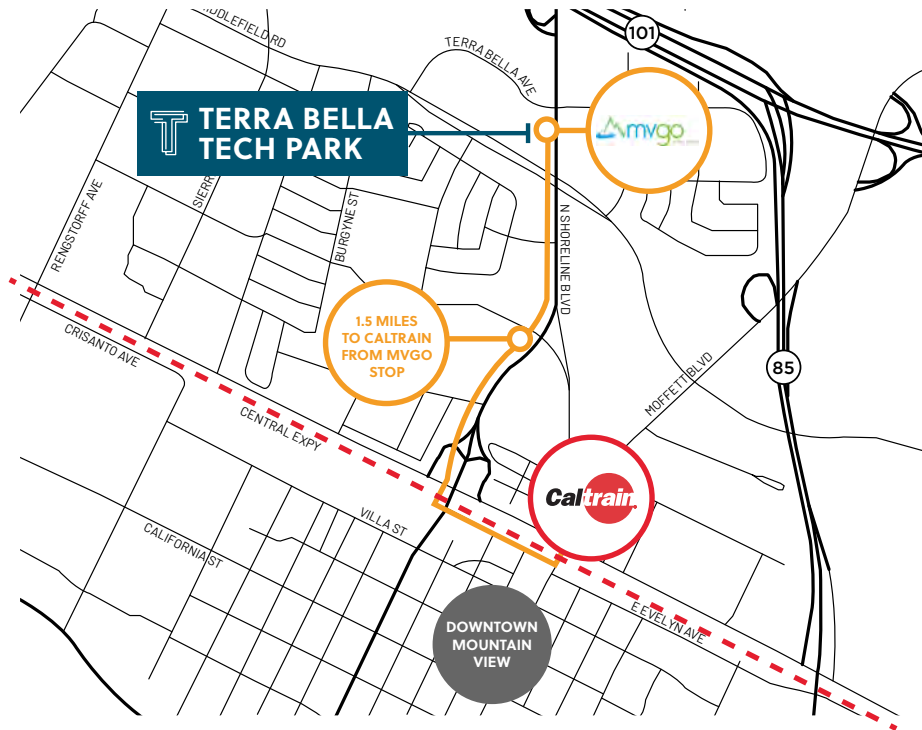




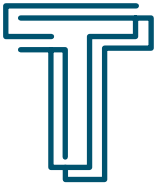
±7,477 - ±31,347 SF OFFICE/R&D FOR LEASE

TERRA BELLA TECH PARK

- 10-Building Mountain View Office/R&D Park
- Prime Silicon Valley Location
- Flexible Lease Terms & Expansion Opportunities
- 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



