

+/- 23,372 RSF NEW OFFICE CONSTRUCTION

**MOUNTAIN VIEW
CALIFORNIA**



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Terra Bella Avenue

www.1075terrabella.com

Mark Calvano 415-922-0449

CALVANO
DEVELOPMENT

900 Bush Street, Penthouse 1, San Francisco, CA 94109

± 23,372 RSF NEW OFFICE CONSTRUCTION

MOUNTAIN VIEW, CALIFORNIA



HIGHLIGHTS

- ± 23,372 RSF New Construction
- 2 Story Class "A" Office
- Freestanding Design and Hard Corner Location
- Multiple Amenity Areas
- High Quality Building Materials
- LEED Gold Equivalent
- Fiber Cable at Site
- One Block from Transit @ Shoreline
- Flexible Design and Floor Plans
- Conveniently Located off Highways 101, 237 & 85
- 5-Minutes from Caltrain via mvgo
- Completion in 2019

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ABUNDANT OUTDOOR AMENITY SPACE

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OPEN MEETING AREA

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THE EMPLOYEE EXPERIENCE



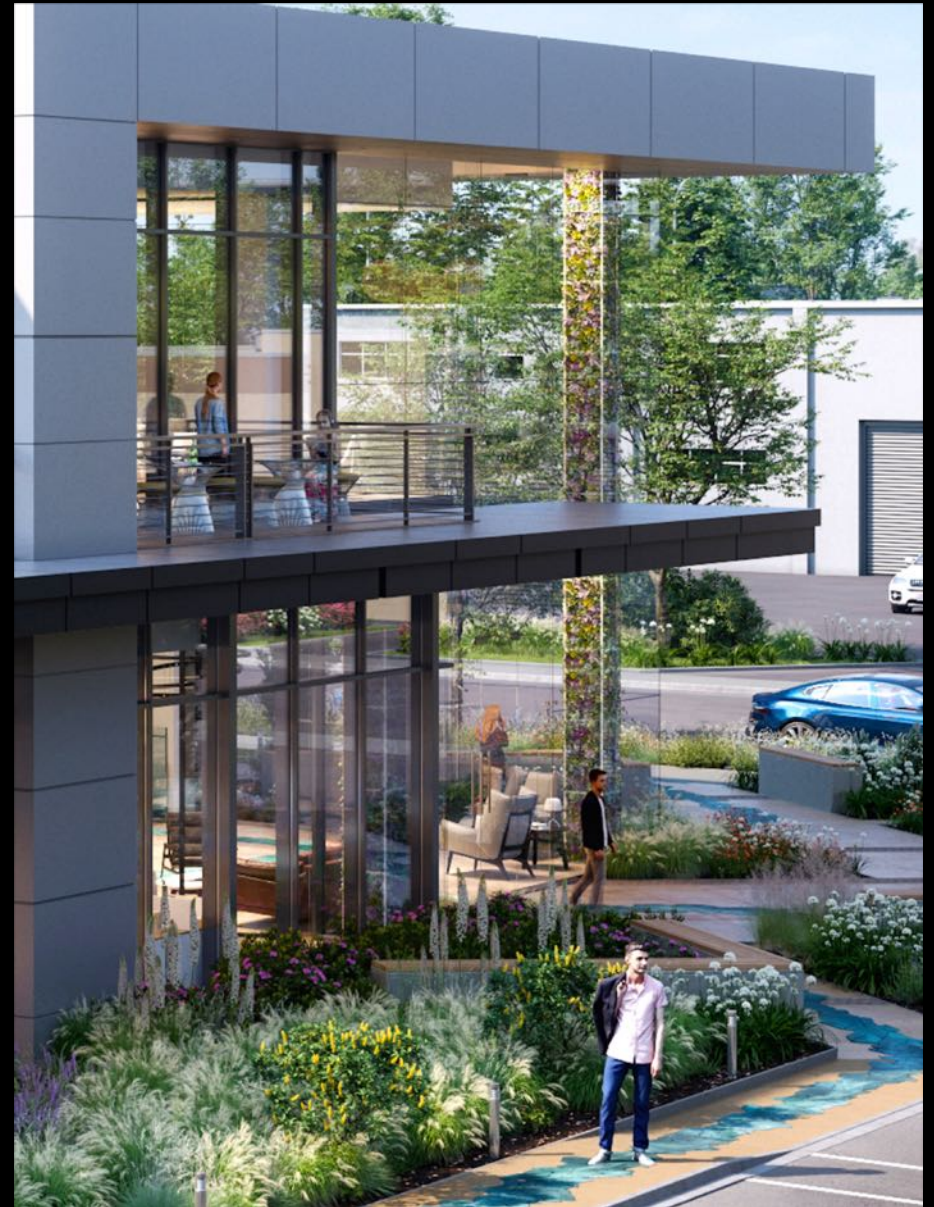
1075 Terra Bella is designed to enhance [the employee experience](#) with functional, flexible workplace fostering social and inspirational places.

Our aim is to facilitate a nature inspired workspace allowing the user to customize an employee environment inspiring team collaboration, innovation and creativity.

The design experience may include the garden path. The garden path begins outside, leading into the lobby and continuing to weave throughout the workplace. The path evolves vertically to the second floor creating a beautiful journey while tantalizing the senses and cultivating a work environment to enhance the employee experience.

