

2627

HANOVER DRIVE

PALO ALTO, CA

OFFICE SUBLEASE

±7,660 RSF AVAILABLE

Longer Term Direct Deal Possible for Lab Conversion Deals

\$0.95 NNN ASKING RATE



NEWMARK

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HANOVER DRIVE

PALO ALTO, CA

PROJECT HIGHLIGHTS

- ◆ Available now
- ◆ ±7,660 RSF
- ◆ Potentially plug & play
- ◆ Stanford Research Park Location in the Alexandria Innovation Center
- ◆ ±0.6 Miles to abundant California Avenue Retail and 0.9 miles
- ◆ Ample onsite parking
- ◆ LED: 12/31/2023
- ◆ Office Sublease but Longer Term Direct Deal Possible for a Lab Conversion Deals Only

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PALO ALTO, CA

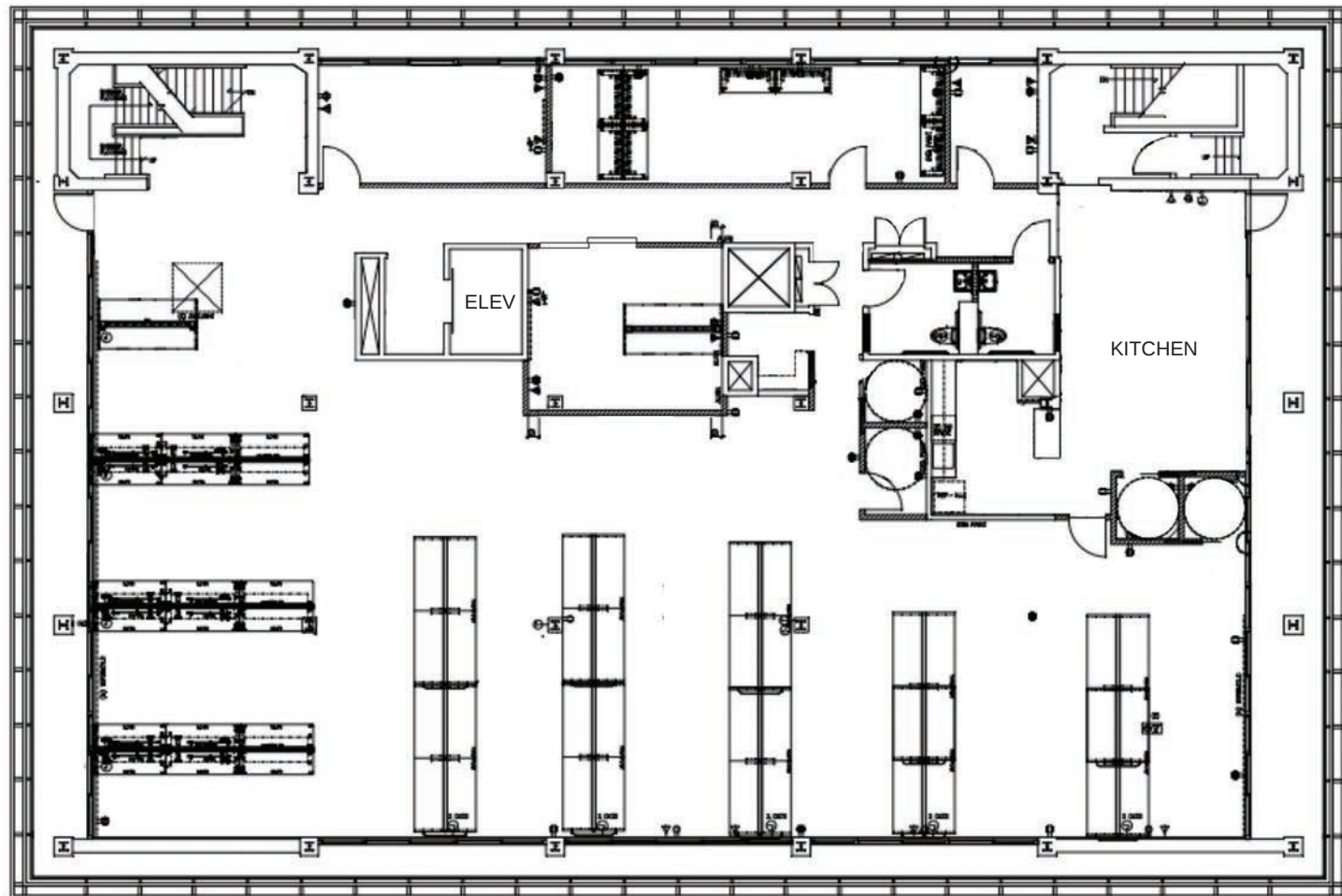


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PALO ALTO, CA

FLOORPLAN



AMENITIES

RESTAURANTS

