

1400 TERRA BELLA

MOUNTAIN VIEW



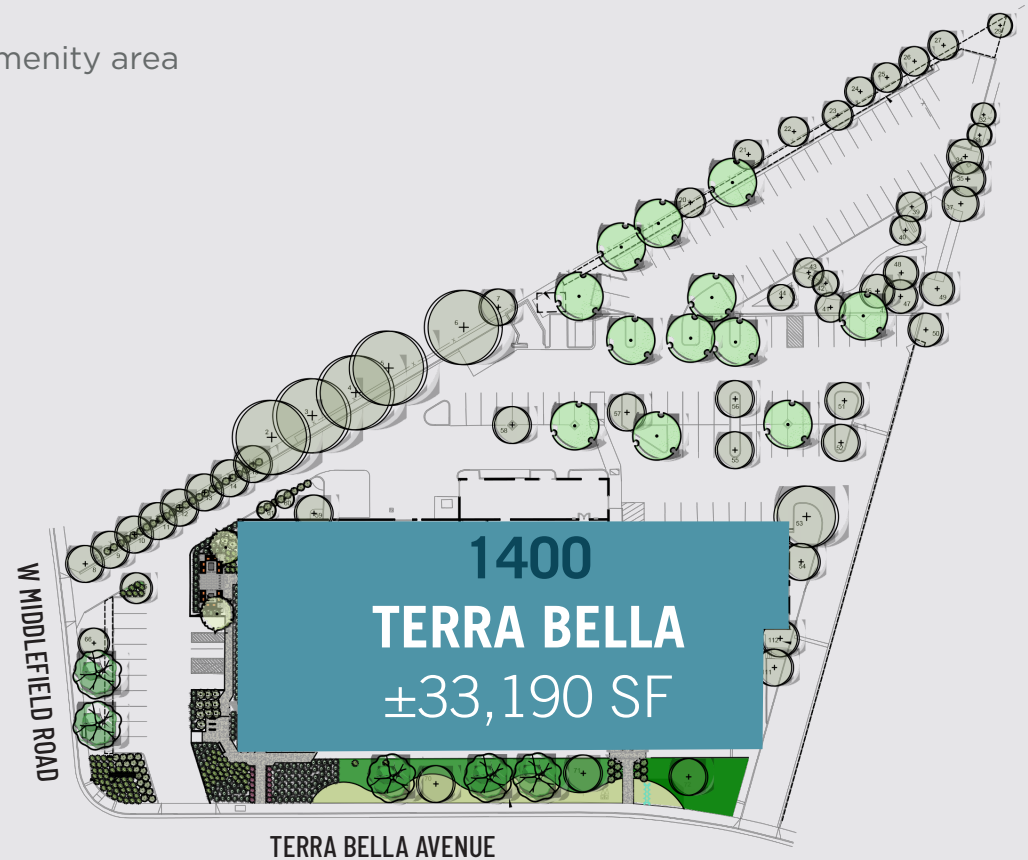
±33,190 SQUARE FEET
FREE-STANDING WORKSPACE

 IRVINE COMPANY

 CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

- Free-standing $\pm 33,190$ SF building
- New Market Ready - Full Interior and Exterior
- Open breakroom with adjacent outdoor amenity area with seating
- Showers
- 3,000 amps at 120/208 volts
- $\pm 3.77/1,000$ parking
- Grade level loading
- ± 13 - ± 17 foot clear heights
- 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



