

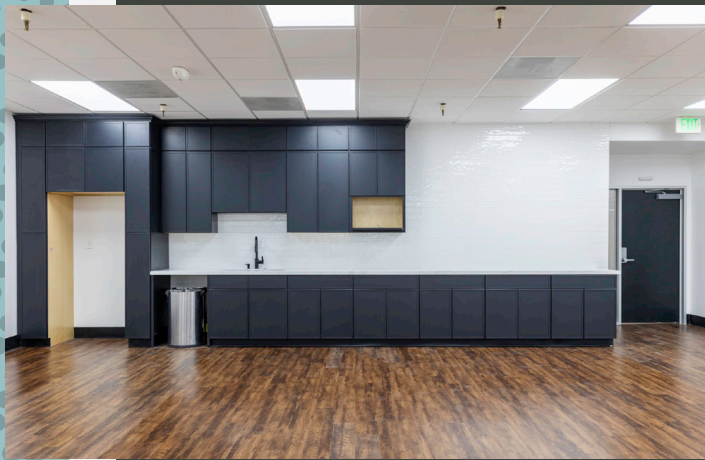
TERRA BELLA TECH PARK



±12,139 - ±37,307 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

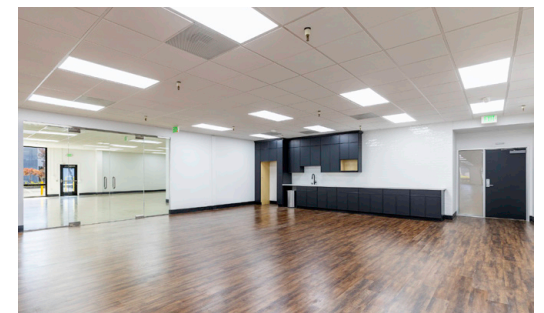
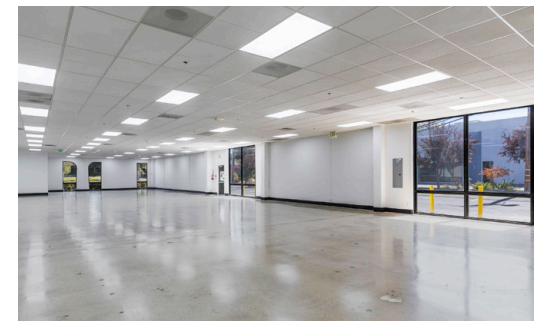
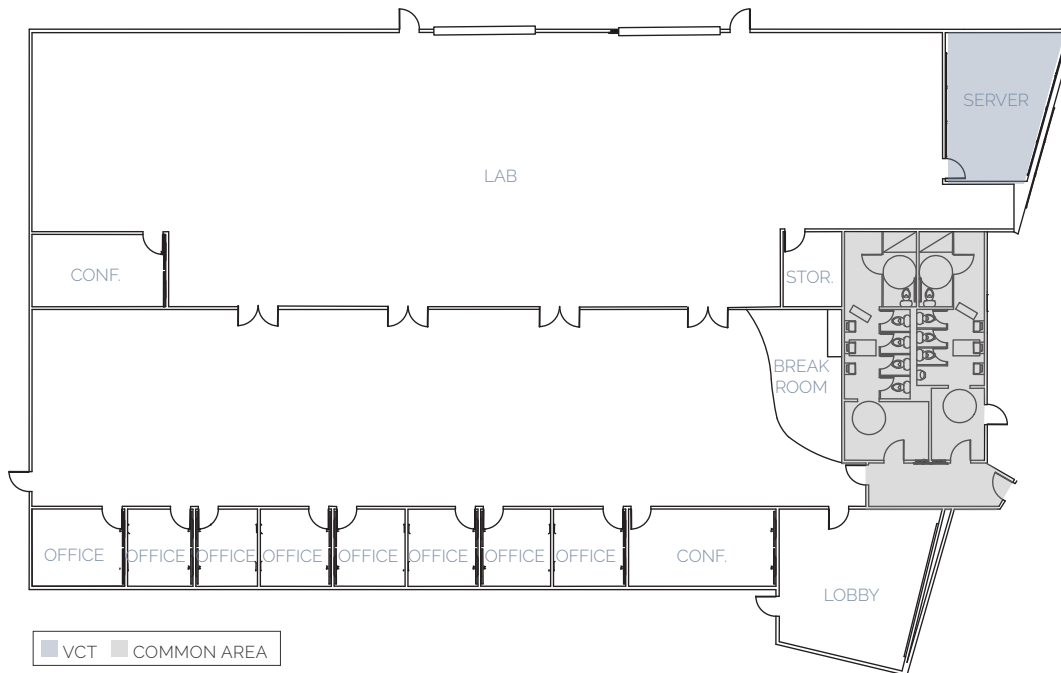
1215 Terra Bella Ave
±12,139 to ±25,000 SF

