

± 23,347 New Office Construction

1075
Terra Bella Avenue

www.1075terrabella.com

CALVANO
DEVELOPMENT

Photo of Building with Rendered Interior



HIGHLIGHTS

- ± 23,347 New Office or Bio Tech Building
- Class "A" Single Tenant HQ Opportunity In Mountain View
- All Glass, Modern Design, and Hard Corner Location
- 15'-0" 1st floor, and 15'-0" 2nd floor
- 30-Foot-High Lobby with Structural Glass, Skylight, and Floating Staircase
- Built to Intuitional Quality Standards
- Customized Floor Plans for Changing Workspace Environments
- Outdoor Amenity Spaces, Patios and Balconies
- Programming for EV Charging Stations, PV Panels, and Carports
- Targeting LEED® Gold Equivalent
- WELL Certification Ready
- Fiber: Comcast, Wave, Google, AT&T, Century Link, and Verizon
- One Block from Public Transit at Shoreline Blvd.
- Immediate Highway Access to 101 and 237 and 85
- For more info: www.1075terrabella.com

Photo of Building with Rendered Interior



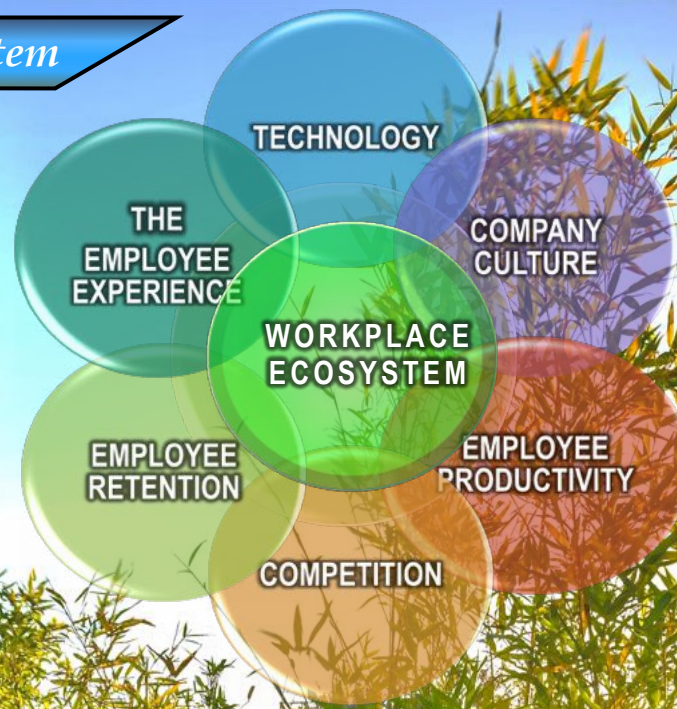
Hard Corner Location



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Design of the Workplace Ecosystem



Welcome to 1075 Terra Bella, a groundbreaking office space in Mountain View, California, where innovative business design reaches new heights by harmonizing nature with modern functionality.

Our vision was to craft a nature-inspired workspace that balance biophilic elements with exceptional flexibility and performance. Recognizing the increasing desire for workplaces that reconnect people with the natural world, we've developed a fresh, vibrant palette to office design—one that's ready to flourish.

The core objective was to create architecture that elevates the employee experience through functional, adaptable environments that inspire social connection, creativity, and innovation. This single-tenant headquarters empowers employers to tailor a complete workplace ecosystem that reflects their unique culture and values.

Designed from the employee's perspective, the space incorporates diverse, nature-infused areas that support collaboration and well-being while seamlessly blending natural elements into the architecture. The dramatic lobby boasts a soaring 30-foot ceiling, programming for a 25x25-foot living wall, a floating staircase, and abundant natural light from above via skylight—creating an immediate sense of calm and vitality.

A single-tenant headquarters and brand identity, 1075 Terra Bella offers unmatched customization potential. Its flexible floor plates, high ceilings, all-glass exteriors, and multiple outdoor spaces allow companies to imprint their brand deeply into the environment.

For forward-thinking organizations that recognize the powerful advantages of biophilic design, this is more than just an office—it's an opportunity to create a living, breathing workplace that attracts and retains top talent, fosters team innovation, drives productivity, and enhances overall employee health and happiness.

