



For Sublease

Rare Dental Office in Downtown Palo Alto

555 Middlefield Road, Palo Alto, CA 94301



**LEASE
RATE**

**\$7.50
SF/MONTH/NNN**

OFFERING SUMMARY

**BUILDING
SIZE:** ±10,752 SF

**AVAILABLE
SF:** ±1,657 SF
and ±1,085 SF

YEAR BUILT: 1956

RENOVATED: 2020

ZONING: RM-30

TOURING: Call Broker

PROPERTY HIGHLIGHTS

- Rarely available Class "A" dental office sublease opportunity in downtown Palo Alto
- ±1,657 SF room for five operatories, a dedicated lab, a reception/waiting area, and ample storage/closet space
- Fully plumbed and ready for dental use, allowing for a seamless transition and reduced upfront build-out costs
- Ideal for a specialty dental practice such as endodontics, periodontics, orthodontics, oral surgery, or professional office
- Modern, elevator-served professional building with recent capital upgrades
- Prime downtown Palo Alto location with excellent access to Stanford University, major medical facilities, and nearby retail amenities

SPACES

LEASE RATE

SPACE SIZE

SUITE 206

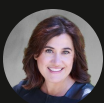
\$7.50 SF/month

1,657 - 2,742 SF

SUITE 204

\$7.50 SF/month

1,085 - 2,742 SF



Mary Blaser
Vice President
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CalDRE #01053916

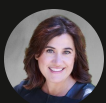




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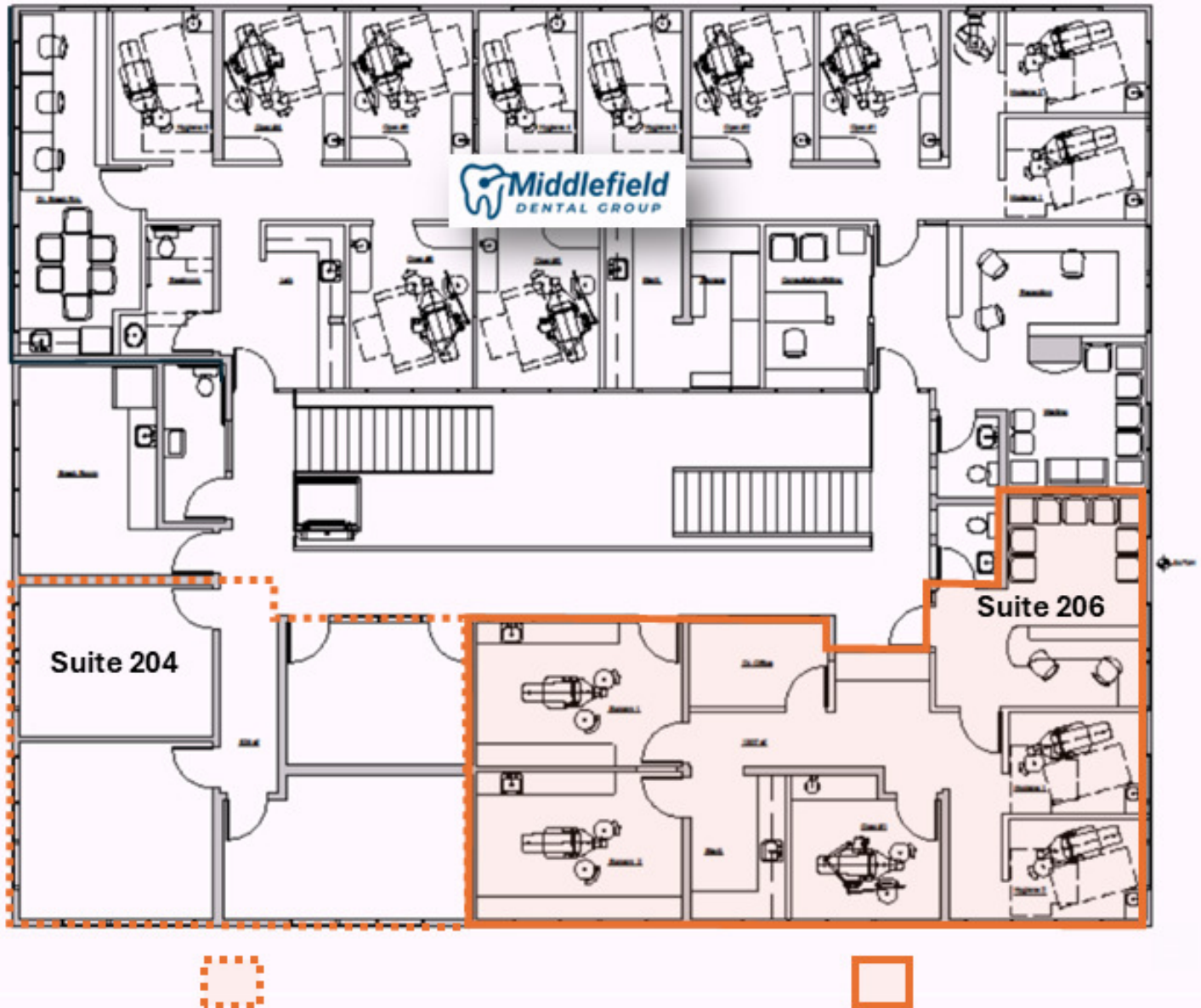
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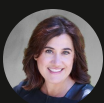
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Suite 204: ±1,085 SF
(can be combined with adjacent Suite)

