

# FOR LEASE

13,700 SF  
Freestanding  
R&D/Office  
Building

1060 Terra Bella Avenue  
Mountain view | ca

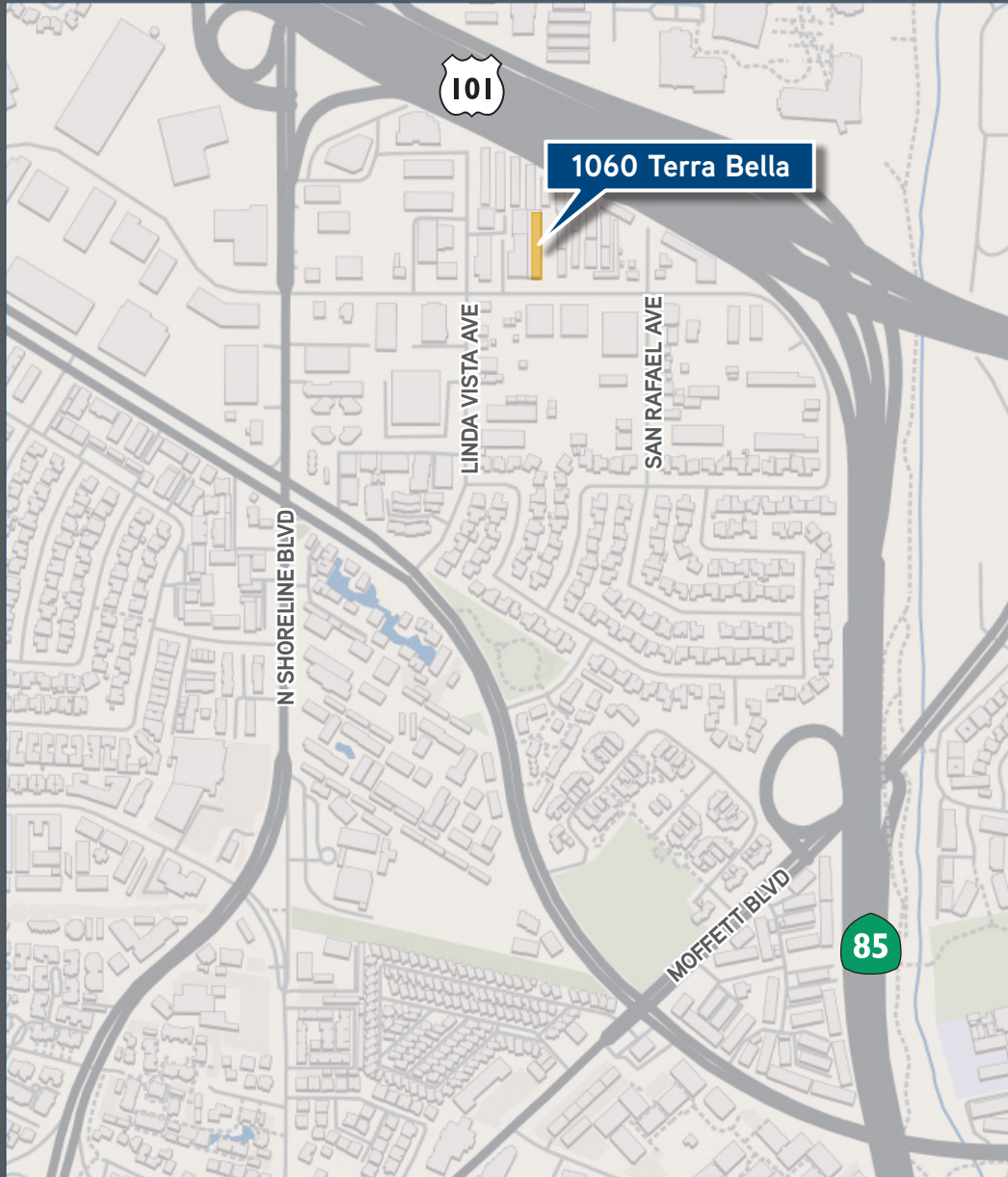
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## PROPERTY LOCATION