With a scheduled Q4 2019 delivery, our goal is to partner with a tenant who believes in the advantage of the living environment and values blending nature with workplace to enhance the employee experience leading to team innovation, productivity and overall employee well-being.

For additional information visit www.1075terrabella.com



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[THE EMPLOYEE EXPERIENCE INDEX](#)

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LOBBY WITH GARDEN PATH CONCEPT

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2 STORY LOBBY WITH GLASS STAIRCASE AND NATURAL LIGHT

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2ND FLOOR WITH STREET VIEW



2ND FLOOR EMPLOYEE COLLABORATION AREA

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2ND FLOOR CONFERENCE, COLLABORATION AND OPEN MEETING AREA

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2ND FLOOR STREET VIEW

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2ND FLOOR REAR CONFERENCE

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OPEN COFFEE BAR AREA

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OPEN SEATING AREA

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OPEN OFFICE WITH LIVING COLUMNS

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2ND FLOOR BALCONY VIEWS

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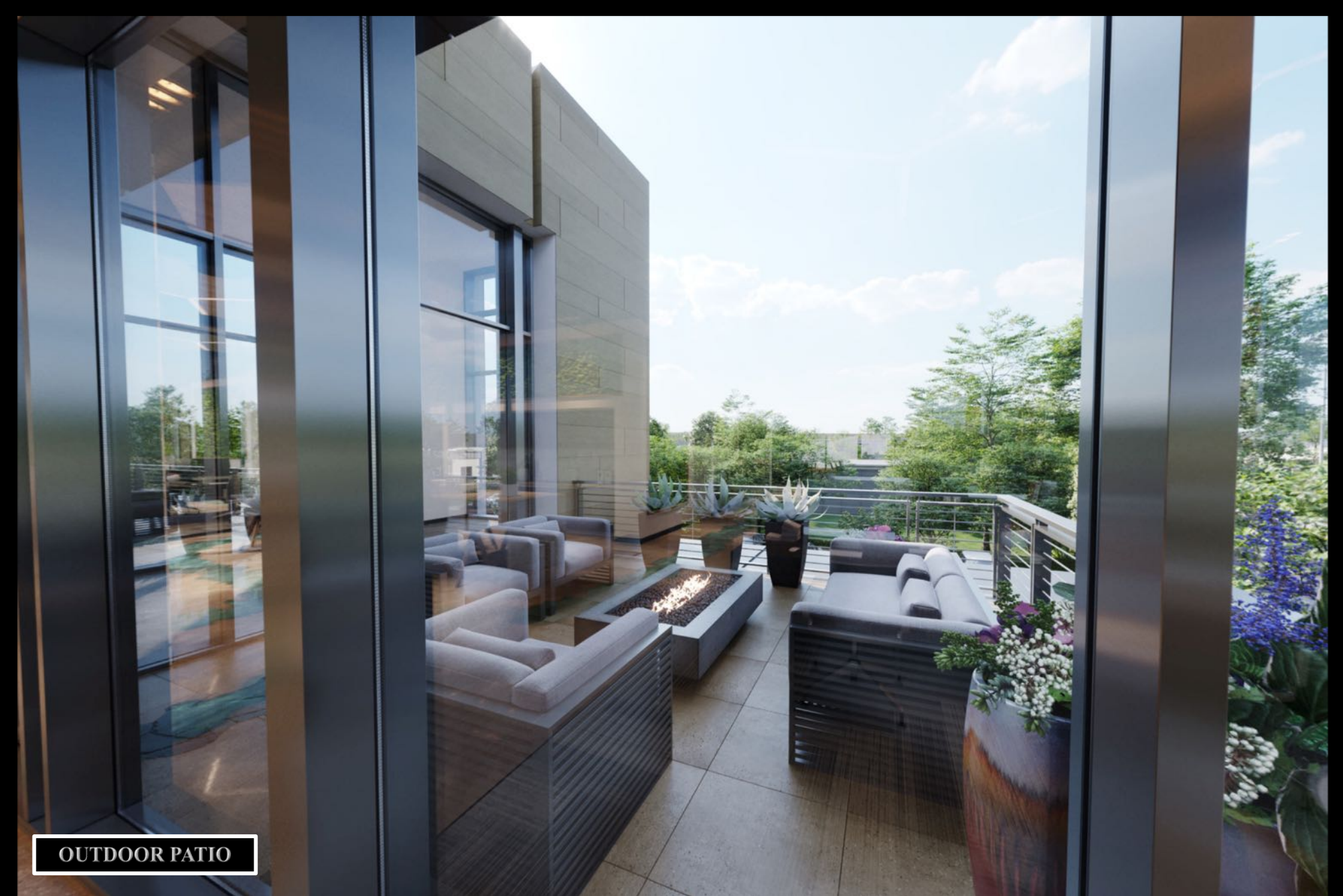
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OUTDOOR PATIO

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TEST FIT FOR PROFESSIONAL OFFICE - 47 SEATS



