

An aerial photograph of a suburban area. In the center, a large, white, rectangular industrial building with a flat roof is highlighted by a blue pentagonal outline. To the left of this building is a red running track and a green football field. The surrounding area is filled with residential houses, trees, and parking lots. In the background, a highway with a '101' shield is visible, along with distant mountains and a body of water.

**1344**  
**TERRA**  
**BELLA**

**MOUNTAIN VIEW**

W. MIDDLEFIELD ROAD

TERRA BELLA AVENUE

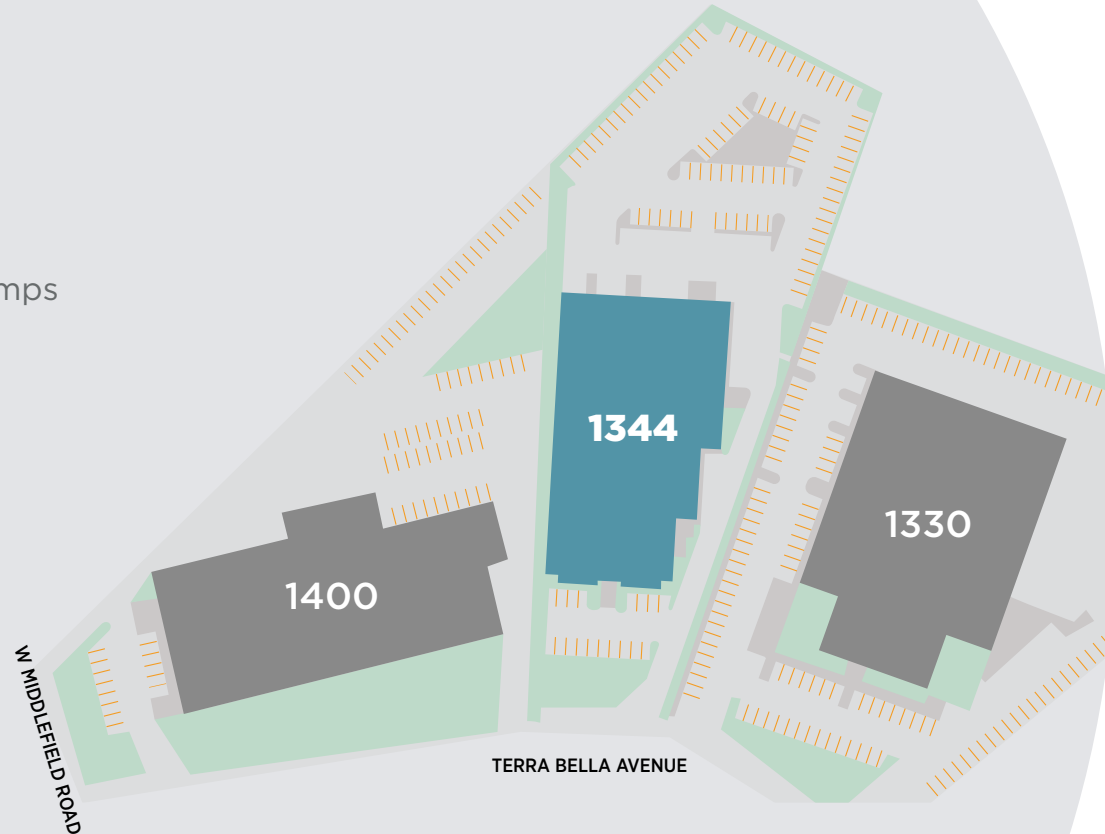
**±39,628 SQUARE FEET**  
**FREE-STANDING R&D WORKSPACE**