- 1) Selby's
- 2) British Bankers Club
- 3) Iberia Restaurant
Stacks
Shiokl
Carpaccio
Coffee Bar
Cafe Del Sol
Camper
Fey Restaurant
Left Bank
- 4) Flea Street
- 5) Mitsunobu
- 6) Quattro
- 7) Tamarine
Sancho's Taqueria
Oren's Hummus Shop
Siam Royal Authentic Thai
Gyros Gyros
Kanpai
Salvage
Crepevinel
Nola
Sprout Cafe
Buca di Beppo
Evvia
- 8) Teleferic Barcelona
Saint Michael's Alley
Taverna
Gott's Roadside
Sushi House
- 9) Sundance
Odori Sushi
Cafe Pro Bono
Baume
Peking Duck
Protege
Chipotle
La Boheme
La Bodeguita Del Medio
Italico Pizzeria
Caffe Riace
- 10) INDO
- 11) Rice Thai Cuisine
Fuki Sushi
Tofu House
- 12) Menlo BBQ
Mardini's Deli Cafe
- 13) Hobee's
- 14) Hanabi Sushi
Rengstorff Pho
- 15) Sundance The Steakhouse
- 16) Ada's Cafe
- 17) Restaurant 3000
- 18) Celia's
- 19) Las Muchachas Restaurant

