

CLASS A BUILDING
AVAILABLE FOR LEASE

www.1075terrabella.com

1075



Terra Bella

MOUNTAIN VIEW, CA




±23,347 SF
New Office Construction



Property Highlights

 ±23,347 RSF New Construction


 2 Story Class "A" Office

 Freestanding Design and Hard Corner Location

 Multiple Amenity Areas

 15' Deck to Deck Floors

 30' Open Ceiling Lobby with Floating Stairwell


 High Quality Building Materials LEED Gold Equivalent

 Fiber Cable at Site

 One Block from Transit @ Shoreline

 Flexible Design and Floor Plans

 Conveniently Located off Highways 101, 237, & 85

 5-Minutes from Caltrain via mvgo

 Now Shell Complete

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Terra Bella

A modern, multi-story building with a prominent glass facade and white panels. The building features a large glass-enclosed area on the ground floor, possibly a staircase or atrium. The surrounding landscape includes a paved walkway, landscaped garden beds with various plants and trees, and a set of stairs with a metal railing. The sky is clear and blue.

Abundant Glass Line
with Outdoor Amenities

Test Fit For Professional Office



PRIVATE OFFICE



COLLABORATION
OPEN MEETING AREA



CONFERENCE



LOBBY



GLASS ENTRY



LIVING WALL AND STAIRCASE



BUILDING SUMMARY PROFESSIONAL OFFICE

20	LARGE PERIMETER OFFICES
2	INTERIOR OFFICES
24	8x8 WORKSTATIONS
1	RECEPTION STATION
47	EMPLOYEE SEATS TOTAL

- LOBBY
- OFFICES
- WORKSTATIONS
- CONFERENCE ROOMS AND BOARD ROOMS
- BREAK ROOM/COFFEE BAR
- COPY ROOM
- CIRCULATION
- COLLABORATION AREAS, OPEN MEETING AREAS
- HUDDLE/PHONE ROOMS
- RESTROOM/UTILITY/SERVER



CONFERENCE



OUTDOOR BALCONY



BREAK ROOM



OFFICE



CONFERENCE

FLOOR	GROSS BUILDING AREA	ADDITIONAL DRIPLINE AREA	BALCONY/TERRACE	TOTAL GROSS AREA
FIRST	10,663 SF	1,445 SF	N/A	12,108 SF
SECOND	8,781 SF	505 SF	1,953 SF	11,239 SF
THIRD	19,444 SF	1,950 SF	1,953 SF	23,347 SF

Test Fit For High Tech



OPEN SEATING



COLLABORATION
OPEN MEETING AREA



CONFERENCE



LOBBY



GLASS ENTRY



LIVING WALL AND STAIRCASE

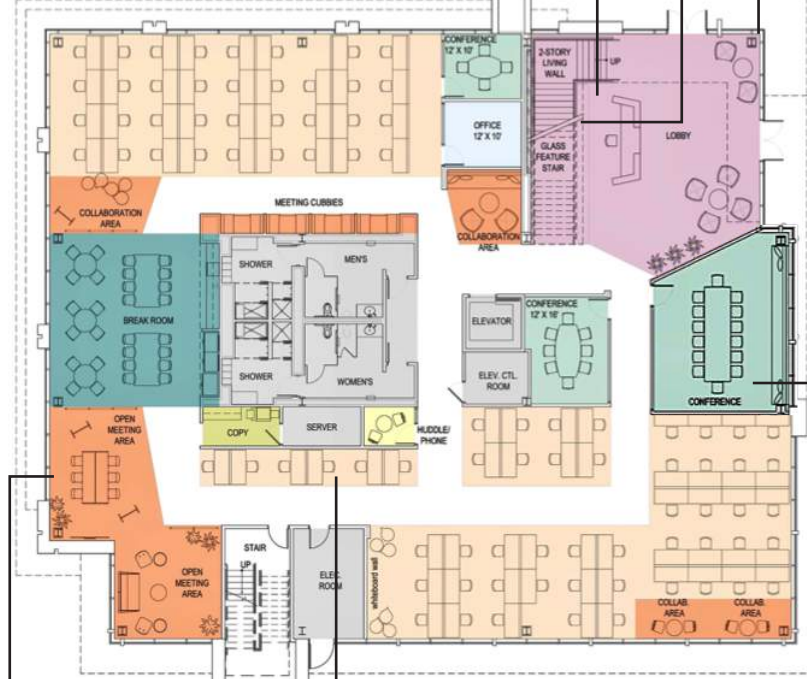
BUILDING SUMMARY

PROFESSIONAL OFFICE

3	STANDARD OFFICES
156	BENCHING WORKSTATIONS
1	RECEPTION STATION
160	EMPLOYEE SEATS TOTAL



SECOND LEVEL FLOOR PLAN



FIRST LEVEL FLOOR PLAN

- LOBBY
- OFFICES
- WORKSTATIONS
- CONFERENCE ROOMS
AND BOARD ROOMS
- BREAK ROOM/COFFEE BAR
- COPY ROOM
- CIRCULATION
- COLLABORATION AREAS,
OPEN MEETING AREAS
- HUDDLE/PHONE ROOMS
- RESTROOM/UTILITY/SERVER



