

TERRA BELLA TECH PARK



±25,000 - ±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
±25,000 SF

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

1215 Terra Bella Ave

Full Building: ±25,000 SF

AVAILABILITY Now

POWER 1,500A @ 277/480V, 3-Phase

LOADING 4 Grade Levels

HVAC 100%

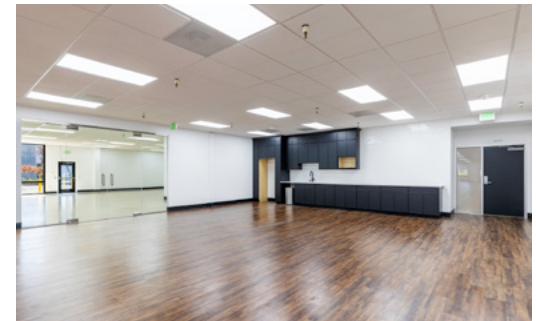
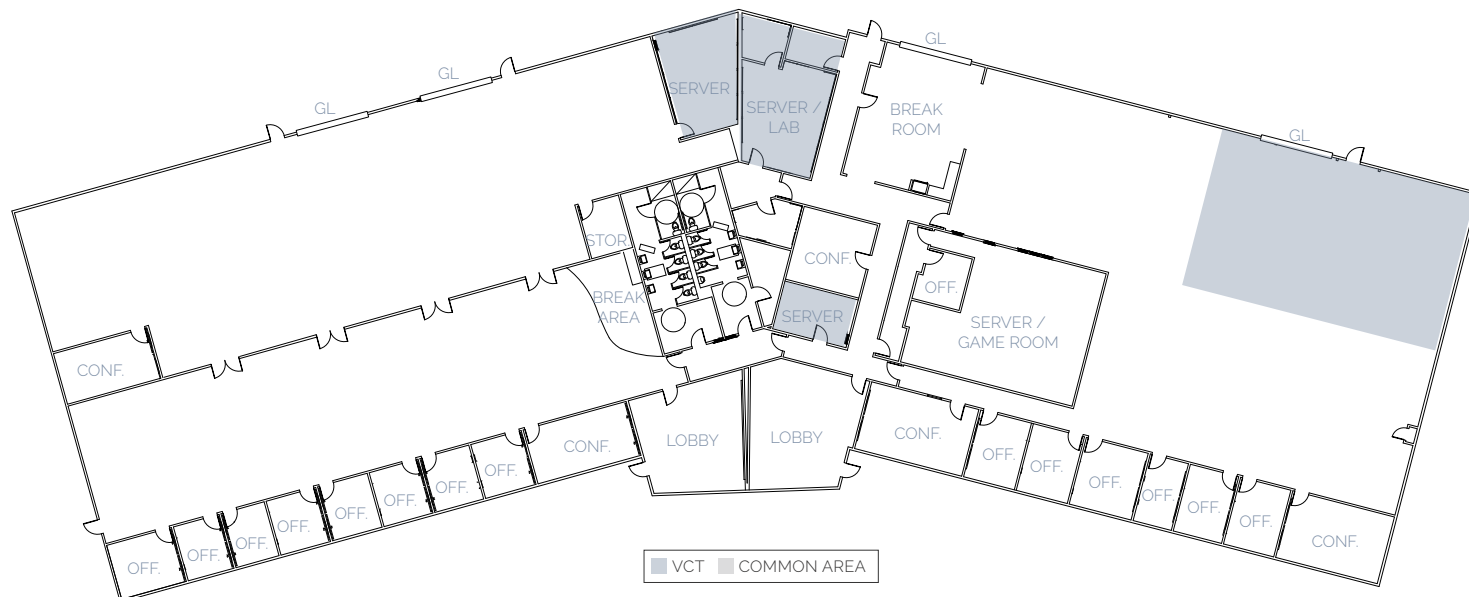
PARKING 4/1,000

