

# 1344 TERRA BELLA

MOUNTAIN VIEW



W. MIDDLEFIELD ROAD

TERRA BELLA AVENUE

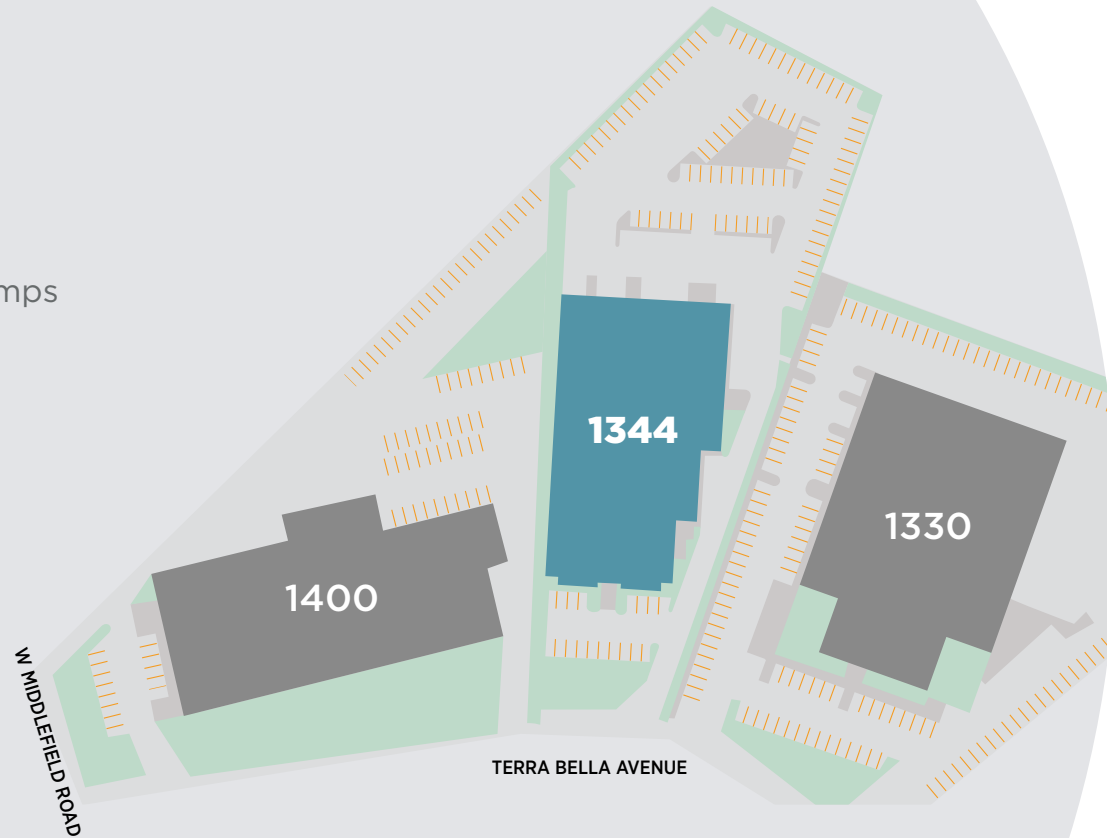


**±39,628 SQUARE FEET**  
**FREE-STANDING R&D WORKSPACE**



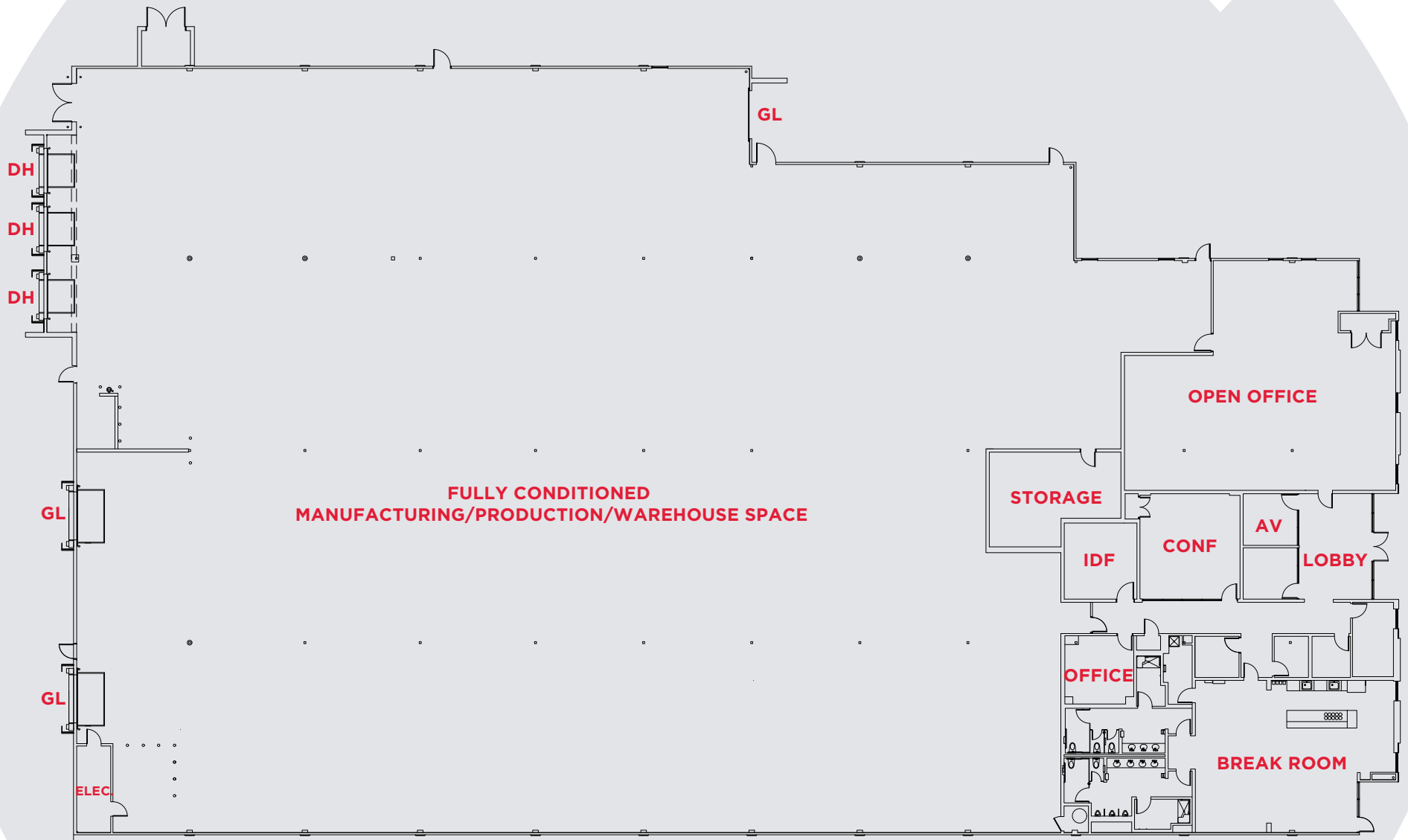
# PROPERTY HIGHLIGHTS

- Single Story Free-Standing  $\pm 39,628$  SF Building
- Planned Market Ready Improvements
- Fully Conditioned Manufacturing/Production/Warehouse Space
- 1,800 Amps at 277/480 (Upgradable to 3,000 Amps with Existing Switch Gear in Place)
- Dock & Grade Level Loading
- $\pm 16$  Foot Clear Heights
- Showers
- One (70) Ton and One (20) Ton Unit Serving the Building
- Two (2) 3 Ton HVAC Units in IDF and One (1) 3 Ton Unit in AV Room
- Superior Mountain View location, 1/2 block from Shoreline Blvd and 1/2 mile from Highway 101
- 5 minute walk to MVGO shuttle
- 11 minute ride on MVGO shuttle to Mountain View Caltrain station