Discover the future of work at 1075 Terra Bella—where business, nature, and ambition grow together.

2-Story Lobby with Skylight and Floating Staircase



Garden Path Concept

The Garden Path Concept concentrates the ideas of wayfinding a path from the lobby where a light-filled and programmed nature-inspired living wall concept rises from a central floating staircase. The Garden Path continues through the interior landscape; it evolves vertically to the second level as it sweeps through each workplace, culminating at the second-floor outdoor terraces.

Programming for Living Wall

Skylight Over Living Wall

2-floor
Collaboration Area



View of Terra Bella Avenue

2nd Floor Street View





2-floor Conference, Employee Collaboration, and Open Meeting Area



Coffee Bar Area



Private Office



Open Office and Living Column Concept



Private Office

Break Room



2-floor Corner Conference Room



Multiple Patios and Balconies



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900 Bush Street, Penthouse One, San Francisco, CA 94108



Outdoor Workspace



2nd Level Balcony Area



www.1075terrabella.com

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High Tech Build-Out – 160 Seats

First Level



GLASS ENTRY



LOBBY



CONFERENCE

BUILDING SUMMARY	
2	PRIVATE OFFICES
158	8' X 8' WORKSTATIONS
160	EMPLOYEE SEATS SHOWN TOTAL
9	CONFERENCE ROOMS
16	COLLABORATION AREA
2	BREAK AREAS
2	SEATING AREAS
2	COPY AREA
2	IDF / SERVER ROOMS
1	WELLNESS ROOM
1	FILE / STORAGE ROOM
2	EXTERIOR BALCONY AREAS

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OPEN OFFICE



BREAK AREA



PRIVATE OFFICE



PATIO SPACE



High Tech Build-Out

Second Level



CONFERENCE ROOM



OPEN OFFICE



OPEN BREAK AREA



BALCONY SPACE



COLLABORATION AREA



CONFERENCE ROOM



OPEN OFFICE



BALCONY SPACE

Professional Services Build-Out – 48 Seats

First Level



OPEN OFFICE



PRIVATE OFFICE



BREAK AREA



PATIO SPACE



GLASS ENTRY



LOBBY



CONFERENCE

BUILDING SUMMARY

17	PRIVATE OFFICES (ON GLASS LINE, LARGER)
2	PRIVATE OFFICES (INTERIOR, SMALLER)
21	8' X 8' WORKSTATIONS
8	6' X 6' WORKSTATIONS
48	EMPLOYEE SEATS SHOWN TOTAL
9	CONFERENCE ROOMS
1	COLLABORATION AREA
2	BREAK AREA
2	SEATING AREAS
2	COPY AREA
2	IDF / SERVER ROOMS
1	WELLNESS ROOM
1	FILE / STORAGE ROOM
2	EXTERIOR BALCONY AREAS

Professional Services Build-Out

Second Level



CONFERENCE ROOM



OPEN OFFICE



OPEN BREAK AREA



BALCONY SPACE



COLLABORATION AREA



CONFERENCE ROOM



OPEN OFFICE



BALCONY SPACE

INTUITIONAL QUALITY (FINISHES & CONSTRUCTION)