OFFICE



COLLABORATION/OPEN MEETING AREA



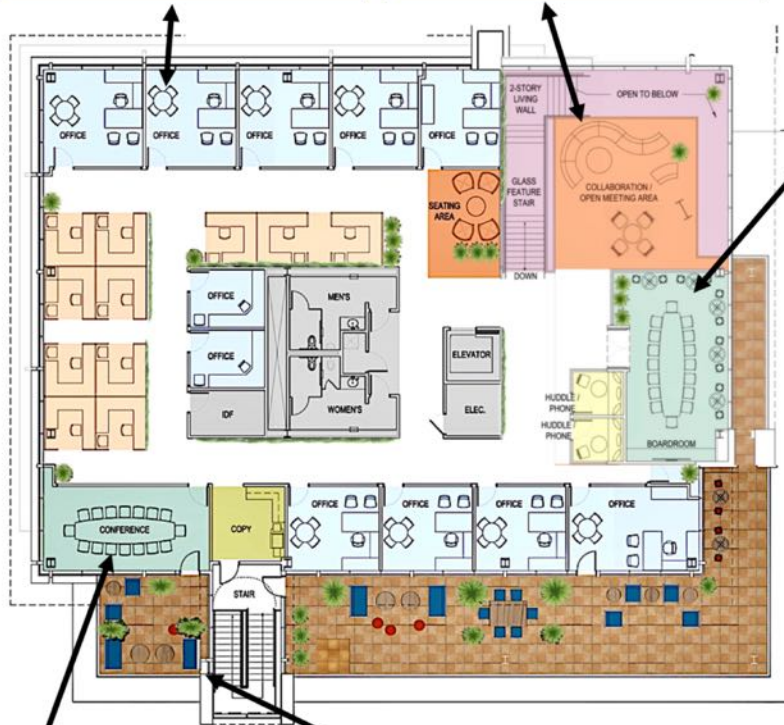
CONFERENCE



LOBBY



GLASS ENTRY



SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



LIVING WALL AND STAIRCASE



CONFERENCE



CONFERENCE



BALCONY

BUILDING SUMMARY PROFESSIONAL OFFICE

- 20 LARGE PERIMETER OFFICES
- 2 SMALL INTERIOR OFFICES
- 24 8 X 8 WORKSTATIONS
- 1 RECEPTION STATION
- 47 EMPLOYEE SEATS TOTAL
- 4 CONFERENCE ROOMS
- 1 BOARDROOM
- 1 PHONE ROOM
- 1 BREAK ROOM
- 1 SERVER ROOM
- 1 IDF

- LOBBY
- OFFICES
- WORKSTATIONS
- CONFERENCE ROOMS & BOARDROOM
- BREAK ROOM / COFFEE BAR
- COPY ROOM
- CIRCULATION
- COLLABORATION AREAS, OPEN MEETING AREAS, MEETING CUBBIES
- Huddle / PHONE ROOMS
- RESTROOM / JANITOR / UTILITY / SERVER



BREAK ROOM



OFFICE

TEST FIT FOR A HIGH TECH COMPANY - 160 SEATS



OPEN SEATING



COLLABORATION/OPEN MEETING AREA



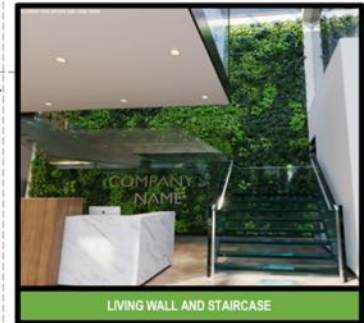
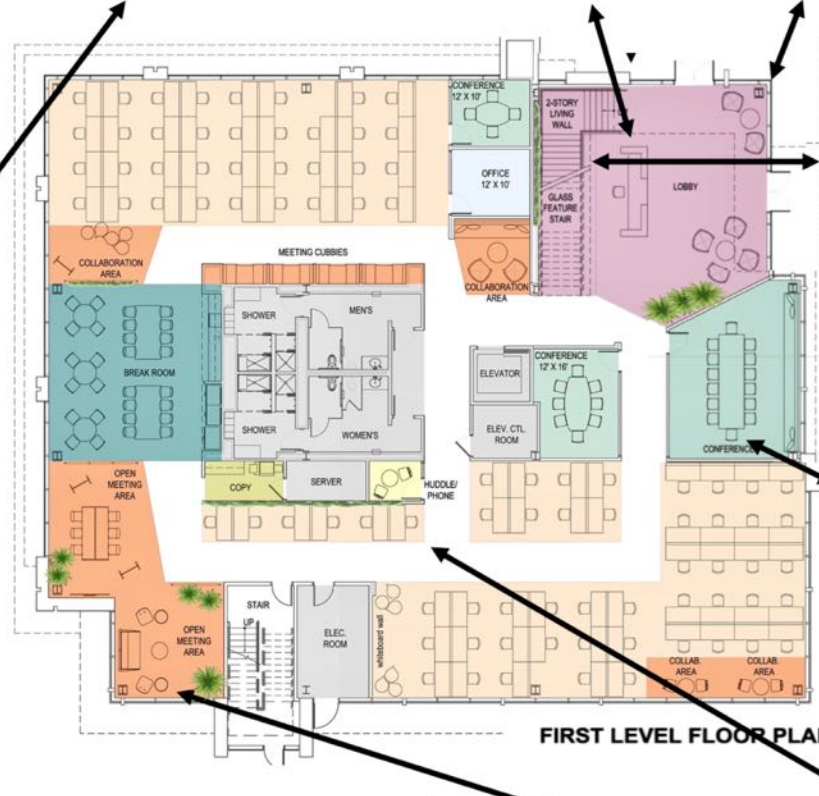
CONFERENCE



