

# 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

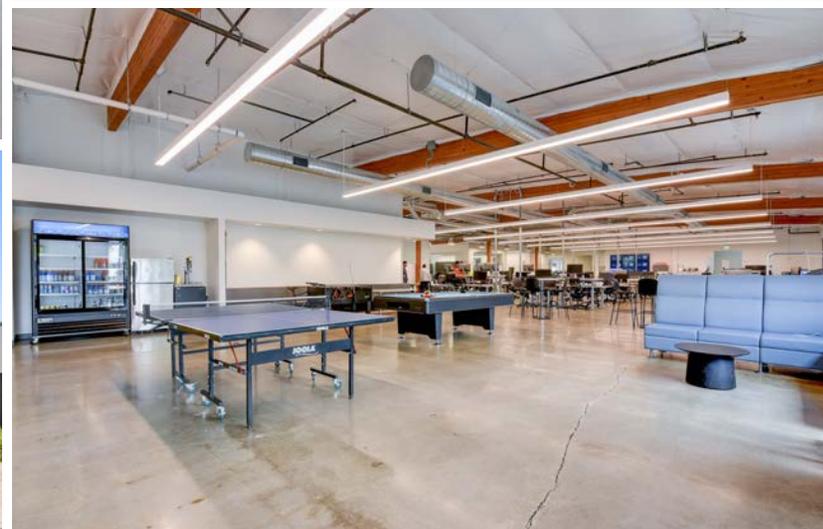
TECH PARK

**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



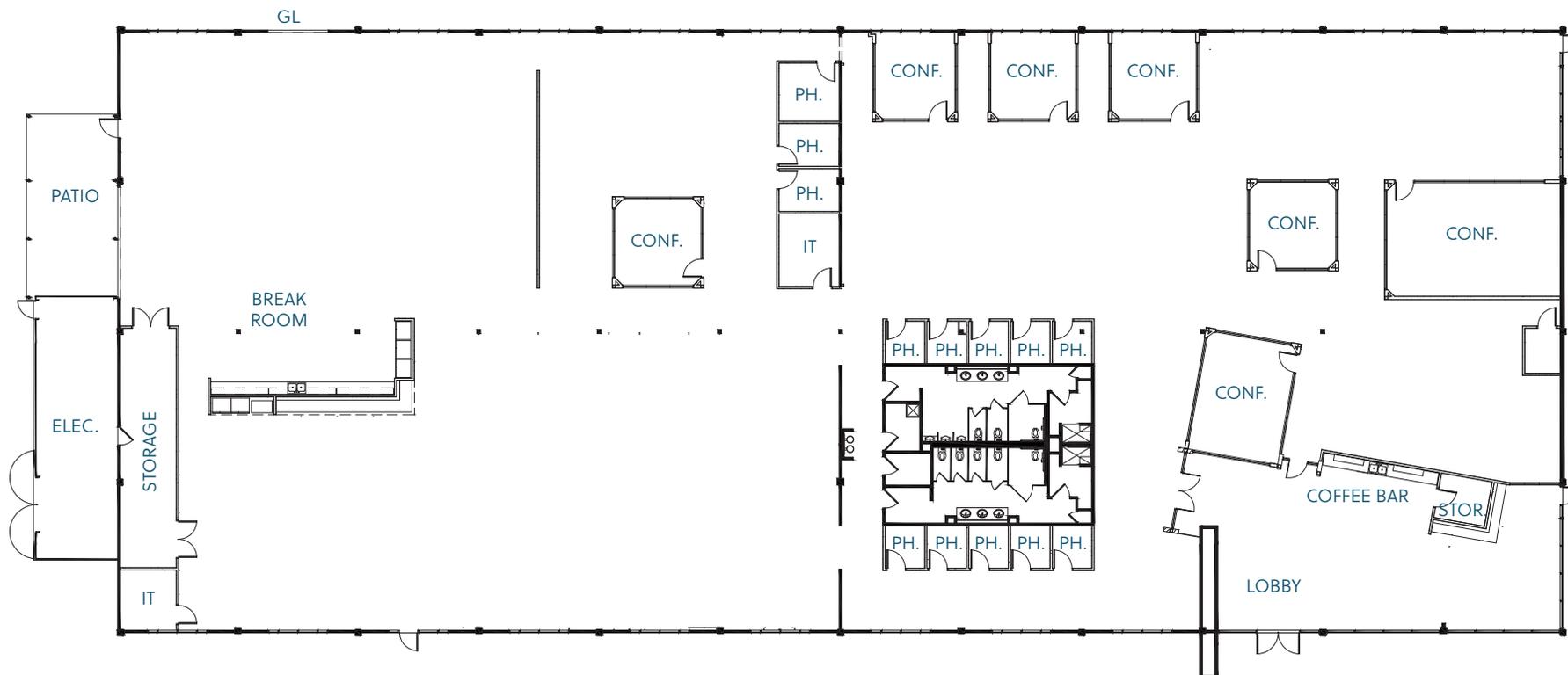
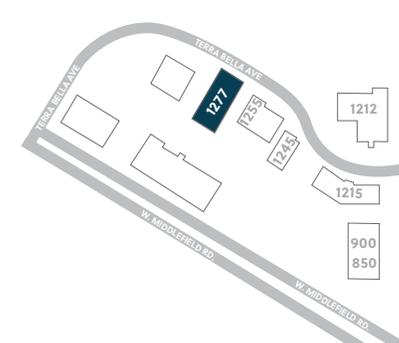
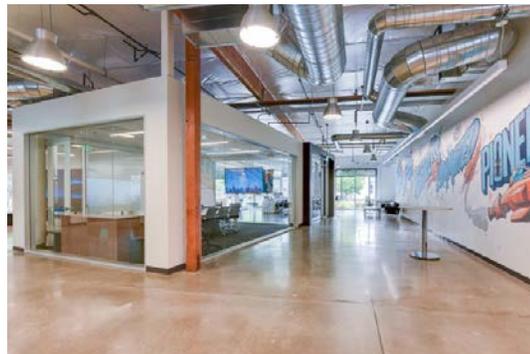


