

FOR LEASE

1070 ARASTRADERO ROAD

±75,420 SF BUILDING

PALO ALTO, CA 94304



PROPERTY HIGHLIGHTS

- + Asking Rate: \$5.25 NNN
- + Low Expenses
- + 10 Year Term
- + Furniture Available
- + Available 01/01/2021
- + Potential for Office or Lab
- + Extensive Planned Upgrades Including New Interior and Exterior Paint (as rendered), Flooring, Landscaping, Restroom Modernization, and More



CONTACT US

MINA MOHAMADI

Senior Associate
+1 650 494 5116
mina.mohamadi@cbre.com
Lic. 01944499

DAMON SCHOR

Senior Vice President
+1 650 494 5121
damon.schor@cbre.com
Lic. 01317778

www.cbre.us

CBRE

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PALO ALTO
CALIFORNIA, 94304



PROPERTY PHOTOS



PALO ALTO
CALIFORNIA, 94304



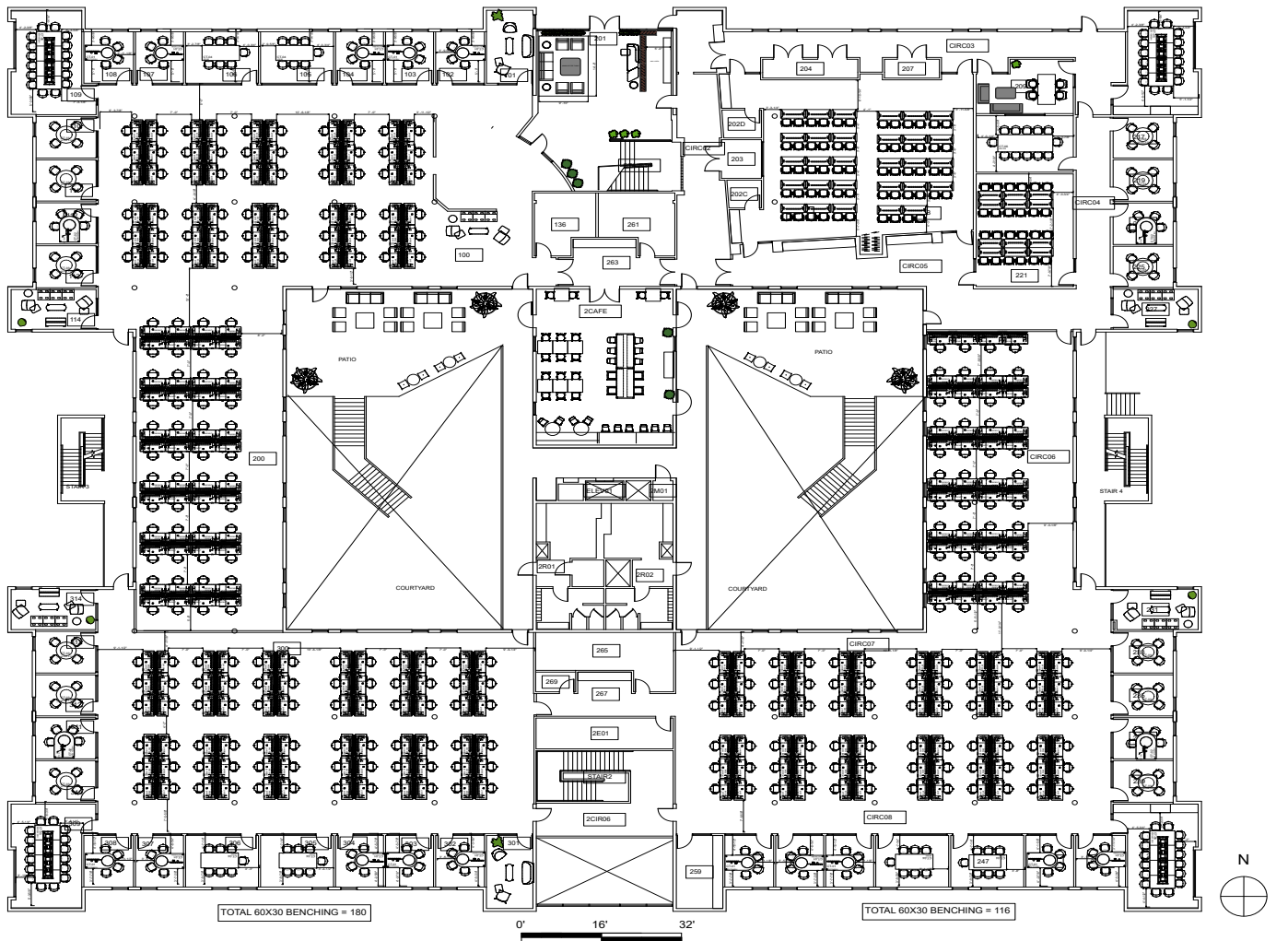
82 POTENTIAL BENCHES WITH LAB
160 POTENTIAL BENCHES WITHOUT LAB

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**HYPOTHETICAL
FLOOR PLAN**
2ND FLOOR



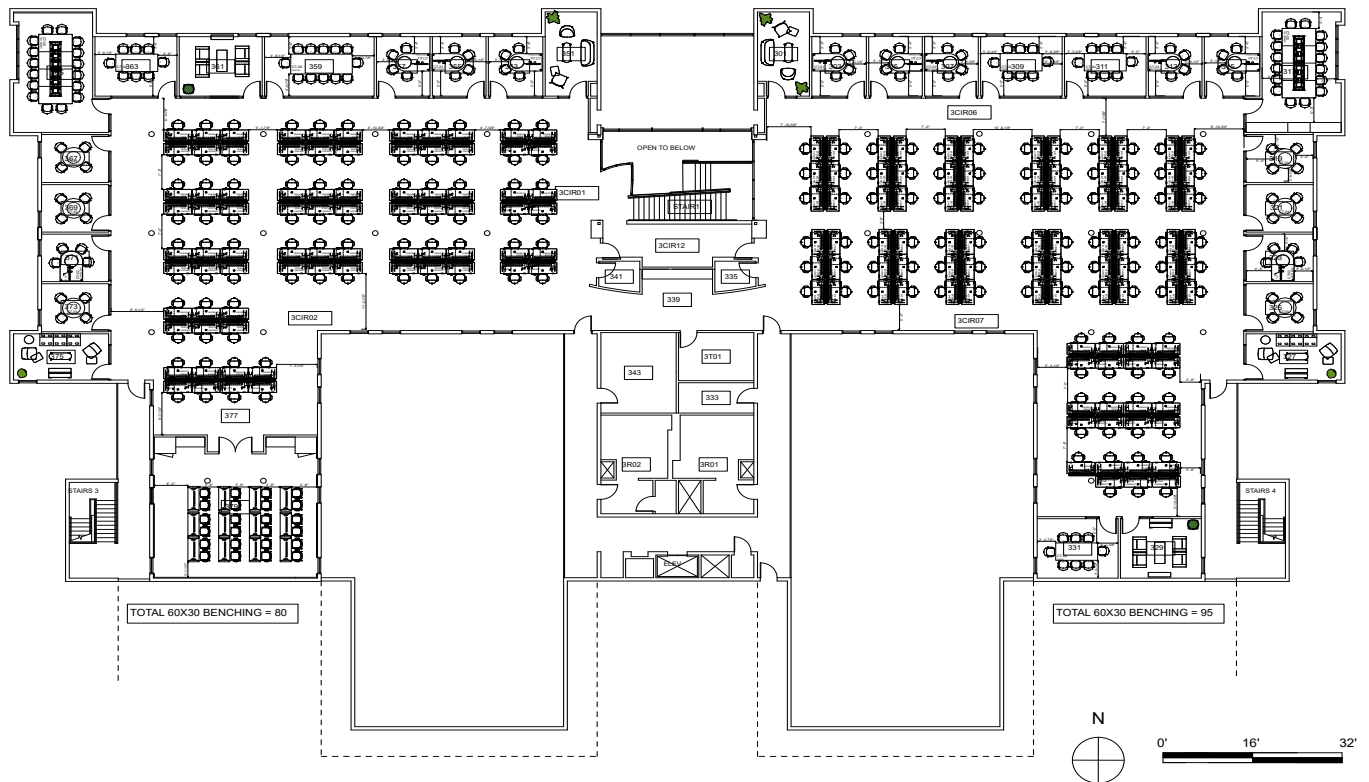
296 POTENTIAL BENCHES

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**HYPOTHETICAL
FLOOR PLAN**
3RD FLOOR