# FLOOR PLAN

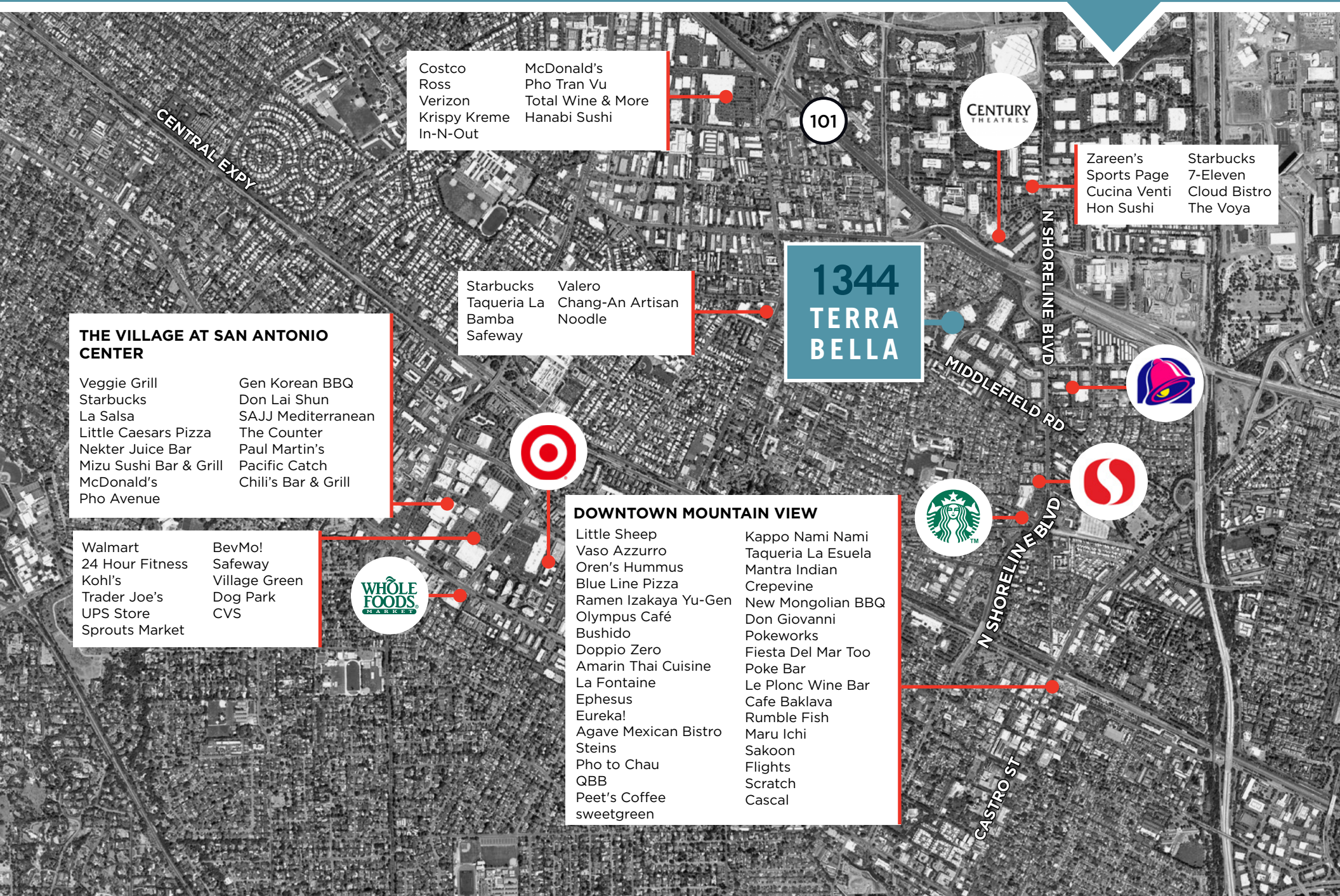
±39,628





**COVERED DOCK & GRADE LEVEL LOADING**

# NEARBY AMENITIES



101

CENTURY THEATRES

- Costco
- Ross
- Verizon
- Krispy Kreme
- In-N-Out
- McDonald's
- Pho Tran Vu
- Total Wine & More
- Hanabi Sushi

- Zareen's
- Sports Page
- Cucina Venti
- Hon Sushi
- Starbucks
- 7-Eleven
- Cloud Bistro
- The Voya

