



225 Demeter Street

East Palo Alto, California



PROPERTY OVERVIEW

AVAILABLE FOR LEASE

HIGHLIGHTS

- $\pm 6,400$ SF Flex Office/Warehouse
- $\pm 39,000$ SF Lot
- Large Secured Yard
- Parking: 2.81/1000 (18 Stalls)
- Well Maintained Office ($\pm 4,400$ SF)
 - 8 Private Offices
 - Conference Room
 - Kitchen
 - Restrooms on 1st and 2nd Floors
- High Clear Warehouse ($\pm 2,000$ SF)

ASKING RATE

- \$2.50 NNN (NNN's = \$0.25 PSF)

ZONING

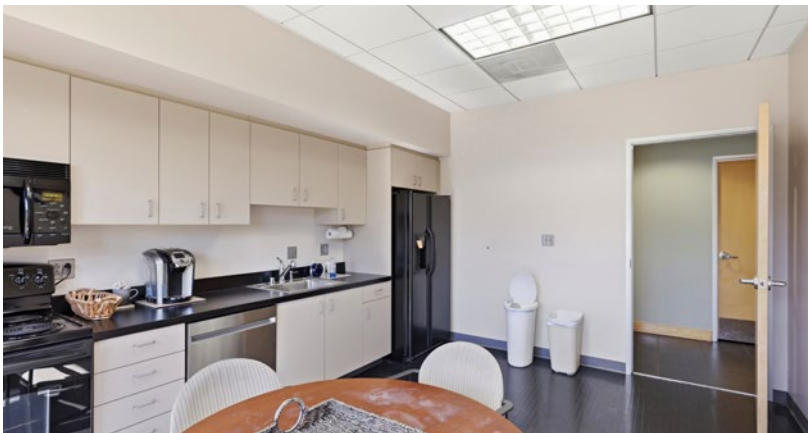
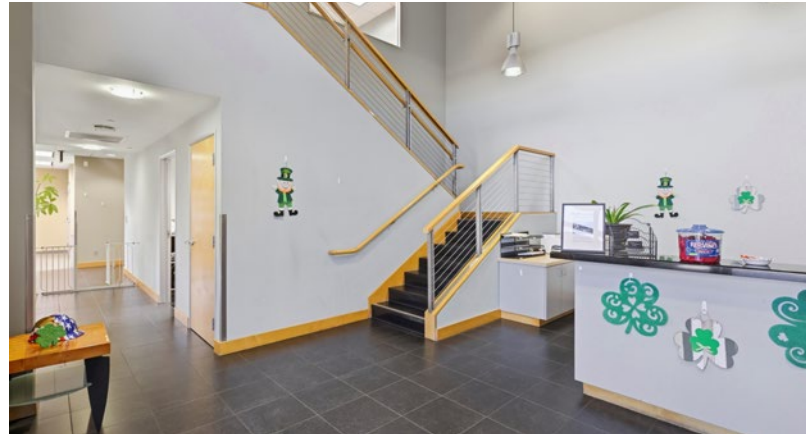
INDUSTRIAL TRANSITION

Allows for a wide range of industrial and commercial uses including:

- Warehousing Wholesale and Distribution
- Research & Development
- Maintenance & Repair
- Catering Services
- Medical/Dental Office
- Manufacturing and Production
- Public Utilities

LEASE OPPORTUNITY → ±6,400 SF FLEX OFFICE/WAREHOUSE

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CONTACT US

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PROPERTY PHOTOS: WAREHOUSE & SITE

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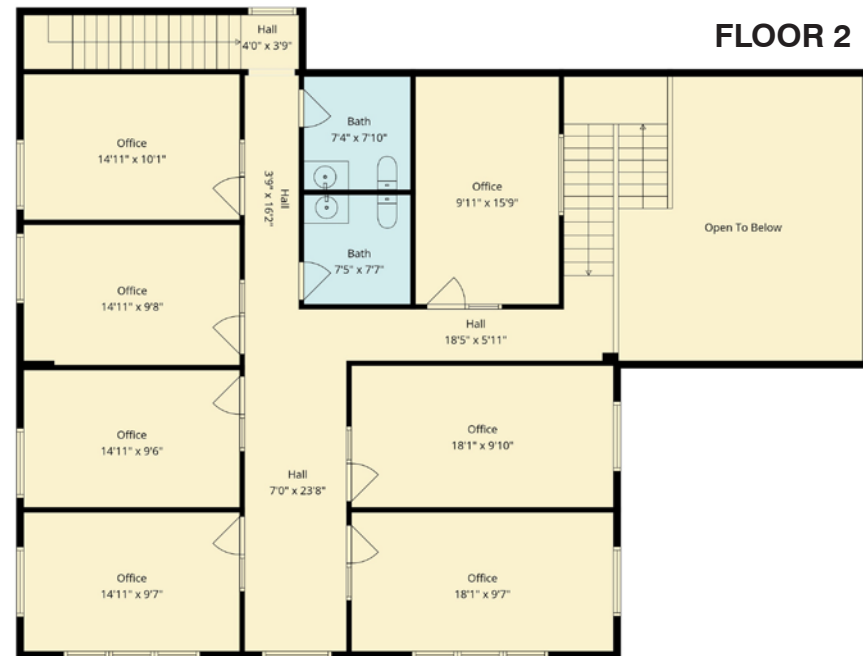
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FLOOR 1

