

R&D / OFFICE / WAREHOUSE
FOR SUBLEASE

1070 Terra Bella Ave.
Mountain View, CA



SUBLEASE RATE
\$4.50/SF NNN
(\$0.32/SF)



AVAILABLE SIZE
± 13,300 SF



LOT SIZE
± 24,812 SF
(± 0.57 acres)



YEAR BUILT
1960



LOADING
5 Grade-level rollup
doors, 14FT high



LED
8/31/2025



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

TIM VI TRAN, SIOR, CCIM

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CA DRE #01784630

PRIME SUBLEASE OPPORTUNITY IN THE HEART OF SILICON VALLEY

Discover an exceptional chance to sublease an industrial building in the highly desirable Mountain View, CA... an epicenter of innovation and technology.

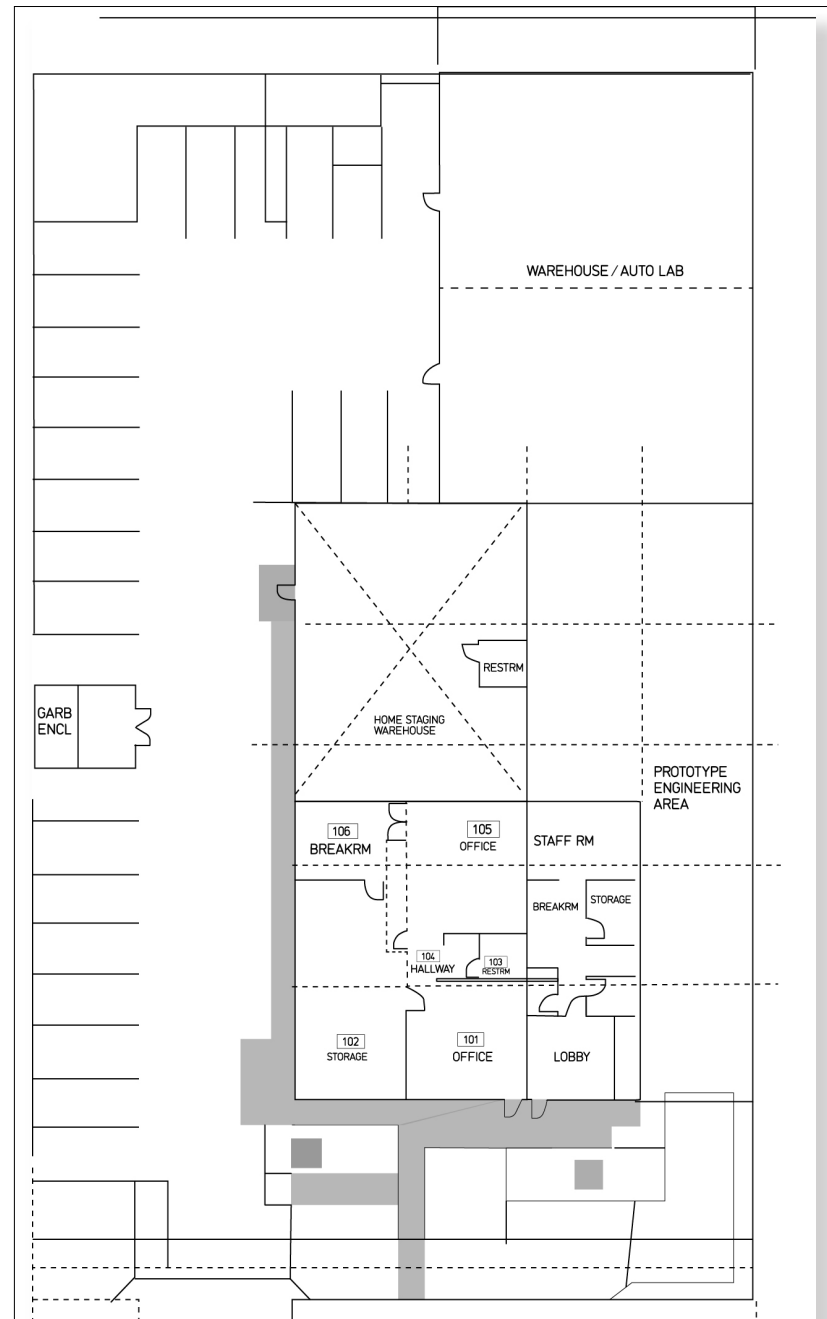
KEY HIGHLIGHTS:

- Unbeatable Location: Just minutes from industry giants like Google, Microsoft, and NASA Ames Research Center.
- Flexible Lease Terms: Ideal for companies seeking short term expansion with a lease through August 31, 2025, or the possibility to negotiate a long term arrangement directly with the landlord.
- Strategic Advantage: Situated in the thriving heart of Silicon Valley, this property offers unparalleled access to the region's dynamic tech ecosystem.