1400 TERRA BELLA



**1400
TERRA
BELLA**

W. MIDDLEFIELD ROAD

TERRA BELLA AVENUE

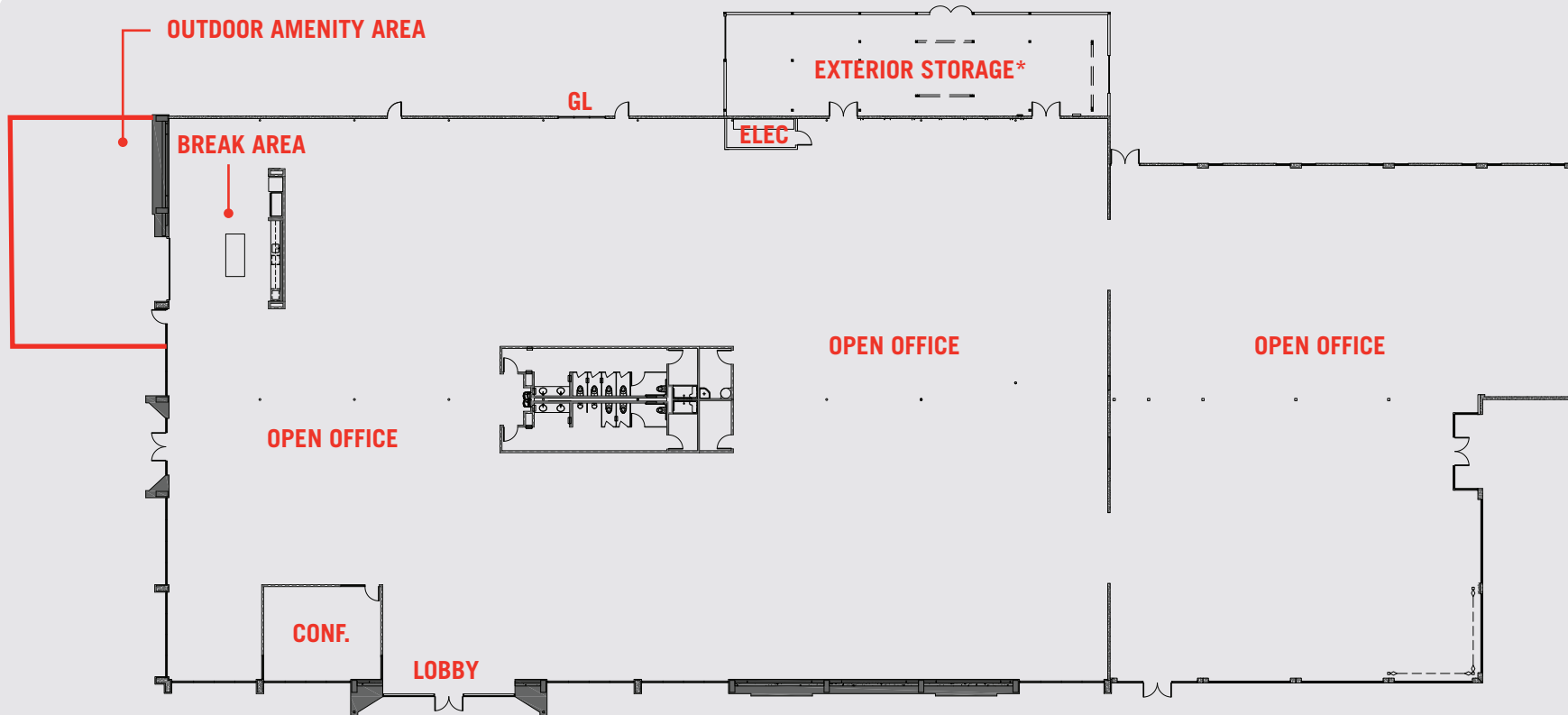
101



NEW EXTERIOR FAÇADE, OPEN CEILING INTERIORS, BREAKROOM WITH ADJACENT OUTDOOR AMENITY AREA

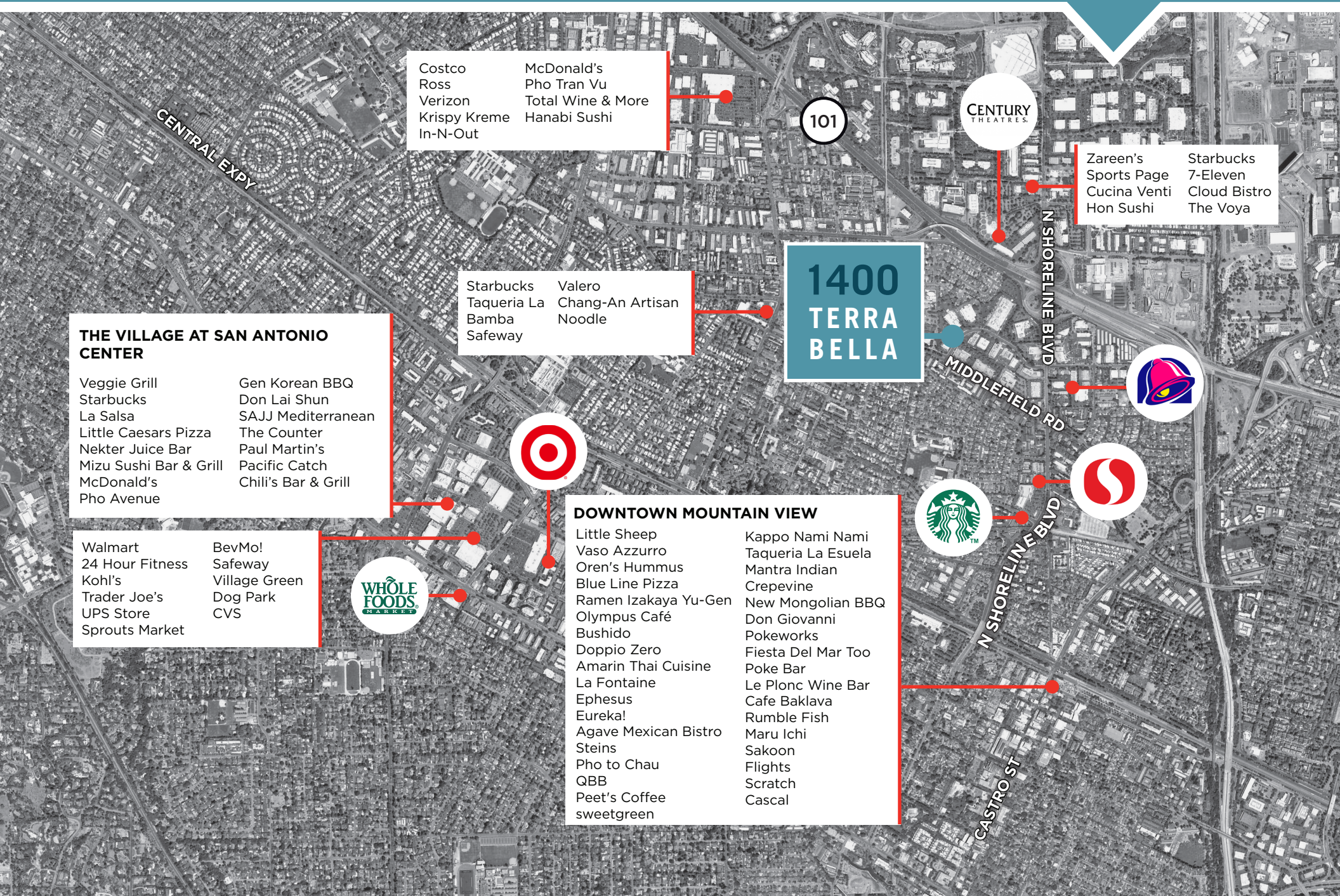
MARKET READY PLAN

±33,190 SF



*Not a part of the total square footage

NEARBY AMENITIES



101

CENTURY THEATRES

- 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