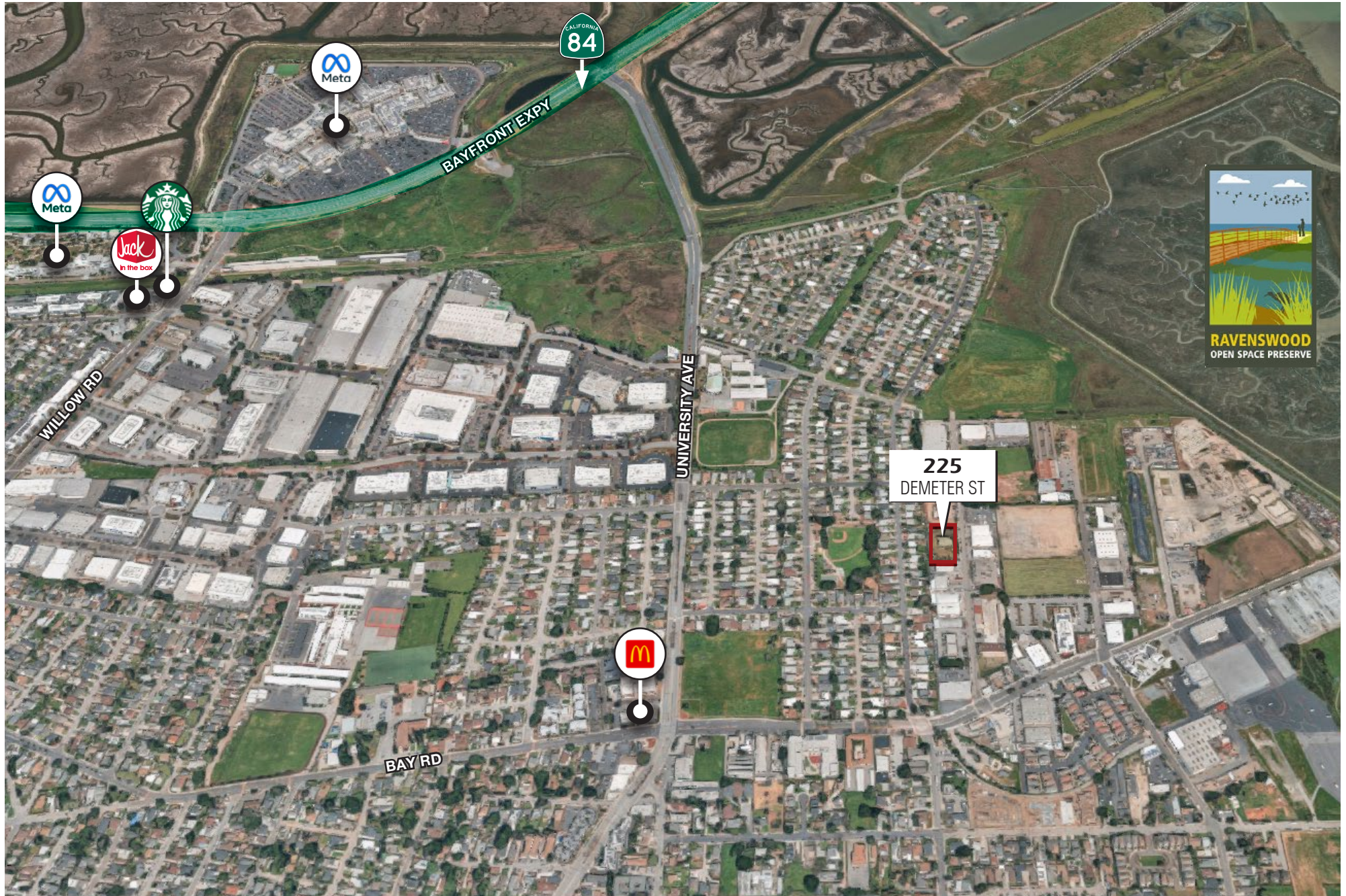


FLOOR 2



LEASE OPPORTUNITY → ±6,400 SF FLEX OFFICE/WAREHOUSE

225 Demeter Way, East Palo Alto



LOCATION OVERVIEW



225 Demeter Way, East Palo Alto

Table 6-1: Allowed Land Uses 4 Corners Gateway/Bay Road Central

Land Use	<u>4 Corners Gateway/Bay Road Central</u>		Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential	Other Additional Requirements
	Ground (1)	Upper					
Residential							
Accessory Dwelling Units	—	P	—	—	—	P	Muni Code Chapter 18.96
Agriculture, Community Gardens Only	P	—	P	P	P	P	
Animal Keeping, Noncommercial	—	—	—	P	—	P	Muni Code Section 18.48.050
Duplex (Two-Family Dwellings)	—	—	—	—	—	P	
Emergency Shelters	—	—	—	P	—	—	
Family Day Care Home	—	P	P	—	P	P	Gov Code § 1597.40
Home Occupation / Home Business	—	HBP	—	—	—	HBP	Muni Code Section 18.48.100
Live/Work Units (or Work/Live)	P	CUP	CUP	P	—	CUP	See Section 6.6.2
Multiple-Family Dwellings	CUP	P	—	—	—	P	
Single-Family Dwelling, Attached	—	—	—	—	—	P	
Single-Family Dwelling, Detached—Lot Size No Greater Than 5,000 Square Feet	—	—	—	—	—	CUP	
Single Room Occupancy Facilities (SROs)	—	—	—	—	—	P	
Supportive Housing (includes LBNCs)	—	P	—	—	—	P	Gov Code § 65583(a)(5)
Transitional Housing	—	AUP	—	—	—	AUP	Gov Code § 65583(a)(5)
Visitor Accommodations – Bed & Breakfast Inn or Short-Term Lodging	—	CUP	—	—	—	CUP	
Care Uses							
Adult and Child Day Care	P	P	P	CUP	P	P	Muni Code Section 18.48.050
Congregate Care Homes	—	—	—	—	—	CUP	
Convalescent Facilities	—	—	—	—	—	CUP	
Day Care, Accessory Use Only	CUP	P	P	CUP	P	P	
Residential Care Facility—Seven or More	—	CUP	—	—	—	CUP	Gov Code § 6515.1 et seq.