**Terra  
bella**  
TECH PARK

# 1277 Terra Bella Ave

Full Building: ±24,000 SF

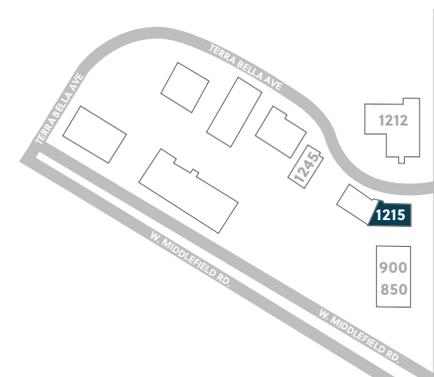
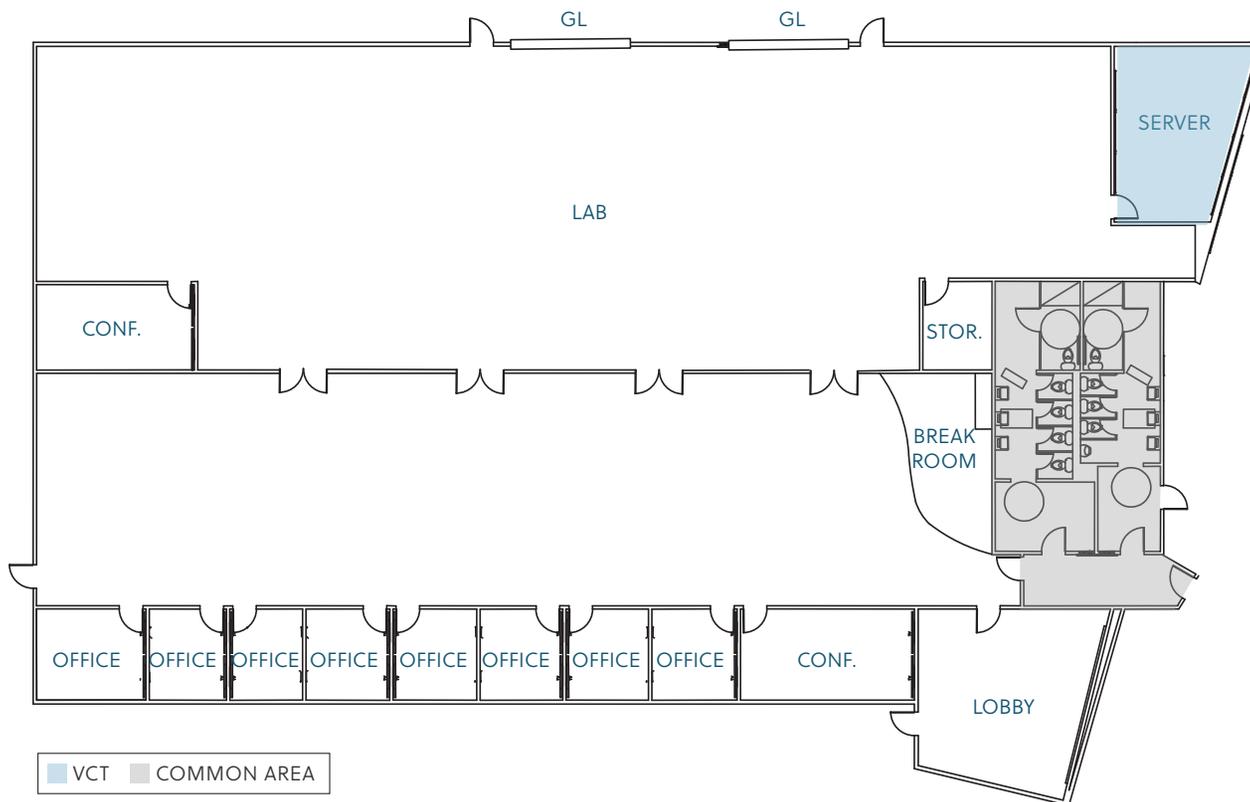
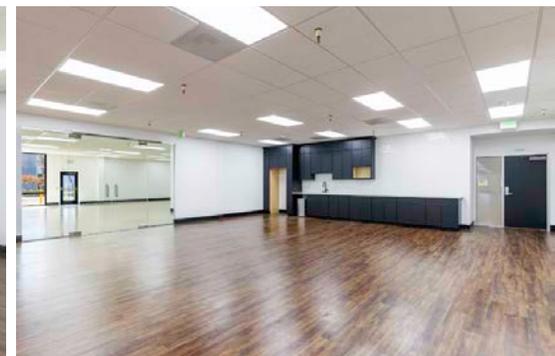
- AVAILABILITY** Now
- POWER** 2,000A @ 120/208V
- LOADING** 2 Grade Levels (1 Oversized)
- HVAC** 100%
- PARKING** 2.6/1,000, EV Charging
- SIGNAGE** Building & Monument
- COMMENTS** Plug & Play, Best-In-Class Interiors, 100% Open Ceiling, 16-foot Clear Height, Private Outdoor Patio, Extensive Glass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

