



## PROJECT SUMMARY

This high-end renovation included exterior improvements to the building entrance and common areas. Seismic upgrades, a new sewer system, underground utilities and parking modifications were incorporated to increase its leasing potential. Demolition of all non-structural interior partitions and select concrete panels facilitated the construction of a dramatic front entrance with a new storefront canopy and decorative wood feature wall, as well as two new secondary entrances with two glass roll-up doors. This freestanding office/R&D building is equipped with all-new floor-to-ceiling windows and skylights throughout to provide an abundance of natural light. The interior was provided market-ready with a lobby/reception featuring modern ceiling tiles and lighting, a server/IT/storage room, café/lounge area and updated ADA compliant restrooms with a single shower stall in each. A new trellis was installed at the rear of the building along with pavers and a trash enclosure to provide an outdoor gathering space. All-new landscaping, paving, curbs, irrigation and wood benches improve the overall curb appeal of this desirable North Mountain View location.

## Terra Bella

**INDUSTRY:** INDUSTRIAL R&D

Tenant improvements to vacant R&D industrial building

**LOCATION:** Menlo Park  
**OWNER:** Embarcadero Capital Partners  
**ARCHITECT:** Studio TMT  
**SIZE:** 24,000 SF

## Related Information

**AREAS OF EXPERTISE:**

- Office
- Tenant Improvements

**OFFICE:**

- Redwood City