

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



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

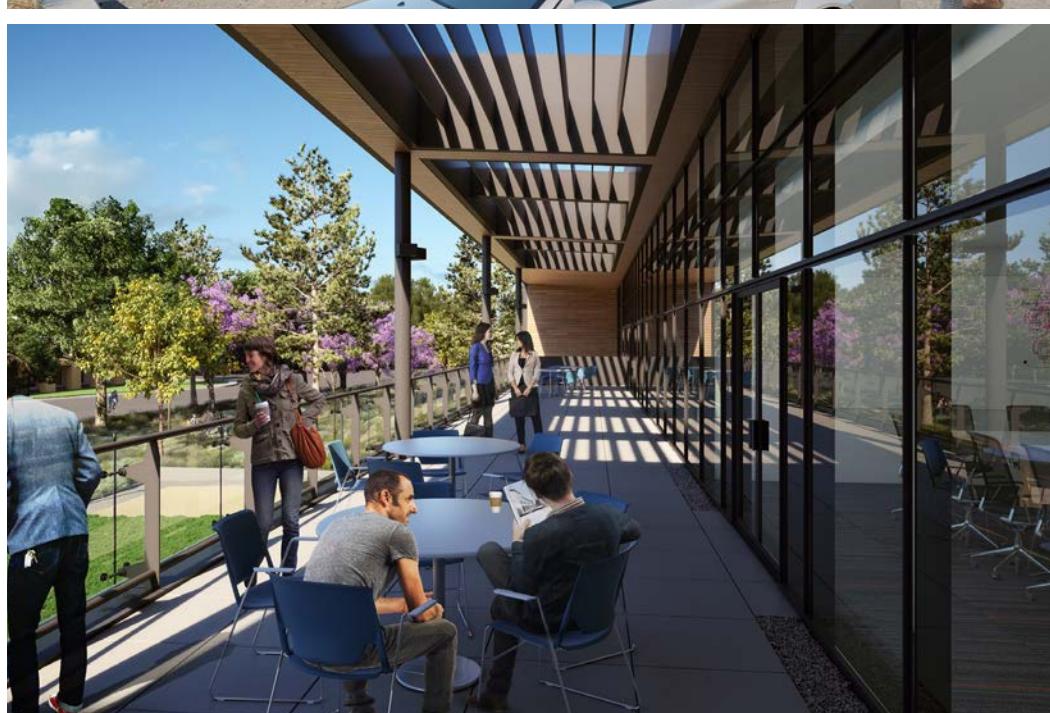
CBRE

www.cbre.com/paloalto

3181 PORTER DRIVE

PALO ALTO, CALIFORNIA

PROPERTY HIGHLIGHTS



3181 PORTER DRIVE
STANFORD RESEARCH PARK
PALO ALTO, CALIFORNIA

GENERAL PROPERTY HIGHLIGHTS

- + **Available NOW**
- + $\pm 24,545 - 51,042$ 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

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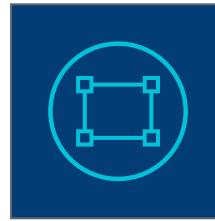
HEALTH & WELLNESS



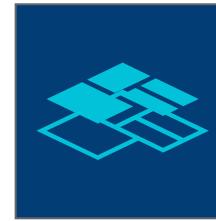
Brand new building



Brand new furniture
– featuring attractive glass partitions between workstations



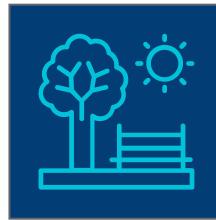
Entire 2nd floor is available in half- or full floor—Both sides are completely self-contained with exclusive rest rooms, deck, break room and reception area