 **IRVINE COMPANY**

 **CUSHMAN &  
WAKEFIELD**

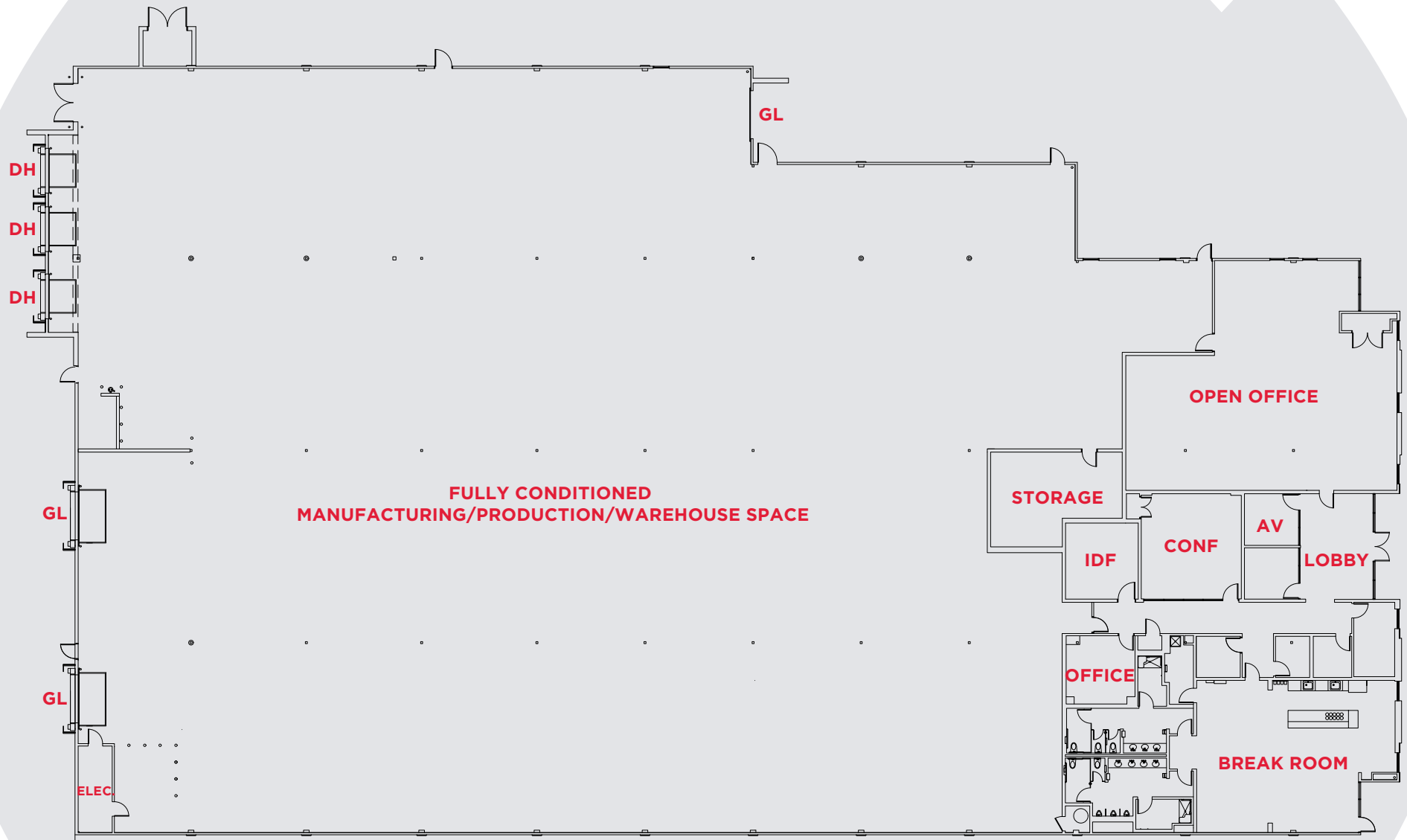
# PROPERTY HIGHLIGHTS

- Single Story Free-Standing  $\pm 39,628$  SF Building
- Planned Market Ready Improvements
- Fully Conditioned Manufacturing/Production/Warehouse Space
- 1,800 Amps at 277/480 (Upgradable to 3,000 Amps with Existing Switch Gear in Place)
- Dock & Grade Level Loading
- $\pm 16$  Foot Clear Height
- Showers
- One (70) Ton and One (20) Ton Unit Serving the Building
- Two (2) 3 Ton HVAC Units in IDF and One (1) 3 Ton Unit in AV Room
- Superior Mountain View location, 1/2 block from Shoreline Blvd and 1/2 mile from Highway 101
- 5 minute walk to MVGO shuttle
- 11 minute ride on MVGO shuttle to Mountain View Caltrain station