1212 Terra Bella Ave
±29,830 to ±37,307 SF

1215 Terra Bella Ave

Suite 100: ±12,861 SF

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

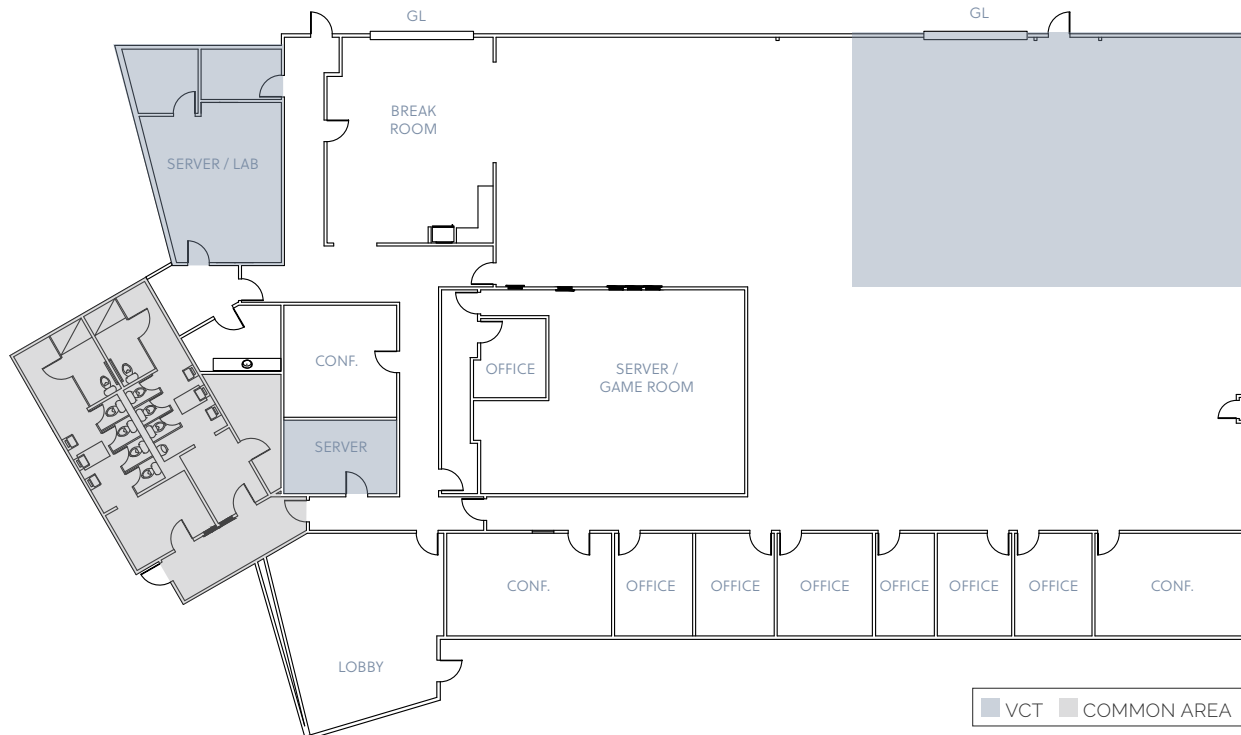


1215 Terra Bella Ave

Suite 200: ±12,139 SF

AVAILABILITY Now
POWER 2,000A @ 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