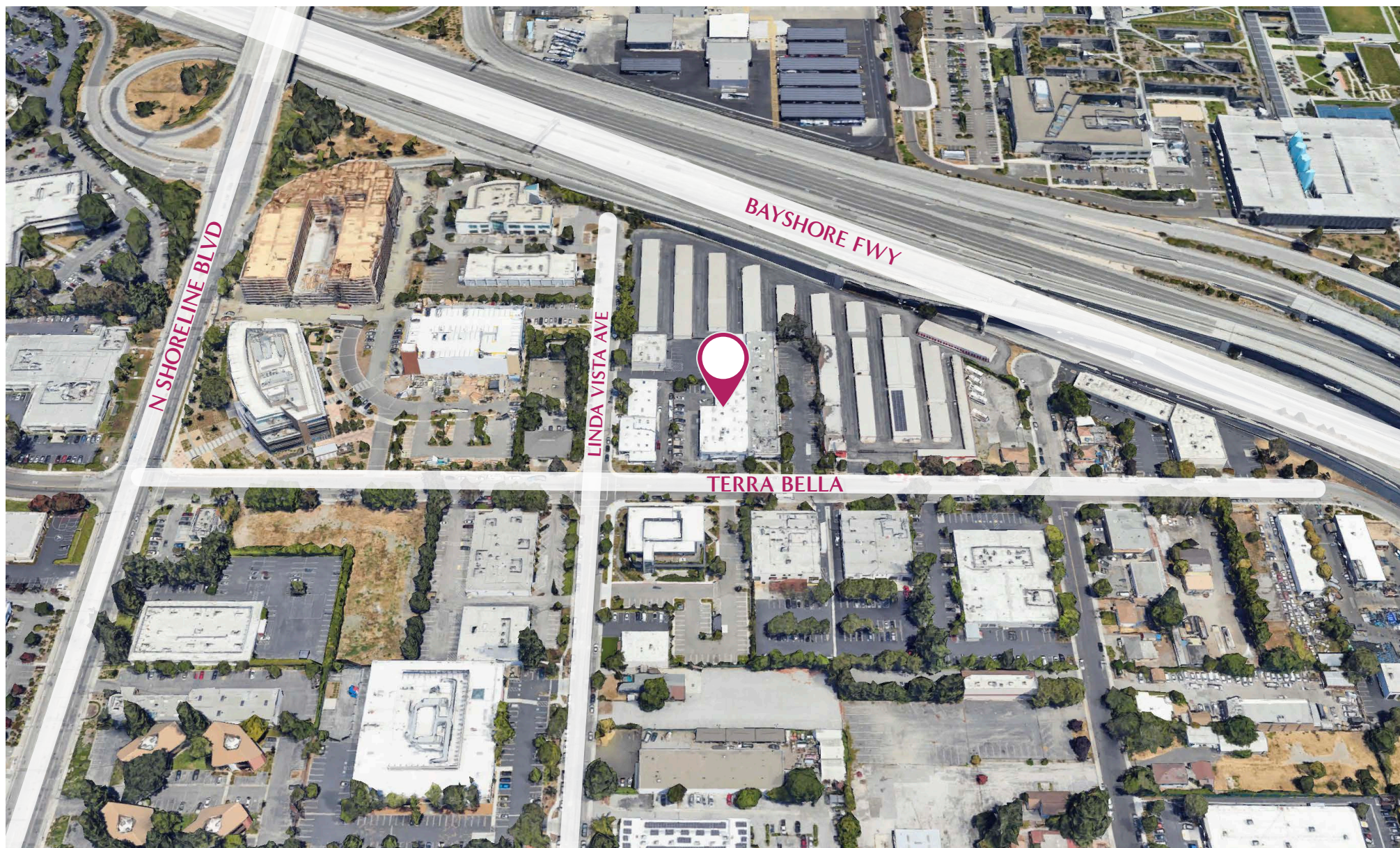
This is a rare opportunity to secure space in one of the most coveted markets in the world. Contact us today to learn more!

Available Size	± 13,300 SF
Lot Size	± 24,812 SF (± 0.57 acres)
Use	Ideally suited for R&D, light manufacturing, distribution, etc
Year Built	1960
Clear Height	18 FT in warehouse
HVAC	Heating and air conditioning throughout
Layout	20% office 80% warehouse
Available Date	Approximately February 1, 2025
LED	8/31/2025









AMENITY MAP

R&D / OFFICE / WAREHOUSE
FOR SUBLEASE



CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing

