

A SILICON VALLEY INVESTMENT OFFERING

**4410**

**EL CAMINO REAL**  
LOS ALTOS, CA

- » 100% Leased Boutique Office Building
- » Walkable to Shopping Center Retail & Caltrain

 **CUSHMAN &  
WAKEFIELD**

# THE OFFERING

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 4410 El Camino Real, a 37,064 square foot, 100% leased, Class A office building in Los Altos, California. This rare investment offering presents the opportunity to acquire a fully leased, Class A boutique building located along one of the main thoroughfares between Silicon Valley and the Peninsula.

The Property underwent a transformative interior and exterior renovation in 2019 ( $\pm$ \$200psf), modernizing common areas, tenant suites, and building systems. These upgrades have enhanced both its curb appeal and functionality, positioning the building as a standout in the market.

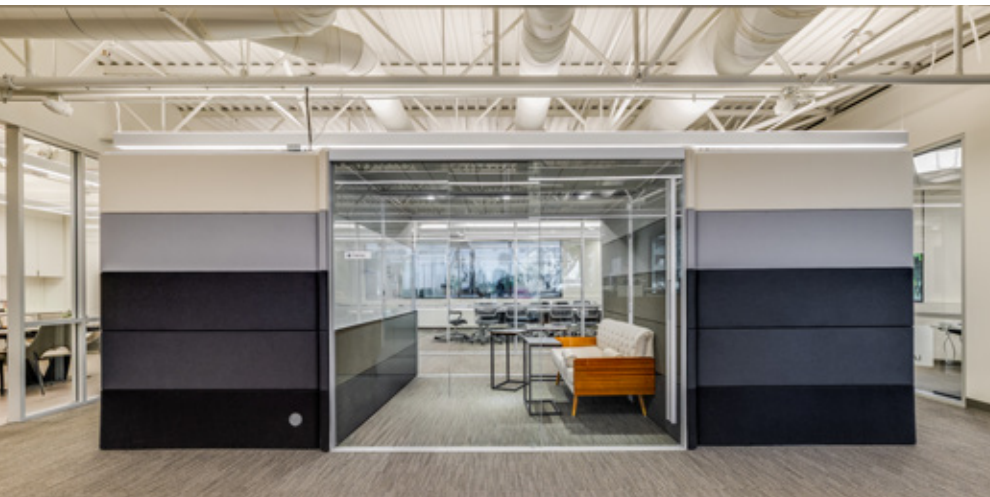
4410 El Camino has a history of attracting high-quality technology and professional services tenants—including prior occupancy by Box.com—speaking to the Property's appeal, and the desirability of the Los Altos market. Situated in one of Silicon Valley's most affluent and supply-constrained submarkets, the Property provides investors with strong cash flow and long-term value appreciation.

Year Built / Renovated	1980 / 2019
Size	37,064 SF
Stories	2
Occupancy	100%
WALT	1.6 Years
Parking	$\pm$ 3.5 / 1,000 SF



# PROPERTY HIGHLIGHTS

- » Two-Story, Class A Office Building with Full Exterior & Interior Transformation
- » 100% Leased to Diverse Roster of Tech and Professional Services Tenants
- » Open, Collaborative Office Area with Soaring Ceilings
- » Outdoor Patio and Seating Area, Attractive Landscaping
- » High Visibility Location on El Camino Real
- » Central to Downtown Mountain View and Palo Alto
- » Walking Distance (0.9mi) to Caltrain
- » Walking Distance to The Village at San Antonio (Whole Foods, Safeway, Trader Joe's, Walmart and more!)





# INVESTMENT HIGHLIGHTS

## ±\$200 PSF INVESTMENT IN 2019 RENOVATION

The Property was comprehensively renovated in 2019, including upgrades to interior suites, common areas, restrooms, lobby, exteriors, and landscaping. These improvements elevate the building's appearance, reduce near-term capital requirements, and strengthen its competitiveness within the Los Altos office market.

## DESIRABLE BOUTIQUE OFFICE

The building offers Class A, high-quality interiors, efficient floor plates, abundant natural light, modern finishes, and an inviting exterior presence—attributes that are rare and highly sought after in the constrained Los Altos office inventory.

## FULLY LEASED WITH STRONG IN-PLACE RENTS

The building is 100% occupied, providing investors with stable and predictable cash flow. Strong in-place lease rates reflect the tight nature of the Los Altos office market and the building's high tenant appeal. Previously home to notable companies such as Box.com, the building has consistently attracted brand name and professional tenants seeking a high-quality, boutique office environment.



## HIGH IDENTITY ON EL CAMINO REAL (SR-82)

Located on one of Silicon Valley’s most active commercial corridors, State Route 82 (aka El Camino Real), the Property offers excellent visibility, convenient regional access, and direct connectivity to nearby tech hubs including Mountain View, Palo Alto, and Sunnyvale.

## AMENITY-RICH, WALKABLE ENVIRONMENT

The surrounding trade area provides immediate access to upscale dining, cafés, fitness options, retail, and essential services. The Village at San Antonio Center, anchored by Whole Foods, Walmart, Safeway, and Trader Joe’s, is walkable (0.5mi), and nearby downtown Los Altos further enhances the area’s employee-friendly environment.



**4410**  
EL CAMINO REAL



## INVESTMENT SALES CONTACTS

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## LEASING

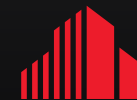
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