AVAILABILITY



850-900 N. SHORELINE
±14,734 to ±31,347 SF

1215 TERRA BELLA AVE.
±12,861 SF

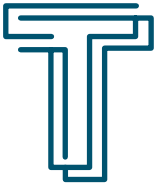
1212 TERRA BELLA AVE.
±7,477 SF

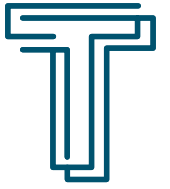
MIDDLEFIELD RD

TERRA BELLA AVE

SHORELINE BLVD

PHOTO GALLERY

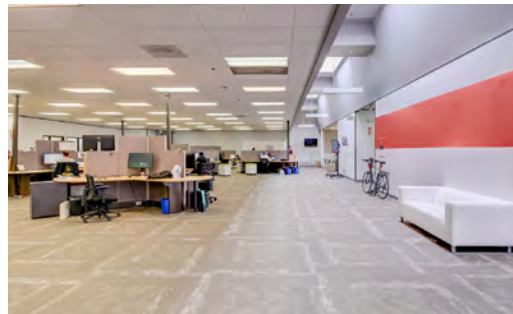
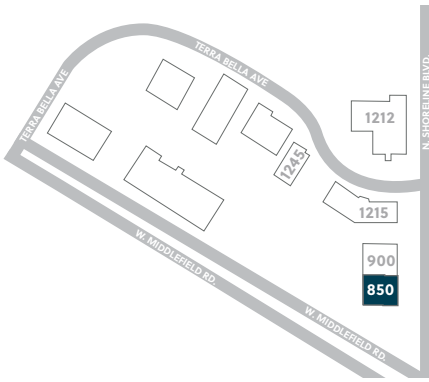
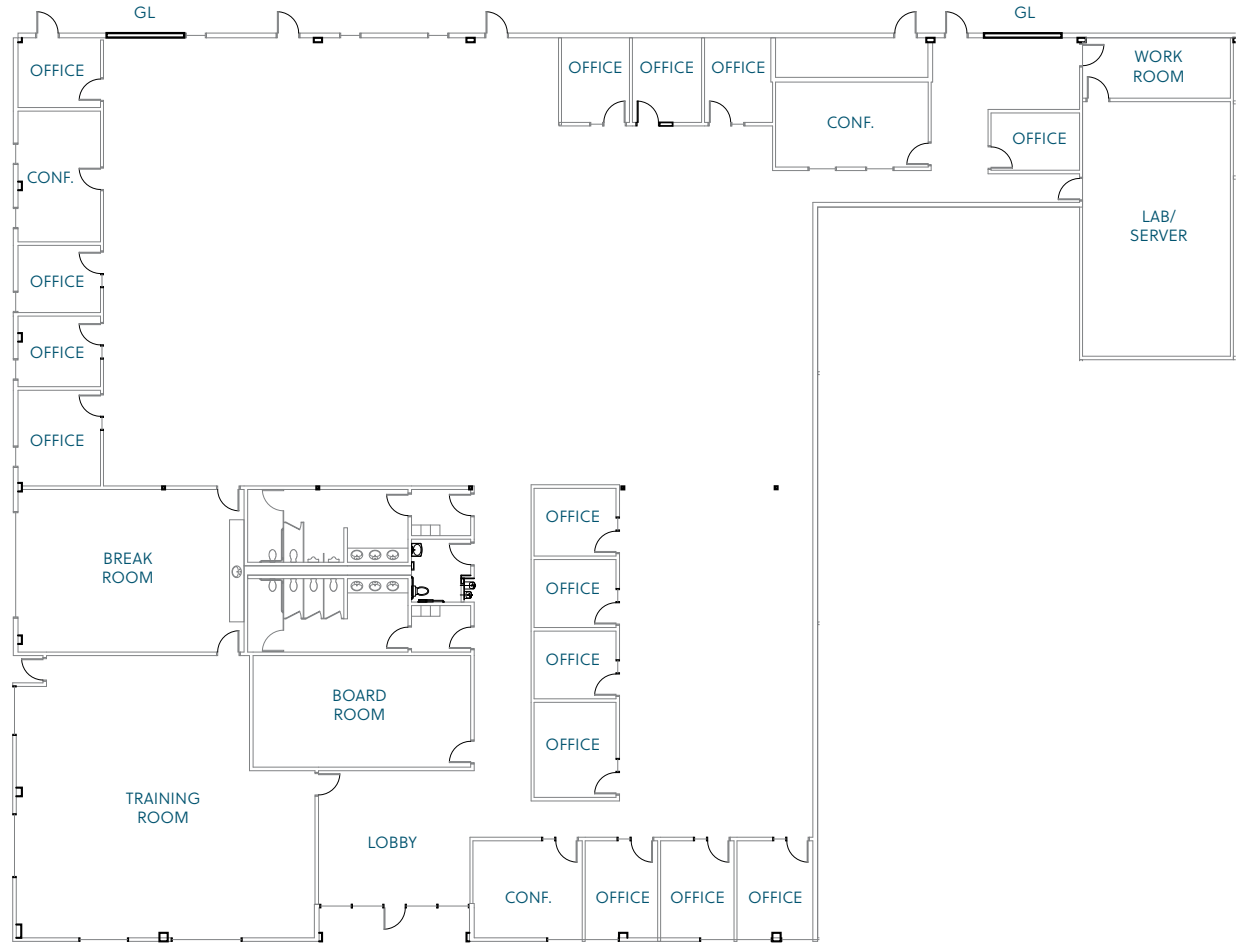


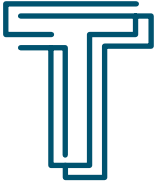


850 N SHORELINE BLVD.

±16,613 SF

AVAILABILITY	1/1/22
POWER	800A @ 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

