

BRAND NEW BUILDING IN THE STANFORD RESEARCH PARK

# THE PERFECT BUILDING FOR OUR NEW WORLD

## HEALTH & SAFETY

- BRAND NEW BUILDING
- BRAND NEW FURNITURE W/ GLASS PARTITIONS
- EXCLUSIVE EXTERIOR STAIRWAYS
- EXCLUSIVE USE OF PATIOS
- EXCLUSIVE ELEVATOR FOR FULL-FLOOR OCCUPANTS
- EACH WING SEPARATED BY DOUBLE DOORS
- NEW STATE OF THE ART HVAC
- AMPLE OUTDOORS/ TRAIL AREAS
- ONLY ONE OTHER LOW-DENSITY TENANT (1ST FL)
- GENEROUS SURFACE AND UNDERGROUND PARKING

## FULLY FURNISHED PLUG & PLAY FOR SUBLEASE

±24,545 - 51,042 SF

## FLEXIBILITY

- SHORT AND LONG TERM LEASE AVAILABLE
- POTENTIAL FOR TERMINATION AND RENEWAL RIGHTS
- FLEXIBLE RENT SCHEDULE
- EITHER OR BOTH WINGS (FULL FLOOR) AVAILABLE
- READY FOR IMMEDIATE "PLUG & PLAY" OCCUPANCY



**CLICK HERE  
TO TAKE THE  
VIRTUAL  
TOUR**

**CBRE**

[www.cbre.com/paloalto](http://www.cbre.com/paloalto)

**3181 PORTER DRIVE**

PALO ALTO, CALIFORNIA

# PROPERTY HIGHLIGHTS

3181 PORTER DRIVE

STANFORD RESEARCH PARK  
PALO ALTO, CALIFORNIA



## GENERAL PROPERTY HIGHLIGHTS

- + **Available NOW**
- + ±24,545 - 51,042 RSF (All or Part of 2nd Floor) Office/R&D
- + Flexible (Short or Long) Lease Term
- + Fully Furnished, Plug and Play Open Office
- + Brand New, Class A+, LEED Gold Office
- + Includes Access to Outdoor Amenity Spaces and Exclusive Use of 2nd Floor Balconies
- + Parking Ratio: 3.3/1,000 (Including Pro-Rata Share of Underground Secure Parking)
- + Power: 3,000 Amps at 277/.40 Volts, Three Phase, 4 -Wire
- + Credit Sublandlord
- + Multiple Food Trucks On Site Three Days a Week

# 3181 PORTER DRIVE

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PALO ALTO, CALIFORNIA

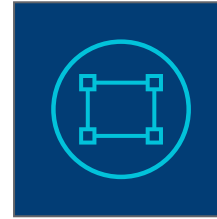
## HEALTH & WELLNESS



Brand new building



Brand new furniture  
– featuring attractive glass  
partitions between workstations



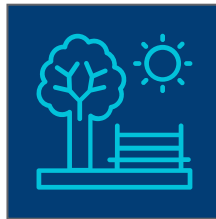
Entire 2nd floor is available in  
half- or full floor—Both sides are  
completely self-contained with  
exclusive rest rooms, deck, break  
room and reception area



Only one other tenant in the  
building, with low density  
occupancy and is contained on  
the entire ground floor



3 open stairwells to the second  
floor—one in “main” building  
lobby and two large exterior  
stairwells, one to exclusively  
serve each wing of 2nd floor



Ample open areas and trail,  
ideal for distancing and  
responsible collaboration