# FLOOR PLAN

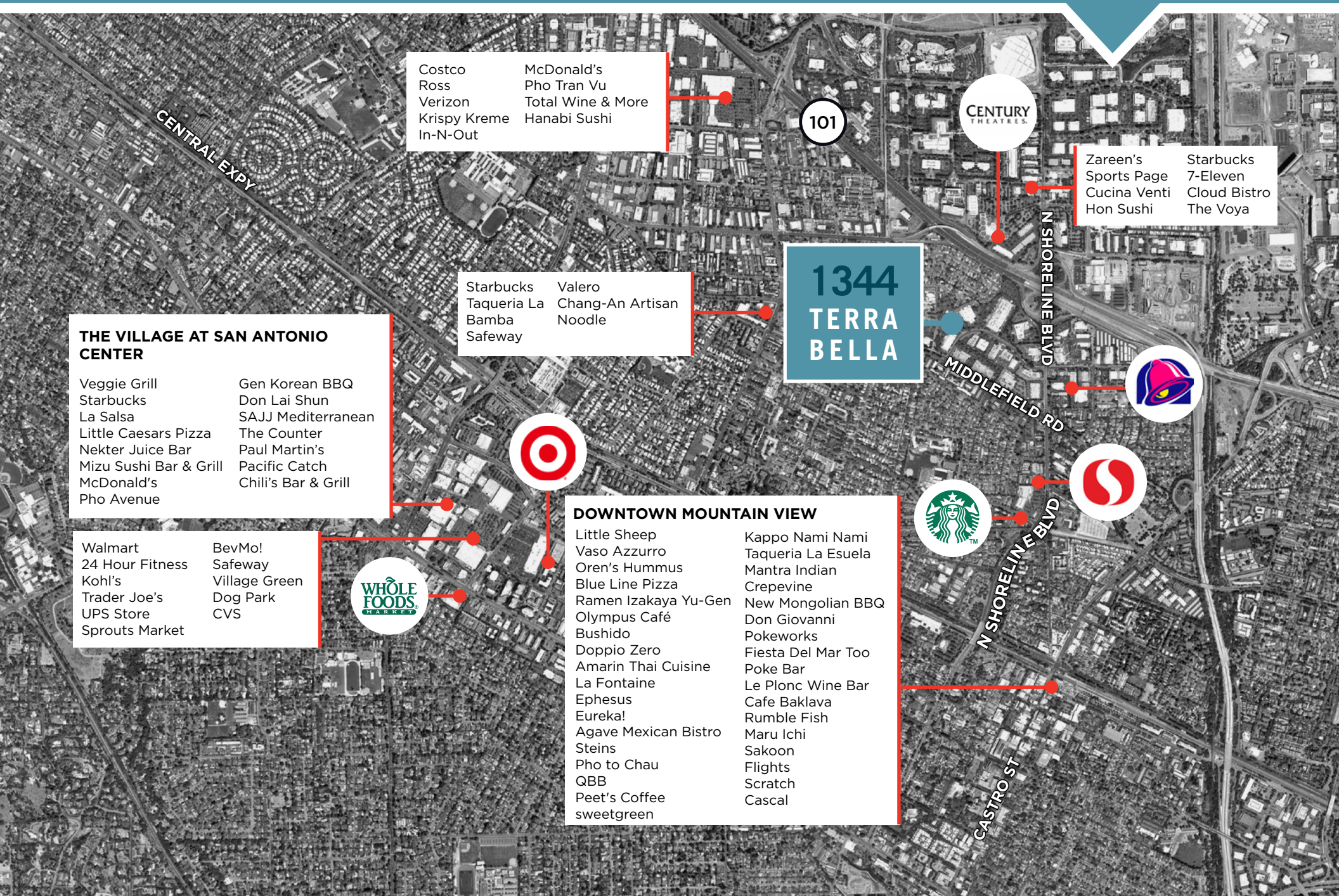
±39,628





**COVERED DOCK & GRADE LEVEL LOADING**

# NEARBY AMENITIES



Costco  
Ross  
Verizon  
Krispy Kreme  
In-N-Out

McDonald's  
Pho Tran Vu  
Total Wine & More  
Hanabi Sushi

101

CENTURY  
THEATRES

Zareen's  
Sports Page  
Cucina Venti  
Hon Sushi

Starbucks  
7-Eleven  
Cloud Bistro  
The Voya

N SHORELINE BLVD

1344  
TERRA  
BELLA

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

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

BevMo!  
Safeway  
Village Green  
Dog Park  
CVS

WHOLE  
FOODS  
MARKET

## 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  
Cascal

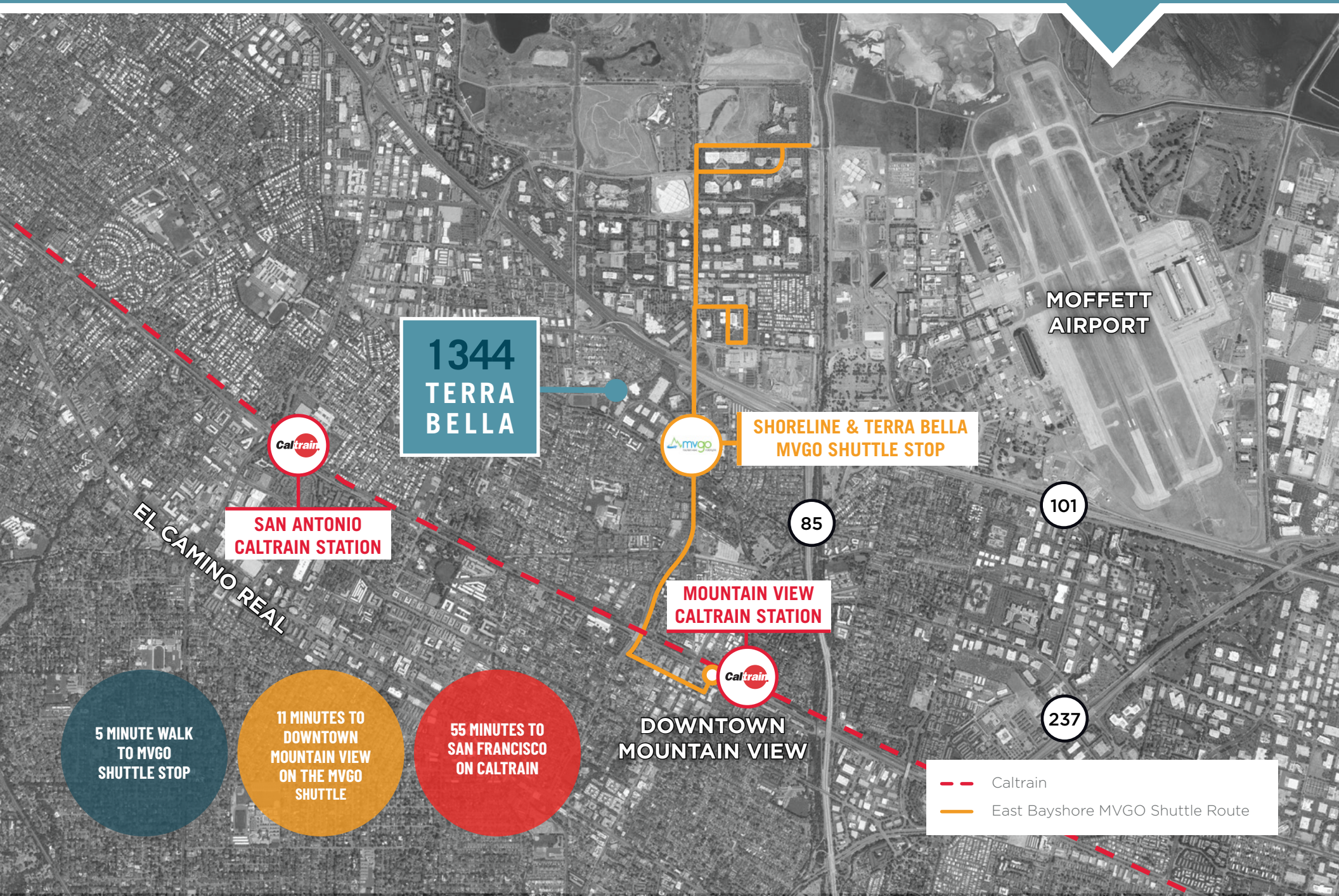


MIDDLEFIELD RD

N SHORELINE BLVD

CASTRO ST

# LOCAL TRANSIT



**1344  
TERRA  
BELLA**

**MOFFETT  
AIRPORT**

**SHORELINE & TERRA BELLA  
MVGO SHUTTLE STOP**

**SAN ANTONIO  
CALTRAIN STATION**

**85**

**101**

**MOUNTAIN VIEW  
CALTRAIN STATION**

**DOWNTOWN  
MOUNTAIN VIEW**

**237**

**5 MINUTE WALK  
TO MVGO  
SHUTTLE STOP**

**11 MINUTES TO  
DOWNTOWN  
MOUNTAIN VIEW  
ON THE MVGO  
SHUTTLE**

**55 MINUTES TO  
SAN FRANCISCO  