## PROPERTY HIGHLIGHTS

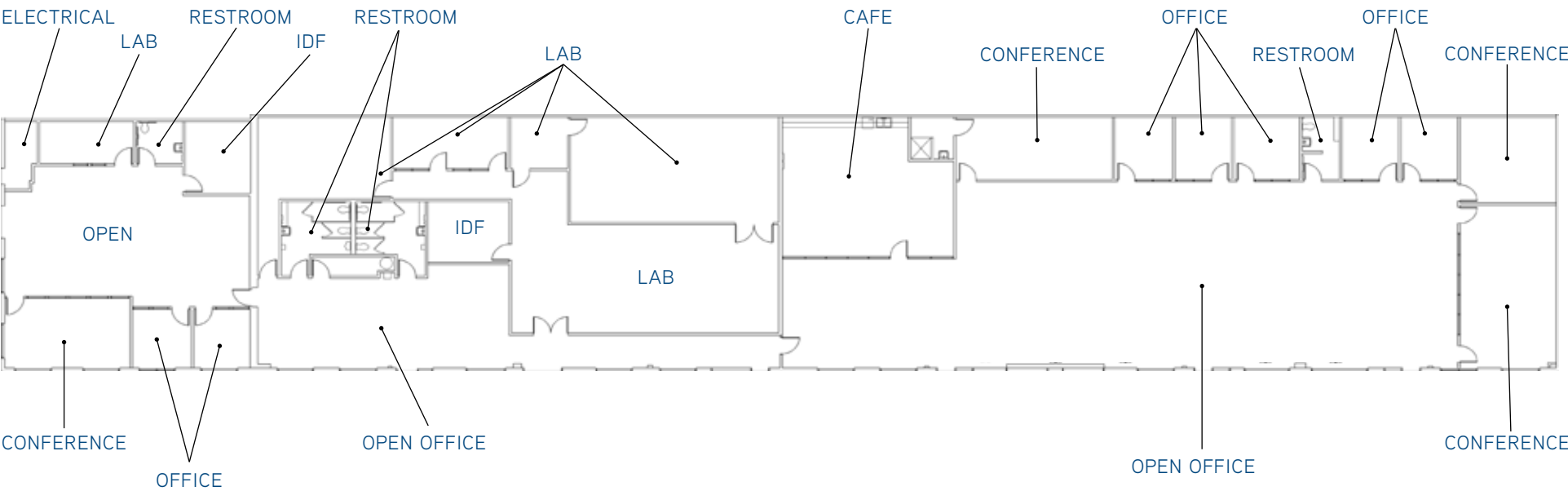
- 13,700 SF for Lease
- Stand Alone R&D Building Available in the heart of tech heavy Mountain View
- Labs/ Privates & Conference Rooms
- 4.2/1,00 Parking
- Monument Signage

LEASE RATE:

**\$3.75**  
PSF NNN

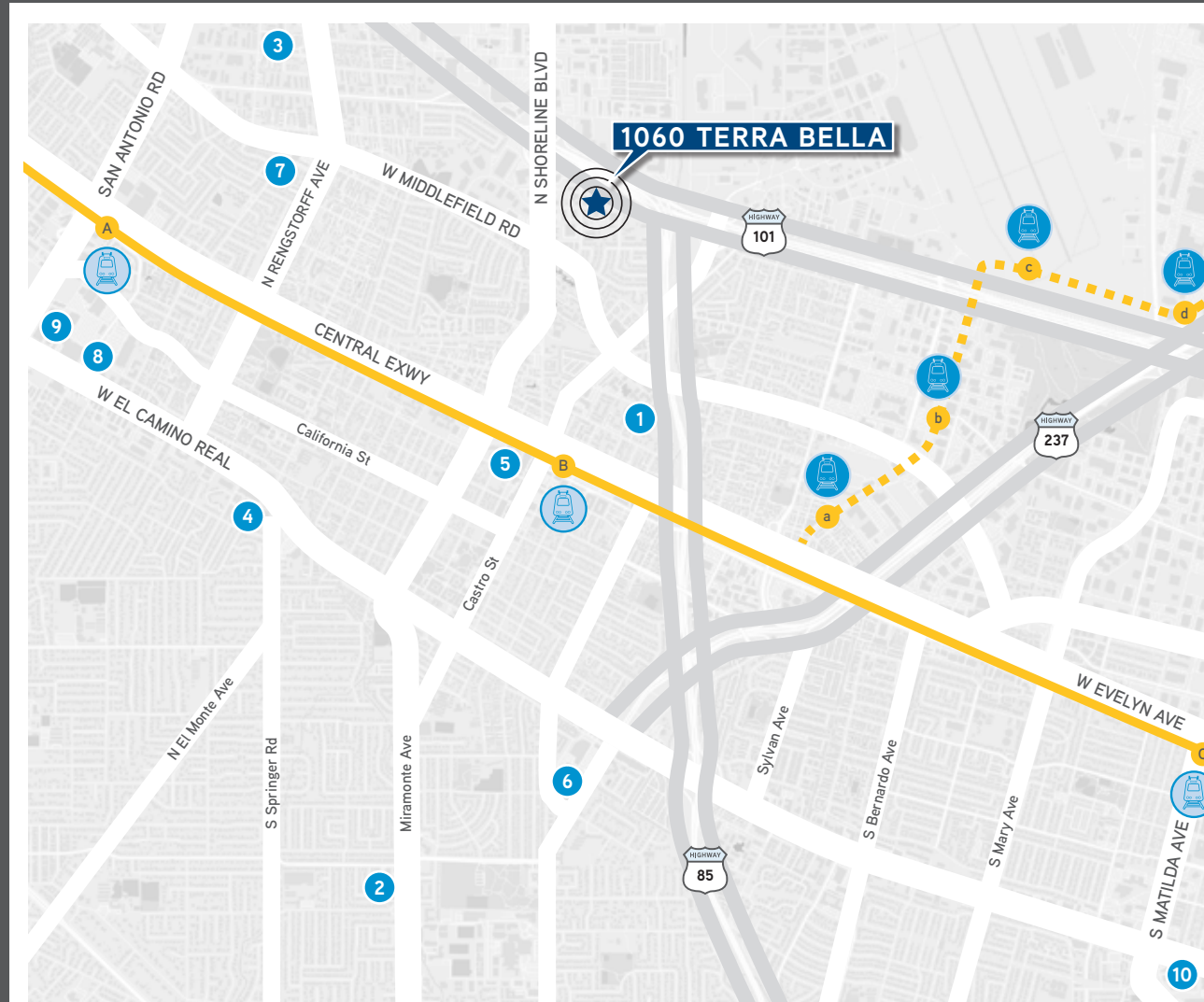
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FLOOR PLAN