New state-of-the-art  
HVAC system

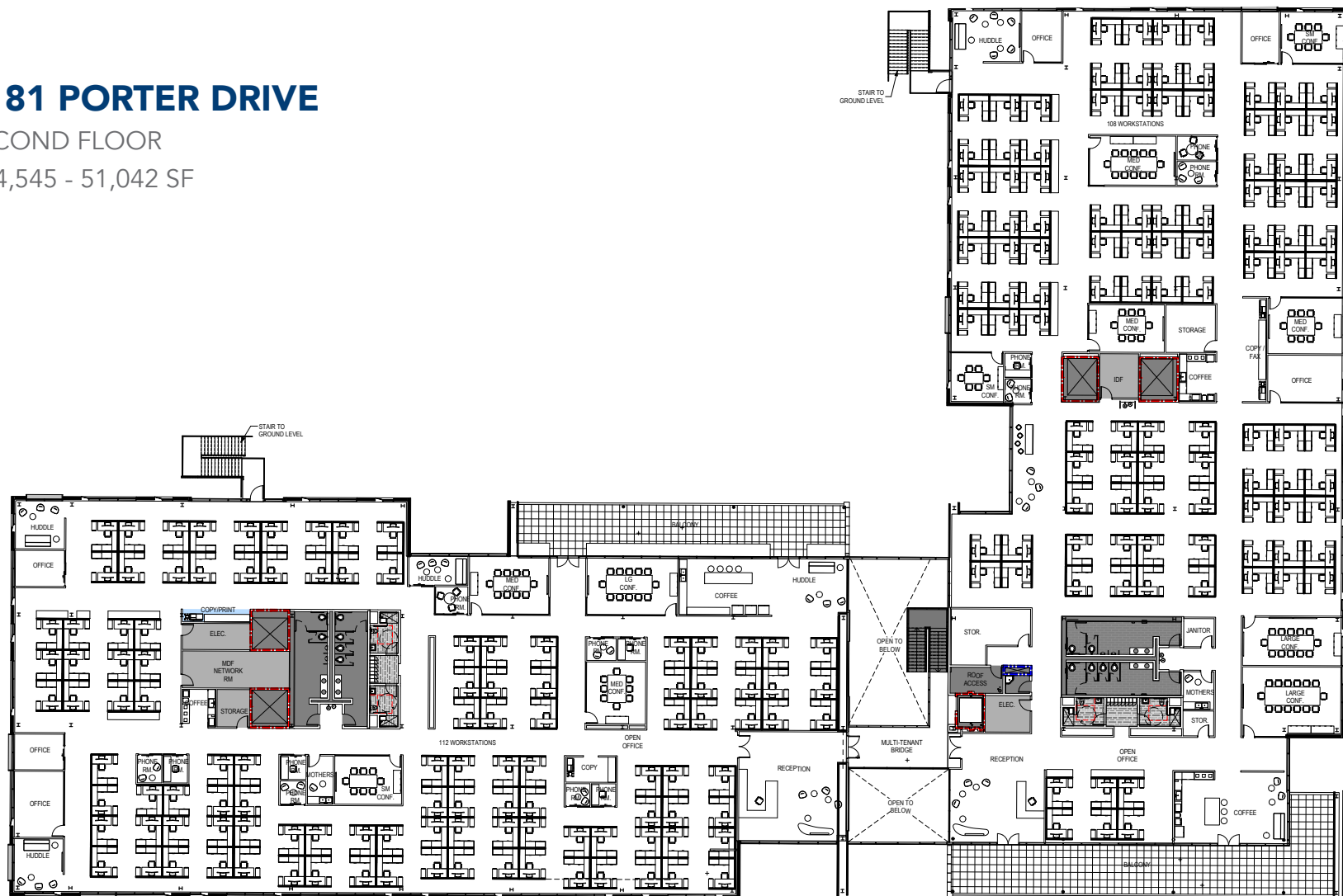


Brand new security system  
in place



STANFORD RESEARCH PARK  
PALO ALTO, CALIFORNIA

±24,545 - 51,042 SF



# TRANSPORTATION

## 3181 PORTER DRIVE

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## SUBSIDIZED CAR POOLING

Stanford Research Park subsidizes Scoop Carpooling for drivers and riders. Join the more than 7,500 Stanford Research Park employees who have registered with Scoop's automated and flexible carpooling app.

## PRIVATE BUSES

The SRP South Bay private commuter bus provides two convenient morning and evening runs between Stanford Research Park and the South Bay with stops near Santa Clara Central Park and Santana Row.

The SRP San Francisco private commuter bus provides service along Divisadero Street with a final pick-up at the Colma BART station.

## SHUTTLES

The Stanford Marguerite Shuttle service is available, for free!

- + RP line goes to Palo Alto Caltrain station.
- + CAFX line goes to California Ave Caltrain Station.
- + 1050A goes to the Stanford Campus.