Glass Railings



Hardscape and Landscaping



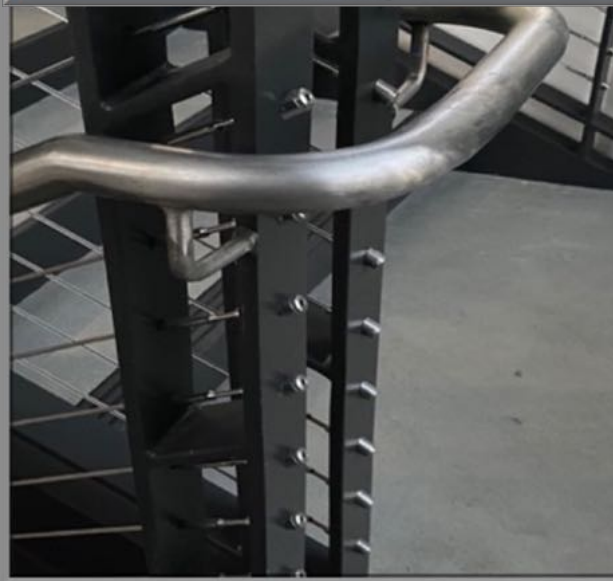
Structured Glass Lobby



Floating Staircase

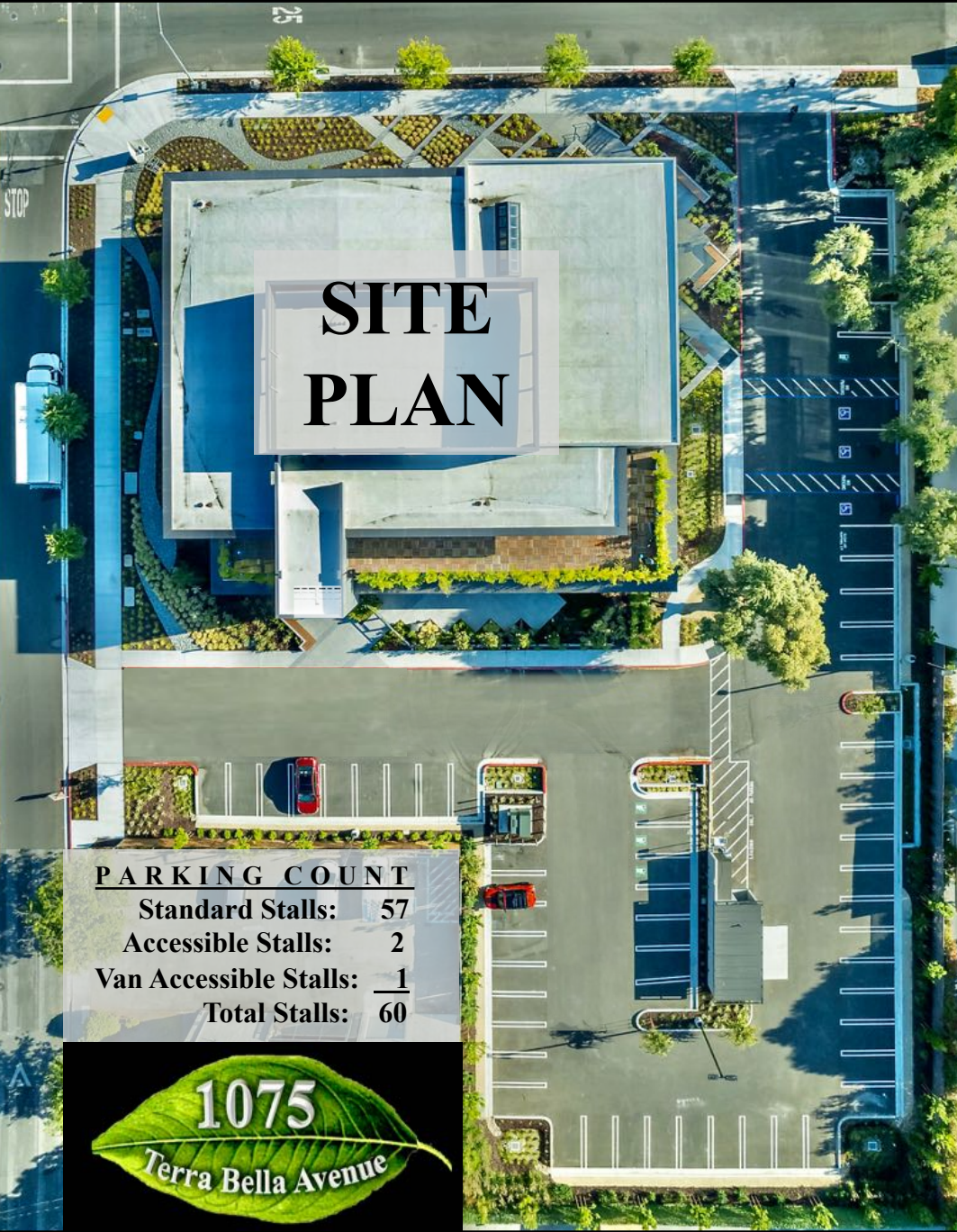


Cable Railings



**Lagos Azul Limestone
Siding Imported From Italy**





SITE PLAN

PARKING COUNT

Standard Stalls:	57
Accessible Stalls:	2
Van Accessible Stalls:	1
Total Stalls:	60

1075

Terra Bella Avenue



Lush Landscaping

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PROJECT SPECIFICATIONS



BUILDING ADDRESS:

1075 Terra Bella Ave., Mountain View, CA.

BUILDING OWNER:

CALVANO DEVELOPMENT, INC.