SIGNAGE

COMMENTS

Building & Monument

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



1212 Terra Bella Ave

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

AVAILABILITY Now

POWER TBD

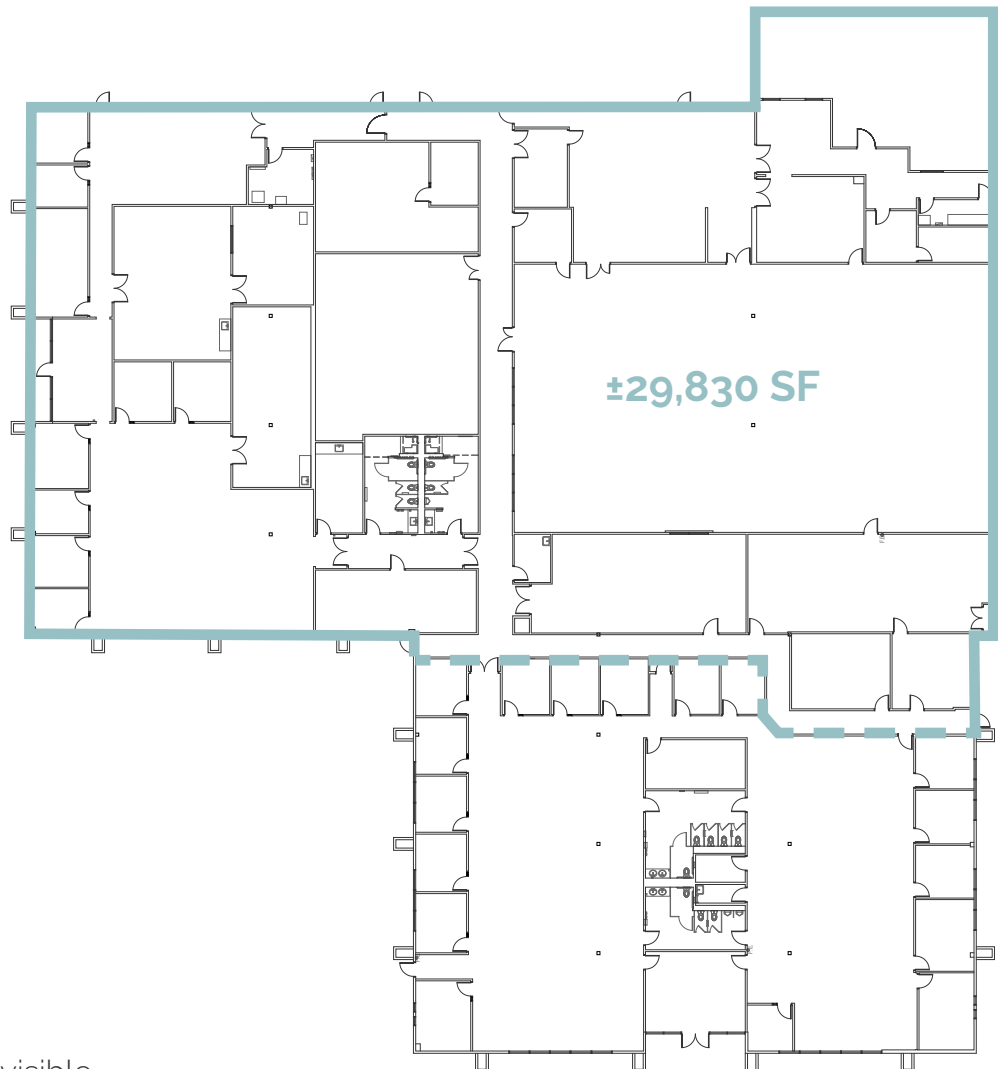
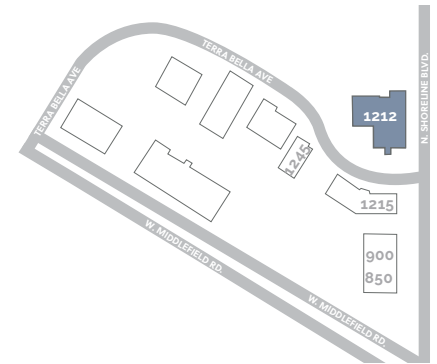
LOADING 1 Grade Level

