

Terra bella

TECH PARK



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

 CUSHMAN &
WAKEFIELD

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

1340 W. Middlefield Rd
±25,000 SF

1277 Terra Bella Ave
±24,000 SF

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

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



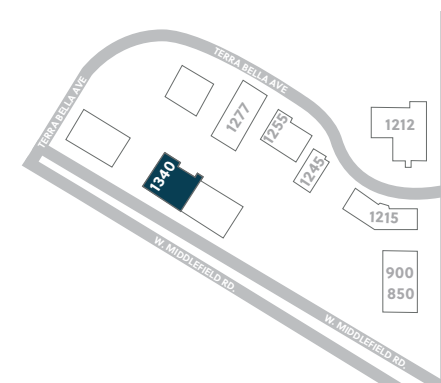
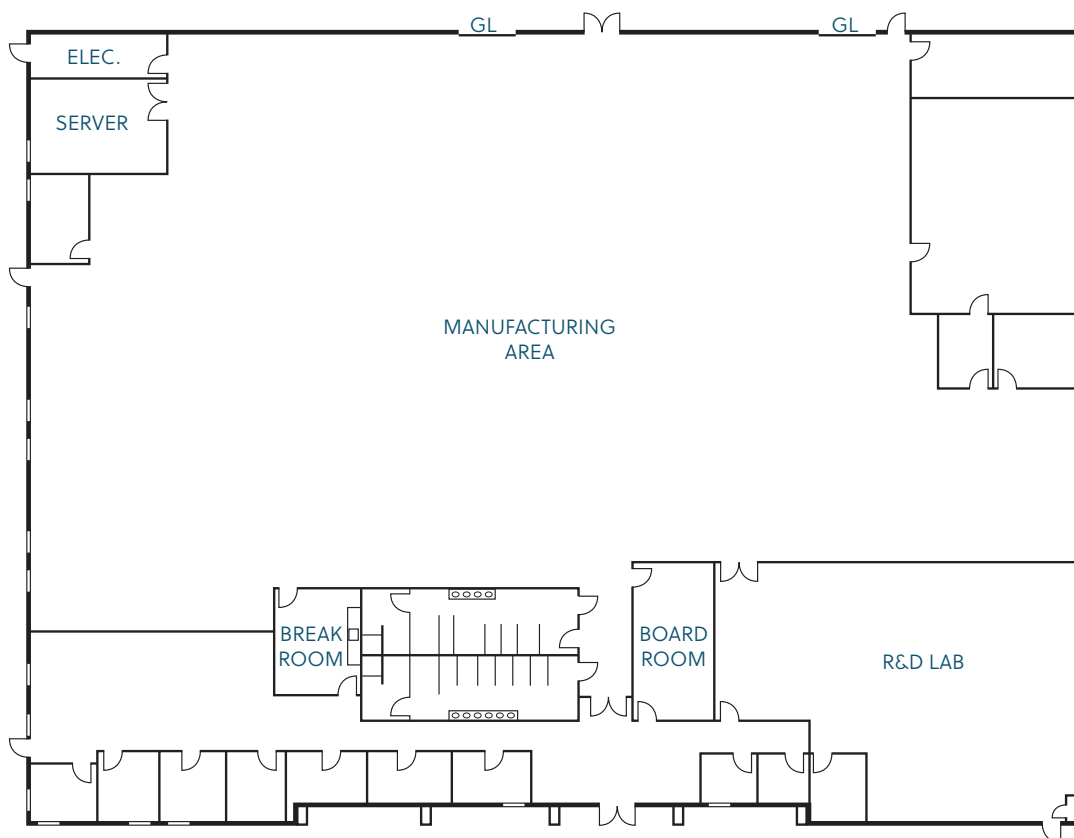