OUTDOOR BALCONY



COFFEE BAR



OPEN MEETING AREA



OPEN SEATING



CONFERENCE

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DIRECT ACCESS TO MAJOR TRANSPORTATION ARTERIALS

1075 Terra Bella is ideally positioned directly off Highway 101 and Shoreline Boulevard in Mountain View, with direct access to highways 85 and 237. Providing direct access to the entire Bay Area.



TRANSIT LOCATION

Situated at the first stop of Caltrain's mvgo, which runs between Caltrain Station and Google's Headquarters every 30 minutes weekly except Sundays.



WORLD-CLASS AMENITIES

Abundance of nearby amenities on both sides of Highway 101 as the submarket serves over one hundred companies that are scattered throughout the immediate Shoreline submarket to downtown Mountain View.

1075 Terra Bella
is located in one of the most
coveted sub-markets in all
of Silicon Valley.

VISION FOR GROWTH FROM CITY OF MOUNTAIN VIEW

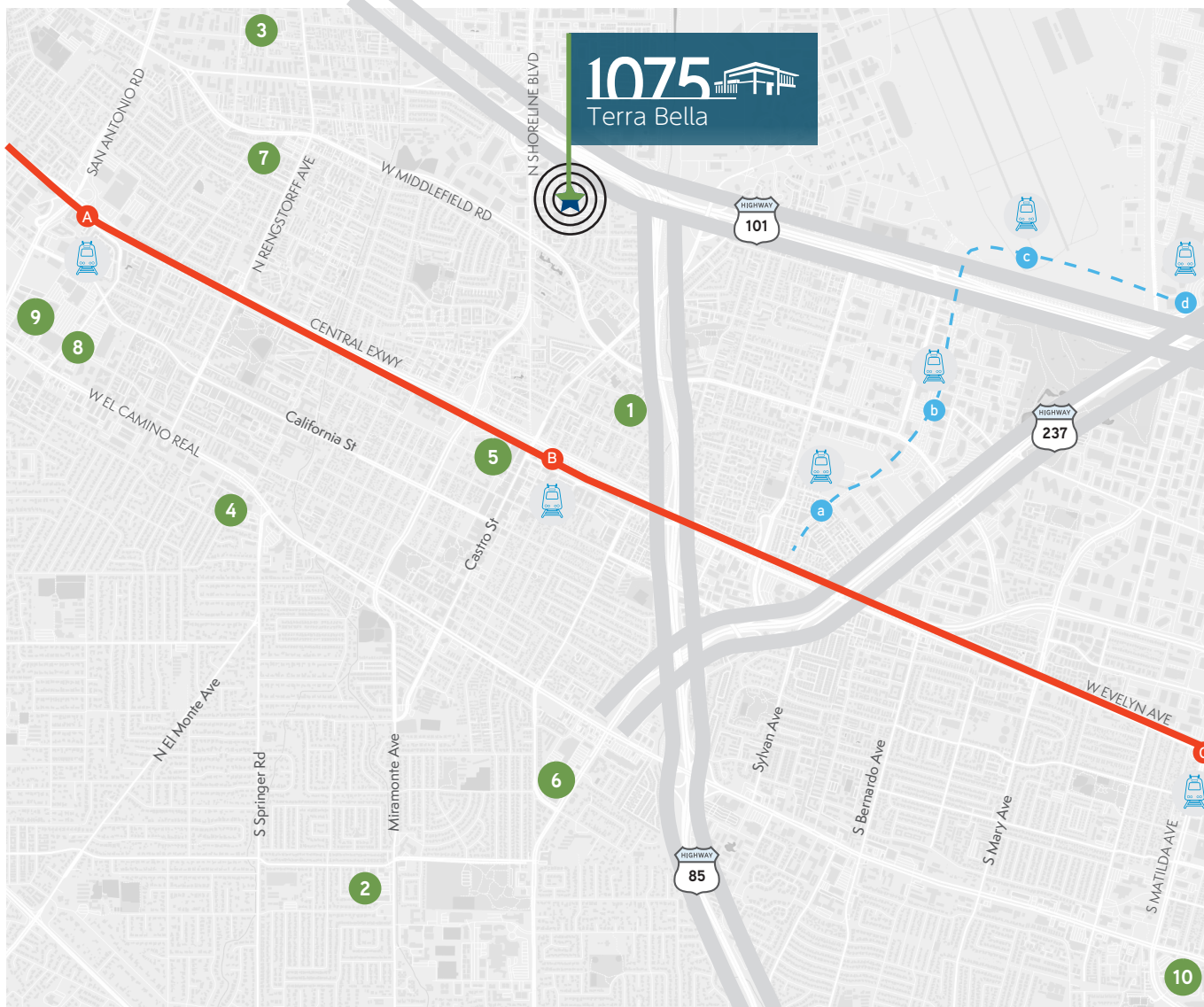
The Terra Bella Visioning Plan and North Bayshore Precise Plan combined with several transformative multi-housing developments and corporate tenant expansions throughout Mountain View will continue to solidify Mountain View as one of the prospering markets in the Country.