Suite 206: ±1,657 SF
(can be combined with adjacent Suite)



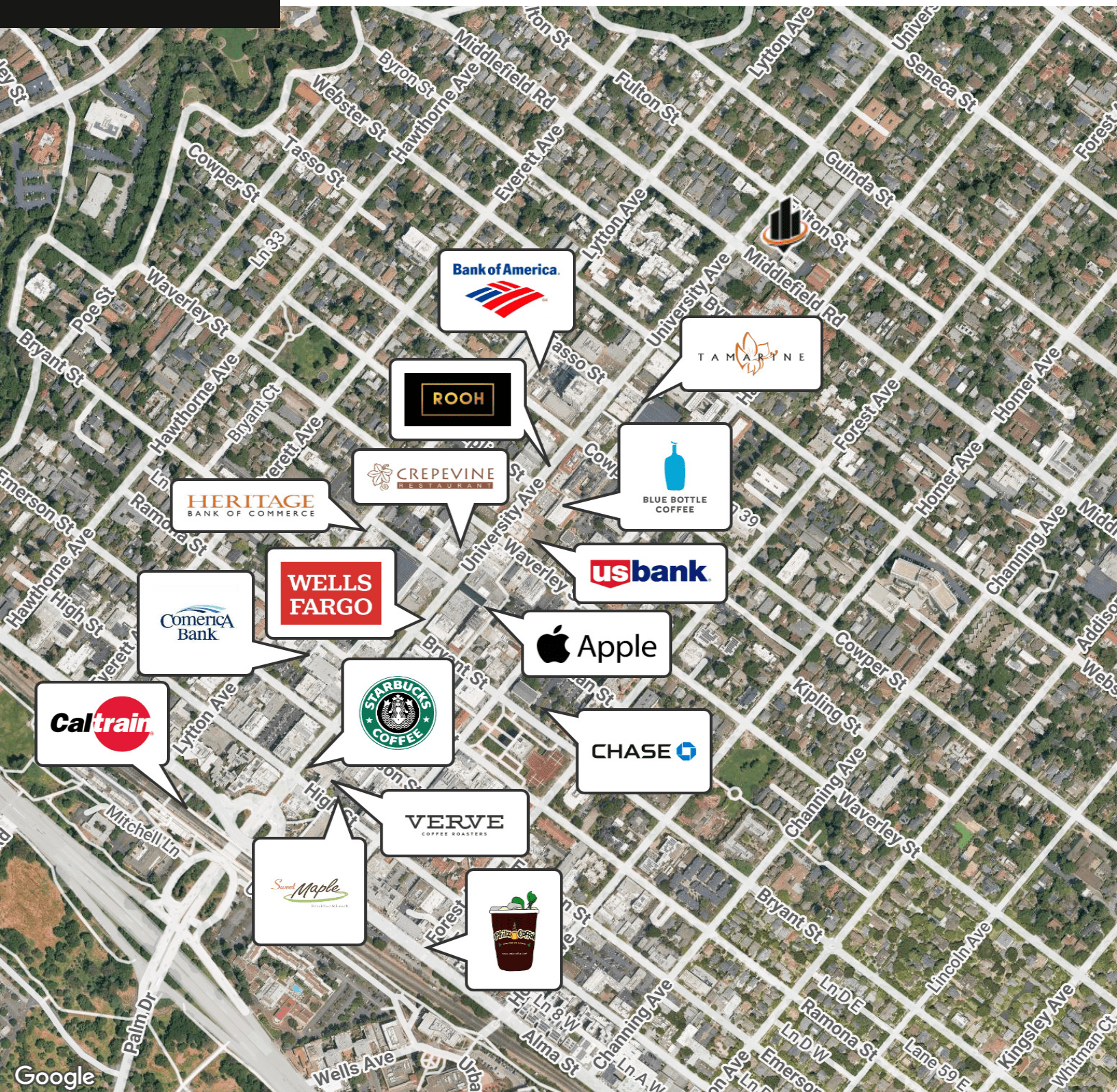
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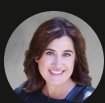




POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,804	7,597	21,186
AVERAGE AGE	49	46	42
AVERAGE AGE (MALE)	46	44	41
AVERAGE AGE (FEMALE)	51	48	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	832	3,520	8,565
# OF PERSONS PER HH	2.2	2.2	2.5
AVERAGE HH INCOME	\$267,901	\$267,639	\$266,912
AVERAGE HOUSE VALUE	\$1,981,962	\$2,023,158	\$2,015,333

Demographics data derived from AlphaMap



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