

/ 1330 TERRA BELLA /

MOUNTAIN VIEW

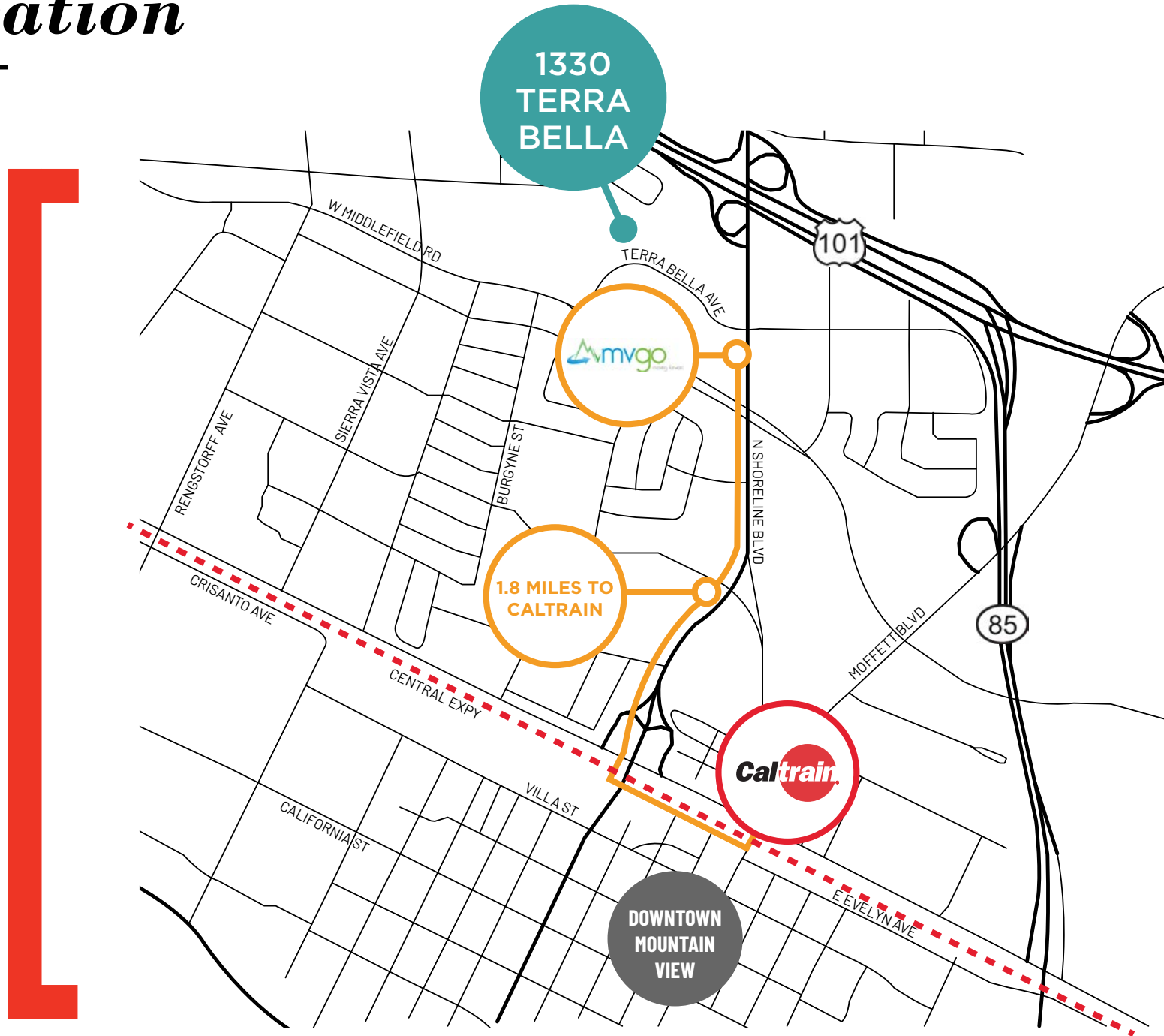


± 46,802 SF AVAILABLE

 IRVINE COMPANY

 CUSHMAN & WAKEFIELD

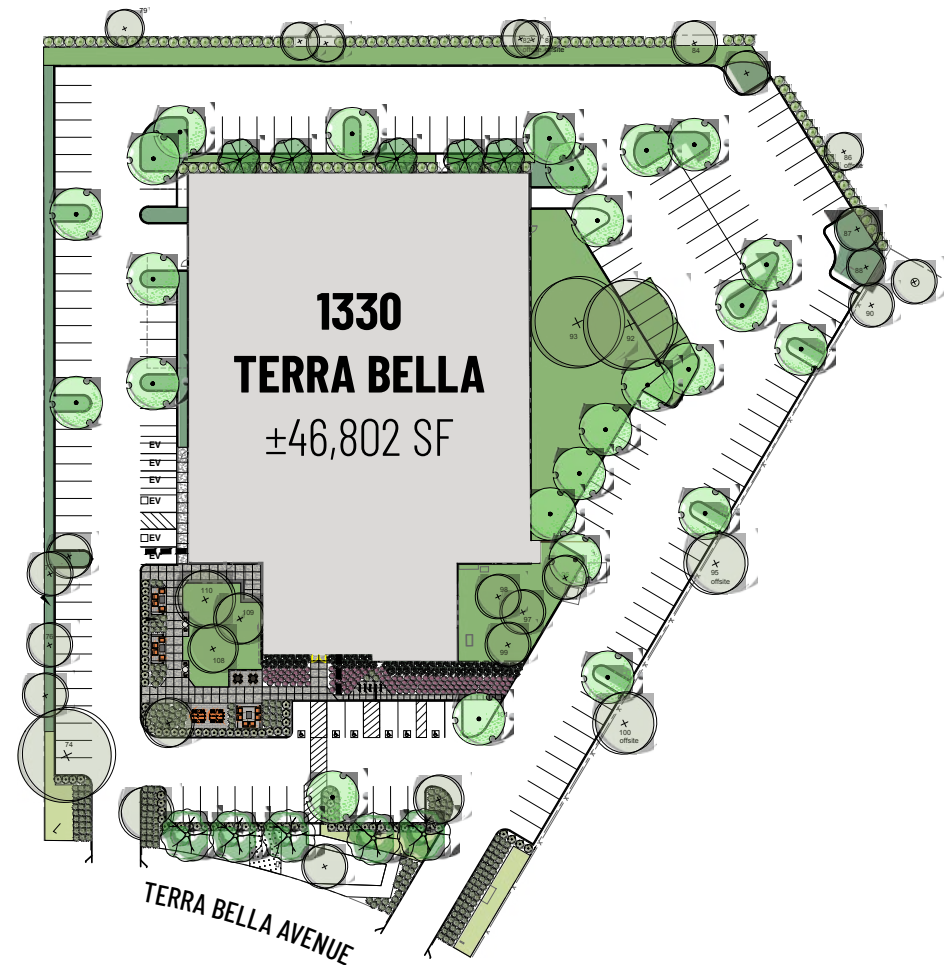
location



1330 TERRA BELLA

highlights

- Free-Standing ±46,802 SF Building
- Full Market Ready Work Planned
- New Building Façade, Landscaping and Interiors
- Large Outdoor Amenity Area with Covered Seating
- 1,000 Amps @ 277/480 Volts
- ±4/1000 Parking
- 3 Grade Level Doors & 3 Docks
- 22 Foot Clear Height
- Superior Mountain View Location, 1/2 Block from Shoreline Blvd and 1/2 mile from Highway 101
- 6 Minute Walk to MVGO Shuttle (www.mvgo.org)
- 5 Minute Ride on MVGO Shuttle to Mountain View Caltrain Station

