

OFFICE / R&D BUILDING FOR LEASE

1060 TERRA BELLA AVENUE
MOUNTAIN VIEW, CA 94043

JOE CAMMARATA 650.678.1228 | joe.cammarata@kidder.com | LIC N° 01366451

ERIC DEBRINE 650.465.8721 | eric.debrine@kidder.com | LIC N° 02192983

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

PROPERTY DETAILS

±13,050 RSF Single-Story R&D Building on
±0.85 AC Site

Flexible Demising Options for Single or Two Tenant
Occupancy (±6,525 - 13,050 SF)

Class 10,000 / ISO 7 Cleanroom & Dedicated
Gowning Room

Optical Lab with ESD Copper Strips

800 Amps @ 208V (Tenant to Confirm)

18' Clear Height

Grade Level Loading

58 Dedicated Parking Spaces (4.2/1,000)

Monument Signage

New Improvements Underway

Easy Access to Highways 101, 85, and 237

5-Minute MVgo Shuttle Ride from Mountain View
Transit Center

New Ownership

Available now

±6,525-13,050

RSF AVAILABLE FOR LEASE



RENOVATIONS UNDERWAY

New roof

New interior and exterior paint

New exterior lights

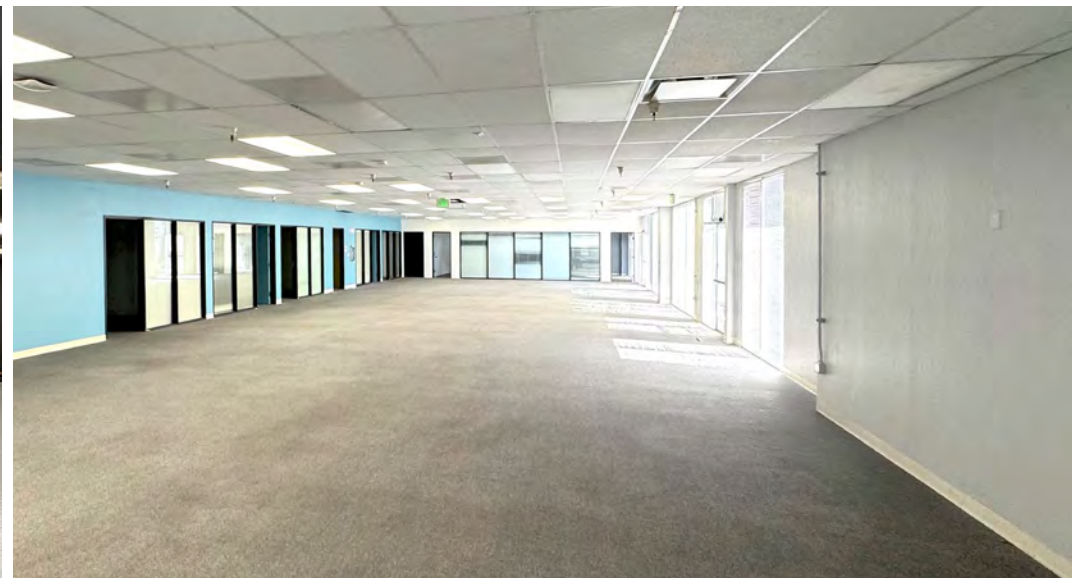
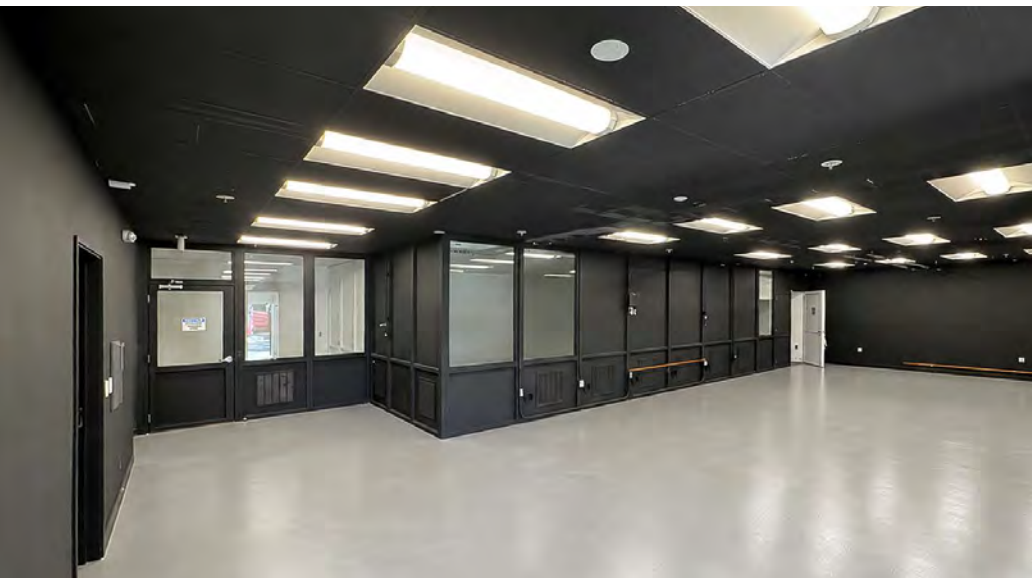
New slurry seal parking lot