**Terra
bella**
TECH PARK

1340 W. Middlefield Rd

Full Building: ±25,000 SF

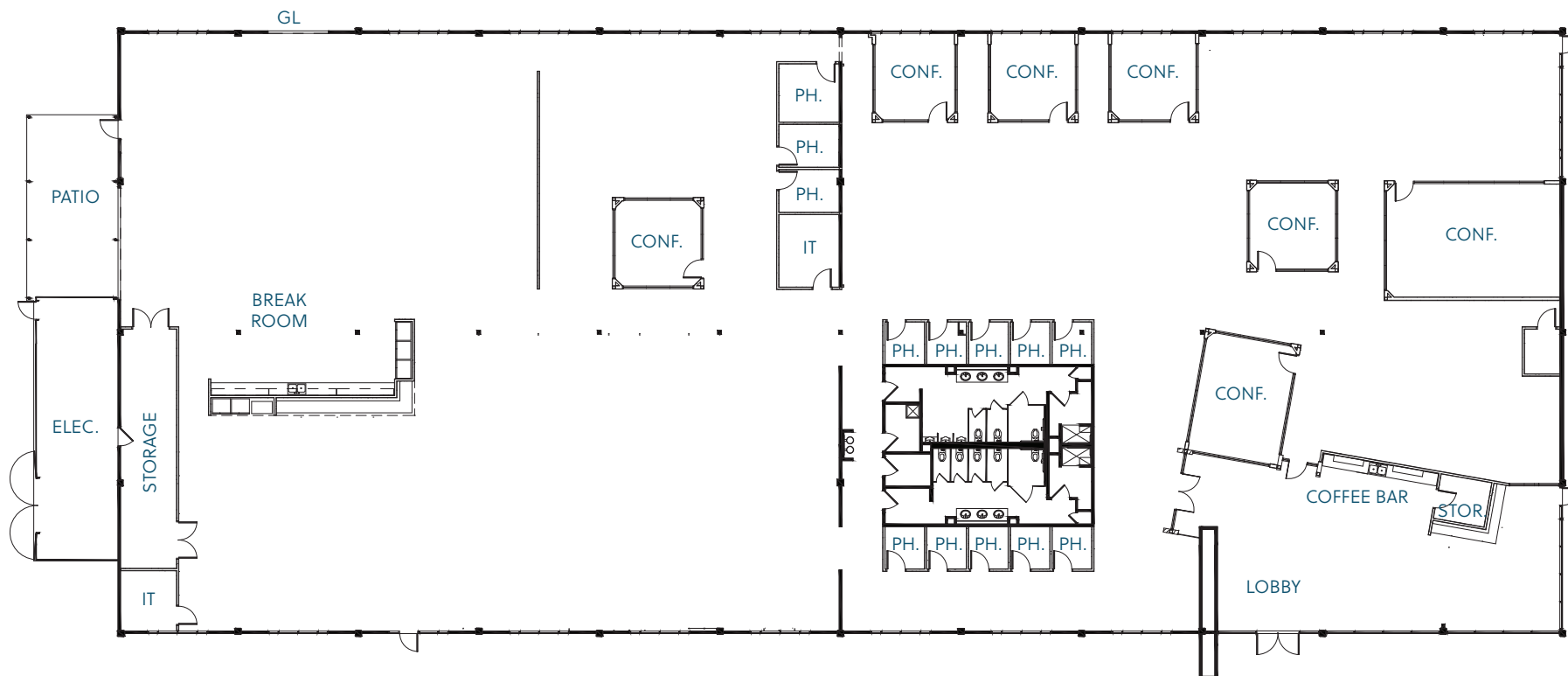
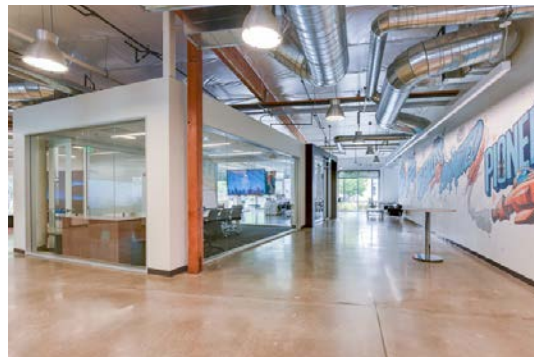
- AVAILABILITY** Now
- POWER** 2,000A @ 277/480V
- LOADING** 2 Grade Levels
- HVAC** 100%
- PARKING** 3.76/1,000, EV Charging
- SIGNAGE** Building & Monument
- COMMENTS** Great Auto/R&D Space,
Outdoor Patio Area