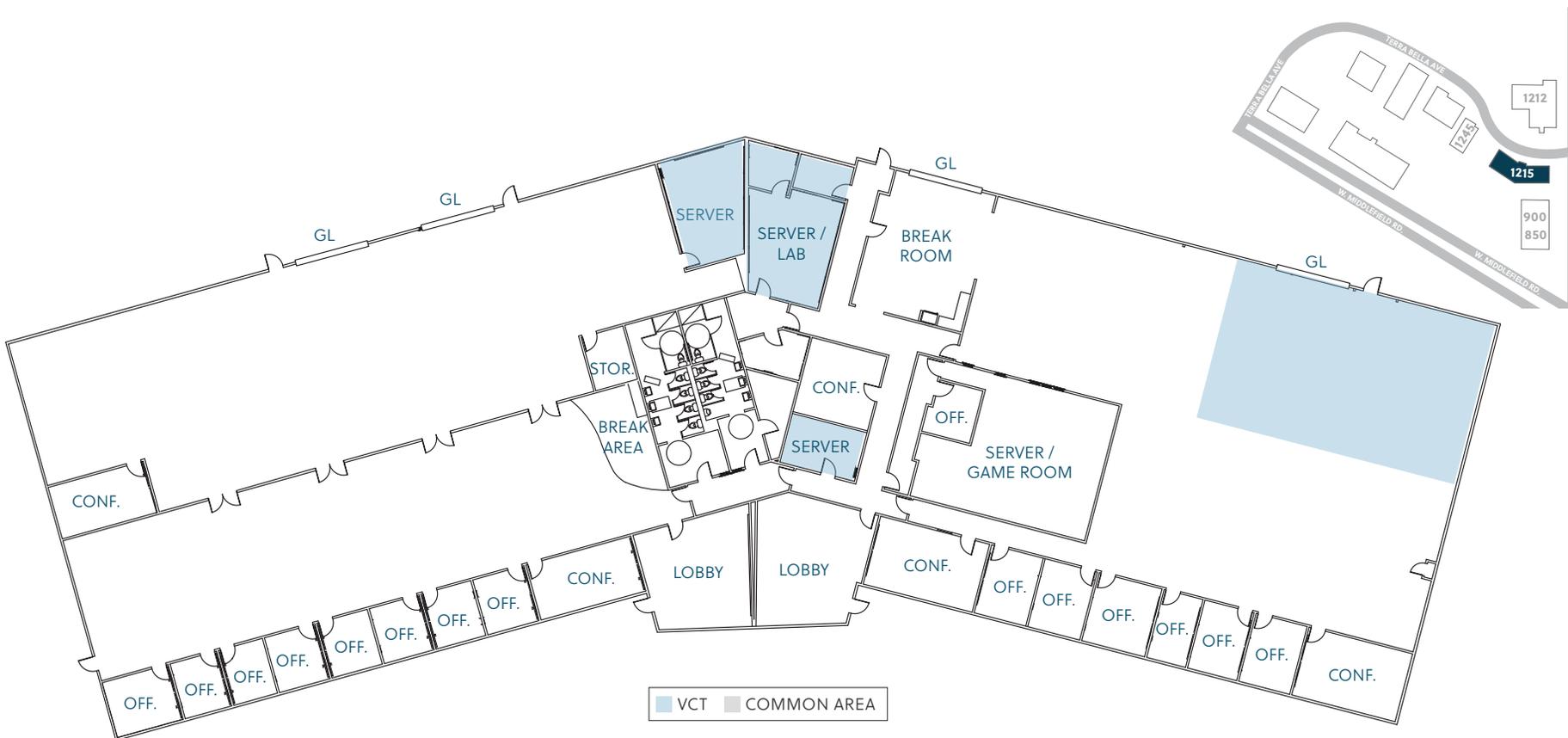
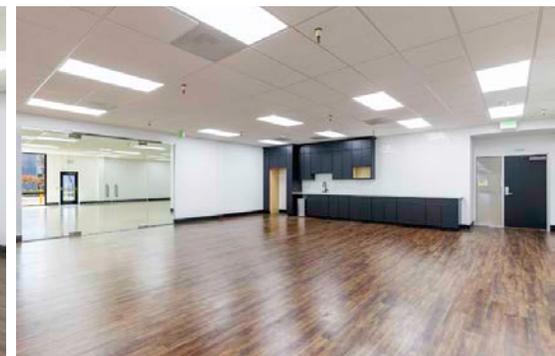