LOBBY



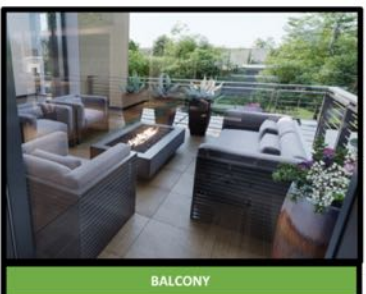
GLASS ENTRY



LIVING WALL AND STAIRCASE



CONFERENCE



BALCONY



COFFEE BAR

BUILDING SUMMARY HIGH TECH OFFICE

- 3 STANDARD OFFICES
- 167 BENCHING WORKSTATIONS
- 1 RECEPTION STATION
- 160 EMPLOYEE SEATS TOTAL
- 4 CONFERENCE ROOMS
- 1 BOARDROOM
- 8 MEETING CUBBIES
- 3 HUDDLE / PHONE ROOMS
- 11 COLLABORATION/OPEN MEETING AREAS
- 1 SERVER ROOM
- 1 IDF

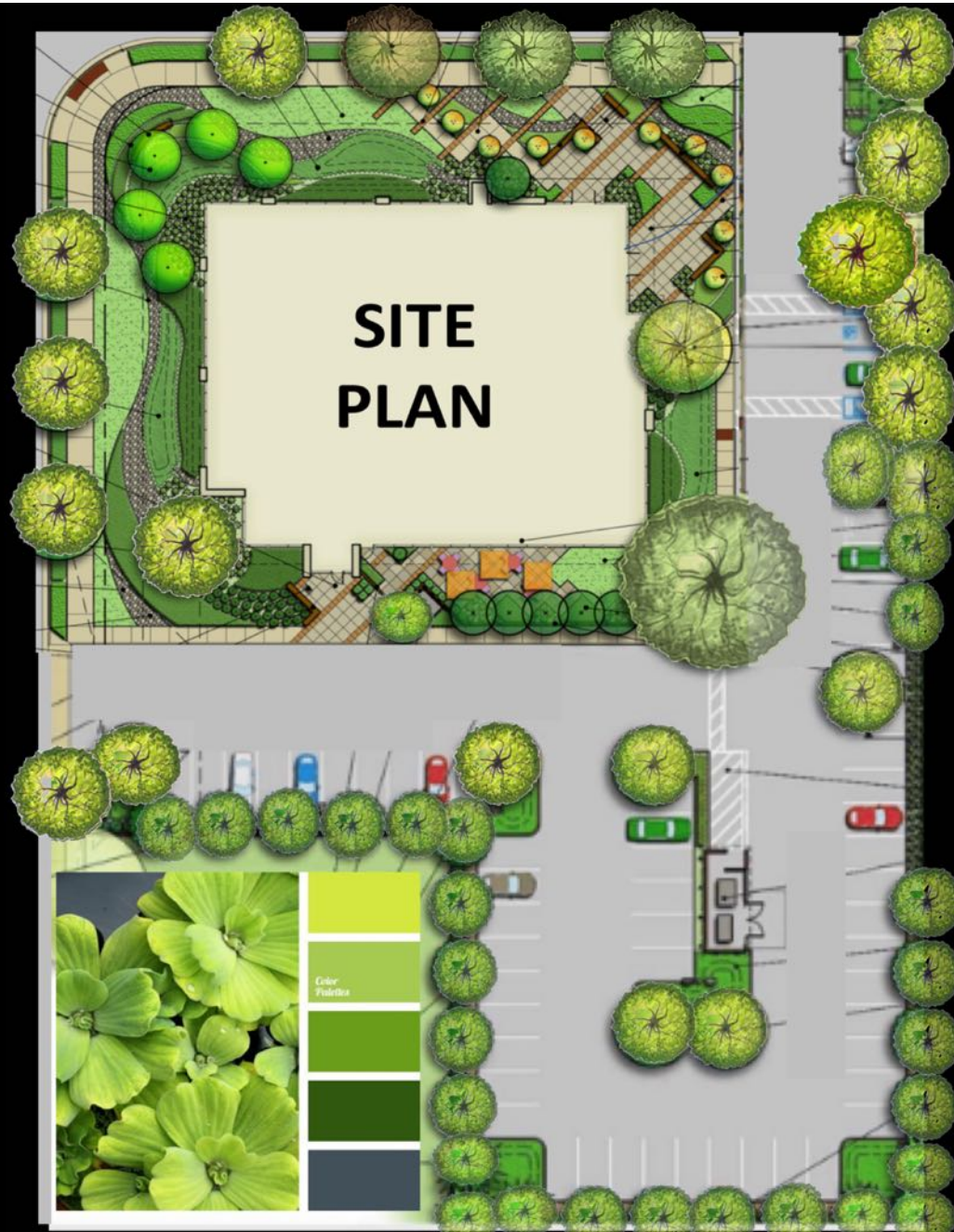
- LOBBY
- OFFICES
- WORKSTATIONS
- CONFERENCE ROOMS & BOARDROOM
- BREAK ROOM / COFFEE BAR
- COPY ROOM
- CIRCULATION
- COLLABORATION AREAS, OPEN MEETING AREAS, MEETING CUBBIES
- HUDDLE / PHONE ROOMS
- RESTROOM / JANITOR / UTILITY / SERVER