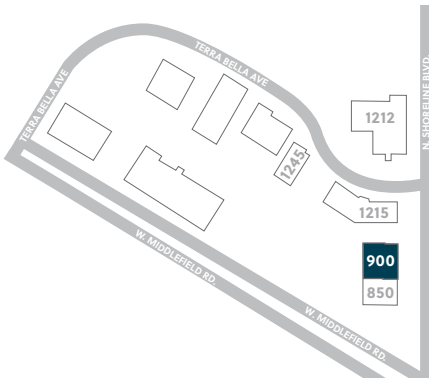
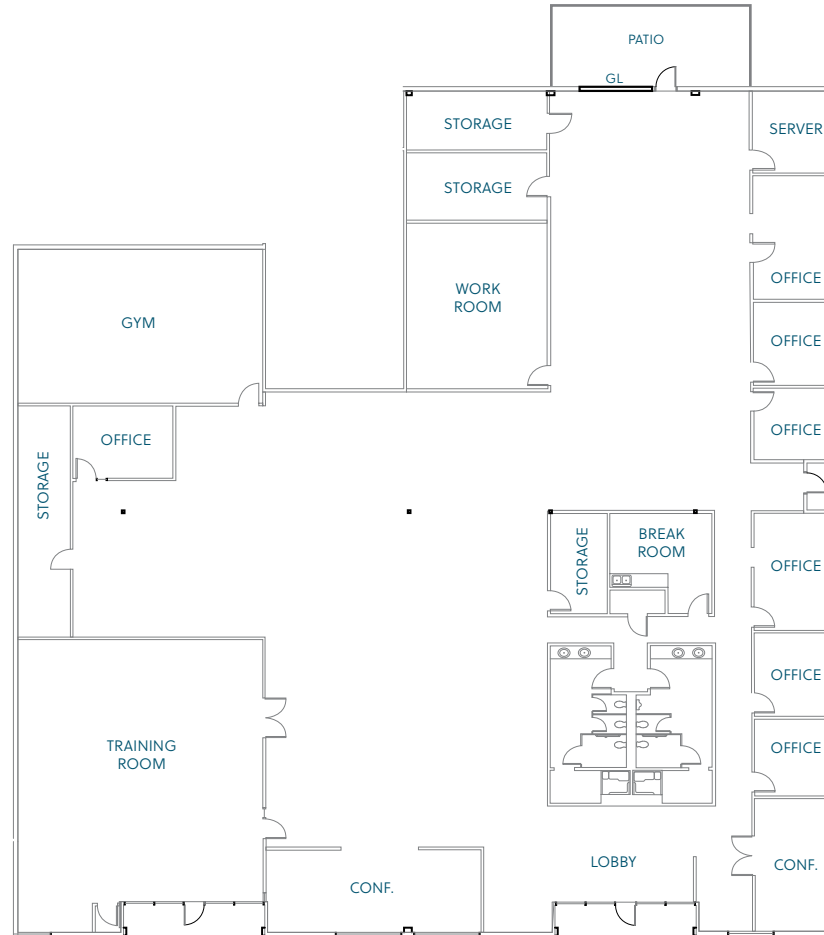


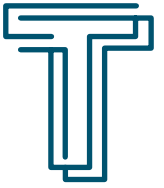


900 N. SHORELINE BLVD.

±14,734 SF

AVAILABILITY	Now
POWER	400A @ 120/208V, 3-Phase
LOADING	1 Grade Level (Possible)
HVAC	100%
PARKING	4/1,000
COMMENTS	Solar Energy, Full Kitchen, Server Room w/ HVAC, Gym, Training Room, Showers & Outdoor Patio

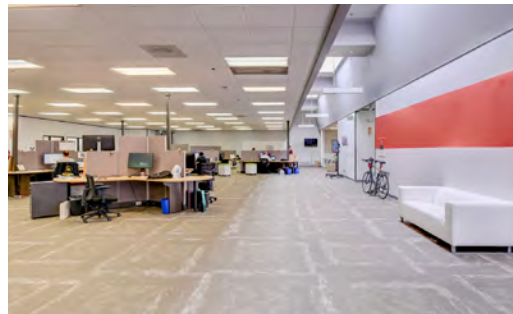
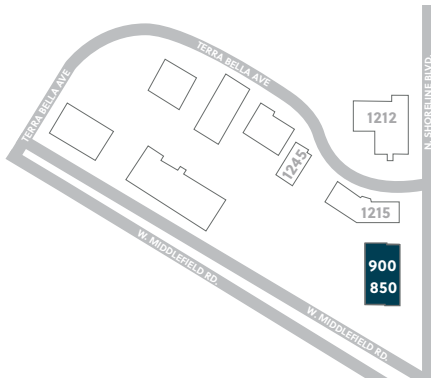


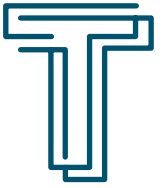


850-900 N. SHORELINE BLVD.