ARCHITECT:

ARC TEC, Inc.

CONTRACTOR:

LUSARDI CONSTRUCTION, INC.

EXTERIOR MATERIALS:

Glass with Aluminum Panels

GROSS SF PER FLOOR:

First Level	12,108 S.F.
Second Level	<u>11,239 S.F.</u>
Overall Area	23,347 S.F.

ELECTRICAL:

1200A @ 277V/480V

SLAB TO SLAB:

1st Floor 15'-0"

2nd Floor 15'-0"

LOBBY CEILING HEIGHT

30'-0"

WINDOW DIMENSIONS:

5'-0" x 10'-0" Typical

LEED CERTIFICATION:

Targeting LEED® Gold Equivalent

PARKING COUNT:

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



SITE LOCATION



1075 Terra Bella is located in one of the most coveted submarkets in Silicon Valley.

Other location highlights include the following:

DIRECT ACCESS TO MAJOR TRANSPORTATION ARTERIALS:

- Immediate Highway Access to 101, 237, and 85, Allowing for Seamless Commuting, Delivering Top Talent Directly to Your Doorstep

TRANSIT LOCATION:

- 1 Block Walking Distance to Public Transit at Shoreline Blvd.
- Situated at the First Stop of Caltrain's MVGO, Running Every 30 Min. Between Caltrain Station and Google's Headquarters.

WORLD-CLASS AMENITIES:

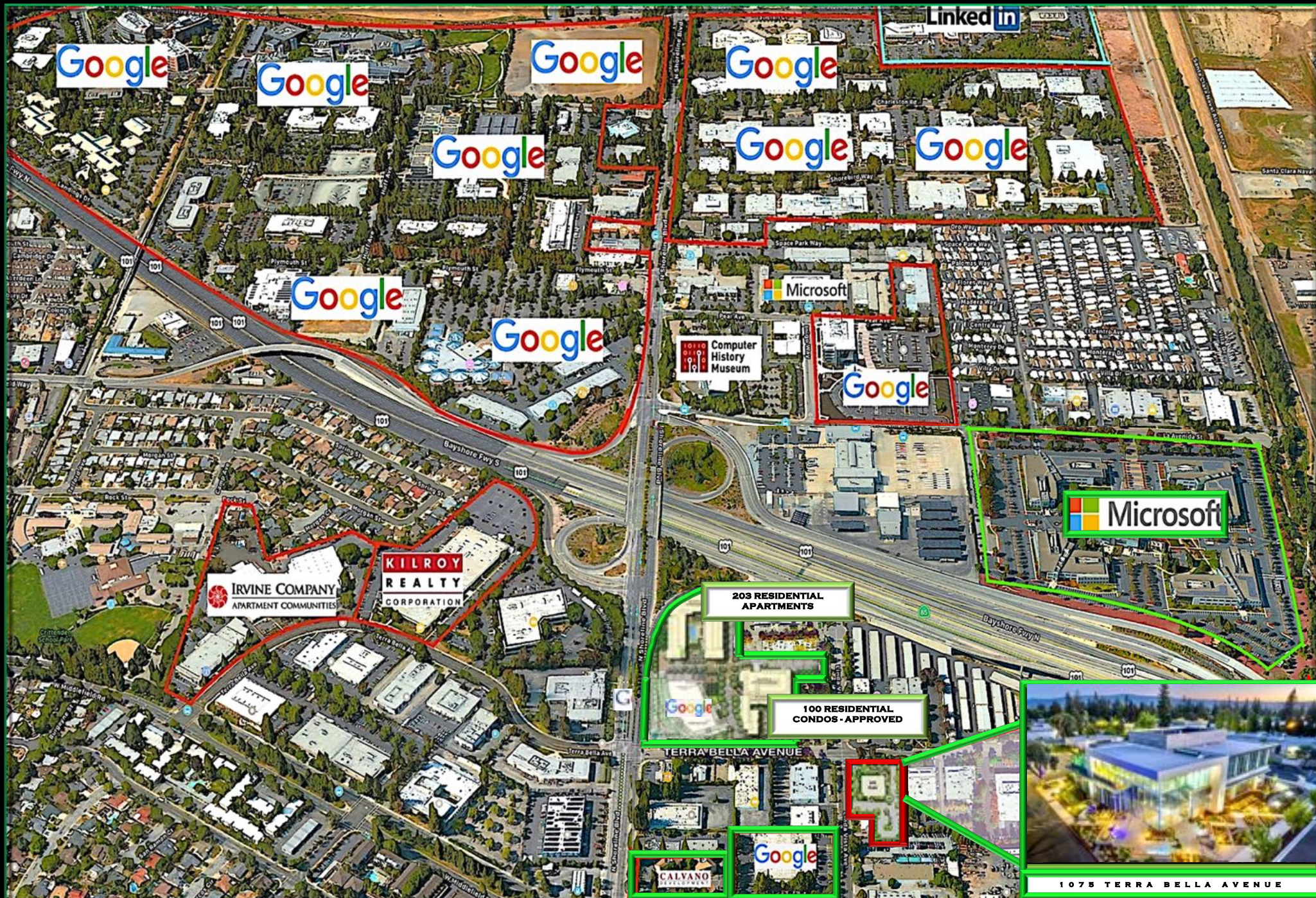
- An Abundance of Nearby Amenities as the Submarket Serves Hundreds of Companies and Thousands of Tech-Workers Throughout the Mountain View Area.

