

540

UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA



DOWNTOWN PALO ALTO OFFICE SPACE FOR LEASE

NEWMARK

JON CANNON 650.688.8525 jon.cannon@nrmk.com CA RE License #01836599

CLAYTON JONES 650.473.4774 clayton.jones@nrmk.com CA RE License #02014728

CARTER NORTON 650.208.0068 carter.norton@nrmk.com CA RE License #02205882

PROPERTY HIGHLIGHTS

- ▶ Suite 250: ±1,344 SF
Suite 350: ±1,344 SF
- ▶ Located in the Heart of Downtown Palo Alto
- ▶ Walk to Downtown Amenities
- ▶ Adjacent to Webster/Cowper Public Parking Garage
- ▶ Excellent Space for Start-Up Tech Companies, and Professional Service Firms
- ▶ Flexible Lease Terms
- ▶ Operating Expenses (Including Janitorial) are \$2.38/SF/Month plus Palo Alto Utilities

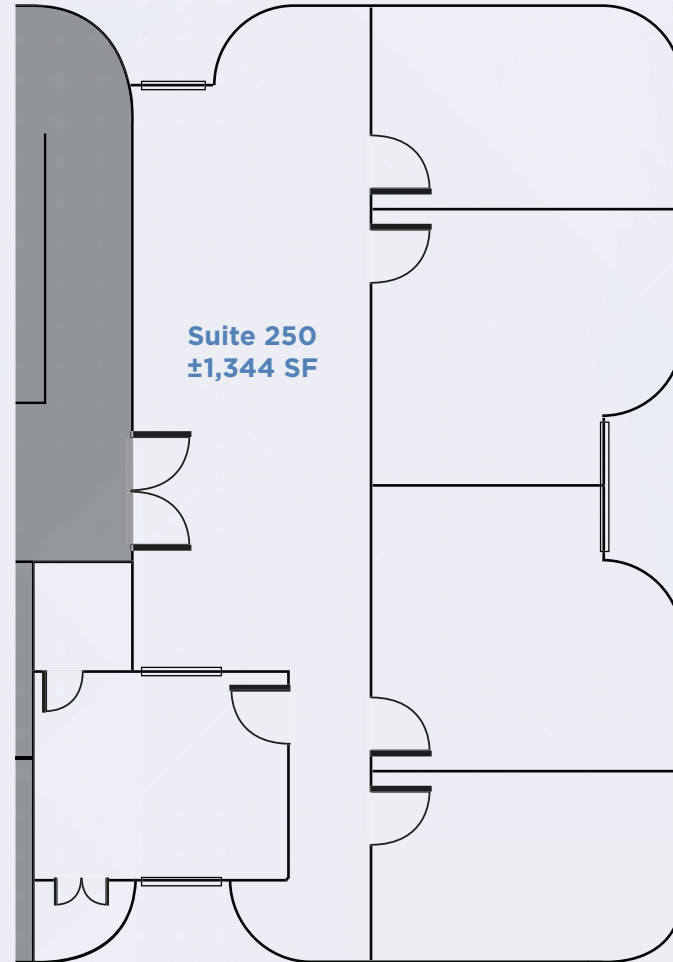


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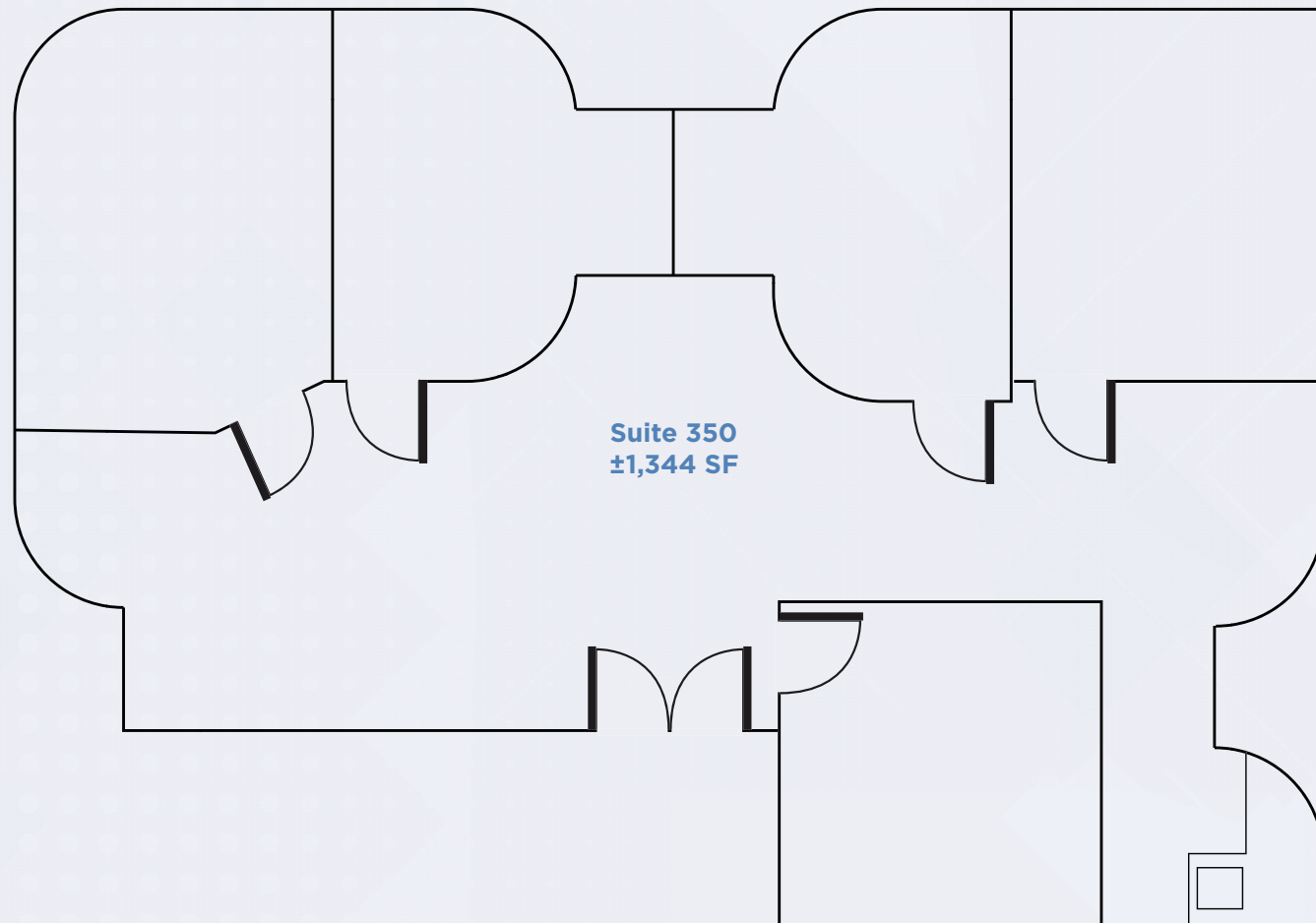


FLOOR PLAN SECOND FLOOR: ±1,344 SF





FLOOR PLAN THIRD FLOOR: ±1,344 SF



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CALTRAIN
