

FOR LEASE ±960 - ±7,900 SF

970 TERRA BELLA AVENUE

MOUNTAIN VIEW, CA

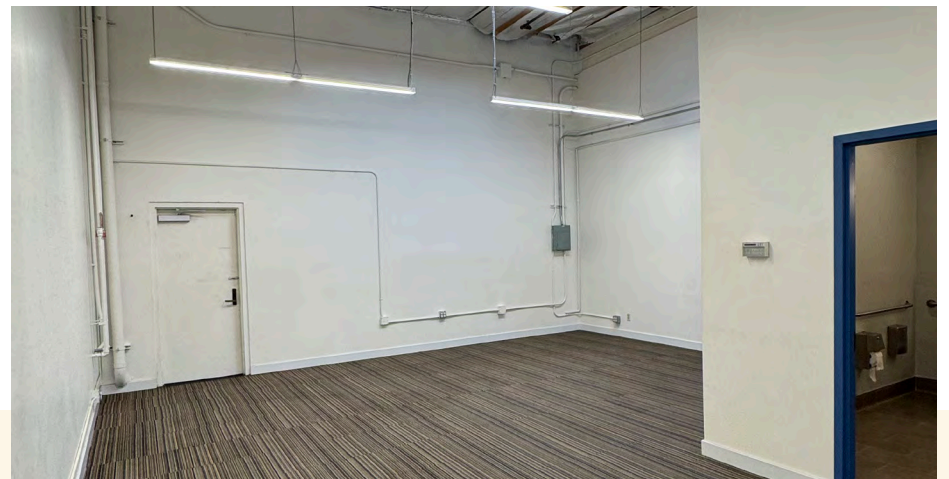
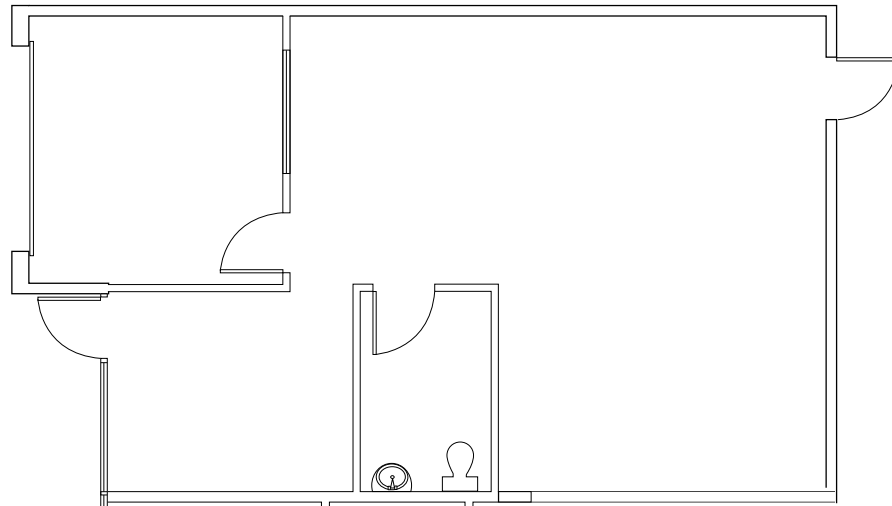


PROPERTY HIGHLIGHTS

SUITE 1 | ±960 SF

- Private office
- In suite restroom
- Grade level roll up door
- Clear height 15'11"
- 100 - 200 amps to each suite, 120/ 208 volt, 3-phase 4-wire
- Easy access to Highways 85 & 101