## VANPOOLS

SRP coordinates and supports employee vanpools. SRP can create vanpools to serve your employees, please reach out for more information.



# TRANSPORTATION

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## ABOUT SRP TRANSPORTATION

- + 30% of employees use carpool and transit options to SRP. this group has grown at a rate of over 25% since 2017.
- + We've got your commuters covered with over a dozen ways to reach Coyote Hill from throughout the Bay Area.
- + Over half of employees commuting from San Francisco use carpooling and transit options.



## LET'S TALK TRANSPORTATION

Contact us to learn more or give us input.

### PHONE

650-724-8040

### EMAIL

SRPGO@stanford.edu

## SRP RESOURCES

The Stanford Research Park Transportation Program, SRPGO, provides extensive pre and post-move support to tenant companies and their employees. This includes:



Pre-move analysis of employee residence zip codes to identify best options



Personalized 1:1 pre- and post-move consultations with employees



On-site commuter information and assistance provided at info tables and lunch-and-learns



Custom commuter info web page and communications specifically for your company and employees



On-going company support through the Stanford Research Park Transportation Management Association



On-going commuter support from dedicated SRPGO staff

## NOTABLE AT STANFORD RESEARCH PARK



Accessibility to new and experienced Stanford graduates for recruiting and collaboration



Comprehensive transportation program



Surrounded by the world's largest VC Community including Sequoia, Andreessen Horowitz, Accel Partners, Vivo Capital, and CV Partners



Home to world class technology community including VMWare, SAP, and StartX



Auto Innovation community including Tesla, Lyft, Ford, and Argo AI are working on autonomous vehicle technology in SRP



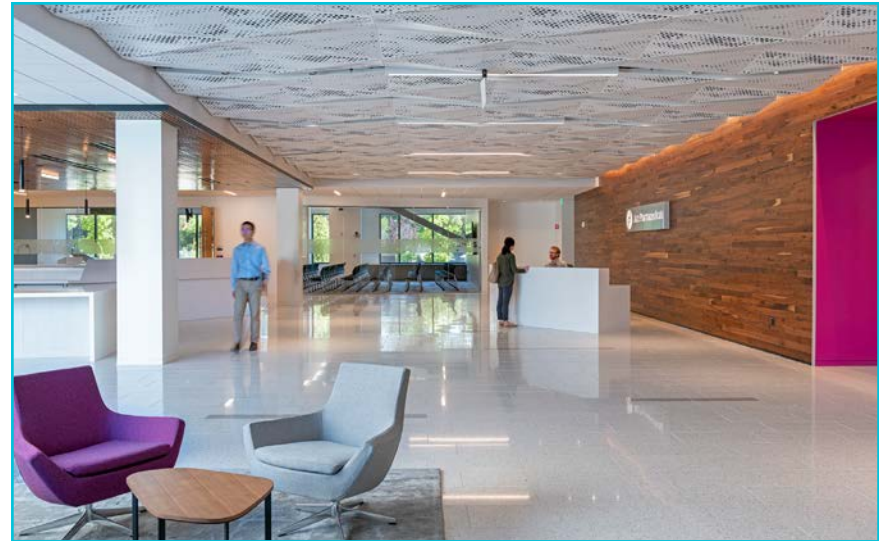
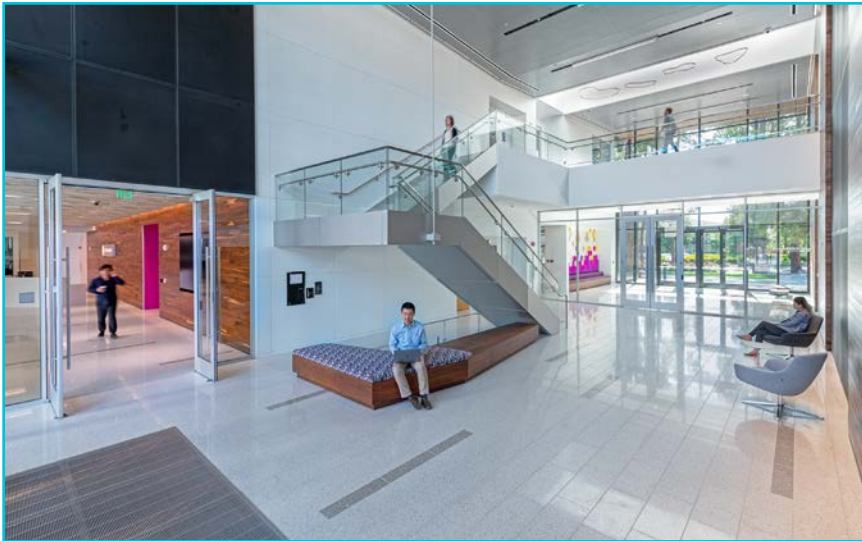
Life Science community including Jazz Pharmaceuticals, Genencor, and Varian Medical Systems



