

1045 & 1049 TERRA BELLA AVENUE
MOUNTAIN VIEW CALIFORNIA

FOR LEASE



PRICE REDUCED TO
\$3.95 NNN



**Newmark
Knight Frank**

David O'Such 650.473.4761 dosuch@newmarkccarey.com CA RE License #01033820
Rod Scherba 650.688.8497 rscherba@newmarkccarey.com CA RE License #00857250
245 Lytton Avenue, Suite 150, Palo Alto, CA 94301

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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- 1045 Terra Bella: $\pm 9,000$ SF
1049 Terra Bella: $\pm 8,000$ SF
- 100% HVAC
- Tech Interiors
- Immediate Access to Highway 101
- Grade Level Doors
- 800 Amps with 120/208V
- 3/1000 parking
- Showers
- Available for Immediate Occupancy



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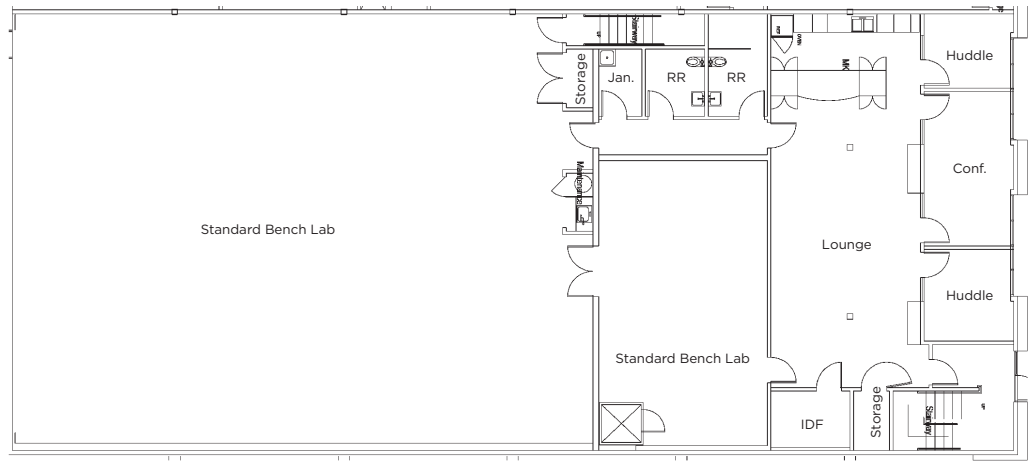
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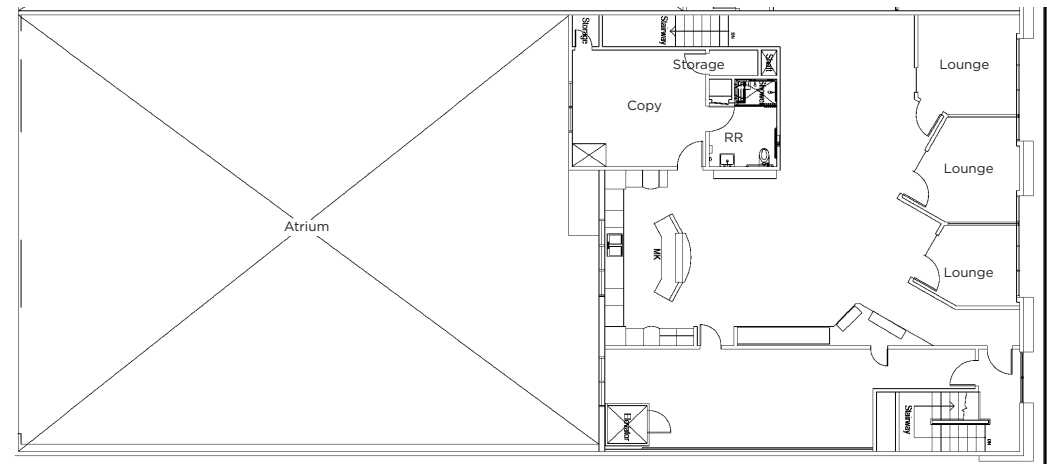