ON CALTRAIN**

--- Caltrain  
— East Bayshore MVGO Shuttle Route

# PROXIMITY TO DOWNTOWN MOUNTAIN VIEW



**1344**  
**TERRA**  
**BELLA**

**MOFFETT**  
**AIRPORT**

101

TERRA BELLA AVE



**SHORELINE & TERRA BELLA**  
**MVGO SHUTTLE STOP**

S SHORELINE BLVD

MOFFETT BLVD

W MIDDLEFIELD RD

N WHISMAN RD

85



**DOWNTOWN**  
**MOUNTAIN VIEW**

CENTRAL-EXPY

1.5 MILES  
TO DOWNTOWN  
MOUNTAIN VIEW

5 MINUTE WALK  
FROM 1400  
TERRA BELLA  
TO MVGO  
SHUTTLE STOP

11 MINUTES TO  
DOWNTOWN  
MOUNTAIN VIEW  
ON MVGO  
SHUTTLE

- Caltrain
- East Bayshore MVGO Shuttle Route

# BAY AREA TRANSIT



## PLANES

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



## TRAINS

Palo Alto	8 Minutes
San Jose	13 Minutes
SFO	28 Minutes
San Francisco	46 Minutes



## AUTOMOBILES

Stanford University	6 Miles
Santa Clara University	11 Miles
San Jose Downtown	14 Miles
San Francisco Financial Dist.	36 Miles

# NEARBY COMPANIES



Google

Intuit

Google

101

Google

Google

Google

Microsoft

1344  
TERRA  
BELLA

Google

gm

Microsoft

Moveworks  
Instant help at work.

HYUNDAI

Google

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