1277 Terra Bella Ave

Full Building: ±24,000 SF

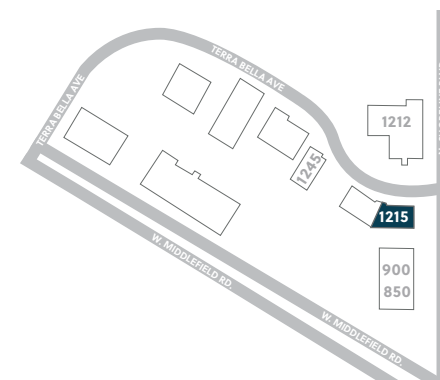
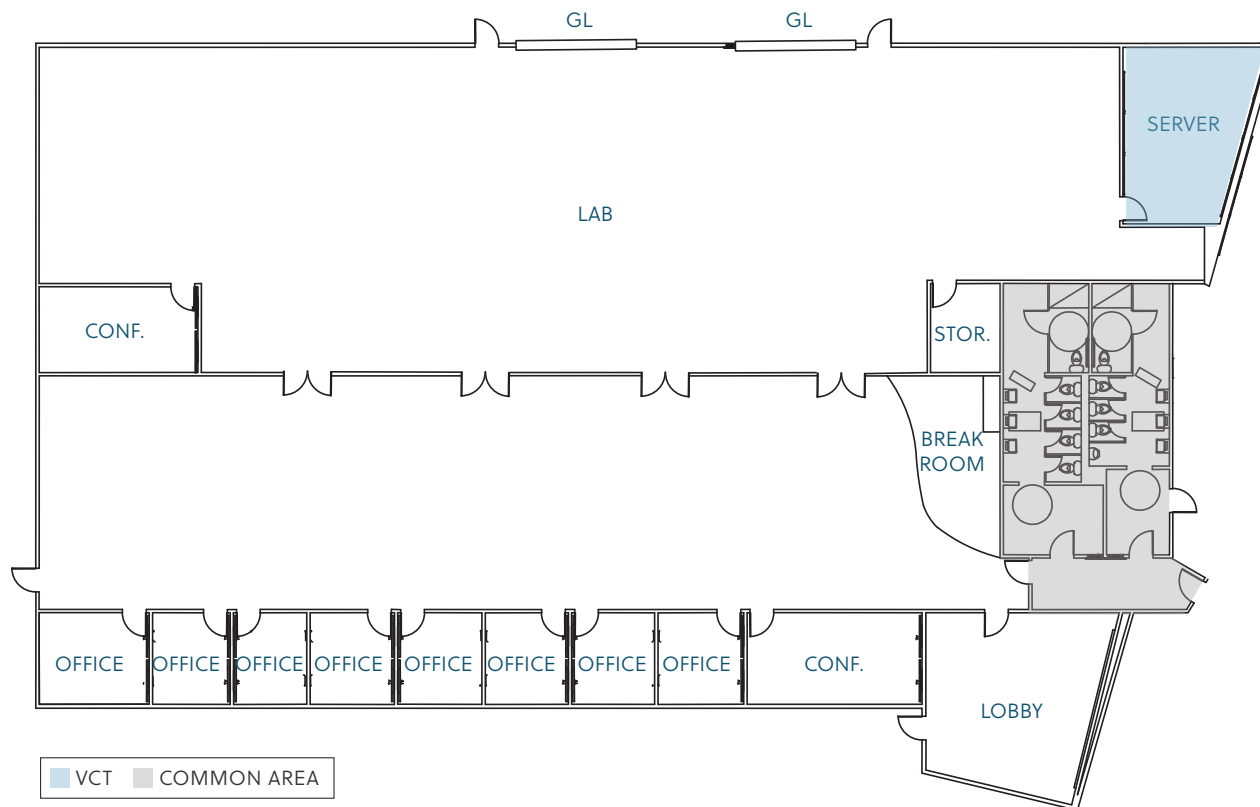
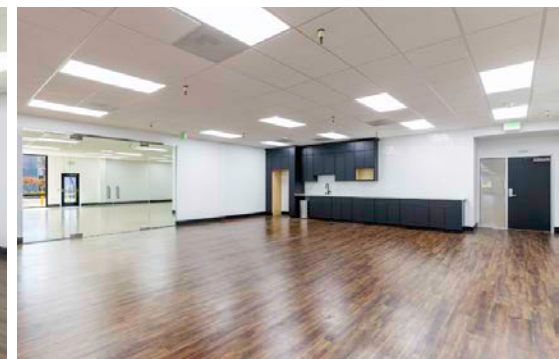
- AVAILABILITY** Now
- POWER** 2,000A @ 120/208V
- LOADING** 2 Grade Levels (1 Oversized)
- HVAC** 100%
- PARKING** 2.6/1,000, EV Charging
- SIGNAGE** Building & Monument
- COMMENTS** Plug & Play, Best-In-Class Interiors, 100% Open Ceiling, 16-foot Clear Height, Private Outdoor Patio, Extensive Glass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