OPEN MEETING AREA



OPEN SEATING



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ABUNDANT GLASS LINE WITH OUTDOOR AMENITIES

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2ND FLOOR BALCONY VIEWS



BACKYARD PATIO AND VIEW BALCONY

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PROJECT SPECIFICATIONS

BUILDING ADDRESS:

1075 Terra Bella Ave., Mountain View, CA.

BUILDING OWNER:

CALVANO DEVELOPMENT, INC.

ARCHITECT:

ARC TEC, Inc.

EXTERIOR MATERIALS:

Glass, Metal Panel, Cement Cladding

SQUARE FEET FOR EACH FLOOR:

First Level.	12,152 S.F.
Second Level.	9,286 S.F.
Balcony Area.	<u>1,934 S.F.</u>
Overall Area	23,372 S.F.

PARKING COUNT:

Standard Stalls:	57
Accessible Stalls:	2
Van Accessible Stalls:	<u>1</u>
Total Stalls	60

PARKING RATIO:

2.5/1,000 S.F.

FINISHED CEILING HEIGHT:

(IF TENANT CHOOSES TO DROP CEILINGS)

1st Floor 13'-6"

2nd Floor 11'-6"

(IF TENANT CHOOSES TO OPEN CEILINGS)

1st Floor 16'-6"

2nd Floor 14'-6"

WINDOW DIMENSIONS:

5'-0" x 10'-0" typical

COLUMN SPACING:

20'-0" x 30'-0" bays in open office area

ELEVATOR:

One – Two Passenger

8'-0" x 9'-0"

LEED CERTIFICATION:

Targeting LEED Gold

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LOCATION *1075 Terra Bella is located in one of the most coveted sub-markets in all of Silicon Valley.*

Other location highlights include the following:

DIRECT ACCESS TO MAJOR TRANSPORTATION ARTERIALS

1075 Terra Bella is ideally positioned directly off Highway 101 and Shoreline Boulevard in Mountain View, with direct access to highways 85 and 237. Providing direct access to the entire Bay Area.

TRANSIT LOCATION

Situated at the first stop of Caltrain's mvgo, which runs between Caltrain Station and Google's Headquarters every 30 minutes weekly except Sundays.

WORLD-CLASS AMENITIES

Abundance of nearby amenities on both sides of Highway 101 as the submarket serves over one hundred companies that are scattered throughout the immediate Shoreline submarket to downtown Mountain View.

VISION FOR GROWTH FROM CITY OF MOUNTAIN VIEW

The Terra Bella Visioning Plan and North Bayshore Precise Plan combined with several transformative multi-housing developments and corporate tenant expansions throughout Mountain View will continue to solidify Mountain View as one of the prospering markets in the Country.

HIGH PROFILE CORPORATE NEIGHBORS

Surrounded by Google, Microsoft, LinkedIn, Intuit and Synopsis

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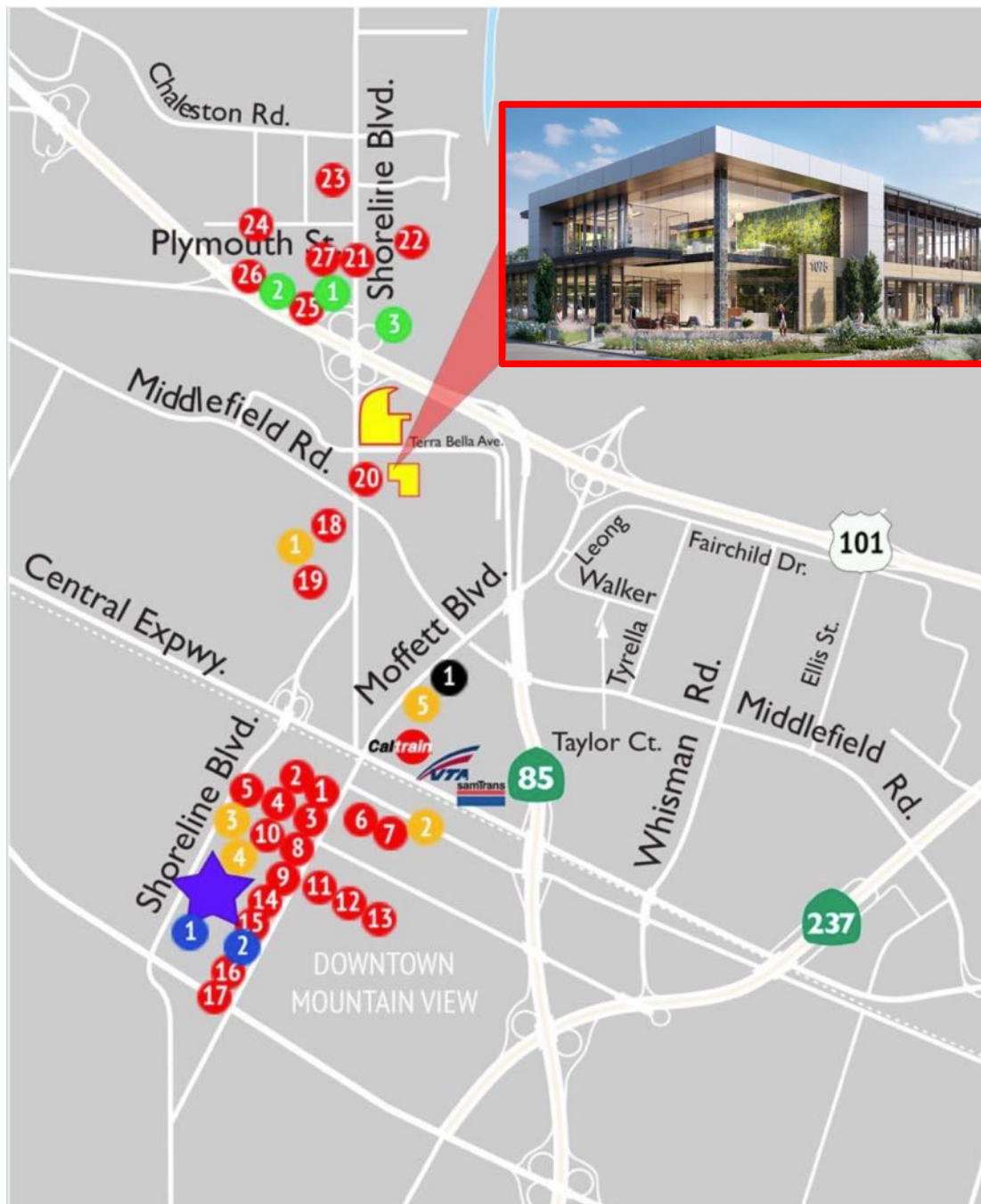
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LOCAL AMENITIES MAP