FLOORPLANS - 1045 TERRA BELLA: ±9,000 SF

First Floor



Second Floor



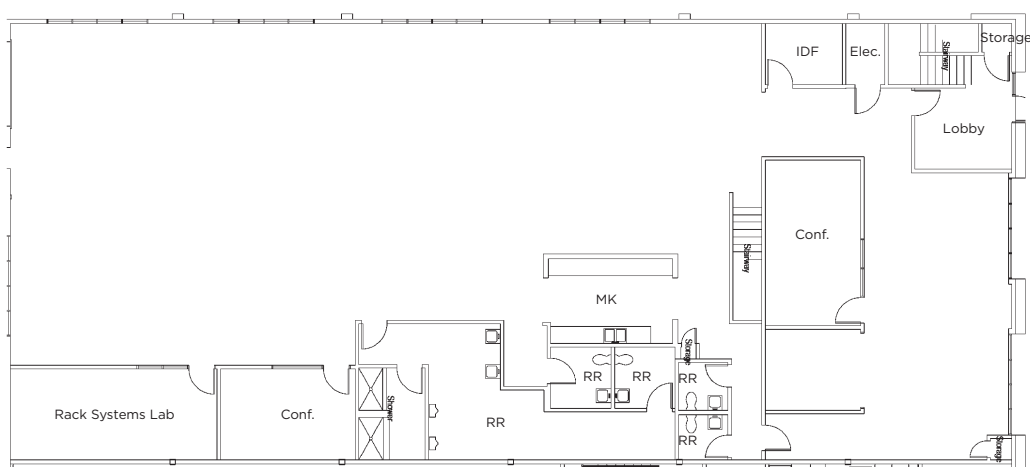
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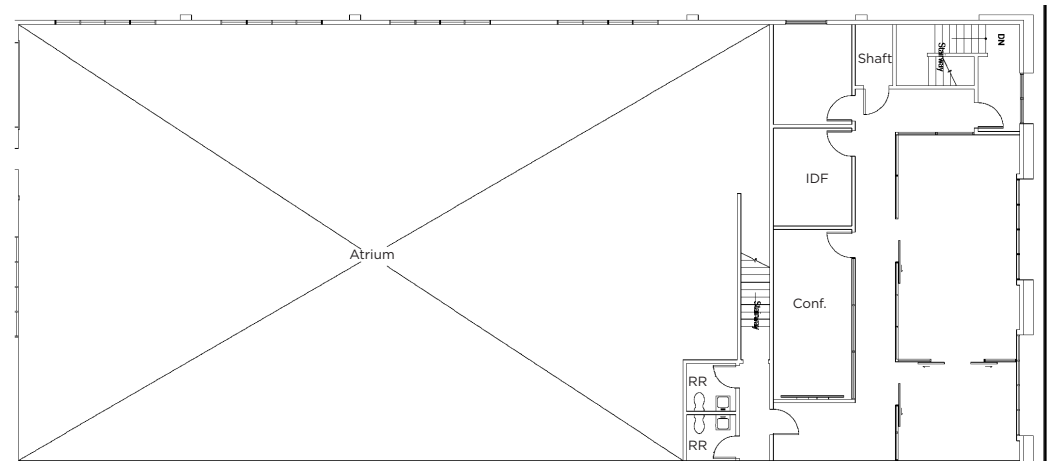


FLOORPLANS - 1049 TERRA BELLA: ±8,000 SF

First Floor



Second Floor



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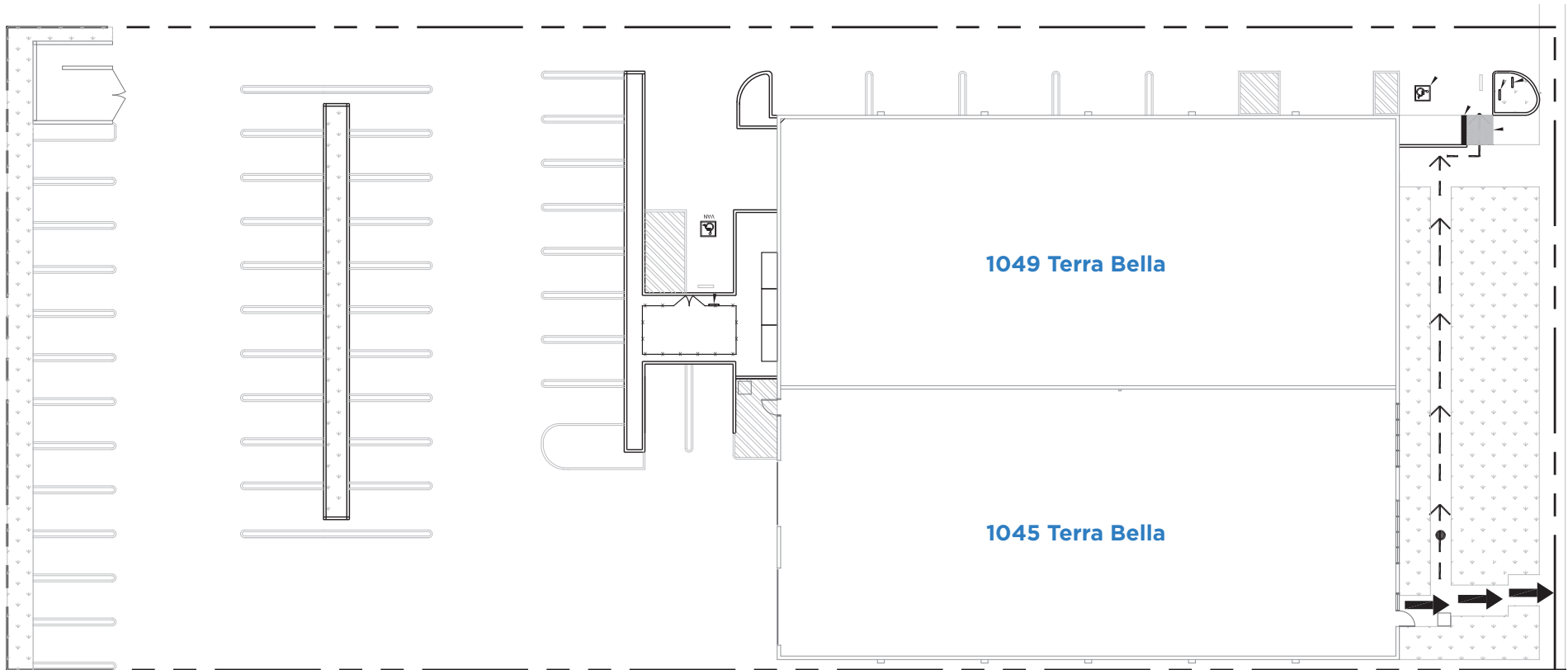
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SITE PLAN



