

IRREPLACEABLE TROPHY ASSETS FOR SALE

2 Office Buildings Totaling $\pm 20,197$ SF | First Buildings on University Ave – Gateway to Downtown Palo Alto

Rare Owner User/Investment Opportunity: $\pm 16,571$ SF Available for an Owner User

102 & 116 UNIVERSITY AVE, PALO ALTO



PROPERTY OVERVIEW

116 UNIVERSITY AVE PALO ALTO



102 UNIVERSITY AVE PALO ALTO



PRICE: Contact Listing Agents

BUILDING SIZE: ±10,525 SF

- **1st Floor:** ±3,364 SF Office
- **2nd Floor:** ±3,626 SF Office
- **Lower Level:** ±3,535 SF Commercial Kitchen

YEAR BUILT: 2007

OCCUPANCY: 34% (2nd Floor is Leased)

BUILDING SIZE: ±9,672 SF

- **1st Floor:** ±4,095 SF Office
- **2nd Floor:** ±5,577 SF Office

YEAR BUILT: 2009

OCCUPANCY: Vacant

IRREPLACEABLE TROPHY ASSETS FOR SALE

2 Office Buildings Totaling ±20,197 SF

- The offering presents a rare opportunity to acquire **two office buildings - 116 University Ave & 102 University Ave**. The properties have a single Parcel APN number and must be purchased together.
- **116 University Ave** is a 2 Story ±10,525 Square Foot Office Building with a Lower-Level Commercial Kitchen built by Facebook/Meta. 2nd Floor (±3,626 Square Feet) is Leased for 3 years and one 3-year option, lease commenced on June 1st, 2025. The 1st Floor and Lower Level are Both Vacant.
- **102 University Ave** are 1st and 2nd Floor Office Condos Totaling ±9,672 Square Feet of a Twin Residential Tower with three Penthouse Residential Units Above that are not included. **Both the 1st and 2nd Floor Condos are Vacant**, Available for an Owner User to Occupy Immediately.
- **First Two Buildings on University Ave** - Gateway to Downtown Palo Alto
- **New Construction with Spectacular Architecture** – 102 University Ave was built in 2009 and 116 University Ave was built in 2007.
- **Floor to Ceiling Windows.**
- Adjacent to a **5-Story Public Parking Structure**.
- **Generational Opportunity** to Acquire a Prominent Building on University Avenue's Best Commercial Corridor in Downtown Palo Alto.