## LOCAL AMENITIES



**1. Bailey Park Plaza**  
**570 N Shoreline Blvd**  
 Round Table Pizza  
 Safeway  
 Jack-in-the-Box  
 Starbucks  
 Dickey's BBQ Pit

**2. Blossom Valley Center**  
**1720 Miramonte Ave**  
 Safeway  
 pet food express  
 CVS Pharmacy  
 House of Bagels  
 Mountain Mike's Pizza  
 California Yoga Center  
 Shell

**3. Charleston Plaza**  
**2400 Charleston Rd**  
 Bed Bath & Beyond  
 Best Buy  
 PetSmart  
 REI  
 L&L Hawaiian Barbecue  
 Starbucks  
 Supercuts

**4. Clarkwood Center**  
**1911 W El Camino Real**  
 Walgreens  
 Hertz  
 Office Depot  
 PetCo  
 O'Reilly Auto Parts  
 FedEx

**4. Clarkwood Center**  
**1911 W El Camino Real**  
 Walgreens  
 Hertz  
 Office Depot  
 PetCo  
 O'Reilly Auto Parts  
 FedEx

**5. Downtown Mountain View**

Molly Magees  
 Opal  
 Center for the Performing Arts  
 Eureka!  
 Steins Beer Garden  
 The Crepevine  
 Tied House  
 Hong Kong Bistro  
 Little Mongolian Hot Pot  
 Red Rock Coffee  
 Bean Sean  
 Tapioca Express  
 Tea Era  
 Peet's Coffee & Tea  
 Starbucks  
 Posh Bagel  
 Le Boulanger  
 Rocket Fizz  
 Shiva's Indian Grill  
 Ristorante Don Giovanni  
 Yakko  
 Niji Sushi  
 Ephesus  
 Agave  
 Blue Line Pizza  
 Asian Box  
 Savvy Cellar Wine Shop & Wine Bar

**6. Grant Park Plaza**

**1350 Grant Rd**  
 99 Ranch Market  
 Nob Hill Foods  
 Marshalls & Home Goods  
 Wells Fargo  
 Peet's Coffee & Tea  
 City Sports Club  
 Posh Bagels  
 Sweet Tomatoes

**7. Monta Loma Plaza**

**580 N Rengstoff Ave**  
 Safeway  
 Western Union  
 Starbucks  
 Valero  
 Chang'an Artisan Noodle  
 Seroo Academy - Brazilizn  
 Jiu-Jitsu

**8. San Antonio Center**

**696 Showers Dr**  
 Kohl's  
 Walmart  
 Krung Thai Restaurant  
 24 Hour Fitness  
 Chase Bank  
 Jo-Ann Fabrics  
 UPS  
 GNC

**9. The Village at San Antonio Center**

**645 San Antonio Rd**  
 LaserAway  
 Showplace Icon Theatre  
 Safeway  
 The Counter  
 Fidelity Investments  
 Starbucks  
 Sleep Number  
 Pacific Catch  
 Jared The Galleria of Jewelry  
 18 | 8 Fine Men's Salons  
 Nekter Juice Bar  
 The Pizza Studio  
 Sprint  
 veggiegrill  
 SAJJ  
 Mizu Sushi Bar & Grill

**10. Cherry Orchard Shopping Center**

**300 - 390 W El Camino Real**  
 Sunnyvale, CA  
 Starbucks  
 Chipotle  
 GameStop  
 sweetgreen  
 Nekter Juice Bar  
 Elements Massage  
 Sport Clips  
 Trader Joe's  
 Color Me Mine  
 The Halal Guys

**Transportation**

Caltrain

**A.** San Antonio  
**B.** Mountain View  
**C.** Sunnyvale  
**VTA Light Rail**  
**a.** Whisman  
**b.** Middlefield Station  
**c.** Bayshore/NASA  
**d.** Moffett Park



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