1215 Terra Bella Ave

Suite 100: ±12,861 SF

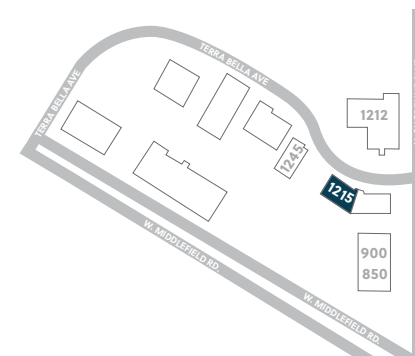
- AVAILABILITY** Now
- POWER** 600A @ 277/480V, 3-Phase
- LOADING** 2 Grade Levels
- HVAC** 100%
- PARKING** 4/1,000
- SIGNAGE** Building & Monument
- COMMENTS** 50% Lab/Manufacturing, 11-Foot Dropped Ceilings, Server Room, Open Break Room



1215 Terra Bella Ave

Suite 200: ±12,139 SF

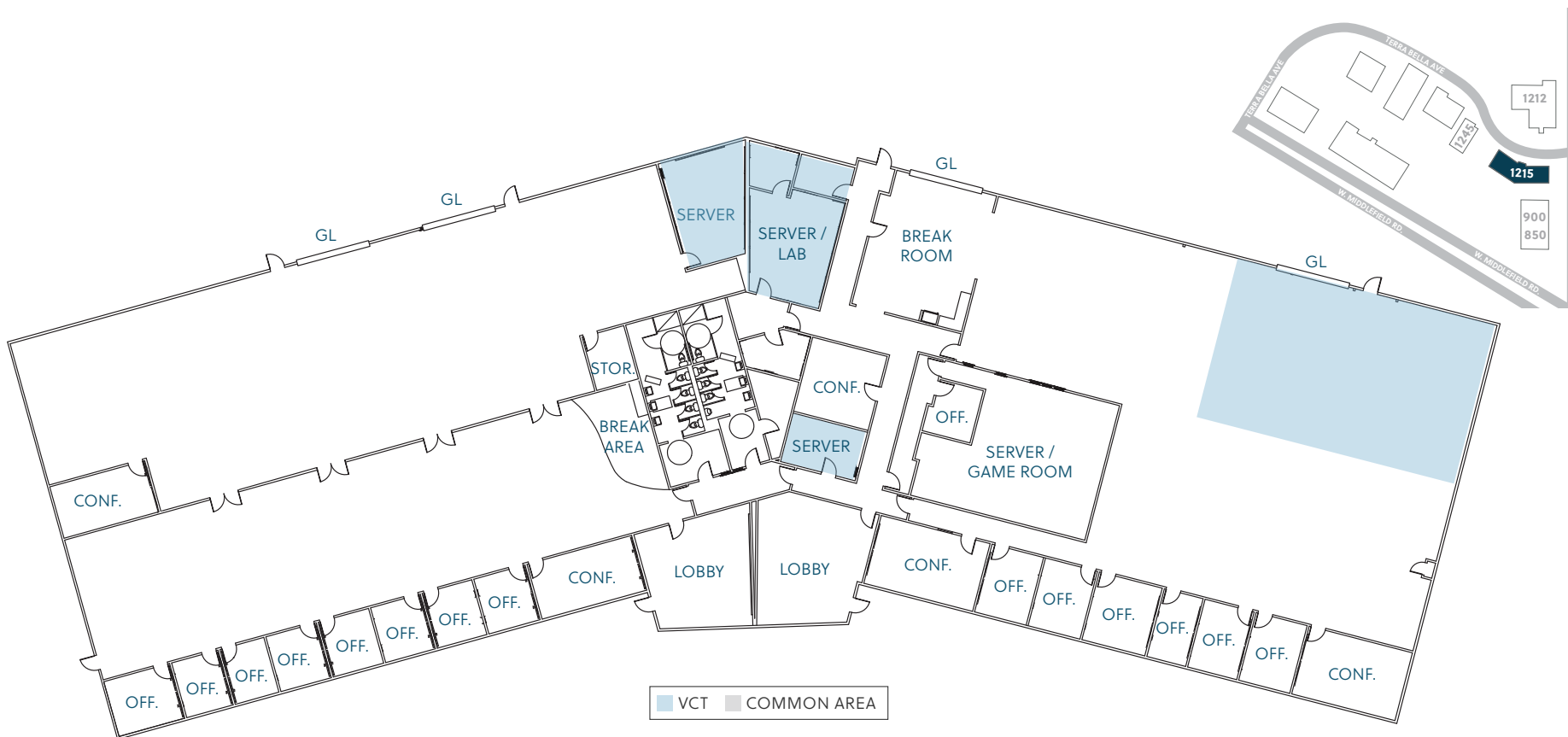
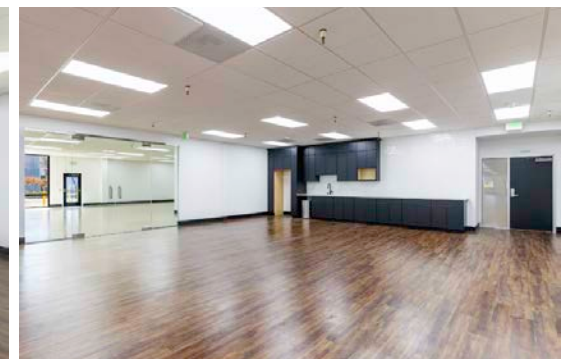
- AVAILABILITY** Now
- POWER** 600A @ 277/480V, 3-Phase
- LOADING** 2 Grade Levels (1 Oversized)
- HVAC** 100%
- PARKING** 4/1,000, EV Charging
- SIGNAGE** Building & Monument
- COMMENTS** 50% Lab/Manufacturing, 11-Foot Dropped Ceilings, Server Room, Open Break Room