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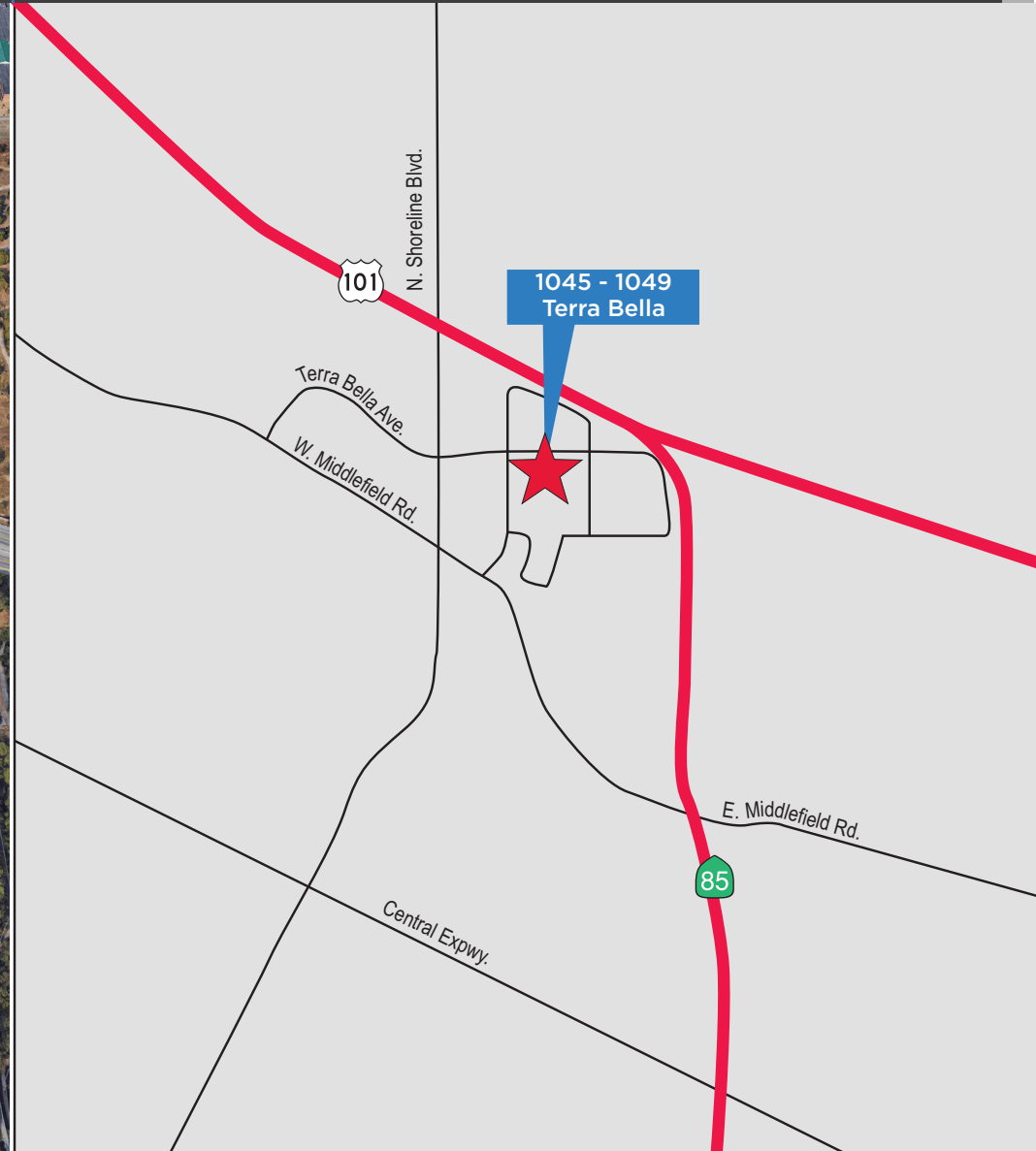