# INTERIOR

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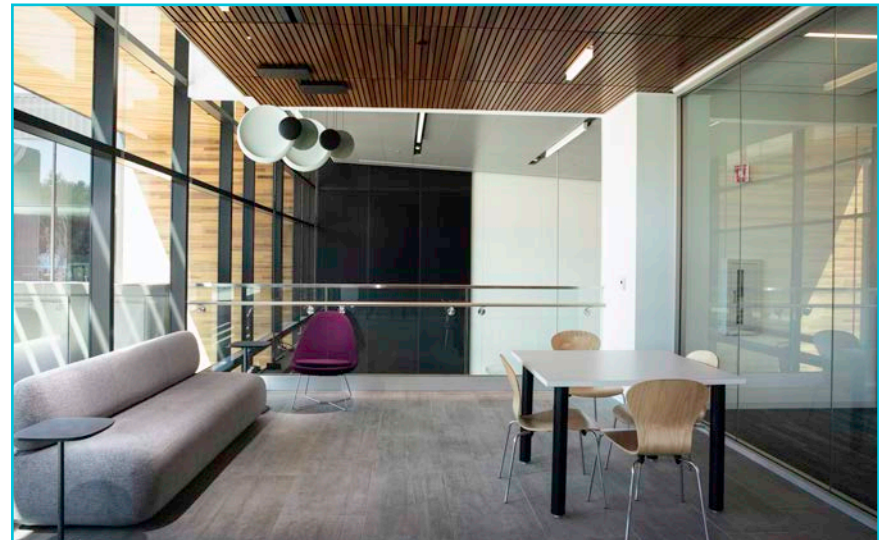