±31,347 SF

AVAILABILITY	1/1/22
POWER	1,200A @ 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

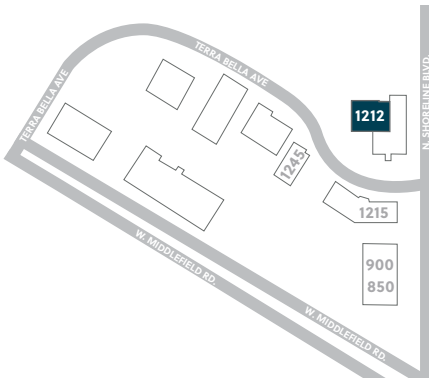
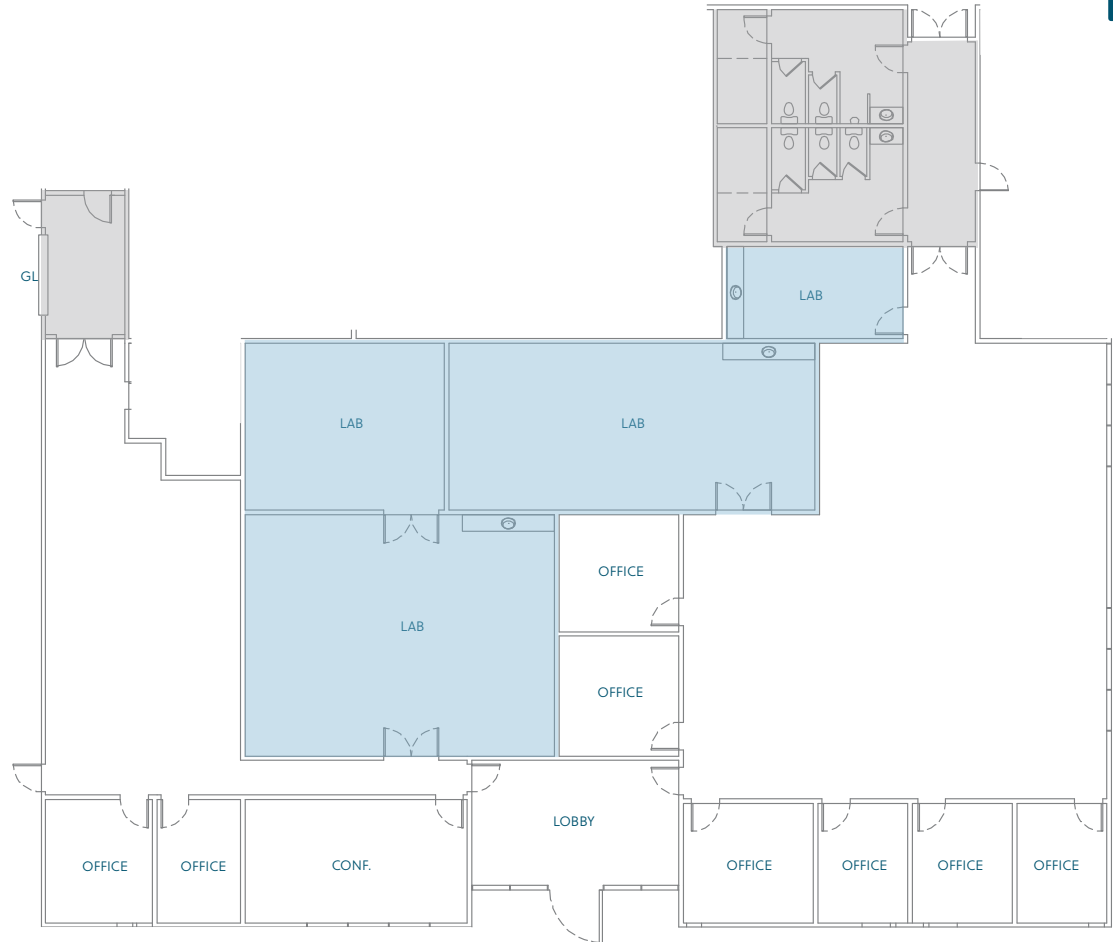


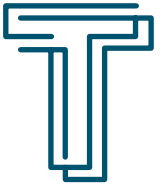


1212 TERRA BELLA AVE.

Suite 200: ±7,477 SF

AVAILABILITY	Now
POWER	277/480V, 3-Phase
LOADING	1 Grade Level
HVAC	100%
PARKING	4/1,000
SIGNAGE	Building & Monument
COMMENTS	Dry & Wet Labs, Chemistry Fume Hood