Residential Care Facility—Six or Fewer	—	AUP	—	—	—	P	Gov Code § 6515.1 et seq.



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Table 6-1: Allowed Land Uses 4 Corners Gateway/Bay Road Central

Land Use	<u>4 Corners Gateway/Bay Road Central</u>		Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential	Other Additional Requirements
	Ground (1)	Upper					
Public & Quasi-Public							
Clubs, Charitable Institutions and Organizations	P	P	P	P	P	CUP	
Community Use, Assembly	P	P	P	P	P	—	
Community Use, Non-Assembly	P	P	P	P	P	P	
Community Facilities and Institutions	P	P	P	P	P	P	
Public Assembly/Meeting Facilities	AUP	AUP	AUP	—	AUP	AUP	
Religious Assembly/Church	CUP	CUP	CUP	CUP	CUP	CUP	
Park, Plaza, or Recreational Facility	P	—	P	P	P	P	Allowed in PR zone with AUP.
Public or Quasi-Public Facilities and Uses	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	
Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	Muni Code Chapter 18.94
School, Private	CUP	CUP	CUP	—	CUP	P	
School, Public	CUP	CUP	CUP	—	CUP	P	
Commercial							
Alcoholic Beverage Sales (on-site and off-site, and accessory use) (2)	CUP	—	CUP	CUP	CUP	—	Gov Code § 6506 Section 18.480.030
Animal Sales and Services—Boarding Allowed	CUP	—	—	CUP	—	—	
Animal Sales and Services—No Boarding	P	—	—	P	—	—	
Automated Teller Machine (ATM)	P	—	P	P	P	—	
Bank or Financial Service/Institution	AUP	AUP	AUP	—	P	—	
Business Support Service	P	—	P	P	P	—	
Catering Services	—	—	P	P	—	—	
Commercial Recreation, Indoor	P	CUP	CUP	CUP	CUP	—	
Commercial Recreation, Outdoor	—	—	P	P	P	—	
Dry Cleaning Establishments (Retail Only)	AUP	—	AUP	—	—	AUP	
Drive-Through Establishment	—	—	—	—	—	—	