1215 Terra Bella Ave

Full Building: ±25,000 SF

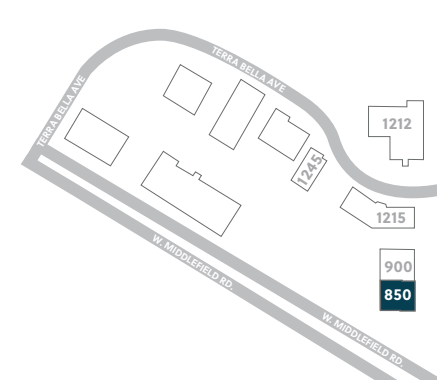
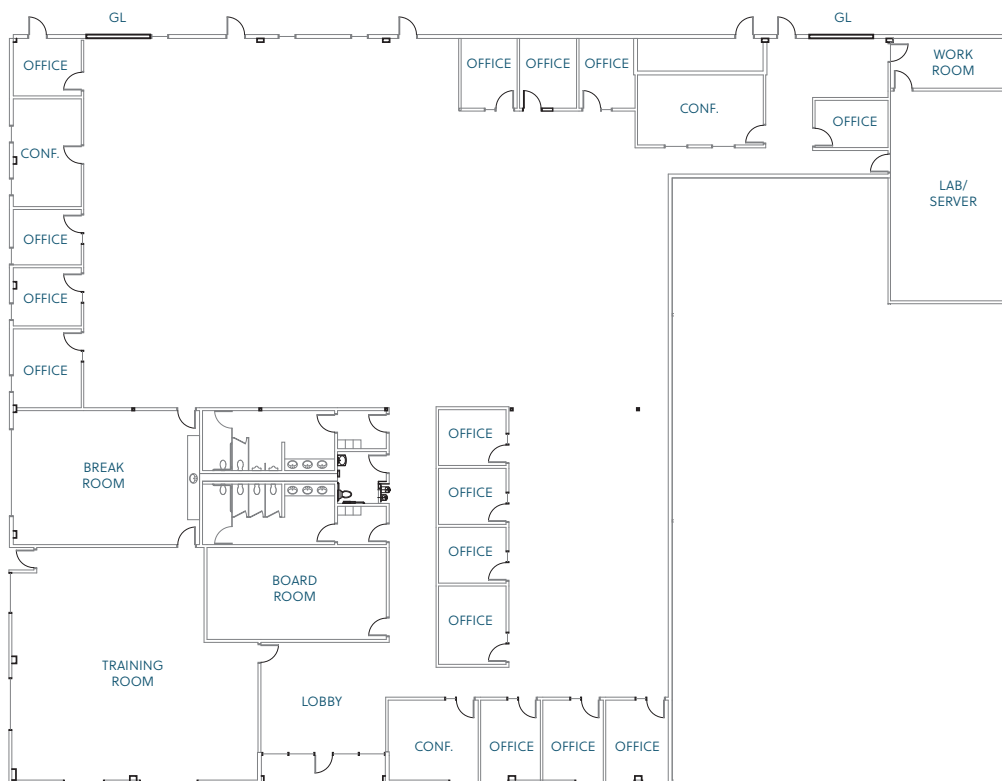
- AVAILABILITY** Now
- POWER** 1,600A @ 277/480V, 3-Phase
- LOADING** 4 Grade Levels
- HVAC** 100%
- PARKING** 4/1,000
- SIGNAGE** Building & Monument
- COMMENTS** 50% Lab/Manufacturing, 11-Foot Dropped Ceilings, Server Room, Open Break Room