1344  
TERRA  
BELLA

- Starbucks
- Taqueria La Bamba
- Safeway
- Valero
- Chang-An Artisan Noodle

- THE VILLAGE AT SAN ANTONIO CENTER**
- Veggie Grill
  - Starbucks
  - La Salsa
  - Little Caesars Pizza
  - Nekter Juice Bar
  - Mizu Sushi Bar & Grill
  - McDonald's
  - Pho Avenue
  - Gen Korean BBQ
  - Don Lai Shun
  - SAJJ Mediterranean
  - The Counter
  - Paul Martin's
  - Pacific Catch
  - Chili's Bar & Grill



- Walmart
- 24 Hour Fitness
- Kohl's
- Trader Joe's
- UPS Store
- Sprouts Market
- BevMo!
- Safeway
- Village Green
- Dog Park
- CVS



- DOWNTOWN MOUNTAIN VIEW**
- Little Sheep
  - Vaso Azzurro
  - Oren's Hummus
  - Blue Line Pizza
  - Ramen Izakaya Yu-Gen
  - Olympus Café
  - Bushido
  - Doppio Zero
  - Amarin Thai Cuisine
  - La Fontaine
  - Ephesus
  - Eureka!
  - Agave Mexican Bistro
  - Steins
  - Pho to Chau
  - QBB
  - Peet's Coffee
  - sweetgreen
  - Kappo Nami Nami
  - Taqueria La Esuela
  - Mantra Indian Crepevine
  - New Mongolian BBQ
  - Don Giovanni
  - Pokeworks
  - Fiesta Del Mar Too
  - Poke Bar
  - Le Plonc Wine Bar
  - Cafe Baklava
  - Rumble Fish
  - Maru Ichi
  - Sakoon
  - Flights
  - Scratch
  - Cascal