# 1215 Terra Bella Ave

Full Building: ±25,000 SF

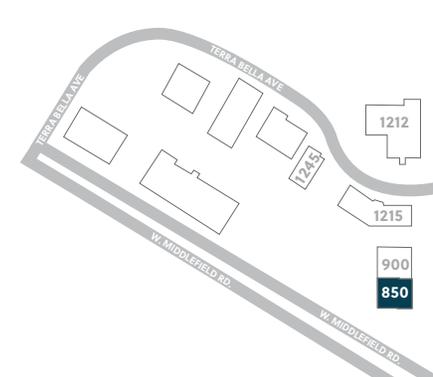
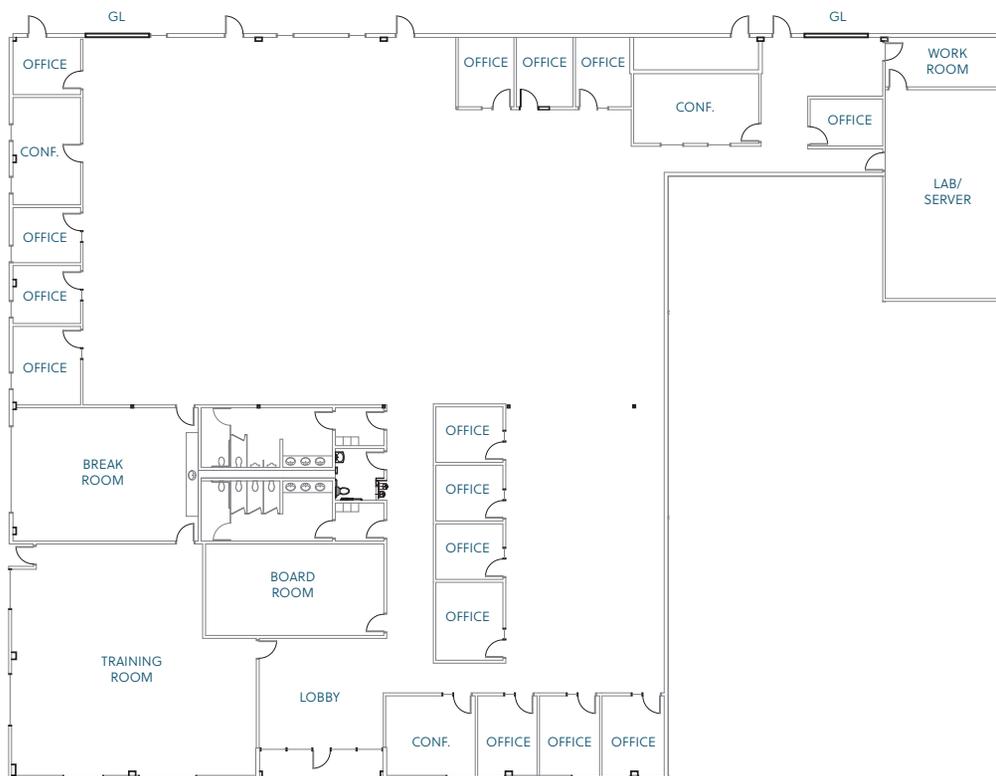
- AVAILABILITY** Now
- POWER** 1,600A @ 277/480V, 3-Phase
- LOADING** 4 Grade Levels
- HVAC** 100%
- PARKING** 4/1,000
- SIGNAGE** Building & Monument
- COMMENTS** 50% Lab/Manufacturing, 11-Foot Dropped Ceilings, Server Room, Open Break Room