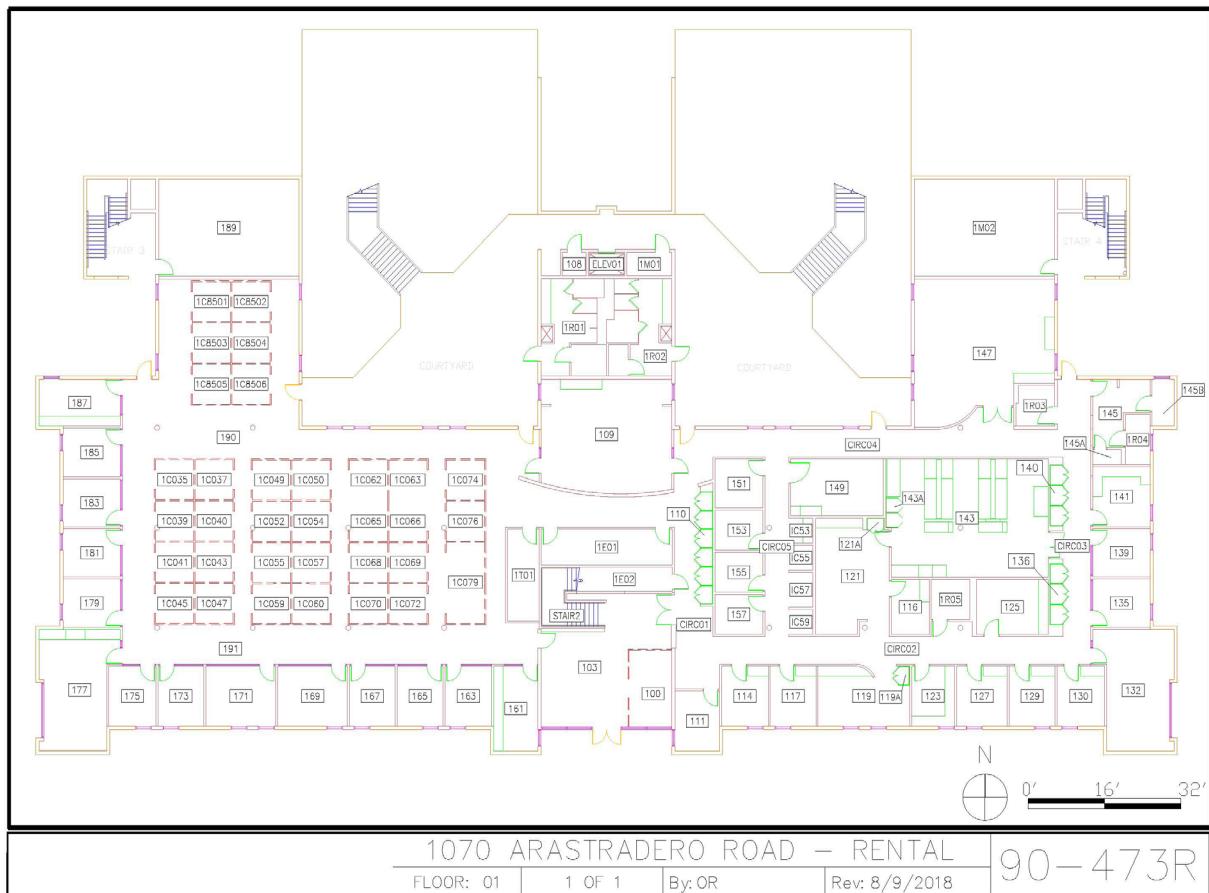
175 POTENTIAL BENCHES

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ACTUAL FLOOR PLAN 1ST FLOOR



1070 ARASTRADERO ROAD – RENTAL

FLOOR: 01

1 OF 1

By: OR

Rev: 8/9/2018

90-473R

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ACTUAL FLOOR PLAN 2ND FLOOR

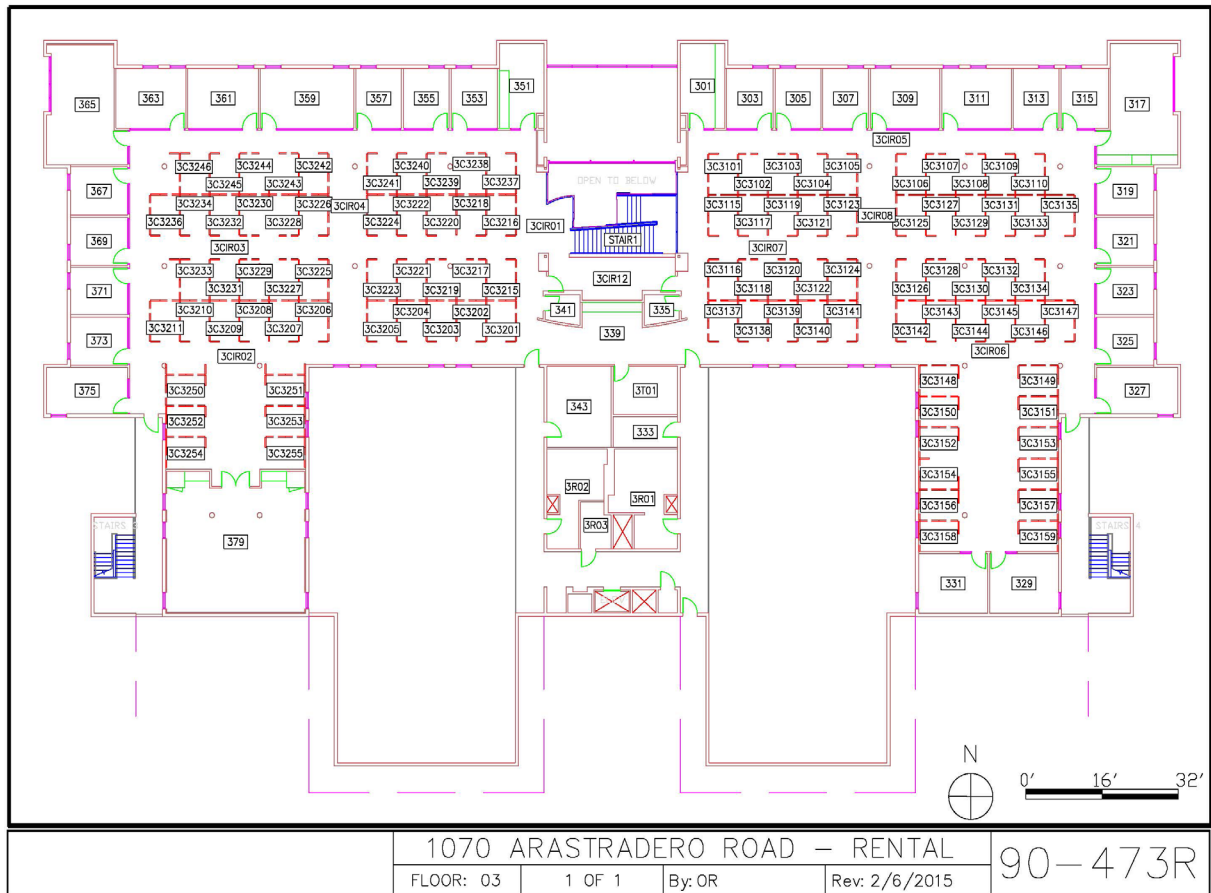


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ACTUAL FLOOR PLAN 3RD FLOOR



ABOUT SRP TRANSPORTATION

- + 30% of employees use carpool and transit options to SRP. this group has grown at a rate of over 25% since 2017.
- + We've got your commuters covered with over a dozen ways to reach Coyote Hill from throughout the Bay Area.
- + Over half of employees commuting from San Francisco use carpooling and transit options.