RESTAURANTS

1. Pasta Q
2. Zucca Restaurant
3. Kapp's Pizza Bar & Grill
4. Gilden Wok
5. Chez TJ
6. Fiesta Del Mar Too
7. Spice Island
8. St. Stephen's Green
9. Ristorante Don Giovanni
10. Gelato Italian Ice Cream
11. Café Yulong
12. Dana Street Roasting Co.
13. Sushi Tomi
14. Temptations
15. TK Noodle
16. Cascal
17. The Cantankerous Fish
18. Regal Bagel
19. Jack in the Box
20. Taco Bell
21. Quiznos
22. Starbucks Coffee
23. Country Deli
24. Sports Page
25. Togo's
26. Hon Sushi
27. Sunny Bowl

SHOPPING

1. Safeway
2. US Post Office
3. Books Inc.
4. CVS
5. Fernandez Supermarket

ACTIVITIES

1. Golds Gym
2. Century Theaters
3. Computer History Museum

HOTELS

1. Hampton Inn & Suites

BANKS

1. Bank of America
2. Wells Fargo



City Hall

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TRANSIT CONNECTIVITY



mvgo Connections



❖ mvgo has 12 Morning and 10 Afternoon Daily Shuttles to Downtown Mountain View Caltrain Station

❖ 5 minute Trip Time to Terra Bella

❖ No Cost

❖ Real-Time Shuttle Tracking

❖ Synchronized with Caltrain Departure Times

❖ Also in the works – Autonomous Shuttles

East Bayshore – AM

		Depart MV Transit Center	Shoreline @ Terra Bella	Peer @ Inigo	1065 La Avenida (Microsoft Bldg 1)	1255 Peer (Google)	1280 Peer (Microsoft Bldg 6)	Shoreline @ Peer	Shoreline @ Charleston	2011 Stierlin (Google)	Crittenden Lane (Google)	Shoreline @ Charleston	Shoreline @ Peer	Shoreline @ Terra Bella	Arrive MV Transit Center	
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(1)	
6:25 AM	6:37 AM	6:42 AM	6:45 AM	6:50 AM	6:54 AM	6:55 AM	6:56 AM	6:58 AM	7:00 AM	7:01 AM	7:05 AM	7:06 AM	7:09 AM	7:10 AM	7:12 AM	7:19 AM
7:04 AM	7:04 AM	7:11 AM	7:14 AM	7:19 AM	7:23 AM	7:24 AM	7:25 AM	7:27 AM	7:29 AM	7:30 AM	7:34 AM	7:35 AM	7:38 AM	7:39 AM	7:41 AM	7:48 AM
	7:25 AM	7:28 AM	7:33 AM	7:41 AM	7:46 AM	7:47 AM	7:48 AM	7:50 AM	7:52 AM	7:53 AM	7:57 AM	7:58 AM	8:01 AM	8:02 AM	8:04 AM	8:12 AM
7:44 AM	7:46 AM	7:50 AM	7:55 AM	8:03 AM	8:08 AM	8:09 AM	8:10 AM	8:12 AM	8:14 AM	8:15 AM	8:19 AM	8:20 AM	8:23 AM	8:24 AM	8:26 AM	8:34 AM
7:59 AM	8:04 AM	8:11 AM	8:14 AM	8:22 AM	8:27 AM	8:28 AM	8:29 AM	8:31 AM	8:33 AM	8:34 AM	8:38 AM	8:39 AM	8:42 AM	8:43 AM	8:45 AM	8:53 AM
	8:28 AM	8:28 AM	8:35 AM	8:43 AM	8:48 AM	8:49 AM	8:50 AM	8:52 AM	8:54 AM	8:55 AM	8:59 AM	9:00 AM	9:03 AM	9:04 AM	9:06 AM	9:14 AM
8:42 AM	8:46 AM	8:50 AM	8:55 AM	9:04 AM	9:10 AM	9:11 AM	9:12 AM	9:14 AM	9:16 AM	9:17 AM	9:21 AM	9:22 AM	9:25 AM	9:26 AM	9:28 AM	9:37 AM
	8:59 AM	9:00 AM	9:15 AM	9:24 AM	9:30 AM	9:31 AM	9:32 AM	9:34 AM	9:36 AM	9:37 AM	9:41 AM	9:42 AM	9:45 AM	9:46 AM	9:48 AM	9:57 AM