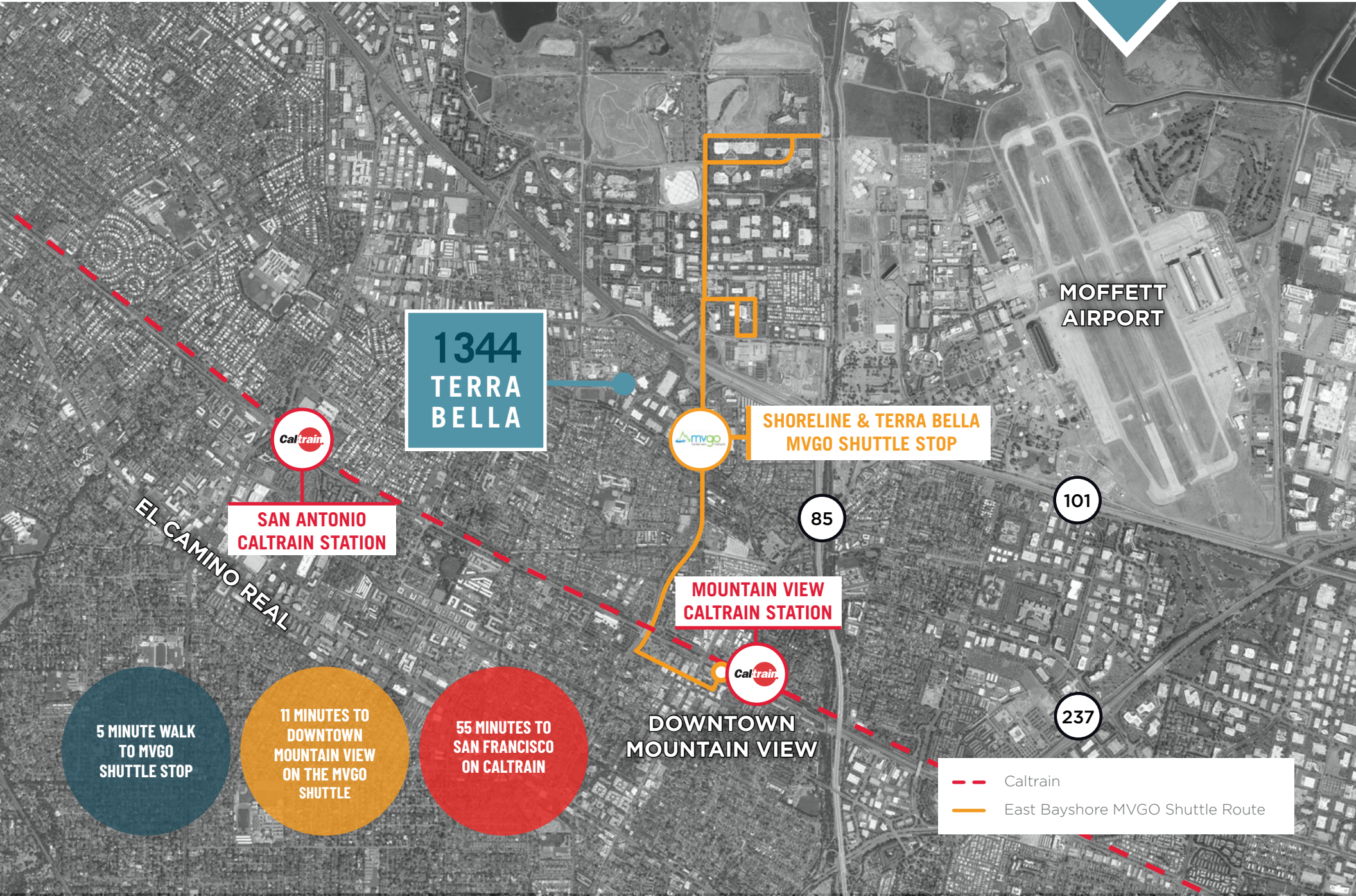
MIDDLEFIELD RD

N SHORELINE BLVD

N SHORELINE BLVD

CASTRO ST

# LOCAL TRANSIT



**1344  
TERRA  
BELLA**

**MOFFETT  
AIRPORT**



**SAN ANTONIO  
CALTRAIN STATION**