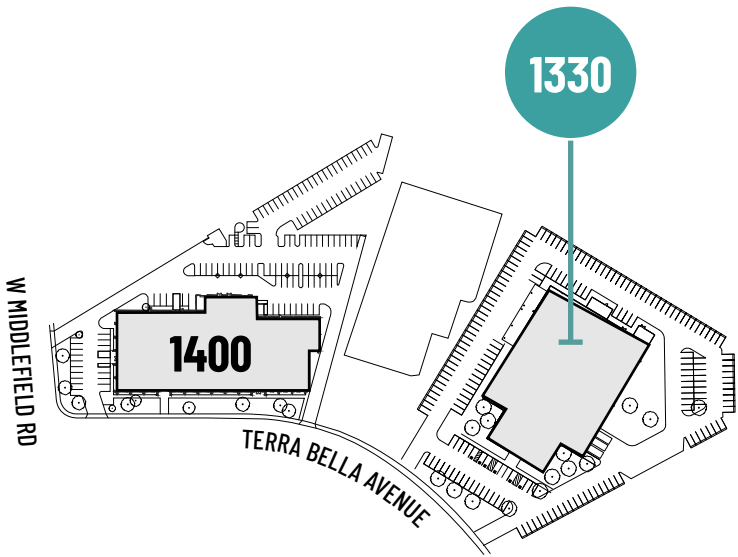


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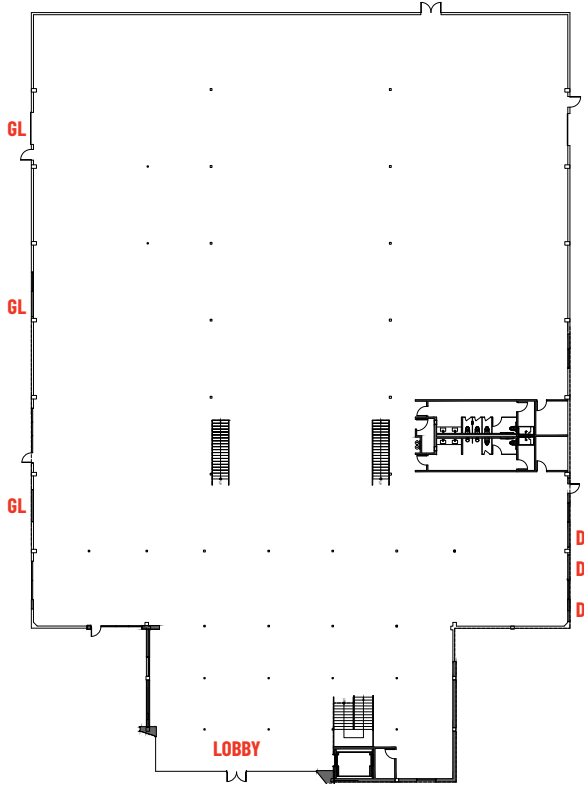


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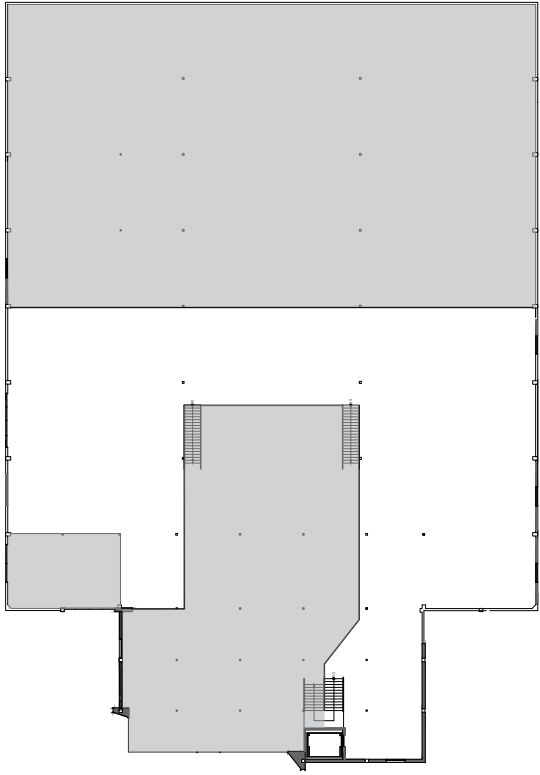
**MARKET READY
FLOORPLAN
±46,802 SF**