FLOOR PLAN

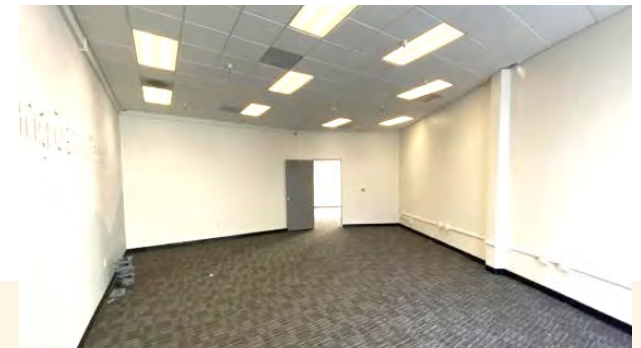
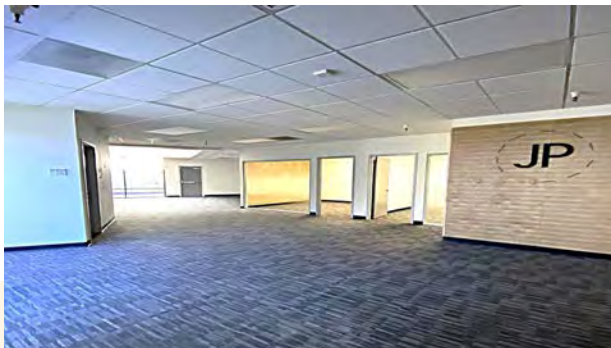
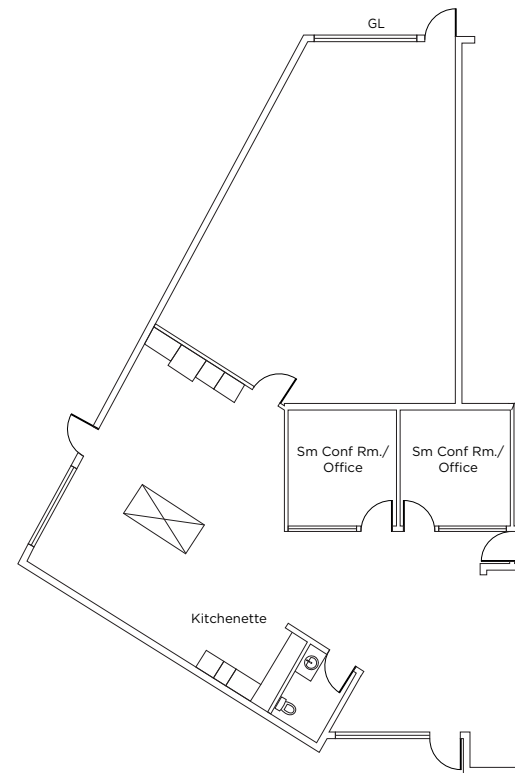


PROPERTY HIGHLIGHTS

SUITE 8 | ±2,550 SF

- 2 private offices
- Open floor plan with natural light
- In suite restroom
- Kitchenette with dishwasher
- Grade level roll up door
- 100 - 200 amps to each suite, 120/ 208 volt, 3-phase 4-wire
- Can be combined with Suite 9 for 7,900 SF
- Warehouse clear height 23'10"
- Easy access to Highways 85 & 101