PALO ALTO STATION

- | | |
|------------------------------------------|----------------------------------------|
| 1. TAMARITNE | 17. VERVE
COFFEE ROASTERS |
| 2. JOE & THE JUICE | 18. MENDOCINO FARMS
sandwich market |
| 3. Il Fornaio | 19. NOBU |
| 4. BLUE BOTTLE
COFFEE | 20. tacolicious |
| 5. ROOH | 21. WHOLE
FOODS
MARKETS |
| 6. cafe VENETA | 22. PIZZERIA
DELFINA |
| 7. YAYOI
JAPANESE TEISHOKU RESTAURANT | 23. sweetgreen |
| 8. CREPEVINE
RESTAURANT | 24. NOLA
RESTAURANT & BAKERY |
| 9. STARBUCKS
COFFEE | 25. local union
TOI |
| 10. Sweet
Maple | 26. JOYA |
| 11. SOMISOMI
SOFT SERVE & TAIYAKI | 27. the wine
room |
| 12. TAVERNA | 28. OREN'S
HUMMUS |
| 13. Colette | 29. Pho Hai Hoa |
| 14. MIKE'S
RESTAURANT | 30. SALT & STRAW |
| 15. VINO LOCALE
WINE, BEER & TAQI | 31. Meighouse |
| 16. evvia
RESTAURANT | 32. REPOSADO |



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258 HIGH STREET, PALO ALTO, CA 94301

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