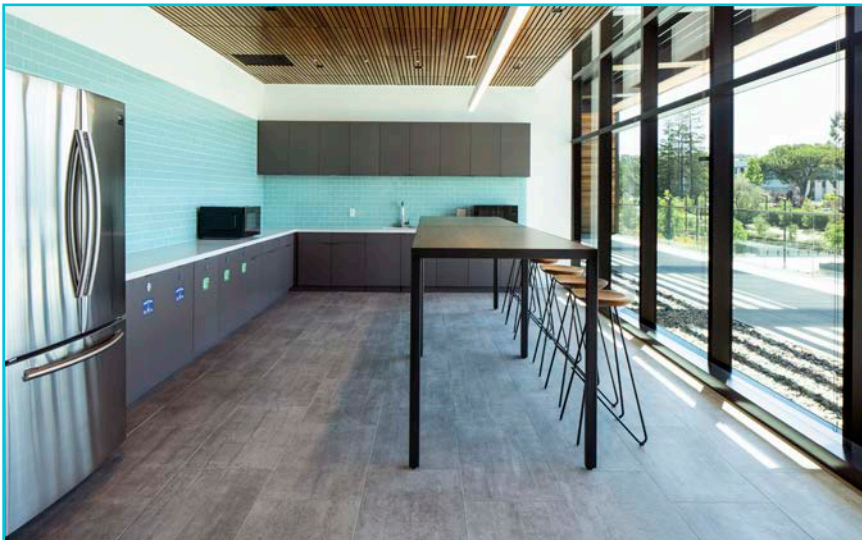
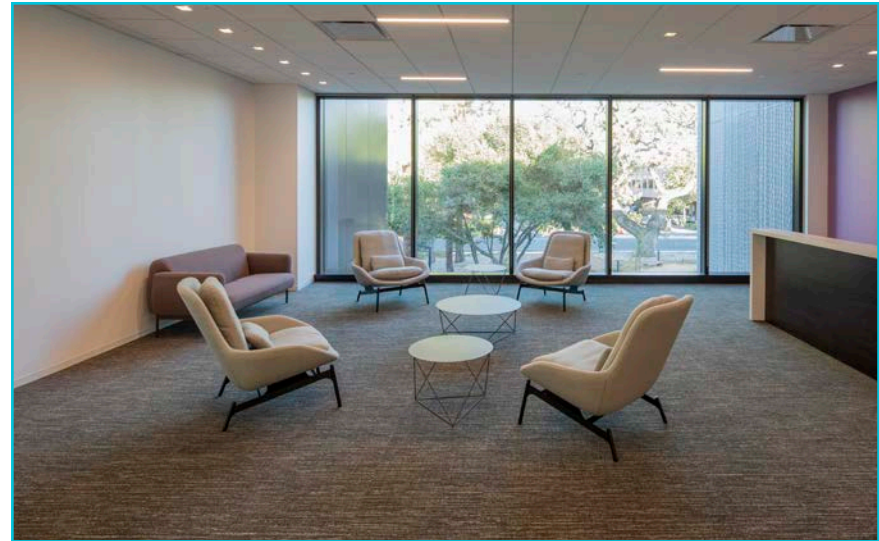
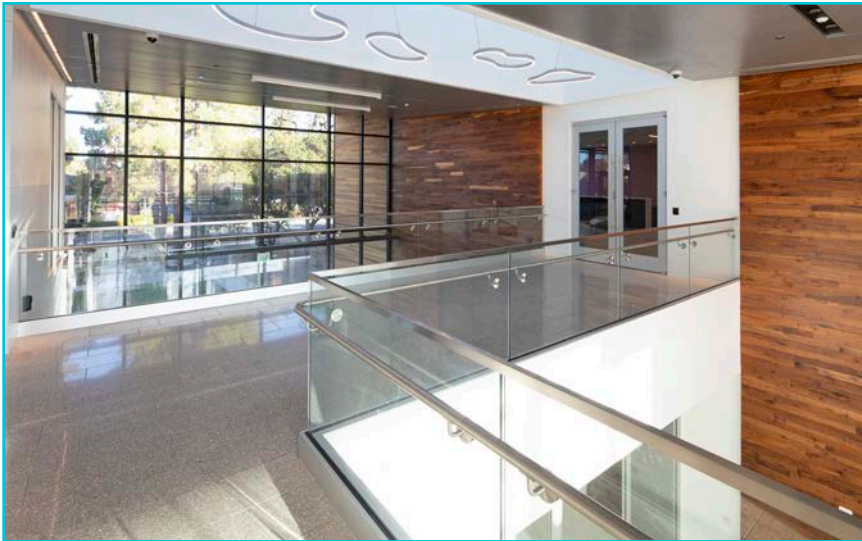