LET'S TALK TRANSPORTATION

Contact us to learn more or give us input.

PHONE

650-724-8040

EMAIL

SRPGO@stanford.edu

SRP RESOURCES

The Stanford Research Park Transportation Program, SRPGO, provides extensive pre and post-move support to tenant companies and their employees. This includes:



Pre-move analysis of employee residence zip codes to identify best options



Personalized 1:1 pre and post move consultations with employees



On-site commuter information and assistance provided at info tables and lunch-and-learns



Custom commuter info web page and communications specifically for your company and employees



On-going company support through the Stanford Research Park Transportation Management Association



On-going commuter support from dedicated SRPGO staff

NOTABLE AT STANFORD RESEARCH PARK



Accessibility to new and experienced Stanford graduates for recruiting and collaboration



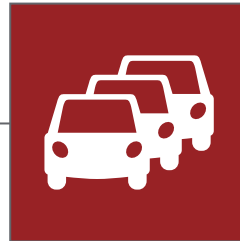
Comprehensive transportation program



Surrounded by the world's largest VC Community including Sequoia, Andreessen Horowitz, Accel Partners, Vivo Capital, and CV Partners



Home to world class technology community including VMWare, SAP, and StartX



Auto Innovation community including Tesla, Lyft, Ford, and Argo AI are working on autonomous vehicle technology in SRP



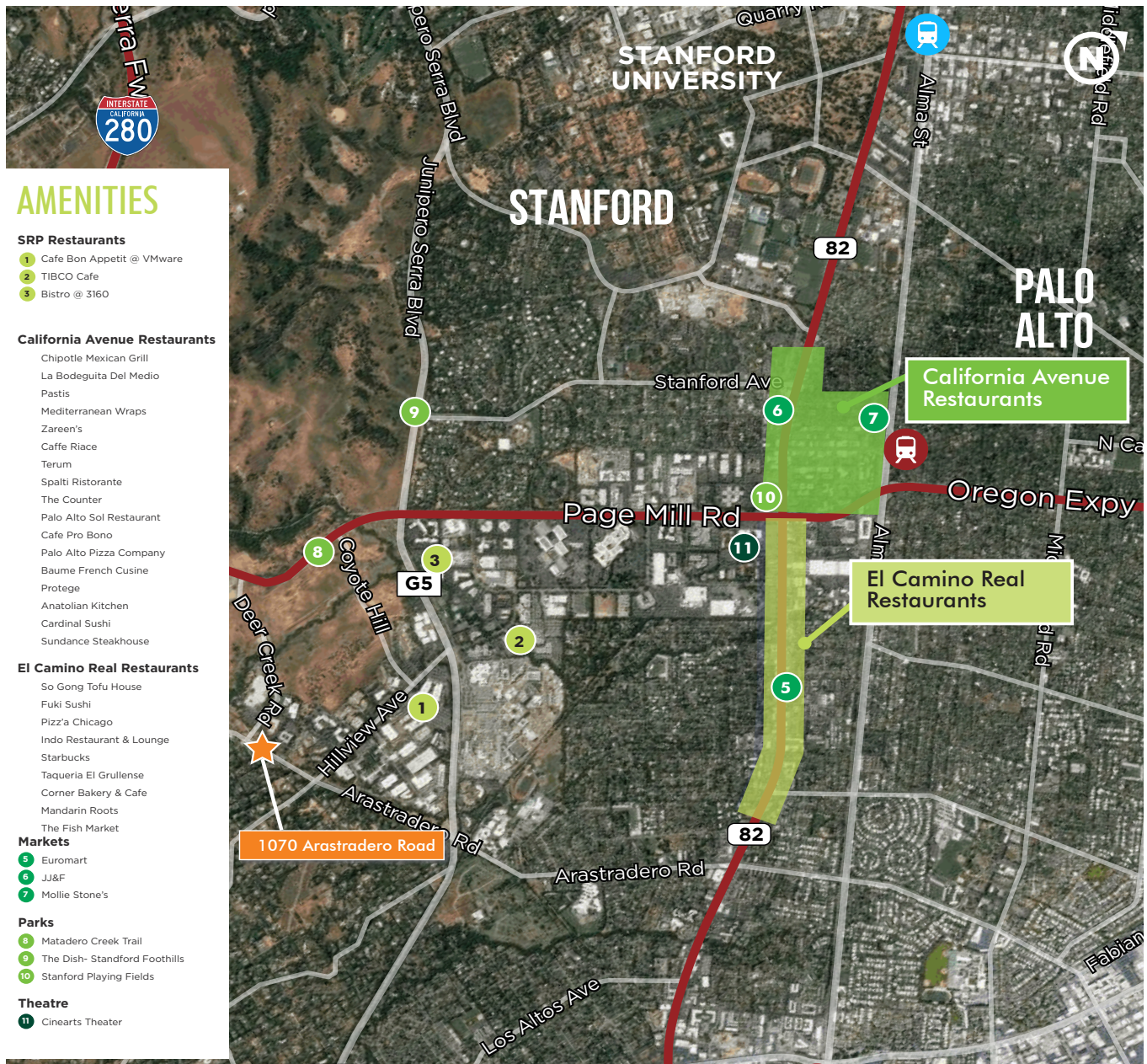
Life Science community including Jazz Pharmaceuticals, Genencor, and Varian Medical Systems