850 N. Shoreline Blvd.

±16,613 SF

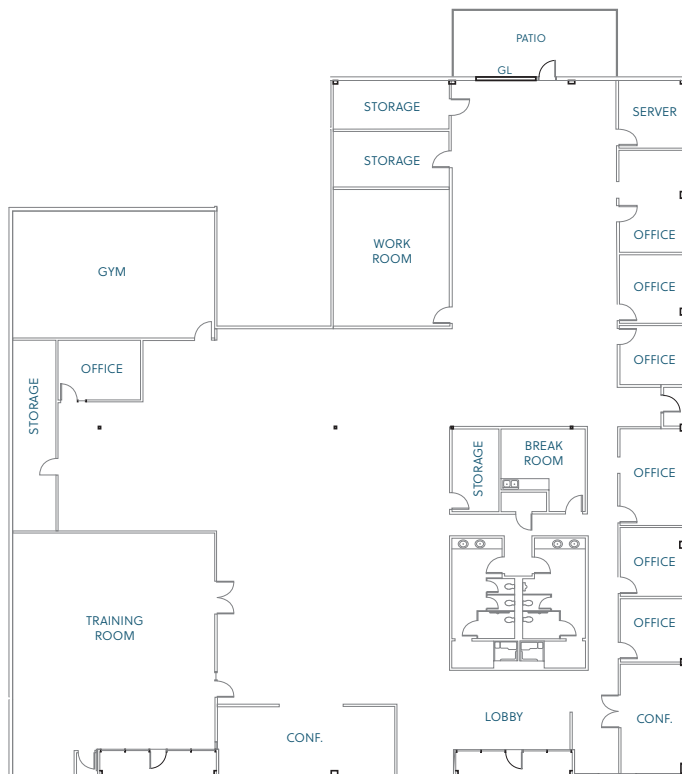
- AVAILABILITY** Now
- POWER** 1,600A @ 120/208V, 3-Phase
- LOADING** 2 Grade Levels (Possible)
- HVAC** 100%
- PARKING** 4/1,000, EV Charging
- SIGNAGE** Building & Monument
- COMMENTS** Training Room, Lab, Solar Energy, Server Rooms w/ HVAC, Full Kitchen



900 N. Shoreline Blvd.

±14,734 SF

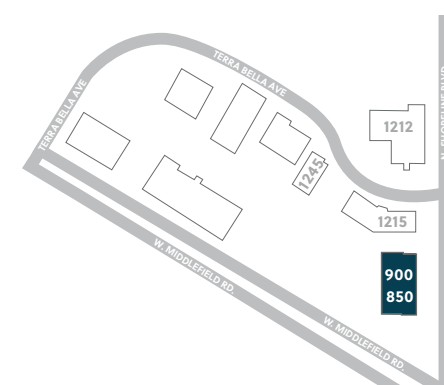
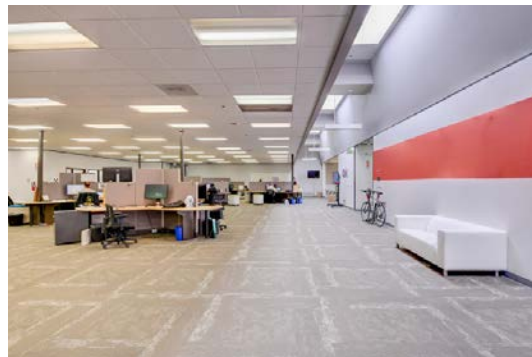
- AVAILABILITY** Now
- POWER** 800A @ 120/208V, 3-Phase
- LOADING** 1 Grade Level (Possible)
- HVAC** 100%
- PARKING** 4/1,000
- SIGNAGE** Solar Energy, Full Kitchen, Server Room w/ HVAC, Gym, Training Room, Showers & Outdoor Patio
- COMMENTS** Training Room, Lab, Solar Energy, Server Rooms w/ HVAC,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



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



- ### 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
 - Dona 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



Mountain View





**Terra
bella**
TECH PARK

**SAN ANTONIO
CALTRAIN STATION**

**SHORELINE & TERRA BELLA
MVGO SHUTTLE STOP**

**MOUNTAIN VIEW
CALTRAIN STATION**

**DOWNTOWN
MOUNTAIN VIEW**

**EAST BAYSHORE MVGO
SHUTTLE ROUTE (FREE SERVICE)**

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

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TECH PARK

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