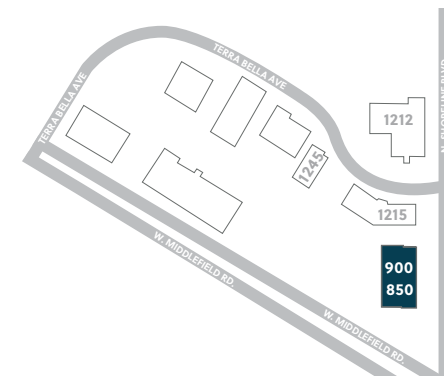
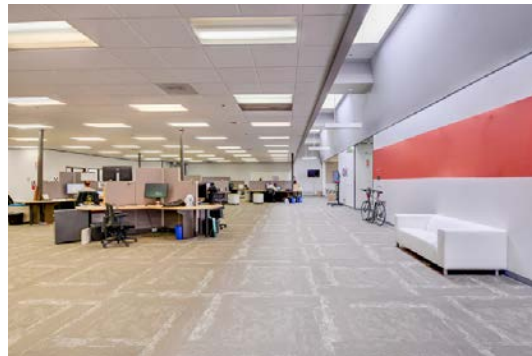


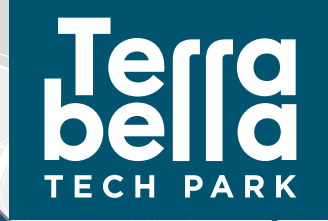


# 850-900 N. Shoreline Blvd.

±31,347 SF

- AVAILABILITY** Now
- POWER** 2,400A @ 120/208V, 3-Phase
- LOADING** 3 Grade Levels (Possible)
- HVAC** 100%
- PARKING** 4/1,000, EV Charging
- SIGNAGE** Building & Monument
- COMMENTS** Freestanding, Labs, Solar Energy, Server Rooms w/ HVAC, Full Kitchen, Gym, Training Rooms, Showers & Outdoor Patio





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



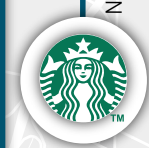
- THE VILLAGE AT SAN ANTONIO CENTER**
- |                     |                  |
|---------------------|------------------|
| Vegan Bowls for All | Its Just Wings   |
| Starbucks           | Korean BBQ House |
| Il Fornaio          | Subway           |
| Jersey Mikes        | Pho Avenue       |
| La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



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

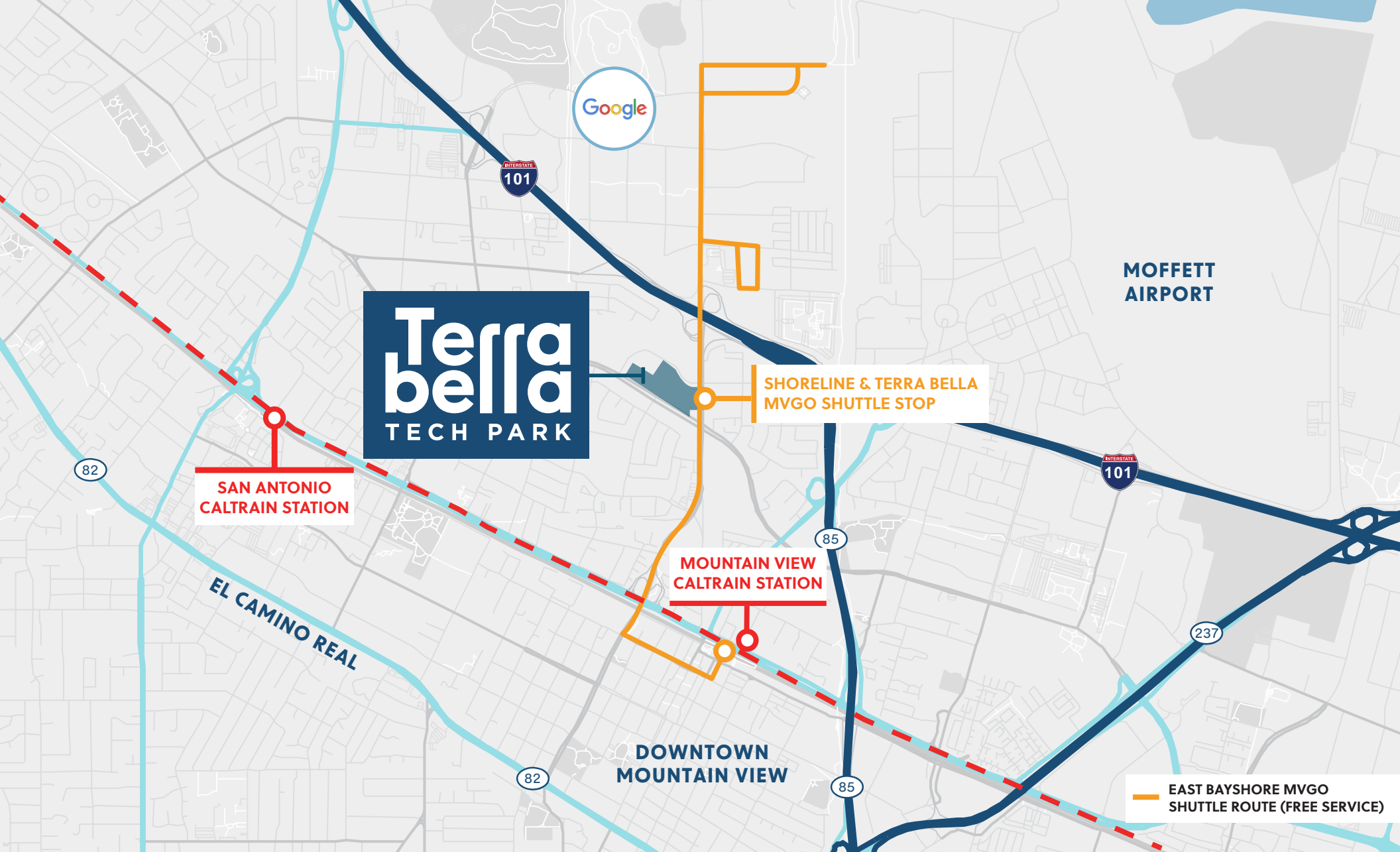


- DOWNTOWN MOUNTAIN VIEW**
- |                                 |                              |
|---------------------------------|------------------------------|
| Happy Lamb Hot Pot              | Hong Kong Bakery             |
| Vaso Azzurro Restaurant         | Monte Carlo Restaurant & Bar |
| Nori 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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# Terra bella TECH PARK

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