SERVICES

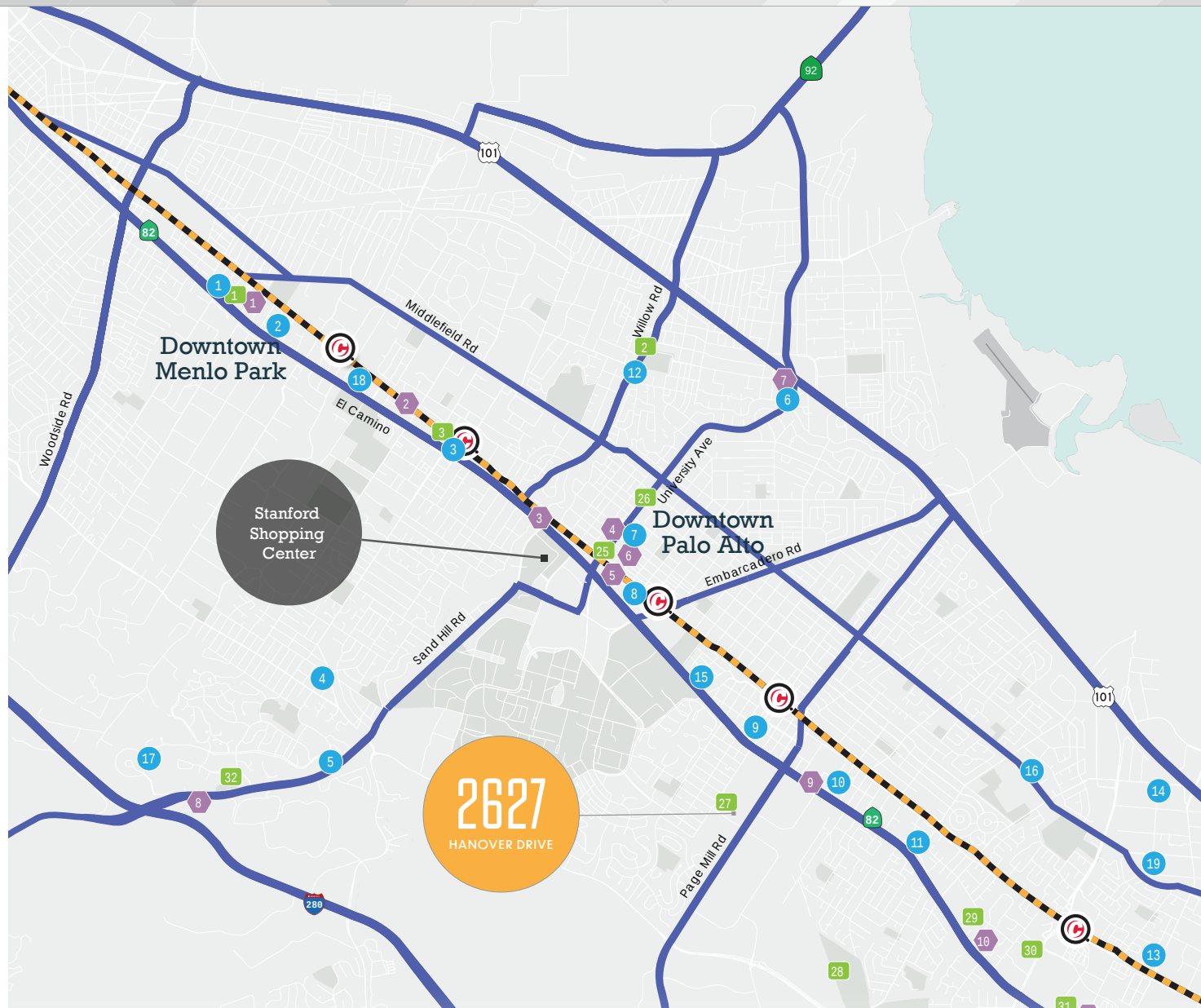
- 1) Shell
Chavez Supermarket
- 2) Valero
76
- 3) Chevron
- 4) Chevron
- 5) Shell
Bank of America
- 6) Chevron
Shell

- 7) Shell
Chase
- 8) Valero
Shell
- 9) Shell
Chevron
- 10) 76
- 11) Valero
ARCO
- 12) 76
- 13) Chevron
76
Citibank
Comerica Bank
- 14) Shell
- 15) Trader Joe's
Bank of America
Wells Fargo Bank
Chase Bank
First Republic Bank
Comerica Bank
- 16) La Hacienda Market
- 17) Mi Pueblo
- 18) Safeway
- 19) Trader Joe's
Whole Foods
- 20) Fresh & Easy
- 21) Mi Pueblo
- 22) YMCA
- 23) Gold's Gym
- 24) YMCA
- 25) Citibank
Chase Bank
Comerica Bank
- 26) Wells Fargo Bank
Bank of America
HSBC Bank
UnionBank
- 27) Silicon Valley Bank
- 28) Meriwest Credit Union
- 29) UnionBank
- 30) Citibank
Bank of America
Wells Fargo Bank
- 31) Wells Fargo Bank
- 32) Silicon Valley Bank

HOTELS

- 1) Park James
Residence Inn
Menlo Park Inn
- 2) Hotel Lucent
- 3) Stanford Park Hotel
Best Western
- 4) Hotel Keen
- 5) Sheraton
The Westin
- 6) Nobu Hotel Palo Alto
- 7) Four Seasons
- 8) Rosewood Sand Hill
- 9) Hotel Parmani
- 10) Hilton Garden Inn
Dinah's Garden Hotel
Crown Plaza
Courtyard by Marriott
- 11) Best Western

CALTRAIN ROUTE



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