HIGH-PROFILE CORPORATE NEIGHBORS:

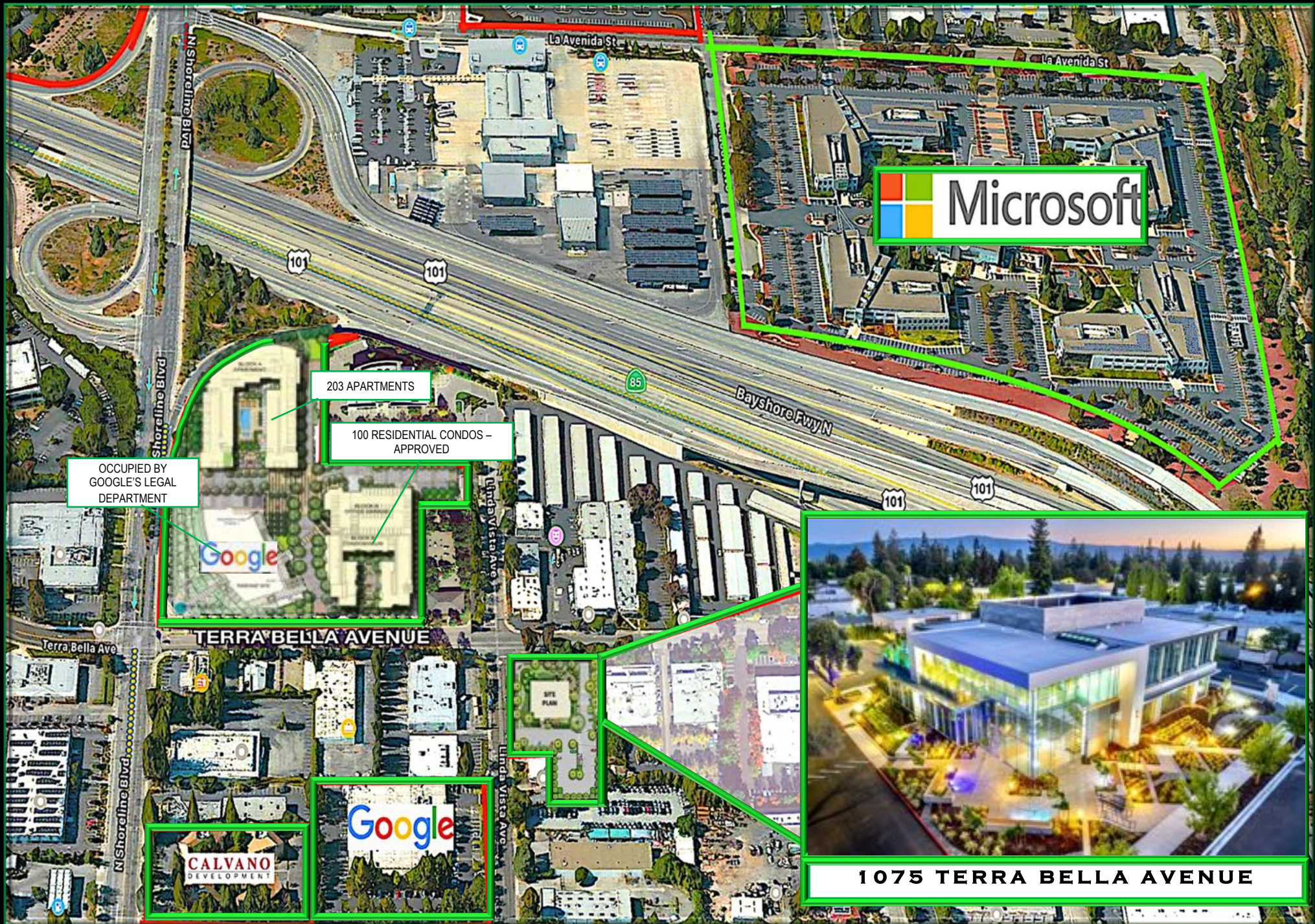
- Surrounded by Microsoft, Google, LinkedIn, Intuit, and Synopsis