FLOOR PLAN

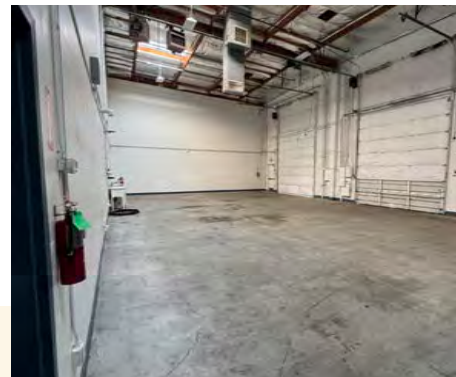
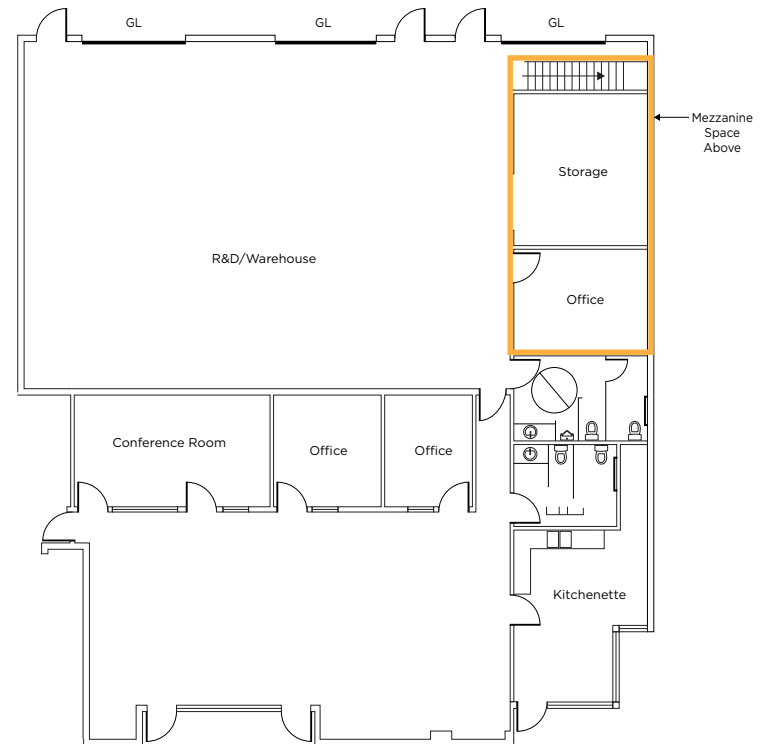


PROPERTY HIGHLIGHTS

SUITE 9 | ±5,350 SF

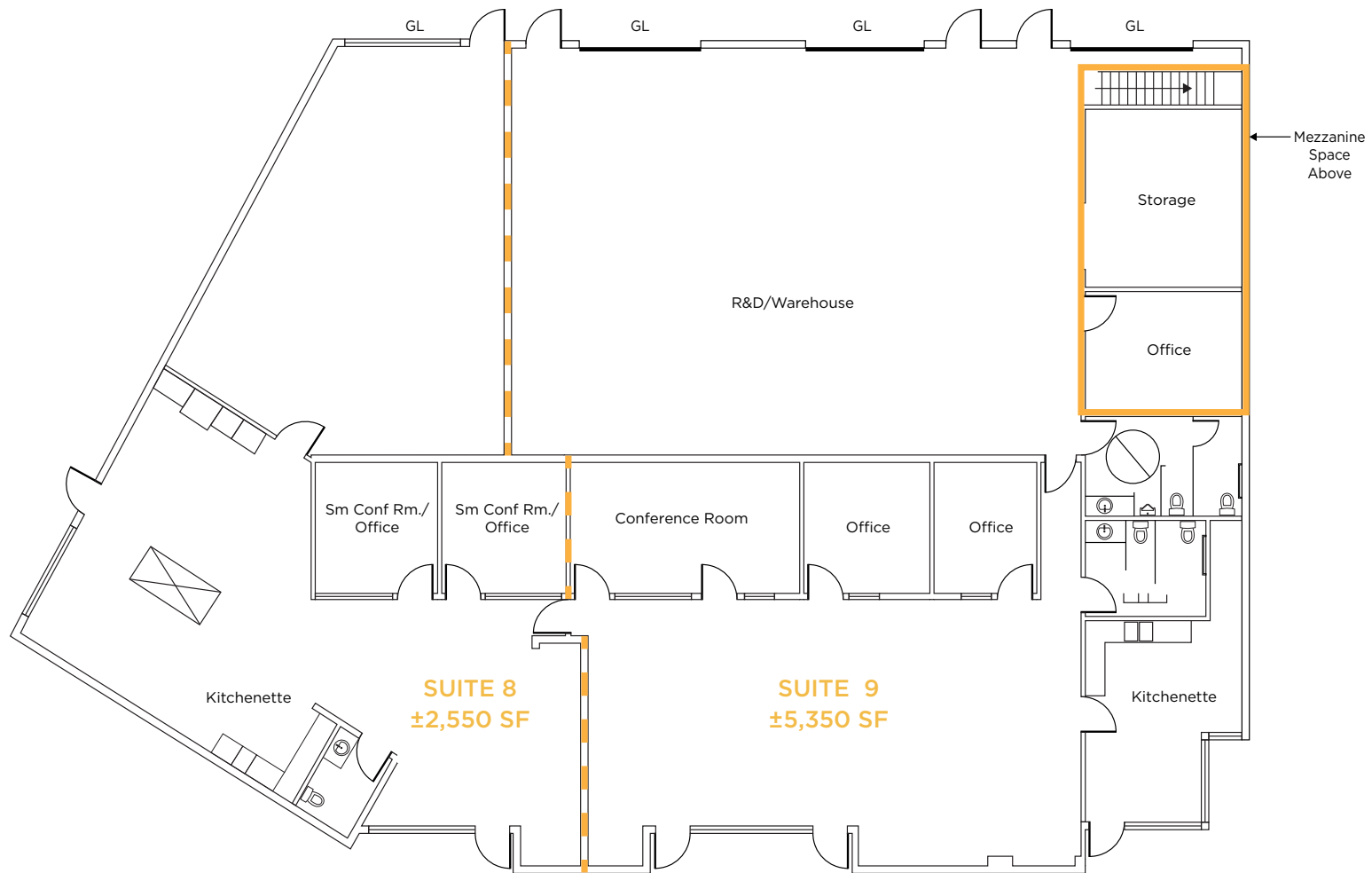
- 3 private offices, conference room, kitchen
- Large warehouse/R&D space
- Storage area in warehouse/R&D area
- In suite restrooms
- Grade level roll up door
- Can be combined with Suite 8 for 7,900 SF
- 100 - 200 amps to each suite, 120/ 208 volt, 3-phase 4-wire
- Warehouse clear height 23'10"
- Easy access to Highways 85 & 101