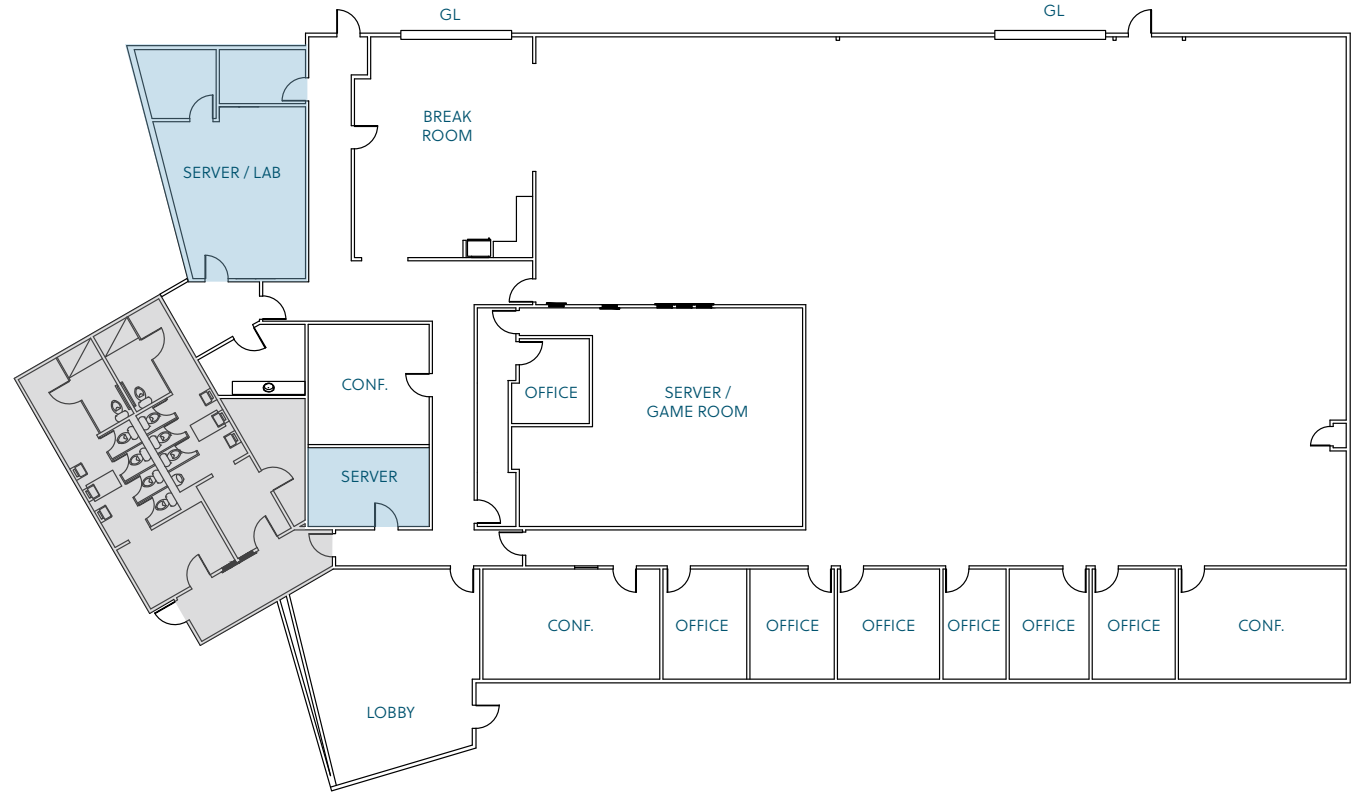




1215 TERRA BELLA AVE.

Suite 200: ±12,861 SF

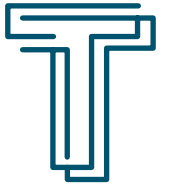
AVAILABILITY	Now
POWER	900A @ 277/480V, 3-Phase
LOADING	2 Grade Levels (Possible)
HVAC	100%
PARKING	4/1,000
SIGNAGE	Building & Monument
COMMENTS	Lab Space, Server Rooms, Open Break Room, Furniture Available, Mothers Room



■ VCT ■ COMMON AREA



NEARBY AMENITIES



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

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

**TERRA BELLA
 TECH PARK**

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
 Cascas

Walmart
 24 Hour Fitness
 Kohl's
 Trader Joe's
 UPS Store
 Sprouts Market

BevMo!
 Safeway
 Village Green
 Dog Park
 CVS



CENTRAL EXPY



N SHORELINE BLVD

MIDDLEFIELD RD

N SHORELINE BLVD

CASTRO ST

LOCAL TRANSIT