# 850 N. Shoreline Blvd.

±16,613 SF

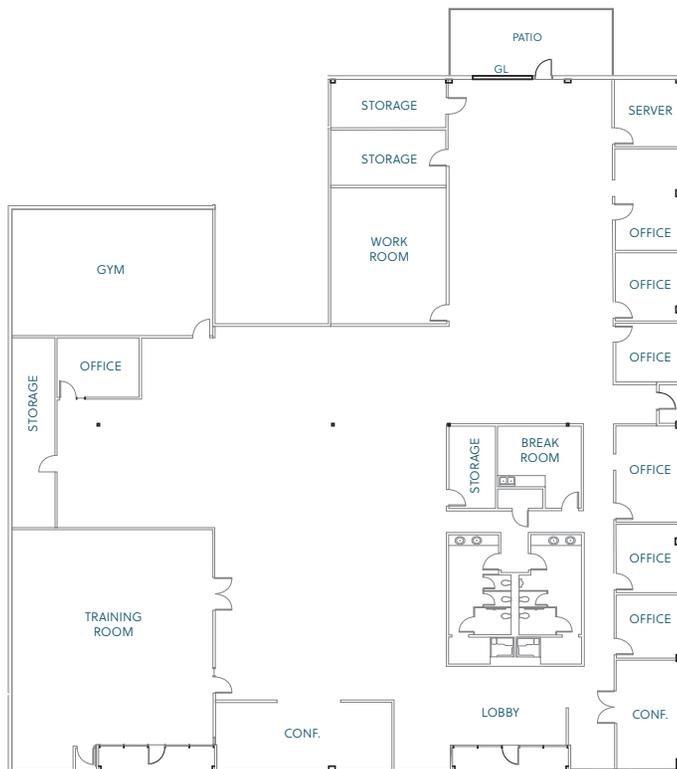
- AVAILABILITY** Now
- POWER** 1,600A @ 120/208V, 3-Phase
- LOADING** 2 Grade Levels (Possible)
- HVAC** 100%
- PARKING** 4/1,000, EV Charging
- SIGNAGE** Building & Monument
- COMMENTS** Training Room, Lab, Solar Energy, Server Rooms w/ HVAC, Full Kitchen



# 900 N. Shoreline Blvd.

±14,734 SF

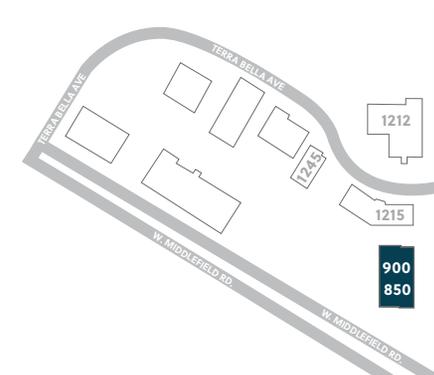
- AVAILABILITY** Now
- POWER** 800A @ 120/208V, 3-Phase
- LOADING** 1 Grade Level (Possible)
- HVAC** 100%
- PARKING** 4/1,000
- SIGNAGE** Solar Energy, Full Kitchen, Server Room w/ HVAC, Gym, Training Room, Showers & Outdoor Patio
- COMMENTS** Training Room, Lab, Solar Energy, Server Rooms w/ HVAC,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





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

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

# Terra bella

TECH PARK

## **ERIK HALLGRIMSON**

408.615.3435

erik.hallgrimson@cushwake.com

LIC #01274540

## **BRANDON BAIN**

408.615.3416

brandon.bain@cushwake.com

LIC #01308375

## **DOLORES ESTRADA**

408.436.3640

dolores.estrada@cushwake.com

LIC #02083800

## **ALEX LAGEMANN**

408.221.2310

alex.lagemann@jll.com

LIC #02024474



ZAPPETTINI