HIGH PROFILE CORPORATE NEIGHBORS

Surrounded by Google, Microsoft, LinkedIn, Intuit and Synopsys



Local Amenities



1075
Terra Bella

1. Bailey Park Plaza
570 N Shoreline Blvd
Round Table Pizza
Safeway
Jack-in-the-Box
Starbucks
Dickey's BBQ Pit

2. Blossom Valley Center
1720 Miramonte Ave
Safeway
pet food express
CVS Pharmacy
House of Bagels
Mountain Mike's Pizza
California Yoga Center
Shell

3. Charleston Plaza
2400 Charleston Rd
Bed Bath & Beyond
Best Buy
CVS Pharmacy
REI
L&L Hawaiian Barbecue
Starbucks
Supercuts

4. Clarkwood Center
1911 W El Camino Real
Walgreens
Hertz
Office Depot
PetCo
O'Reilly Auto Parts
FedEx

4. Clarkwood Center
1911 W El Camino Real
Walgreens
Hertz
Office Depot
PetCo
O'Reilly Auto Parts
FedEx

5. Downtown Mountain View
Molly Magees
Opal
Center for the Performing Arts
Eureka!
Steins Beer Garden
The Crepevine
Tied House
Hong Kong Bistro
Little Mongolian Hot Pot
Red Rock Coffee
Bean Sean
Tapioca Express
Tea Era
Peet's Coffee & Tea
Starbucks
Posh Bagel
Le Boulanger
Rocket Fizz
Shiva's Indian Grill
Ristorante Don Giovanni
Yakko
Niji Sushi
Ephesus
Agave
Blue Line Pizza
Asian Box
Savvy Cellar Wine Shop & Wine Bar

6. Grant Park Plaza
1350 Grant Rd
99 Ranch Market
Nob Hill Foods
Marshalls & Home Goods
Wells Fargo
Peet's Coffee & Tea
City Sports Club
Posh Bagels
Sweet Tomatoes

7. Monta Loma Plaza
580 N Rengstoff Ave
Safeway
Western Union
Starbucks
Valero
Chang'an Artisan Noodle
Serao Academy - Brazillizn
Jiu-Jitsu

8. San Antonio Center
696 Showers Dr
Kohl's
Walmart
Krung Thai Restaurant
24 Hour Fitness
Chase Bank
Jo-Ann Fabrics
UPS
GNC

9. The Village at San Antonio Center
645 San Antonio Rd
LaserAway
Showplace Icon Theatre
Safeway
The Counter
Fidelity Investments
Starbucks
Sleep Number
Pacific Catch
Jared The Galleria of Jewelry
18 | 8 Fine Men's Salons
Nekter Juice Bar
The Pizza Studio
Sprint
veggiegrill
SAJJ
Mizu Sushi Bar & Grill

10. Cherry Orchard Shopping Center
300 - 390 W El Camino Real
Sunnyvale, CA
Starbucks
Chipotle
GameStop
sweetgreen
Nekter Juice Bar
Elements Massage
Sport Clips
Trader Joe's
Color Me Mine
The Halal Guys

Transportation
Caltrain
A. San Antonio
B. Mountain View
C. Sunnyvale
VTA Light Rail
a. Whisman
b. Middlefield Station
c. Bayshore/NASA
d. Moffett Park

Area Overview



Google

Intuit

Google

Google

Google

Google

Microsoft

US
101

Google

Microsoft

Nuro

Google



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Transit Connectivity

- ▶ mvgo has 12 Morning and 10 Afternoon Daily Shuttles to Downtown Mountain View Caltrain Station
- ▶ 5 Minute Trip Time to Terra Bella
- ▶ No Cost
- ▶ Real-Time Shuttle Tracking
- ▶ Synchronized with Caltrain Departure Times



CONNECTIONS



1075
Terra Bella

MOFFETT AIRPORT

SHORELINE & TERRA BELLA
MVGO SHUTTLE STOP

SAN ANTONIO
CALTRAIN STATION

MOUNTAIN VIEW
CALTRAIN STATION

DOWNTOWN
MOUNTAIN VIEW



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

- Caltrain
- East Bayshore MVGO Shuttle Route

EL CAMINO REAL

85
101
237

1075

Terra Bella

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CALVANO
DEVELOPMENT