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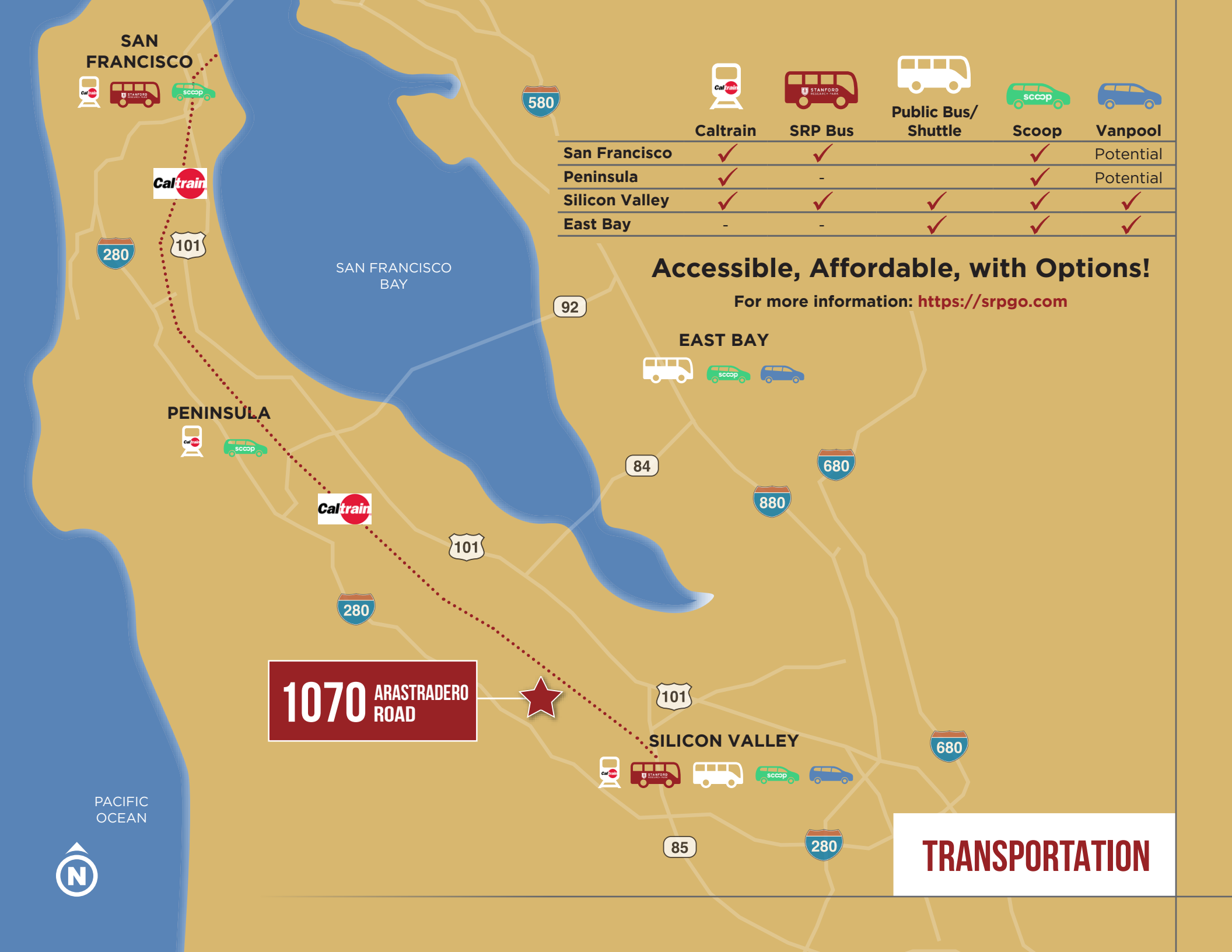
AMENITY MAP