Partial exposed ceiling

R&D warehouse space

\$2.25 NNN
LEASE RATE

AVAILABLE
NOW FOR LEASE



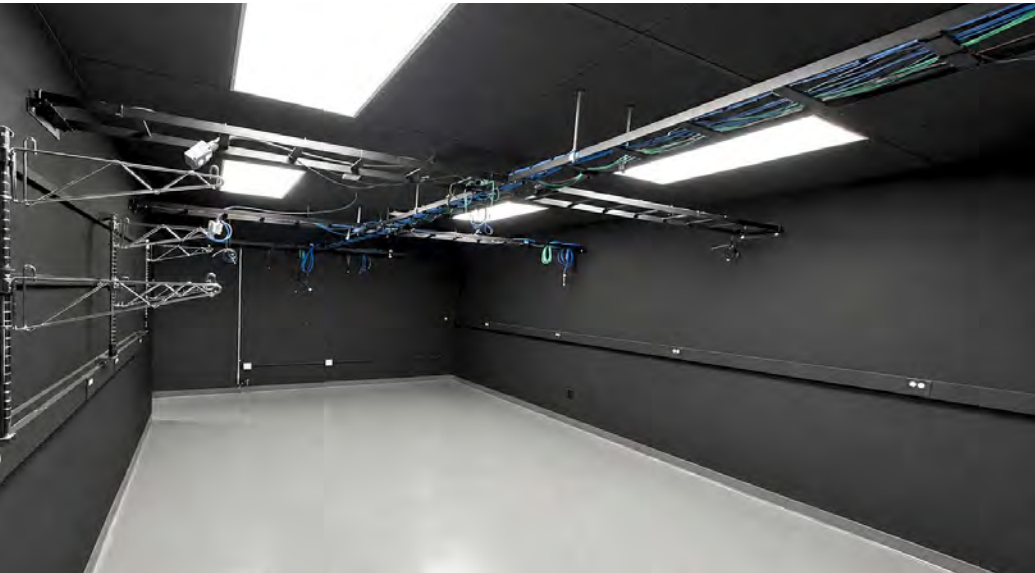
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



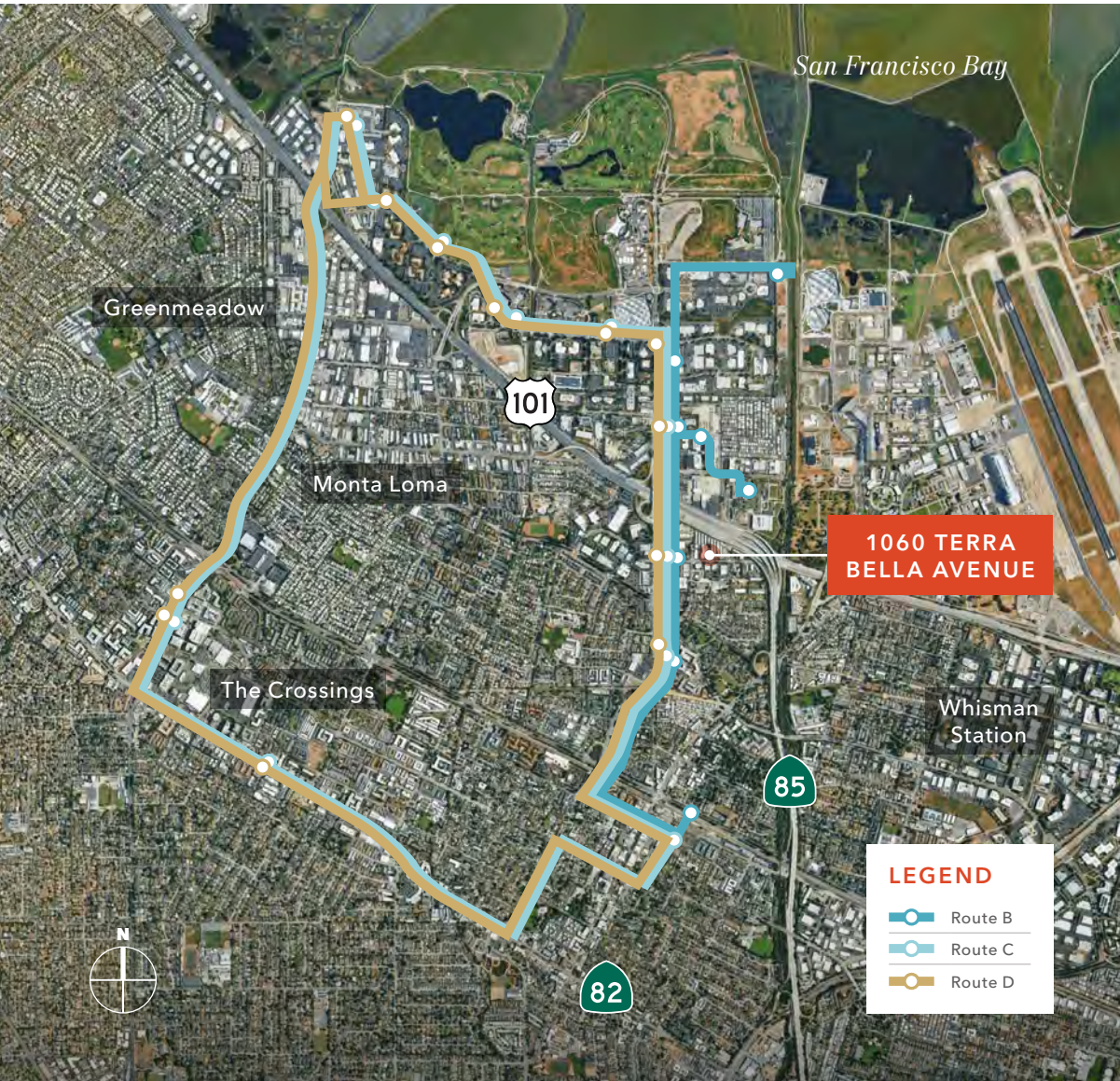
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