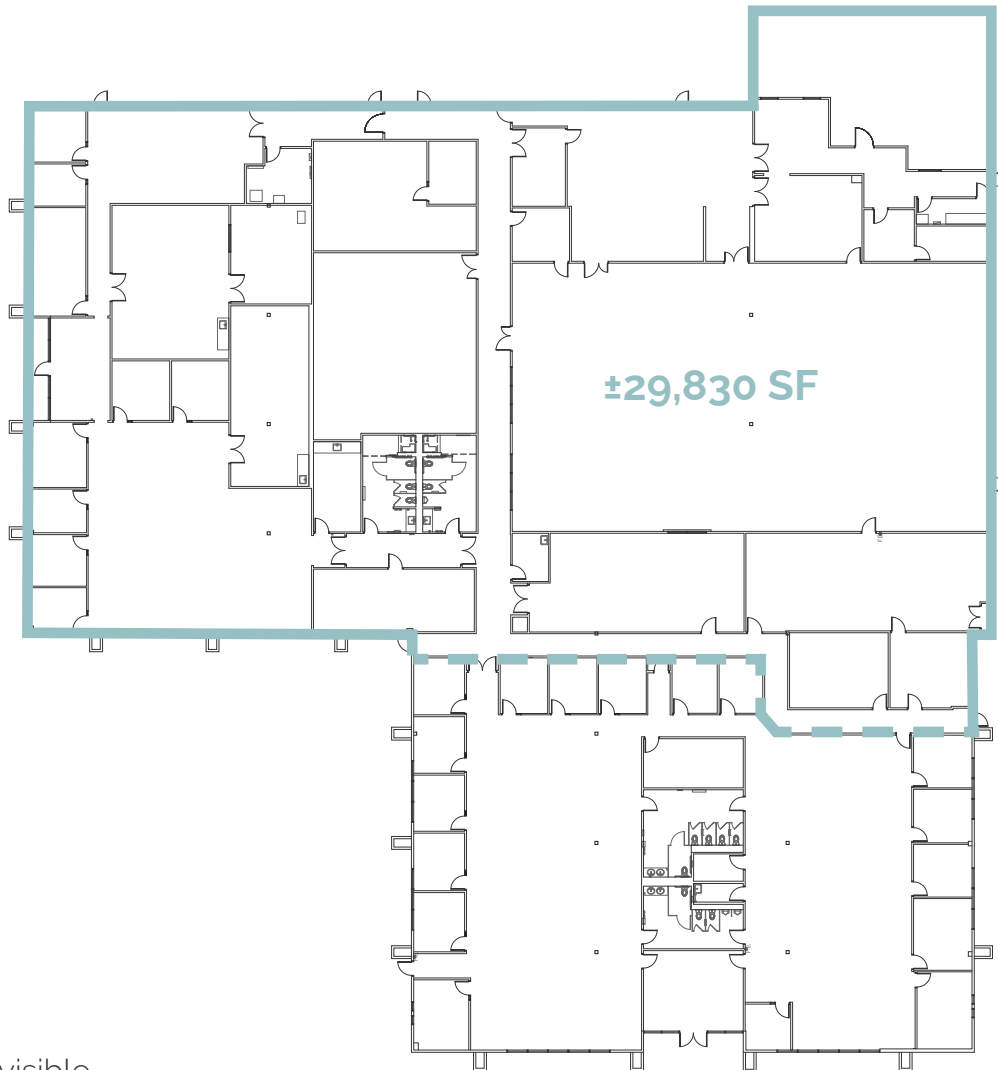
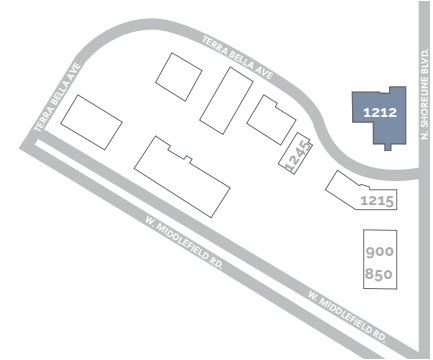


1212 Terra Bella Ave

Full Building: $\pm 37,307$ SF (divisible to $\pm 29,830$ SF)

AVAILABILITY Now
POWER TBD
LOADING 1 Grade Level
HVAC 100%

PARKING 4/1,000
SIGNAGE Building & Monument
COMMENTS Dry & Wet Labs, Chemistry
Fume Hood



— Divisible





TERRA BELLA TECH PARK

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

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

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



82

THE VILLAGE AT SAN ANTONIO CENTER

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



DOWNTOWN MOUNTAIN VIEW

- Happy Lamb Hot Pot
- Vaso Azzurro 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