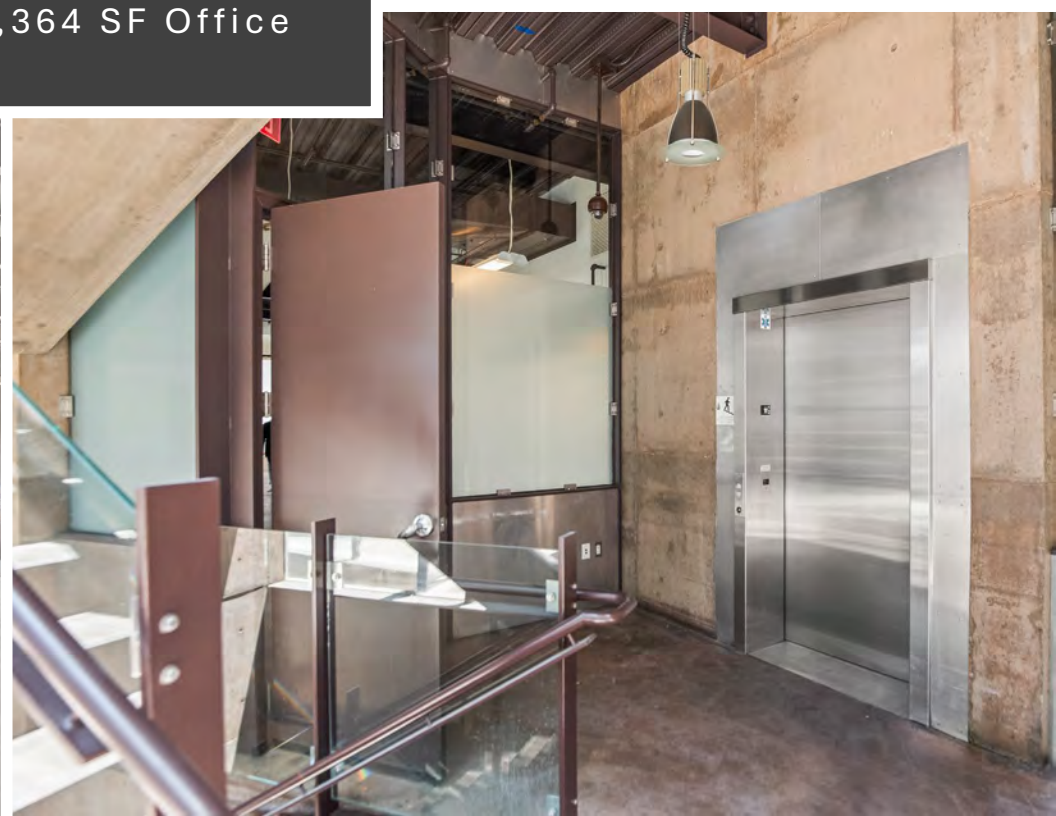
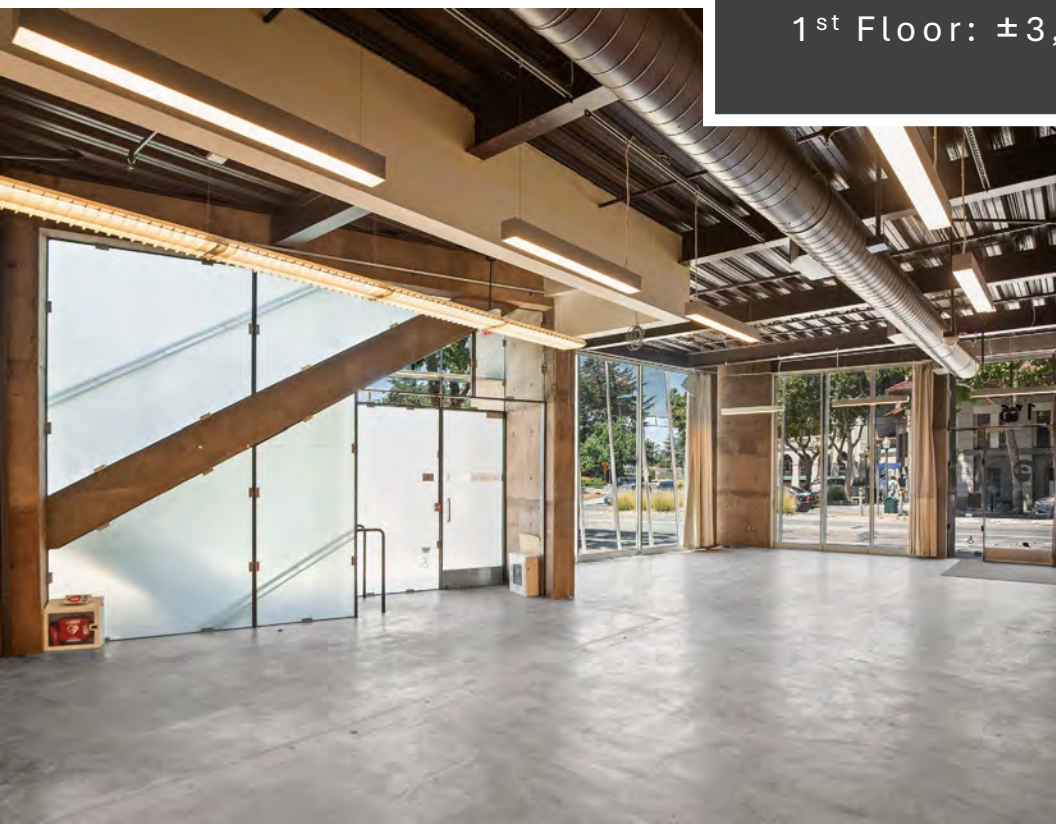