Among ancient oaks and a stone's throw from a world-renowned university, Stanford Research Park is prime innovation real estate. The corporate neighbors are among the most competitive companies in the world and create an excellent environment for collaboration and new ideas.

STANFORD RESEARCH PARK





SAN FRANCISCO



SAN FRANCISCO BAY



PENINSULA



1070 ARASTRADERO ROAD



EAST BAY



SILICON VALLEY



PACIFIC OCEAN



Accessible, Affordable, with Options!

For more information: <https://srpgo.com>

TRANSPORTATION

TRANSPORTATION

SUBSIDIZED CAR POOLING

Stanford Research Park subsidizes Scoop Carpooling for drivers and riders. Join the more than 7500 Stanford Research Park employees who have registered with Scoop's automated and flexible carpooling app.

PRIVATE BUSES

The SRP South Bay private commuter bus provides two convenient morning and evening runs between Stanford Research Park and the South Bay with stops near Santa Clara Central Park and Santana Row.

The SRP San Francisco private commuter bus provides service along Divisadero Street with a final pick-up at the Colma BART station.

SHUTTLES

The Stanford Marguerite Shuttle service is available, for free!

- RP line goes to Palo Alto Caltrain station
- CAFX line goes to California Ave Caltrain Station
- 1050A provides goes to the Stanford Campus.

VANPOOLS

SRP coordinates and supports employee vanpools. SRP can create vanpools to serve your employees, please reach out for more information.



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MARGUERITE SCHEDULE

STANFORD'S FREE PUBLIC SHUTTLE SYSTEM

Schedule

A.M. Weekday Service (Monday - Friday)