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Table 6-1: Allowed Land Uses **4 Corners Gateway/Bay Road Central**

Land Use	4 Corners Gateway/Bay Road Central		Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential	Other Additional Requirements
	Ground (1)	Upper					
Food and Beverage Sales, Convenience	P	—	P	CUP	P	—	
Food and Beverage Sales, Supermarket	P	CUP	P	CUP	P	—	
Health/Fitness Facility (Small)	P	P	AUP	AUP	AUP	—	
Health/ Fitness Facility (Large)	AUP	AUP	AUP	CUP	AUP	—	
Hospitals	—	—	—	—	—	—	
Artist, Instructional or Production Studio	P	P	P	P	P	—	
Medical Clinic or Lab (including Emergency Health Care Facilities/Urgent Care)	CUP	CUP	CUP	CUP	—	—	
Medical/Dental Office	CUP	AUP	P	P	P	—	
Personal Services, Low-Impact/General (Nail/Beauty Salon, Laundromat, Massage)	P	CUP	P	P	P	—	
Personal Services, Moderate-Impact/Restricted	AUP	—	AUP	AUP	AUP	—	
Printing and Shipping Services	P	P	P	P	P	—	
Office – Business (Small)	P	P	P	P	P	—	
Office – Professional and Corporate (Large)	AUP (3)	AUP (3)	P	—	P	—	
Food Service (No Alcohol, Fast Food, or Late Hours)	P	P	P	P	P	—	
Food Service (With Alcohol Sales, Fast Food, or Late Hours), at a Bonafide Eating Establishment	P	AUP	AUP	AUP	AUP	—	
General Retail Sales (less than 10,000 sq. ft.)	P	CUP	P	P	—	—	
General Retail Sales (10,000 sq. ft. or greater)	CUP	CUP	CUP	P	—	—	
Shopping Center	—	—	CUP	—	—	—	
Vehicle Service and Repair	—	—	—	CUP	—	—	
Vehicle/ Equipment Rentals, Office Only	—	—	—	CUP	—	—	
Visitor Accommodations – Hotels + Motels	P	P	CUP	—	CUP	—	
Industry, Manufacturing and Production, and Warehousing Uses							
Manufacturing and Production—Heavy	—	—	—	—	—	—	
Manufacturing and Production –General, Small (Less than 5,000 sq. ft.)	—	—	P	P	P	—	



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Table 6-1: Allowed Land Uses **4 Corners Gateway/Bay Road Central**

Land Use	4 Corners Gateway/Bay Road Central		Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential	Other Additional Requirements
	Ground (1)	Upper					
Manufacturing and Production –General, Large	—	—	AUP	AUP	AUP	—	
Manufacturing and Production –Light, Small	CUP	—	P	P	P	—	—
Manufacturing and Production –Light, Large	—	—	AUP	AUP	AUP	—	
Maintenance and Repair	—	—	P	P	—	—	
Handicraft Industry	P	P	P	P	P	—	
Storage (Mini Storage)	—	—	—	CUP	—	—	
Recycling Facility, Small Collection	—	—	CUP	CUP	—	—	
Recycling Facility, Large Collection	—	—	—	CUP	—	—	
Research and Development, General	—	P	P	P	P	—	
Research and Development, Restricted (Laboratory) (4)	—	CUP	AUP	—	AUP	—	
Water Storage Facilities	—	—	P	P	P	P	
Warehousing, Wholesaling, and Distribution	—	—	AUP	P	AUP	—	
Transportation, Communications, and Utilities							
Communication Facilities	—	P	P	P	P	—	
Heliports and Helistops	—	—	—	—	—	—	
Outdoor Advertising Structures/Signs							Muni Code Chapter 18.32
Outdoor Storage and Display	—	—	—	—	—	—	
Parking Facility	CUP (5)	CUP	CUP	CUP	CUP	—	
Public Utilities–Major	CUP	—	CUP	CUP	CUP	CUP	
Public Utilities–Minor	P	—	P	P	P	P	
Public Utility Antenna and Satellite Dishes	(6)	(6)	(6)	(6)	(6)	(6)	Gov Code § 6518.1 et seq.
Vehicle Depot	—	—	CUP	—	—	—	
Wireless Telecommunication Facilities							Muni Code Chapter 18.42