116 UNIVERSITY AVE, PALO ALTO





116 UNIVERSITY
1st Floor: ±3,364 SF Office





116 UNIVERSITY
2nd Floor: ±3,626 SF Office



116 UNIVERSITY
Lower Level: ±3,535 SF Commercial Kitchen

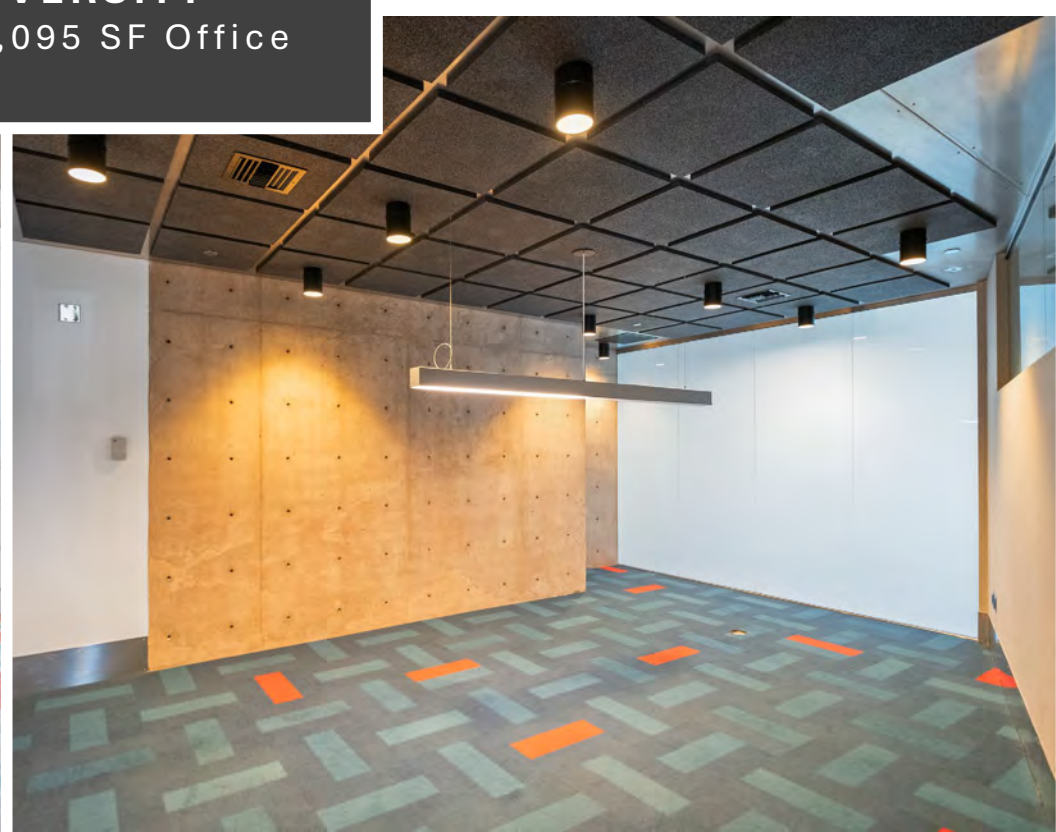


102 UNIVERSITY AVE, PALO ALTO



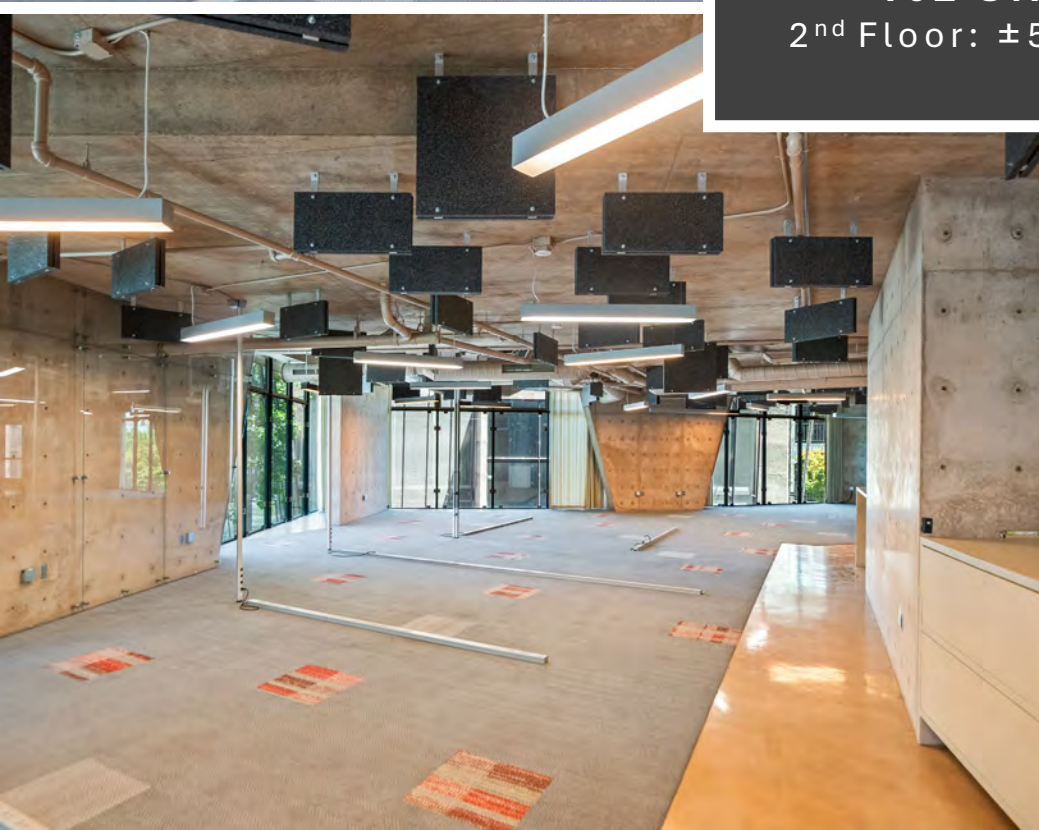


102 UNIVERSITY
1st Floor: ±4,095 SF Office





102 UNIVERSITY
2nd Floor: ±5,577 SF Office





UNIVERSITY AVE

ALMA ST

ALMA ST



EMERSON ST

UNIVERSITY AVE

HAMILTON AVE

ALMA ST

102 & 116 UNIVERSITY AVE PALO ALTO



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