NORTH BAYSHORE EMPLOYMENT AREA



SITE ARIAL



LOCAL AMENITIES

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

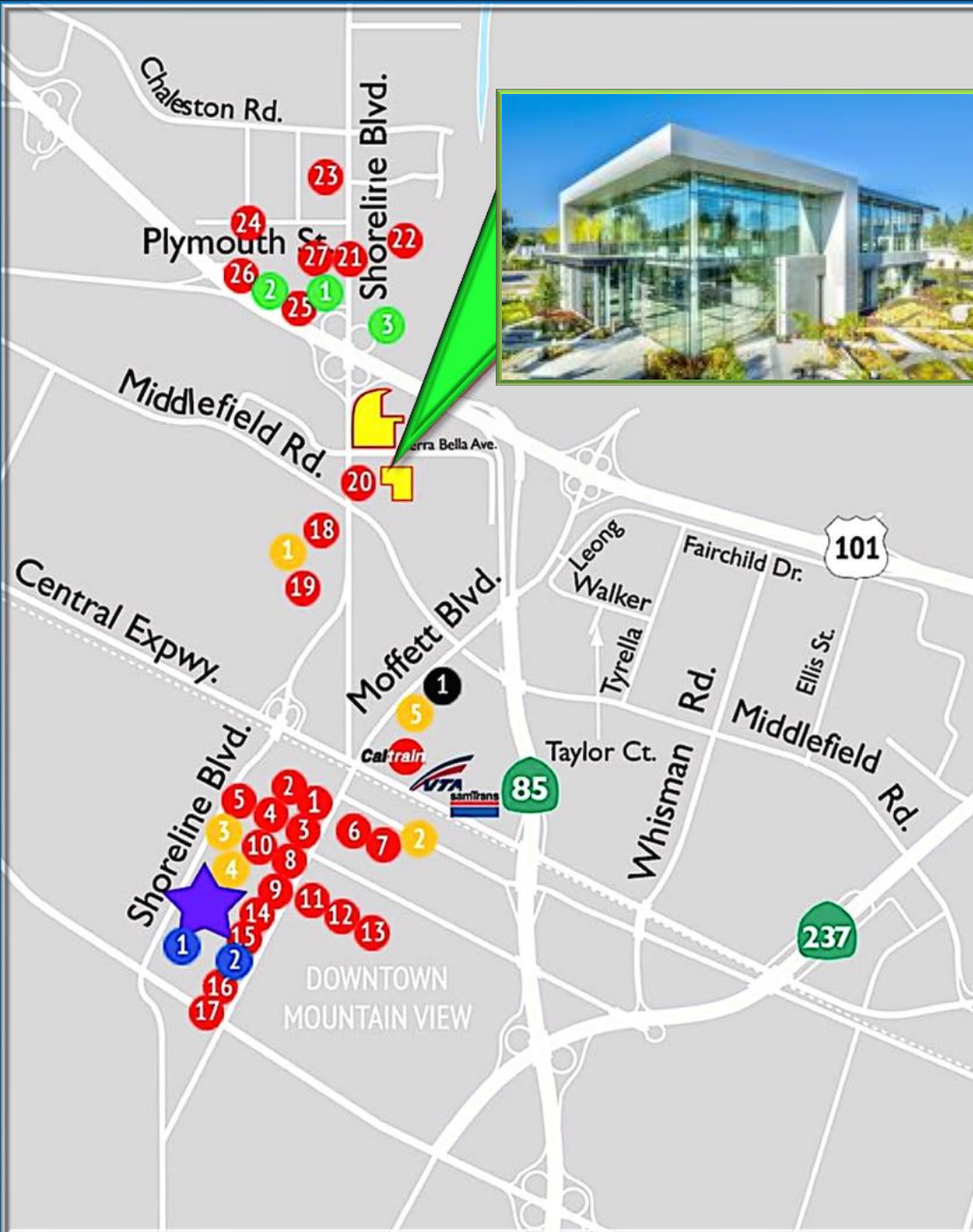


BANKS

1. Bank of America
2. Wells Fargo



City Hall

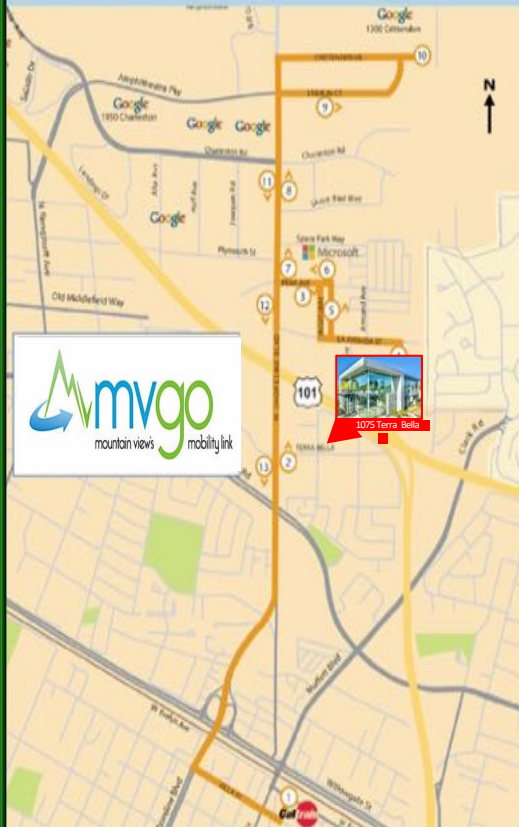


TRANSIT CONDITIVITY



www.mvgo.org

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.



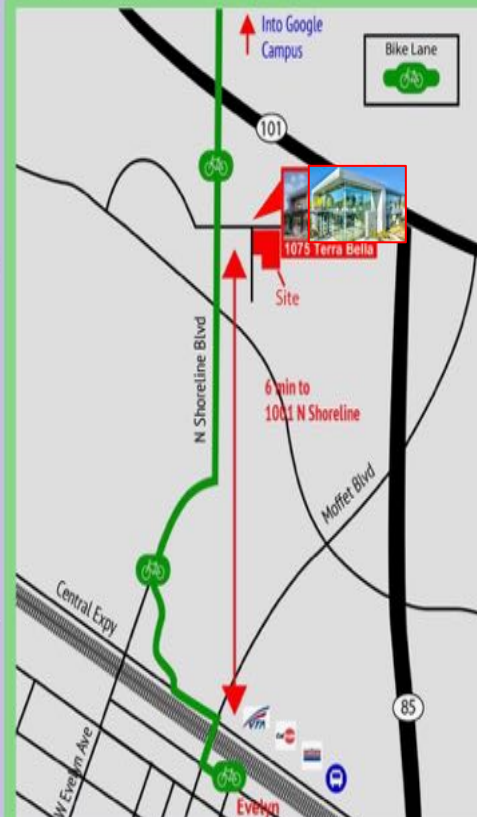
Caltrain

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



Automobile

Driving times from 1075 Terra Bella

5 Min. CALTRAIN STATION MOUNTAIN VIEW

10 Min. CITY OF PALO ALTO

15 Min. SAN JOSE AIRPORT

20 Min. DOWNTOWN SAN JOSE

25 Min. SAN FRANCISCO AIRPORT



Travis Hoopes

CALVANO
DEVELOPMENT

(408) 314-6478

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