HVAC 100%

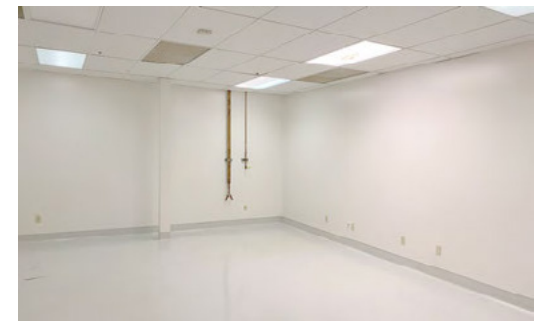
PARKING 4/1,000

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

CENTURY
THEATRES

Starbucks
MeriWest Credit
Sutter Clinic
Safeway

Valero
Chang-An Artisan
Nails
Cleaners

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

Walmart
Orangetheory
Kohl's
Trader Joe's
UPS Store
Sprouts Market

BeyMo!
Safeway
Village Green
Ben's Barketplace
CVS
Sally Beauty



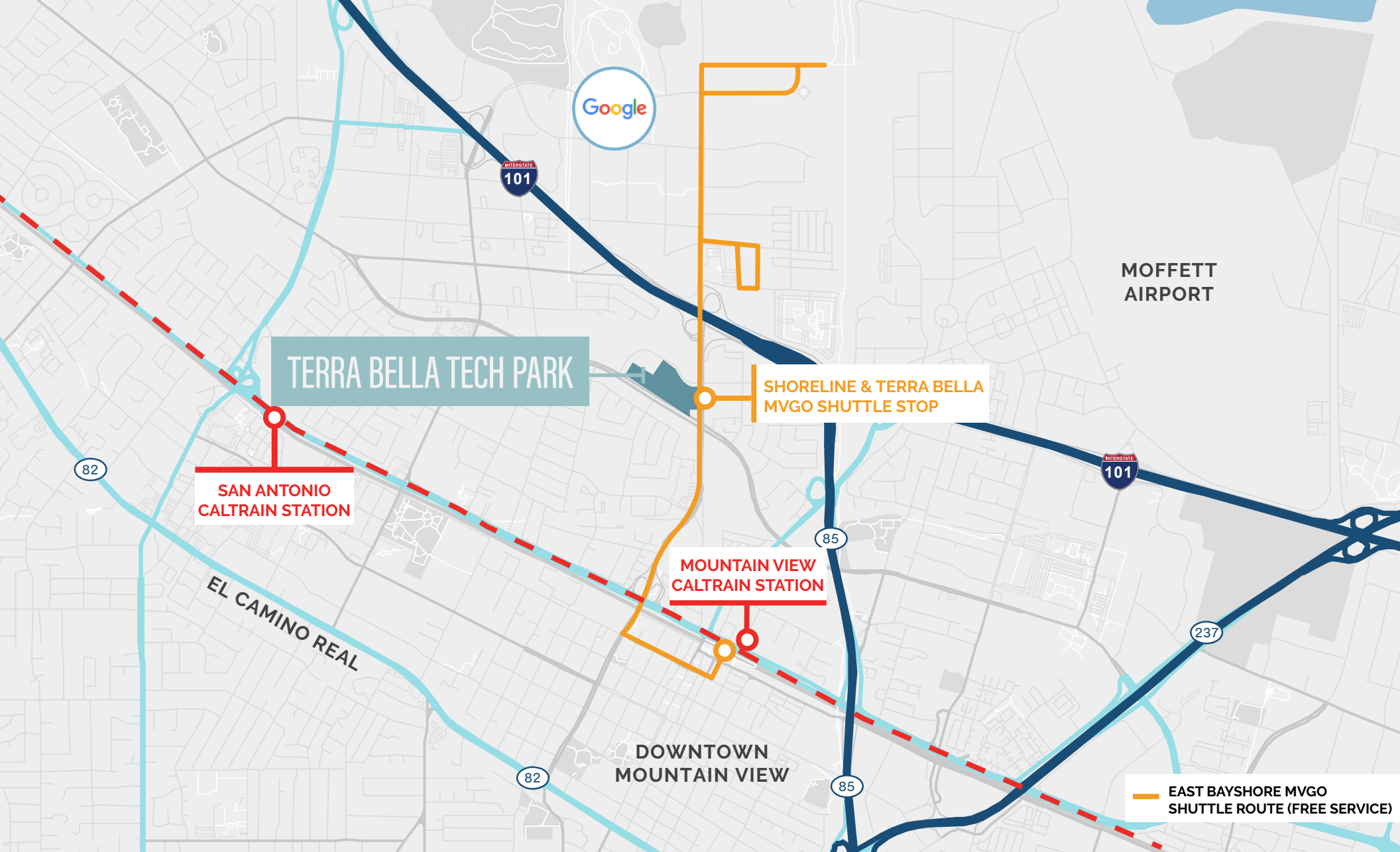
DOWNTOWN MOUNTAIN VIEW

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



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

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



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