	9:28 AM	9:34 AM	9:38 AM	9:46 AM	9:51 AM	9:52 AM	9:53 AM	9:55 AM	9:57 AM	9:58 AM	10:02 AM	10:03 AM	10:06 AM	10:07 AM	10:09 AM	10:17 AM
		9:46 AM	9:58 AM	10:06 AM	10:11 AM	10:12 AM	10:13 AM	10:15 AM	10:17 AM	10:18 AM	10:22 AM	10:23 AM	10:26 AM	10:27 AM	10:29 AM	10:37 AM
	10:10 AM	10:13 AM	10:18 AM	10:26 AM	10:31 AM	10:32 AM	10:33 AM	10:35 AM	10:37 AM	10:38 AM	10:42 AM	10:43 AM				
	10:33 AM	10:47 AM	10:51 AM	10:59 AM	11:04 AM	11:05 AM	11:06 AM	11:08 AM	11:10 AM	11:11 AM	11:15 AM	11:16 AM				

East Bayshore – PM

Depart MV Transit Center	Shoreline @ Terra Bella	Shoreline @ Pear	Shoreline @ Charleston	2011 Stierlin (Google)	Crittenden Lane (Google)	Shoreline @ Charleston	Pear @ Inigo	1065 La Avenida (Microsoft Bldg 1)	1255 Pear (Google)	1280 Pear (Microsoft Bldg 6)	Shoreline @ Pear	Shoreline @ Terra Bella	Arrive MV Transit Center				
1	2	7	8	9	10	11	3	4	5	6	12	13	1				
				3:00 PM	3:02 PM	3:06 PM	3:08 PM	3:11 PM	3:12 PM	3:13 PM	3:15 PM	3:17 PM	3:22 PM	3:35 PM	3:45 PM		
3:23 PM	3:30 PM	3:32 PM	3:33 PM	3:34 PM	3:36 PM	3:40 PM	3:42 PM	3:45 PM	3:46 PM	3:47 PM	3:49 PM	3:51 PM	3:56 PM	4:02 PM	4:13 PM		
				4:00 PM	4:02 PM	4:06 PM	4:08 PM	4:11 PM	4:12 PM	4:13 PM	4:15 PM	4:17 PM	4:22 PM	4:36 PM	4:38 PM	4:46 PM	
4:08 PM	4:15 PM	4:17 PM	4:18 PM	4:21 PM	4:23 PM	4:28 PM	4:30 PM	4:33 PM	4:34 PM	4:35 PM	4:37 PM	4:39 PM	4:46 PM	4:55 PM	4:57 PM		
4:23 PM	4:30 PM	4:32 PM	4:33 PM	4:35 PM	4:37 PM	4:42 PM	4:44 PM	4:47 PM	4:48 PM	4:49 PM	4:51 PM	4:53 PM	5:00 PM	5:05 PM	5:15 PM		
4:49 PM	4:56 PM	4:58 PM	4:59 PM	5:02 PM	5:04 PM	5:09 PM	5:11 PM	5:14 PM	5:15 PM	5:16 PM	5:18 PM	5:20 PM	5:27 PM	5:32 PM	5:42 PM	5:46 PM	
5:07 PM	5:16 PM	5:18 PM	5:19 PM	5:22 PM	5:24 PM	5:29 PM	5:31 PM	5:34 PM	5:35 PM	5:36 PM	5:38 PM	5:40 PM	5:52 PM	5:55 PM	5:57 PM	6:03 PM	6:05 PM
5:31 PM	5:40 PM	5:42 PM	5:43 PM	5:46 PM	5:48 PM	5:53 PM	5:55 PM	5:58 PM	5:59 PM	6:00 PM	6:02 PM	6:04 PM	6:16 PM	6:19 PM	6:32 PM		
5:53 PM	6:02 PM	6:04 PM	6:05 PM	6:08 PM	6:10 PM	6:15 PM	6:17 PM	6:20 PM	6:21 PM	6:22 PM	6:24 PM	6:26 PM	6:38 PM	6:42 PM	6:53 PM	6:55 PM	
6:19 PM	6:26 PM	6:28 PM	6:29 PM	6:32 PM	6:34 PM	6:39 PM	6:41 PM	6:44 PM	6:45 PM	6:46 PM	6:48 PM	6:50 PM	6:57 PM	7:01 PM	7:02 PM	7:15 PM	
6:44 PM	6:51 PM	6:53 PM	6:54 PM	6:57 PM	6:59 PM	7:04 PM	7:06 PM	7:09 PM	7:10 PM	7:11 PM	7:13 PM	7:15 PM	7:22 PM	7:27 PM	7:43 PM		
7:07 PM	7:14 PM	7:16 PM	7:17 PM	7:20 PM	7:22 PM	7:27 PM	7:29 PM	7:32 PM	7:33 PM	7:34 PM	7:36 PM	7:38 PM	7:45 PM	7:55 PM	8:05 PM		
				8:16 PM	8:18 PM	8:22 PM	8:24 PM	8:27 PM	8:28 PM	8:29 PM	8:31 PM	8:33 PM	8:38 PM	8:44 PM	9:05 PM		