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# EXTERIOR

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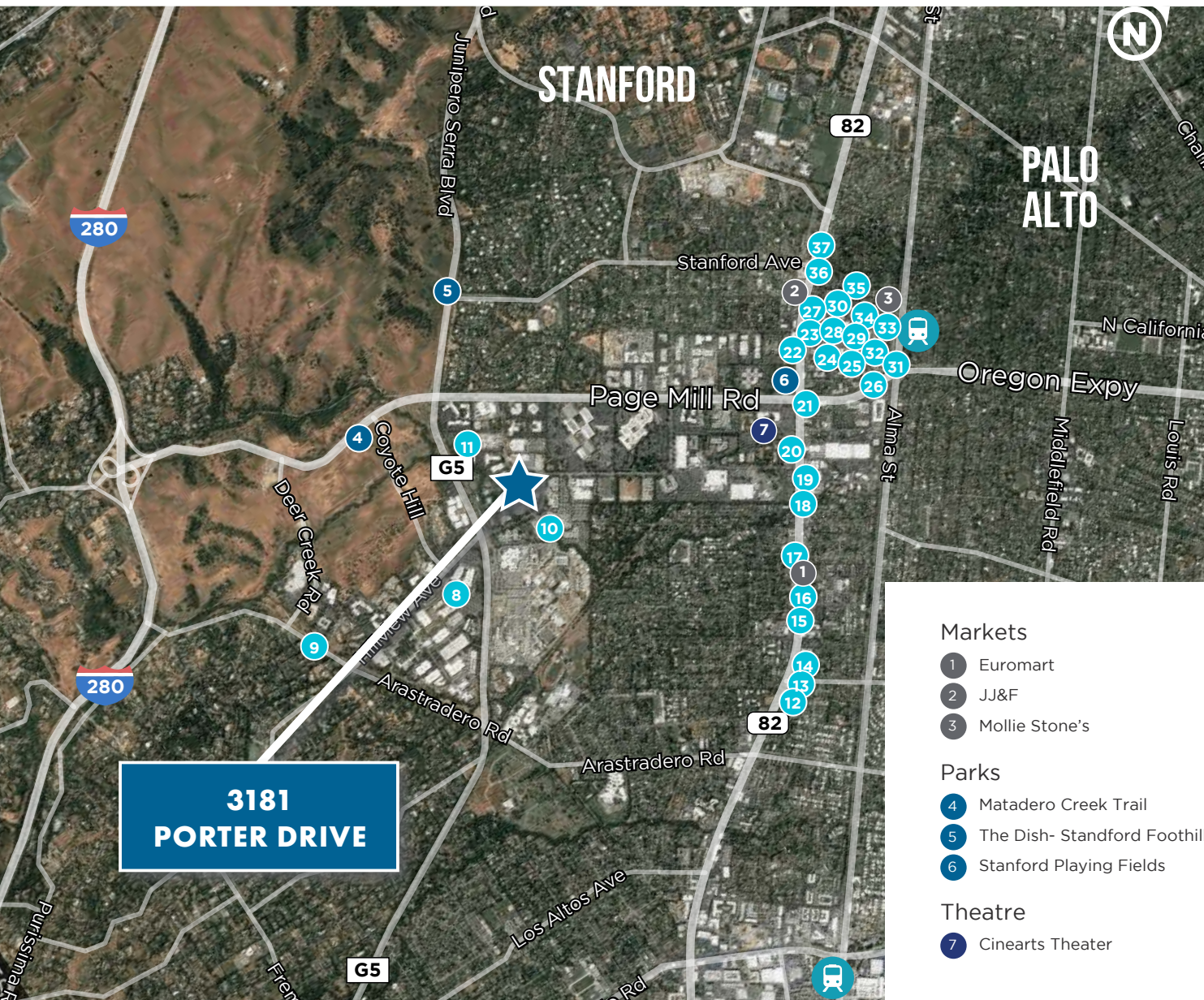




# AMENITIES

## 3181 PORTER DRIVE

STANFORD RESEARCH PARK  
PALO ALTO, CALIFORNIA



### Restaurants

- 8 Cafe Bon Appetit @ VMware
- 9 Aces of Sandwiches
- 10 TIBCO Cafe
- 11 Bistro @ 3160
- 12 So Gong Tofu House
- 13 Fuki Sushi
- 14 Pizz'a Chicago
- 15 Indo Restaurant & Lounge
- 16 Starbucks
- 17 Taqueria El Grullense
- 18 Corner Bakery & Cafe
- 19 Mandarin Roots
- 20 The Fish Market
- 21 Chipotle Mexican Grill
- 22 La Bodeguita Del Medio
- 23 Pastis
- 24 Mediterranean Wraps
- 25 Zareen's
- 26 Caffe Riace
- 27 Terum
- 28 Spalti Ristorante
- 29 The Counter
- 30 Palo Alto Sol Restaurant
- 31 Cafe Pro Bono
- 32 Palo Alto Pizza Company
- 33 Baume French Cusine
- 34 Protege
- 35 Anatolian Kitchen
- 36 Cardinal Sushi
- 37 Sundance Steakhouse

### Markets

- 1 Euromart
- 2 JJ&F
- 3 Mollie Stone's

### Parks

- 4 Matadero Creek Trail
- 5 The Dish- Stanford Foothills
- 6 Stanford Playing Fields