**SHORELINE & TERRA BELLA  
MVGO SHUTTLE STOP**

**85**

**101**

**EL CAMINO REAL**

**MOUNTAIN VIEW  
CALTRAIN STATION**



**DOWNTOWN  
MOUNTAIN VIEW**

**237**

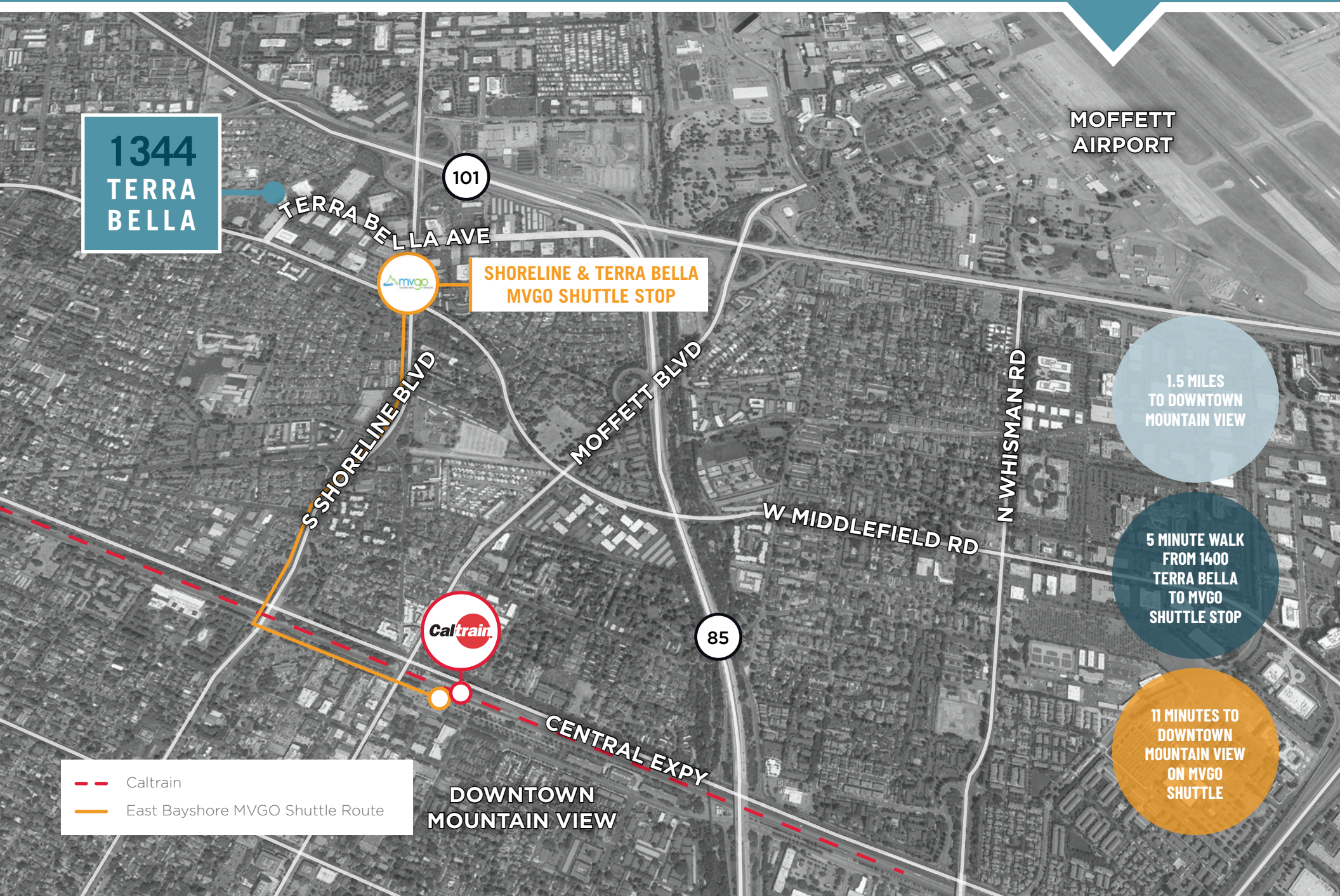
**5 MINUTE WALK  
TO MVGO  
SHUTTLE STOP**