| Palo Alto Transit Center (Bus depot, bay #3) | Wells Fargo (El Camino Real SB @ California Ave) | Page Mill Rd. SB @ El Camino Real | Page Mill Rd. @ Hanover St. | 3170 Porter Dr. | Hillview @ Coyote Hill Rd. | 1050/1070 Arastradero Rd. | 3475 Deer Creek Rd. |
|--|--|---|-----------------------------------|--------------------|----------------------------------|---------------------------------|------------------------|
| 6:32 AM | 6:38 AM | 6:41 AM | 6:43 AM | 6:46 AM | 6:50 AM | 6:52 AM | 6:59 AM |
| 6:59 AM | 7:05 AM | 7:08 AM | 7:10 AM | 7:13 AM | 7:17 AM | 7:19 AM | 7:26 AM |
| 7:19 AM | 7:25 AM | 7:28 AM | 7:30 AM | 7:33 AM | 7:37 AM | 7:39 AM | 7:46 AM |
| 7:27 AM | 7:33 AM | 7:36 AM | 7:38 AM | 7:41 AM | 7:45 AM | 7:47 AM | 7:54 AM |
| 7:43 AM | 7:49 AM | 7:52 AM | 7:54 AM | 7:57 AM | 8:01 AM | 8:03 AM | 8:10 AM |
| 7:57 AM | 8:03 AM | 8:06 AM | 8:08 AM | 8:11 AM | 8:15 AM | 8:17 AM | 8:24 AM |
| 8:19 AM | 8:25 AM | 8:28 AM | 8:30 AM | 8:33 AM | 8:37 AM | 8:39 AM | 8:46 AM |
| 8:27 AM | 8:33 AM | 8:36 AM | 8:38 AM | 8:41 AM | 8:45 AM | 8:47 AM | 8:54 AM |
| 8:46 AM | 8:52 AM | 8:55 AM | 8:57 AM | 9:00 AM | 9:04 AM | 9:06 AM | 9:13 AM |
| 8:57 AM | 9:03 AM | 9:06 AM | 9:08 AM | 9:11 AM | 9:15 AM | 9:17 AM | 9:24 AM |
| 9:26 AM | 9:32 AM | 9:35 AM | 9:37 AM | 9:40 AM | 9:44 AM | 9:46 AM | 9:53 AM |
| 9:38 AM | 9:44 AM | 9:47 AM | 9:49 AM | 9:52 AM | 9:56 AM | 9:58 AM | 10:05 AM |

P.M. Weekday Service (Monday - Friday)

| 3500 Deer Creek Rd. | 1050/1070 Arastradero Rd. | Hillview Ave. @ Coyote Hill Rd. | 3165 Porter Dr. | Page Mill Rd. @ Hanover St. | El Camino Real NB @ Page Mill Rd. | El Camino Real NB @ California Ave. | Palo Alto Transit Center (Caltrain platform) |
|------------------------|---------------------------------|---------------------------------------|--------------------|-----------------------------------|---|--|--|
| 3:27 PM | 3:29 PM | 3:32 PM | 3:36 PM | 3:40 PM | 3:43 PM | 3:45 PM | 3:57 PM |
| 3:49 PM | 3:51 PM | 3:54 PM | 3:58 PM | 4:02 PM | 4:05 PM | 4:07 PM | 4:21 PM |
| 4:07 PM | 4:09 PM | 4:12 PM | 4:16 PM | 4:20 PM | 4:23 PM | 4:25 PM | 4:39 PM |
| 4:27 PM | 4:29 PM | 4:32 PM | 4:36 PM | 4:40 PM | 4:43 PM | 4:45 PM | 4:59 PM |
| 4:38 PM | 4:40 PM | 4:43 PM | 4:47 PM | 4:51 PM | 4:54 PM | 4:56 PM | 5:10 PM |
| 5:03 PM | 5:05 PM | 5:08 PM | 5:12 PM | 5:16 PM | 5:19 PM | 5:21 PM | 5:35 PM |
| 5:27 PM | 5:29 PM | 5:32 PM | 5:36 PM | 5:40 PM | 5:43 PM | 5:45 PM | 5:59 PM |
| 5:38 PM | 5:40 PM | 5:43 PM | 5:47 PM | 5:51 PM | 5:54 PM | 5:56 PM | 6:10 PM |
| 6:03 PM | 6:05 PM | 6:08 PM | 6:12 PM | 6:16 PM | 6:19 PM | 6:21 PM | 6:35 PM |
| 6:23 PM | 6:25 PM | 6:28 PM | 6:32 PM | 6:36 PM | 6:39 PM | 6:41 PM | 6:55 PM |
| 6:34 PM | 6:36 PM | 6:39 PM | 6:43 PM | 6:47 PM | 6:50 PM | 6:52 PM | 7:06 PM |
| 6:51 PM | 6:53 PM | 6:56 PM | 7:00 PM | 7:04 PM | 7:07 PM | 7:09 PM | 7:23 PM |

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MARGUERITE ROUTE STANFORD'S FREE PUBLIC SHUTTLE SYSTEM