FIRST FLOOR

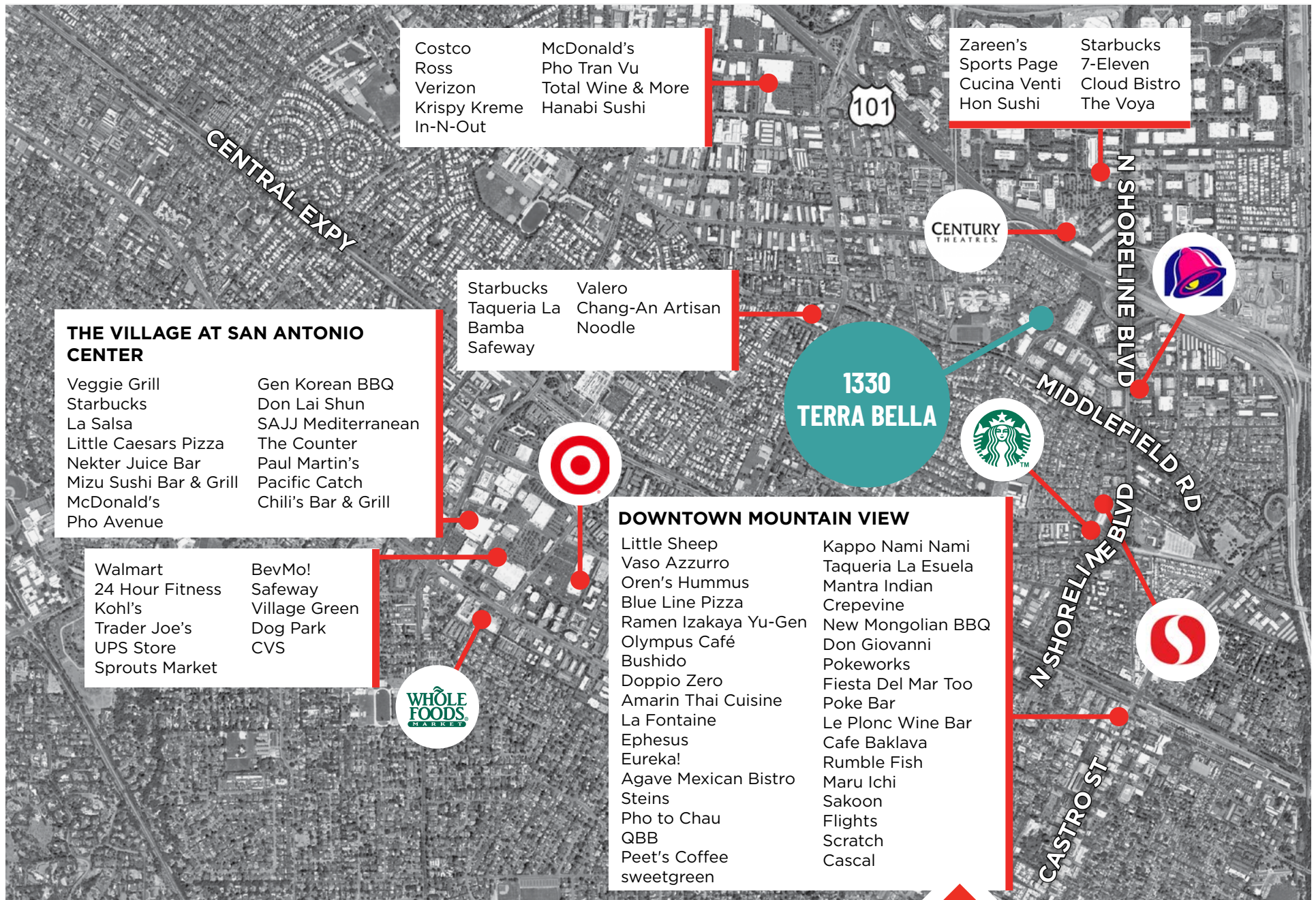


MEZZANINE

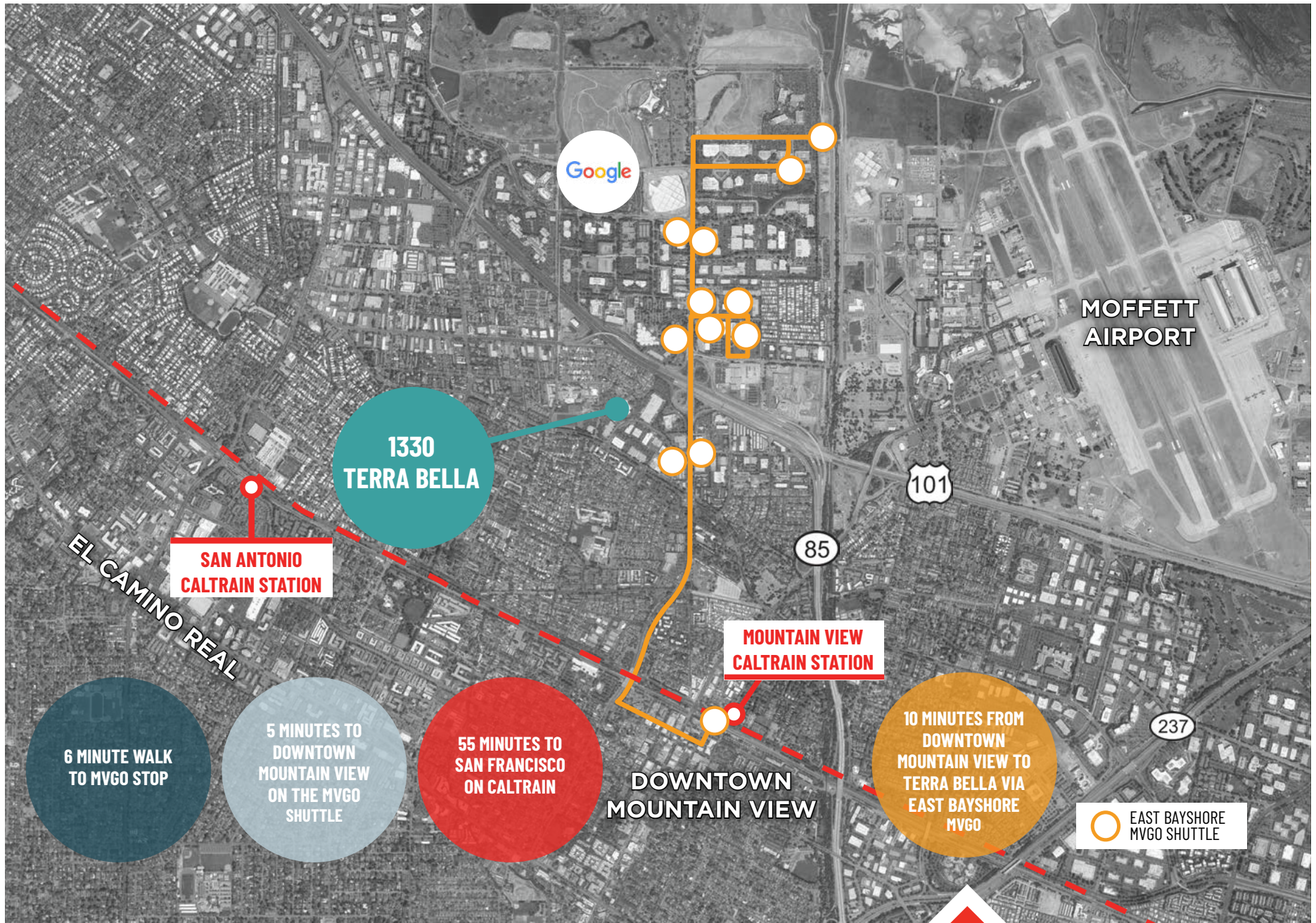


■ OPEN TO BELOW

amenities



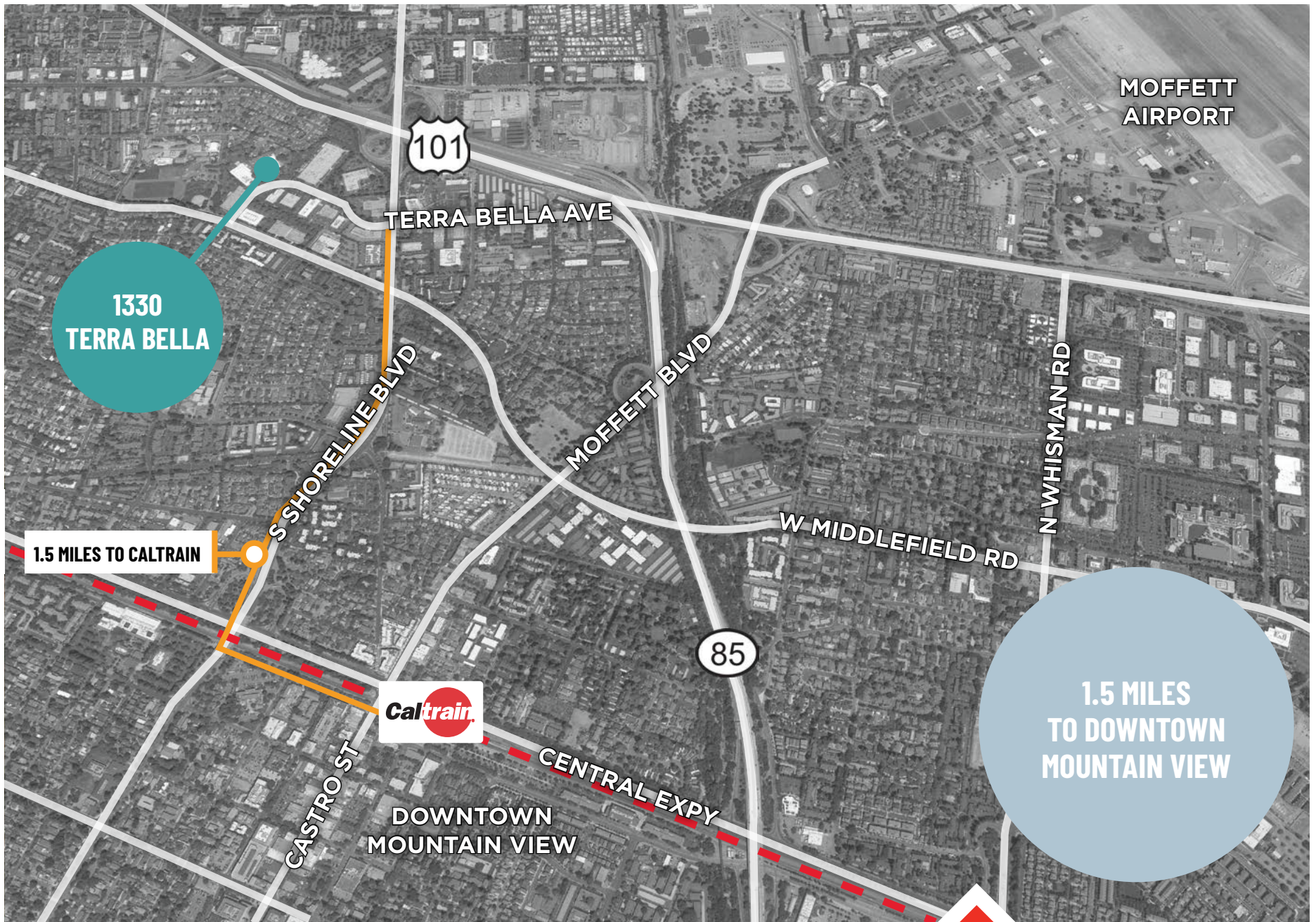