**11 MINUTES TO  
DOWNTOWN  
MOUNTAIN VIEW  
ON THE MVGO  
SHUTTLE**

**55 MINUTES TO  
SAN FRANCISCO  
ON CALTRAIN**

**--- Caltrain**  
**— East Bayshore MVGO Shuttle Route**

# PROXIMITY TO DOWNTOWN MOUNTAIN VIEW



**1344**  
**TERRA**  
**BELLA**

**MOFFETT**  
**AIRPORT**

101

TERRA BELLA AVE



**SHORELINE & TERRA BELLA**  
**MVGO SHUTTLE STOP**

S SHORELINE BLVD

MOFFETT BLVD

W MIDDLEFIELD RD

N WHISMAN RD

1.5 MILES  
TO DOWNTOWN  
MOUNTAIN VIEW

5 MINUTE WALK  
FROM 1400  
TERRA BELLA  
TO MVGO  
SHUTTLE STOP

11 MINUTES TO  
DOWNTOWN  
MOUNTAIN VIEW  
ON MVGO  
SHUTTLE



85

CENTRAL-EXPY

**DOWNTOWN**  
**MOUNTAIN VIEW**

- Caltrain
- East Bayshore MVGO Shuttle Route

# BAY AREA TRANSIT



- BART (Bay Area Rapid Transit)
- - New BART Extension Track
- - - Caltrain
- VTA Light Rail
- ACE (Altamonte Commuter Express)



## PLANES

San Jose Intl. Airport	10 Miles
San Francisco Intl. Airport	25 Miles
Oakland Intl. Airport	32 Miles



## TRAINS

Palo Alto	8 Minutes
San Jose	13 Minutes
SFO	28 Minutes
San Francisco	46 Minutes



## AUTOMOBILES

Stanford University	6 Miles
Santa Clara University	11 Miles
San Jose Downtown	14 Miles
San Francisco Financial Dist.	36 Miles



# NEARBY COMPANIES



Google

Intuit

Google

101

Google

Google

Google

Microsoft

1344  
TERRA  
BELLA

Google

gm

Microsoft

Moveworks  
Essential help at work.

HYUNDAI

Google

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