FLOOR PLAN



FLOOR PLAN

SUITE 8 & 9 | ±7,900 SF



AMENITIES MAP

BAKERIES

1. Alexander's Patisserie
2. Hong Kong Bakery and Cafe
3. Le Boulanger
4. Maison Alyzee
5. Mr Cake Plus
6. Passage To India
7. Passage to India Bakery
8. Whole Grain Connection

CAFES

9. Cafe 86
10. Dana Street Roasting Company
11. Paris Baguette
12. Sana'a Cafe
13. Sulbing Cafe
14. The Fly-By
15. Verde Tea Cafe

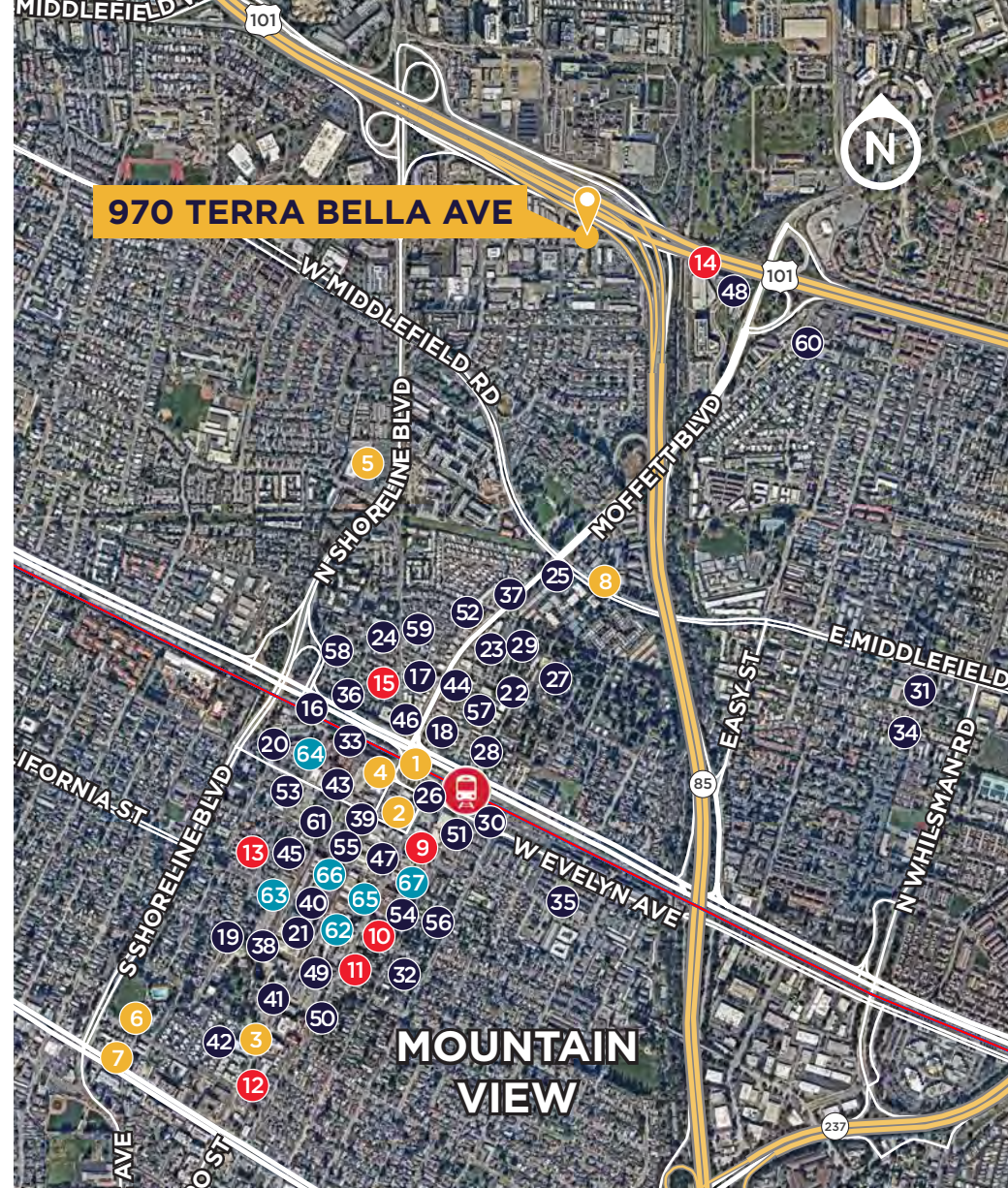
RESTAURANTS

16. 3 Kingdoms Hot Pot
17. Asian Box
18. Blue Line Pizza
19. Cascal
20. Chez TJ
21. Crepevine Restaurants
22. Das Bierhauz - Mountain View
23. Desi Pizza House
24. Doppio Zero Mountain View
25. El Califas Tacos
26. Eureka!
27. Fast Pizza Delivery
28. Fu Lam Mum
29. Happy Lamb Hot Pot
30. Hummus Mediterranean Kitchen
31. Joy Sushi
32. Kakaroto Japanese Restaurant
33. Katsu
34. Khao Kang Thai Kitchen
35. La Fiesta Restaurant
36. La Fontaine Restaurant
37. Los Portales
38. Ludwig's Biergarten
39. Maison Alyzee
40. Mantra India
41. Masa Sushi Japan
42. Mediterranean Grill House
43. Mifen101
44. Oren's Hummus
45. Pho To Chau999
46. Ramen Izakaya Yu-Gen

47. Ristorante Don Giovanni
48. Roger Bar & Restaurant
49. Rootstock Wine Bar
50. Scratch
51. Season's Noodles & Dumplings Garden
52. Shana Thai Restaurant
53. Steins Beer Garden & Restaurant
54. Superhot Hotpot & Korean BBQ
55. Sushi Arashi
56. Sushi Tomi
57. Taqueria 3 Hermanos
58. Udon Mugizo - Mountain View
59. Vaso Azzurro Ristorante
60. Wagon Wheel BBQ
61. Zhangliang Malatang

SHOPPING

62. Bloomsgiving
63. East West Bookshop
64. Next Level Board Game
65. Therapy Stores
66. CVS
67. Ava's Marke



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