Caltrain Departures			

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Autonomous Shuttles

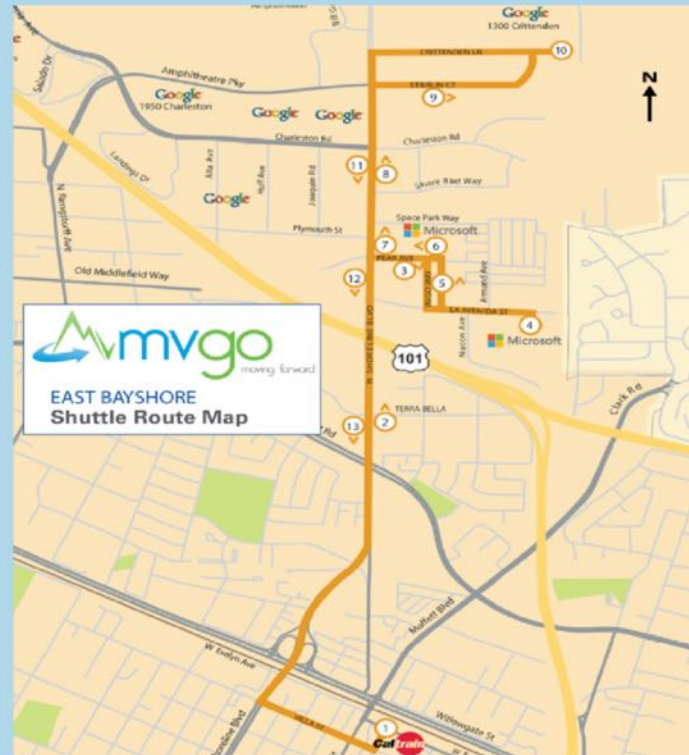
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TRANSIT CONNECTIVITY



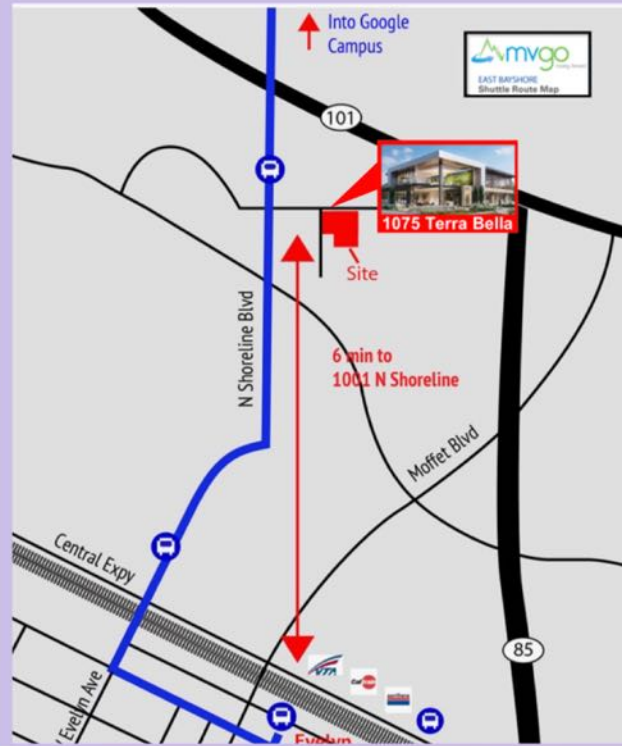
mvgo

The Shoreline Shuttle travels from Evelyn Station to 1075 Terra Bella in just 5 minutes. The shuttle runs approximately every twenty minutes Monday – Friday from 6:30 AM to 7:50PM, with limited weekend service.



mvgo

The Evelyn Station provides service from Caltrain, the Valley Trans Authority (VTA), and Sam Trans. In addition to the full Caltrain runs seven Baby Bullet trains daily, reducing trail times to 45 Minutes to San Francisco and 15 Minutes to San Jose.



Dedicated Bike Route

A 1.2-mile dedicated bike route exists from the Evelyn Station to the subject property and terminates at the Google Campus. Bike lockers are available at the Evelyn Station and at 1075 Terra Bella. Per Map Quest, the 1.2 mile bike ride takes just 7 minutes



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Autonomous Shuttles

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ABUNDANT GLASS LINE WITH SWEEPING VIEWS



LOBBY AND CONFERENCE ROOM

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