MVGO SHUTTLE SERVICES

SHORELINE & TERRA BELLA STOP

ROUTE B		ROUTE C	ROUTE D
Northbound	Southbound	Northbound	Southbound
6:26 AM	6:44 AM	6:56 AM	7:21 AM
7:00 AM	7:20 AM	7:17 AM	8:03 AM
7:16 AM	7:37 AM	8:18 AM	8:38 AM
7:49 AM	8:09 AM	8:51 AM	9:07 AM
8:06 AM	8:27 AM	9:17 AM	9:36 AM
8:26 AM	8:49 AM	9:49 AM	10:04 AM
8:51 AM	9:14 AM	10:05 AM	10:34 AM
9:16 AM	9:38 AM	10:33 AM	11:02 AM
9:34 AM	9:56 AM	3:15 PM	3:46 PM
10:04 AM	3:32 PM	3:50 PM	4:19 PM
10:34 AM	3:47 PM	4:13 PM	4:46 PM
3:58 PM	4:20 PM	4:45 PM	5:20 PM
4:09 PM	4:31 PM	5:08 PM	5:44 PM
4:38 PM	5:01 PM	5:48 PM	6:19 PM
4:57 PM	5:21 PM	6:12 PM	6:46 PM
5:21 PM	5:45 PM	6:55 PM	7:24 PM
5:37 PM	5:59 PM		
6:09 PM	6:30 PM		
6:23 PM	6:46 PM		
6:48 PM	7:08 PM		
7:05 PM	7:25 PM		

→ [MVGO.ORG](https://mvgo.org)

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





NEARBY LOCATIONS

TECH HEADQUARTERS

- 01 Google
- 02 LinkedIn
- 03 Tesla
- 04 Synopsys
- 05 Survey Monkey
- 06 MongoDB
- 07 Intuit
- 08 Cloudera
- 09 Hewlett Packard
- 10 VMware
- 11 23andMe
- 12 Quora
- 13 Mozilla
- 14 Cisco
- 15 Waymo
- 16 Databricks
- 17 Egnyte
- 18 UserTesting
- 19 Medallia
- 20 Flipboard
- 21 Gigya
- 22 Space Systems Loral

RETAIL

- 01 Trader Joe's
- 02 Walmart Supercenter
- 03 Target
- 04 Whole Food Market
- 05 99 Ranch Market
- 06 Walgreens
- 07 Target
- 08 April Mandi Farmer's Market
- 09 Stanford Shopping Center
- 10 Chipotle
- 11 Terun Pizza
- 12 Zareen's Palo Alto
- 13 Gott's Palo Alto
- 14 Whole Food Market

RECREATION & PARKS

- 01 Rengstorff Park
- 02 Eagle Park
- 03 Jackson Park
- 04 Shoreline Park
- 05 Mitchell Park
- 06 Stanford Weekend Acres

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