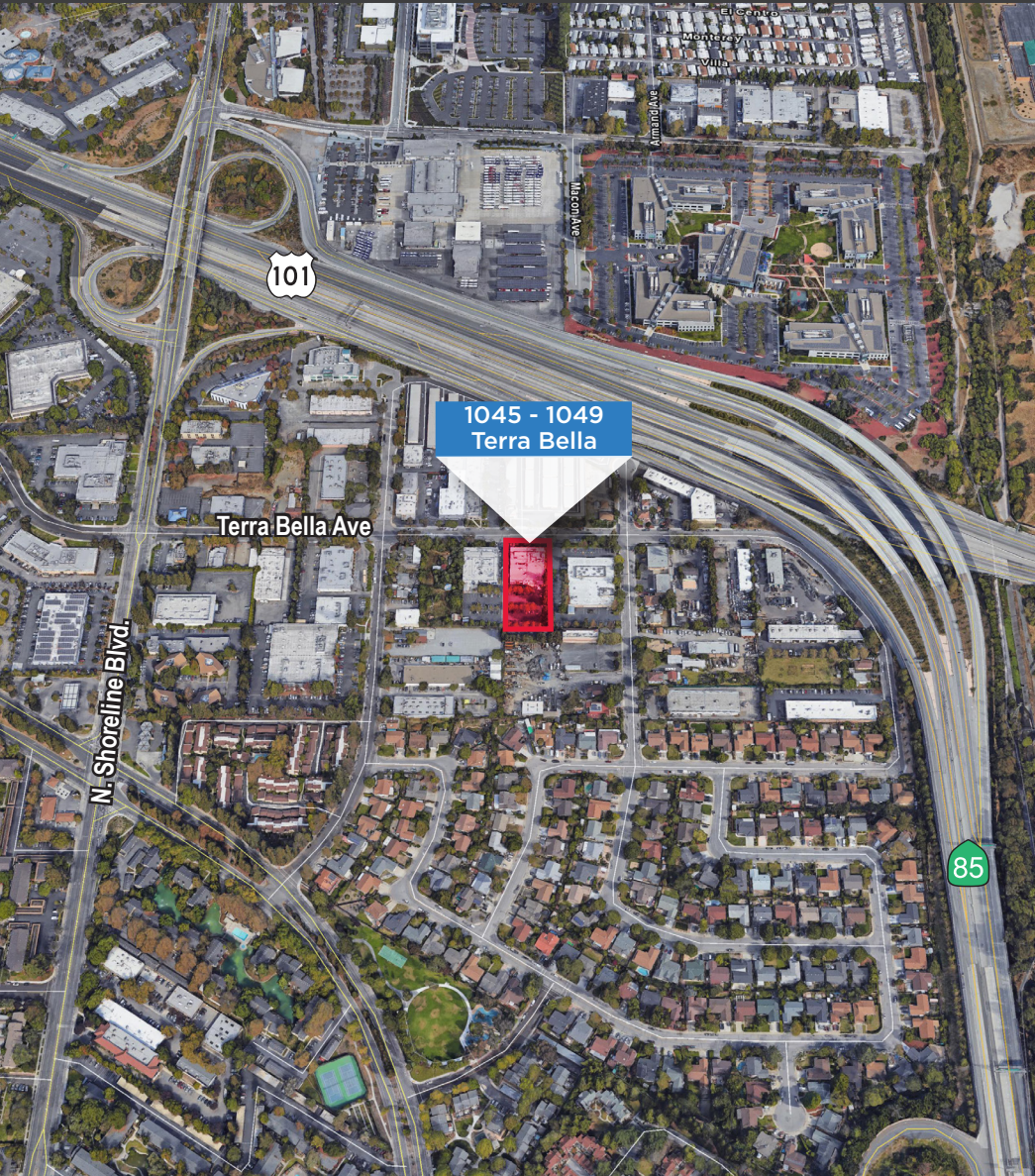
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