1400
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



CENTRAL EXPY

N SHORELINE BLVD

MIDDLEFIELD RD

N SHORELINE BLVD

CASTRO ST

LOCAL TRANSIT



**1400
TERRA
BELLA**

**MOFFETT
AIRPORT**

**SHORELINE & TERRA BELLA
MVGO SHUTTLE STOP**

**SAN ANTONIO
CALTRAIN STATION**

85

101

**MOUNTAIN VIEW
CALTRAIN STATION**

**DOWNTOWN
MOUNTAIN VIEW**

237

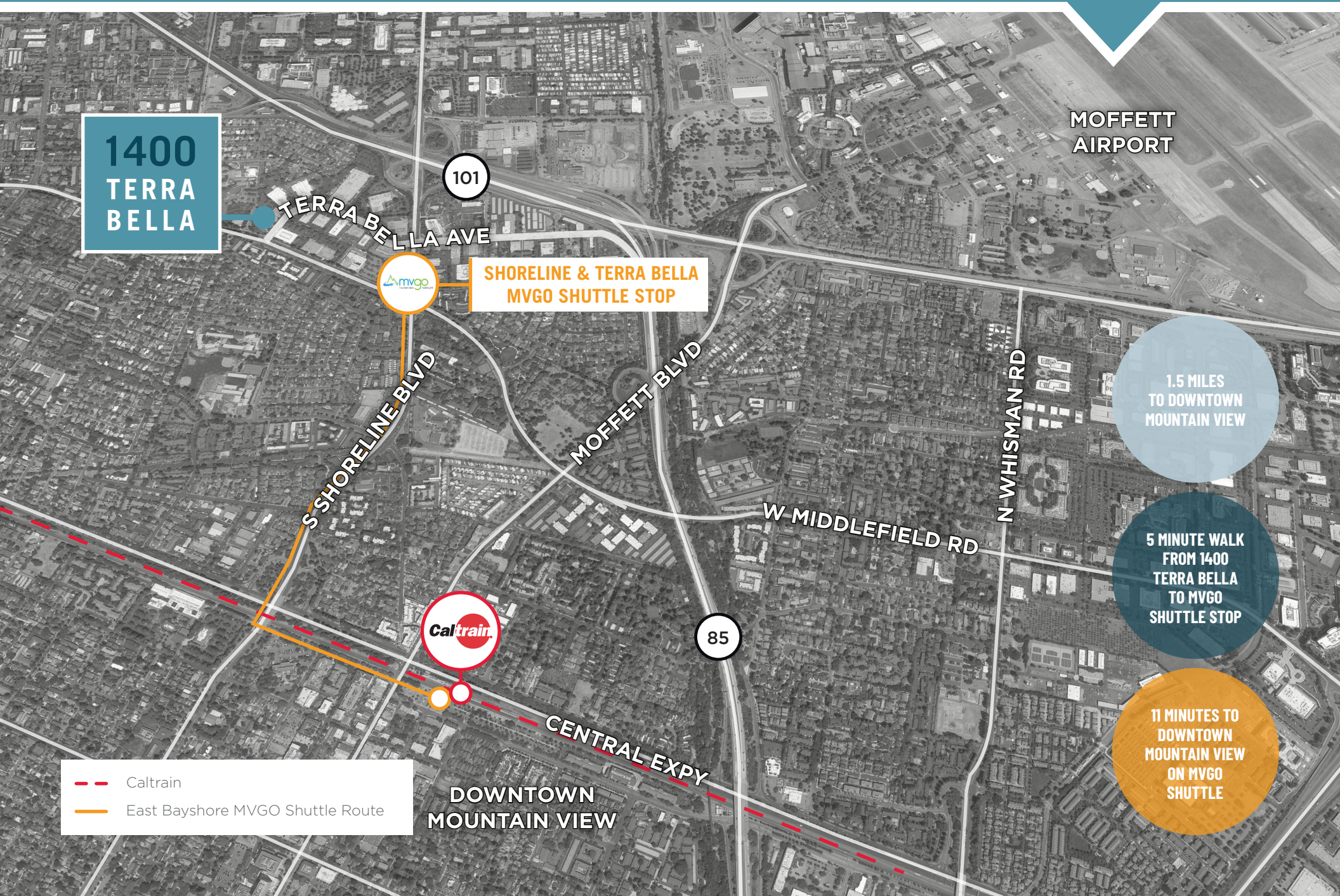
**5 MINUTE WALK
TO MVGO
SHUTTLE STOP**

**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



**1400
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

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



85

CENTRAL-EXPY

**DOWNTOWN
MOUNTAIN VIEW**

--- 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

Google

Microsoft

1400
TERRA
BELLA

NURO

Google

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