### Theatre

- 7 Cinearts Theater



# CALTRAIN

## 3181 PORTER DRIVE

STANFORD RESEARCH PARK  
PALO ALTO, CALIFORNIA



### PALO ALTO WEEKDAY CALTRAIN SCHEDULE

#### AM

| SOUTHBOUND TRAIN NO.  | 208  | 310  | 212  | 314  | 216  | 218  | 320  | 222  | 324  | 226  | 228  |
|-----------------------|------|------|------|------|------|------|------|------|------|------|------|
| Departs SAN FRANCISCO | 6:15 | 6:35 | 6:45 | 6:59 | 7:05 | 7:15 | 7:35 | 7:45 | 7:59 | 8:05 | 8:15 |
| Arrives PALO ALTO     | 7:14 | 7:21 | 7:33 | 7:37 | 7:52 | 8:14 | 8:21 | 8:33 | 8:37 | 8:52 | 9:14 |

| NORTHBOUND TRAIN NO.  | 309  | 211  | 313  | 215  | 217  | 319  | 221  | 323  | 225  | 227  | 329  |
|-----------------------|------|------|------|------|------|------|------|------|------|------|------|
| Departs SAN JOSE      | 6:04 | 6:23 | 6:49 | 6:54 | 6:59 | 7:04 | 7:23 | 7:49 | 7:54 | 7:59 | 8:04 |
| Departs MOUNTAIN VIEW | -    | 6:42 | 7:04 | 7:11 | 7:25 | -    | 7:44 | 8:04 | 8:11 | 8:27 | -    |
| Arrives PALO ALTO     | 6:26 | -    | 7:12 | 7:21 | 7:38 | 7:26 | -    | 8:12 | 8:21 | 8:40 | 8:26 |

#### PM

| NORTHBOUND TRAIN NO.  | 257  | 159  | 261  | 263  | 365  | 267  | 269  | 371  | 273  | 375  | 277  |
|-----------------------|------|------|------|------|------|------|------|------|------|------|------|
| Departs PALO ALTO     | 2:56 | 3:47 | 4:15 | 4:33 | 4:44 | 4:59 | 5:20 | 5:05 | 5:29 | 5:40 | 5:59 |
| Arrives SAN FRANCISCO | 3:50 | 4:50 | 5:02 | 5:36 | 5:31 | 5:47 | 6:06 | 5:51 | 6:33 | 6:27 | 6:47 |

| SOUTHBOUND TRAIN NO.  | 156  | 258  | 360  | 262  | 264  | 366  | 268  | 370  | 272  | 274  | 376  |
|-----------------------|------|------|------|------|------|------|------|------|------|------|------|
| Departs PALO ALTO     | 4:00 | 4:26 | 4:46 | 5:04 | -    | 5:15 | 5:43 | 5:55 | 6:08 | -    | 6:15 |
| Arrives MOUNTAIN VIEW | 4:13 | 4:38 | 4:55 | 5:15 | 5:42 | -    | 5:55 | 6:02 | 6:19 | 6:42 | -    |
| Arrives SAN JOSE      | 4:39 | 5:03 | 5:11 | 5:34 | 6:02 | 5:44 | 6:23 | 6:17 | 6:38 | 7:06 | 6:44 |

### MARGUERITE RESEARCH PARK SHUTTLE SCHEDULE

#### AM WEEK DAY SERVICE

|                              |      |      |      |      |      |      |      |      |      |      |      |       |
|------------------------------|------|------|------|------|------|------|------|------|------|------|------|-------|
| SERVICE TO 3170 PORTER DRIVE | 6:45 | 7:13 | 7:33 | 7:45 | 7:57 | 8:11 | 8:33 | 8:45 | 8:59 | 9:11 | 9:40 | 10:05 |
|------------------------------|------|------|------|------|------|------|------|------|------|------|------|-------|

#### PM WEEKDAY SERVICE

|                                |      |      |      |      |      |      |      |      |      |      |      |      |
|--------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| SERVICE FROM 3165 PORTER DRIVE | 3:32 | 3:56 | 4:14 | 4:29 | 4:45 | 5:10 | 5:29 | 5:45 | 6:10 | 6:25 | 6:36 | 7:10 |
|--------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|

This route does not provide am service to the palo alto transit center, or pm service to the research park.









# 3181 PORTER DRIVE

PALO ALTO, CALIFORNIA

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