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



82



101

85

Mountain View

FOOTHILLEXPWY

ALMA ST

W CHARLESTON RD

MIDDLEFIELD RD

CHARLESTON RD

RENGSTORFF AVE

OLD MIDDLEFIELD WAY

W MIDDLEFIELD WAY

N SHORELINE BLVD

MOFFETT BLVD

CENTRAL EXPY

W EVELYN AVE

CASTRO ST

VILLA ST

ALMOND AVE

EL MONTE AVE

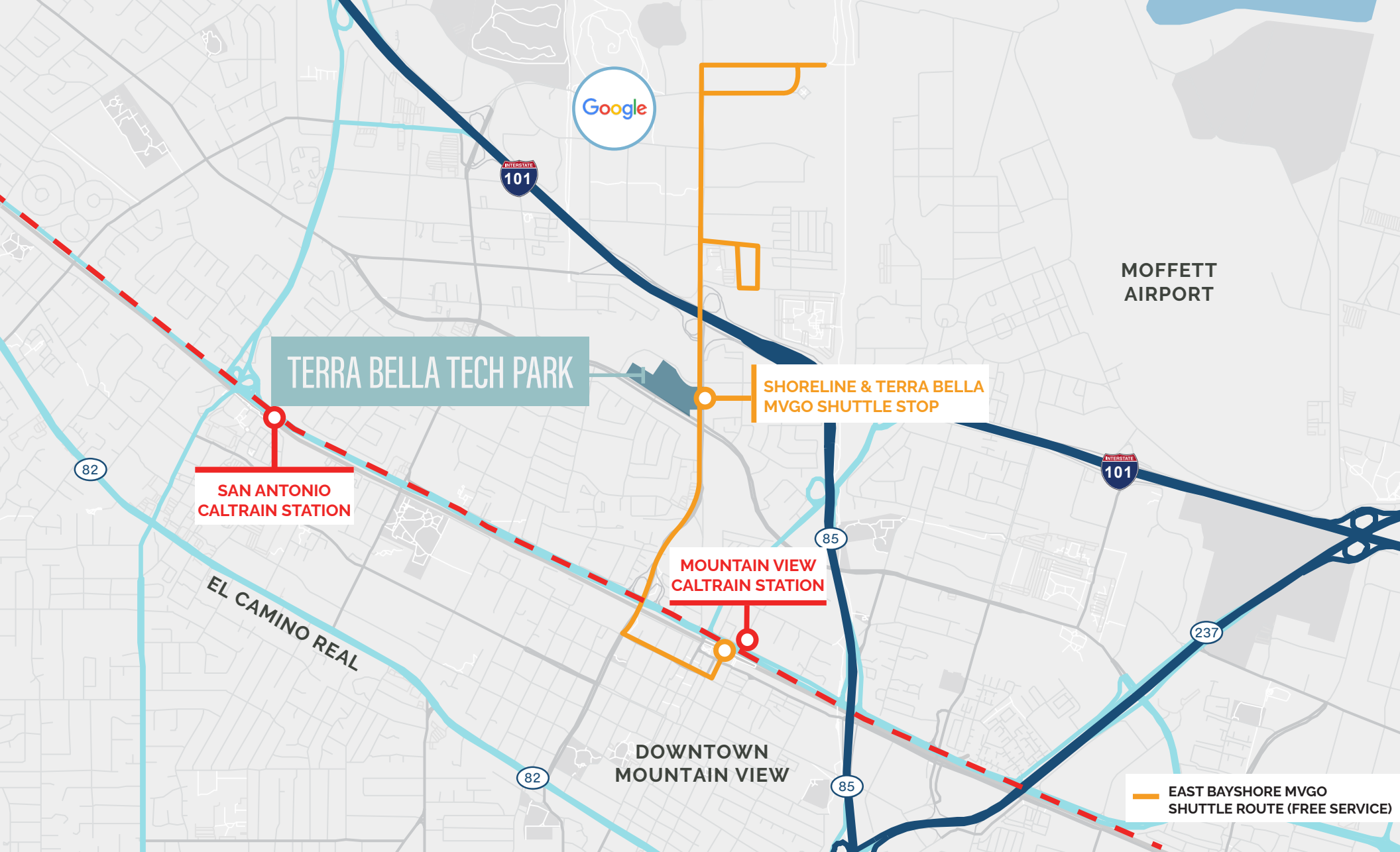
N SPRINGER RD

S SHORELINE BLV

MIRAMONTE AVE

CASTRO ST

82



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

ERIK HALLGRIMSON

408.615.3435
erik.hallgrimson@cushwake.com
LIC #01274540

BRANDON BAIN

408.615.3416
brandon.bain@cushwake.com
LIC #01308375

KATE MYERS

408.502.0196
kate.myers@cushwake.com
LIC #02253804



TERRA BELLA TECH PARK