local transit



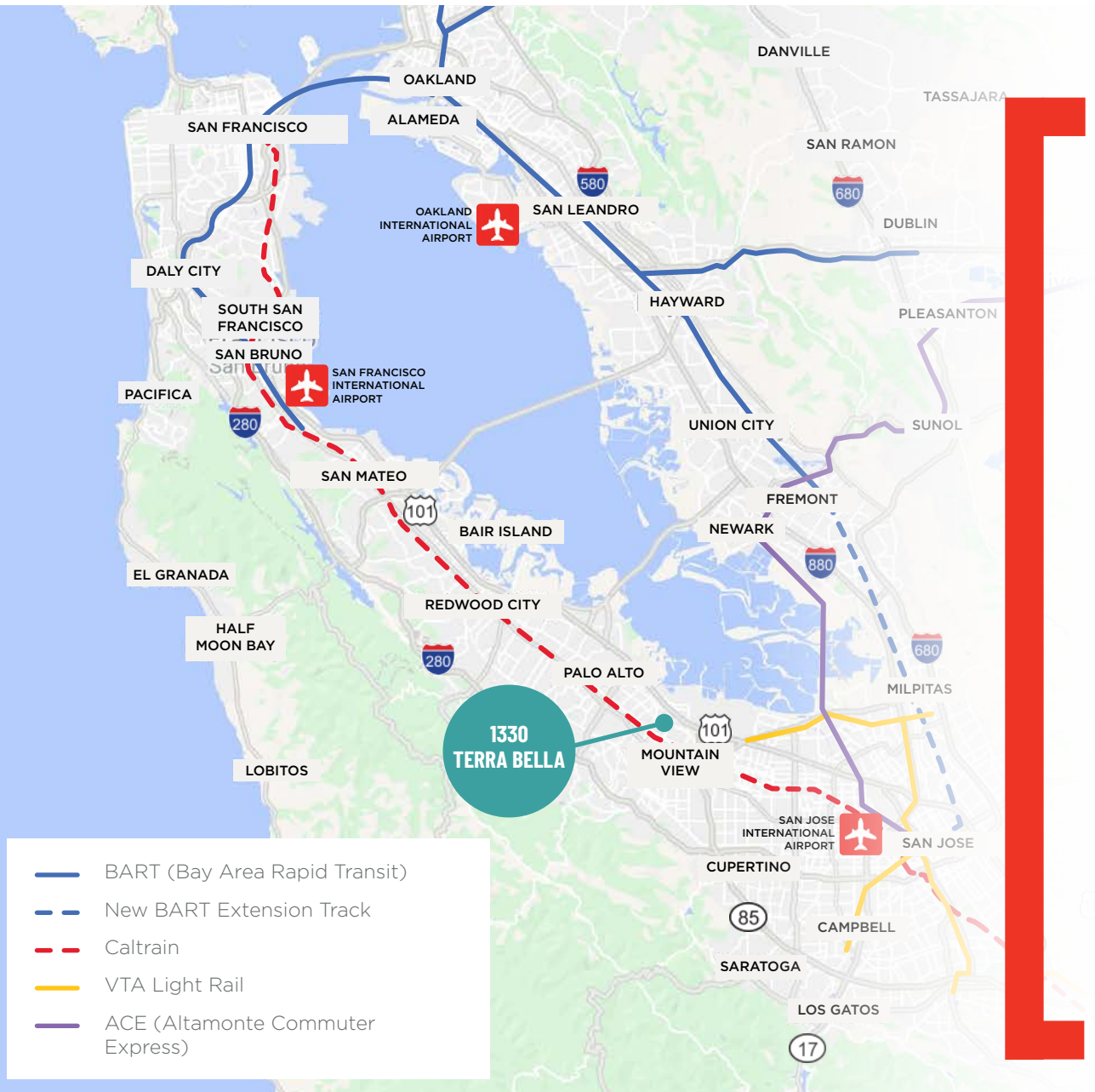
nearby companies



proximity to downtown mountain view



bay area transit



- BART (Bay Area Rapid Transit)
- - - New BART Extension Track
- - - Caltrain
- VTA Light Rail
- ACE (Altamonte Commuter Express)



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

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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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