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

3181 PORTER DRIVE

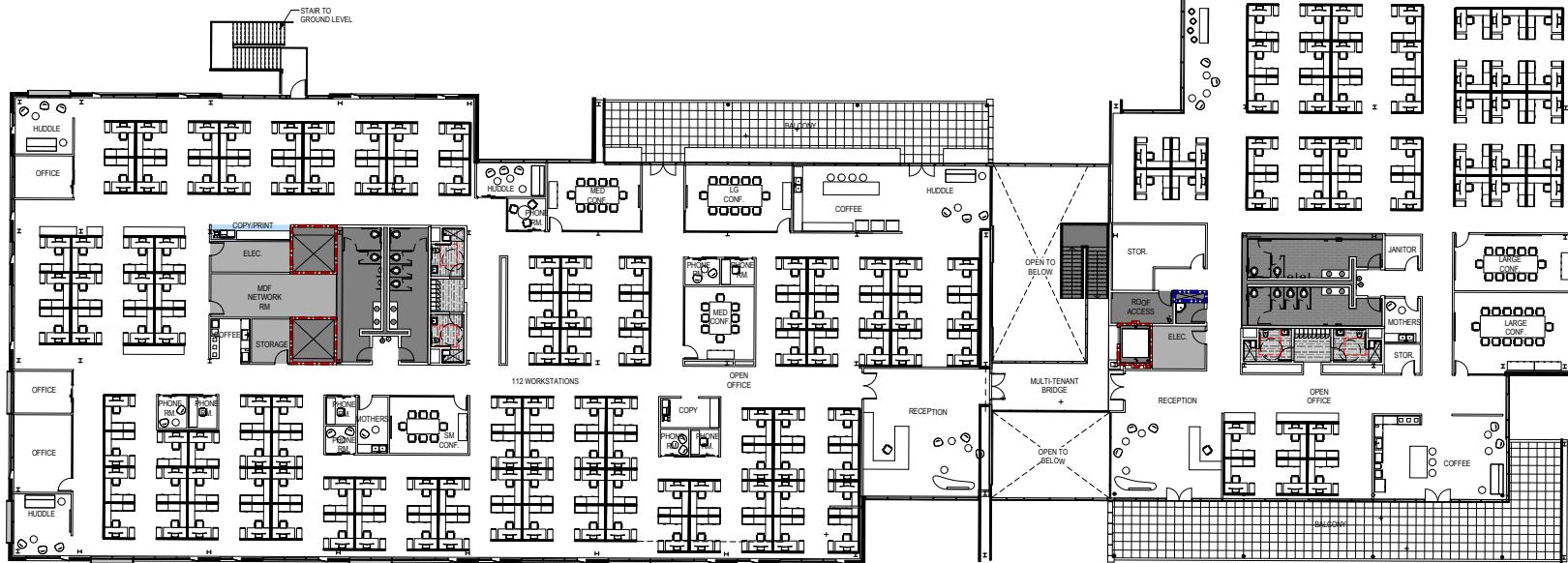
STANFORD RESEARCH PARK
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FLOOR PLAN

3181 PORTER DRIVE

SECOND FLOOR

±24,545 - 51,042 SF



TRANSPORTATION

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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



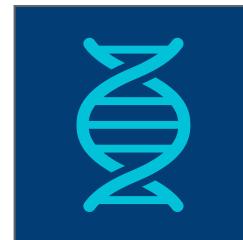
Surrounded by the world's largest VC Community including Sequoia, Andreessen Horowitz, Accel Partners, Vivo Capital, and CV Partners



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



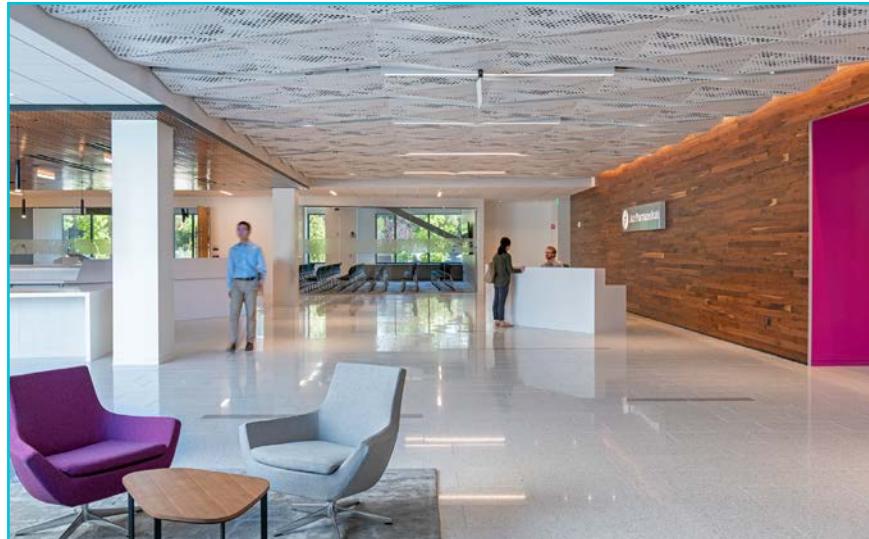
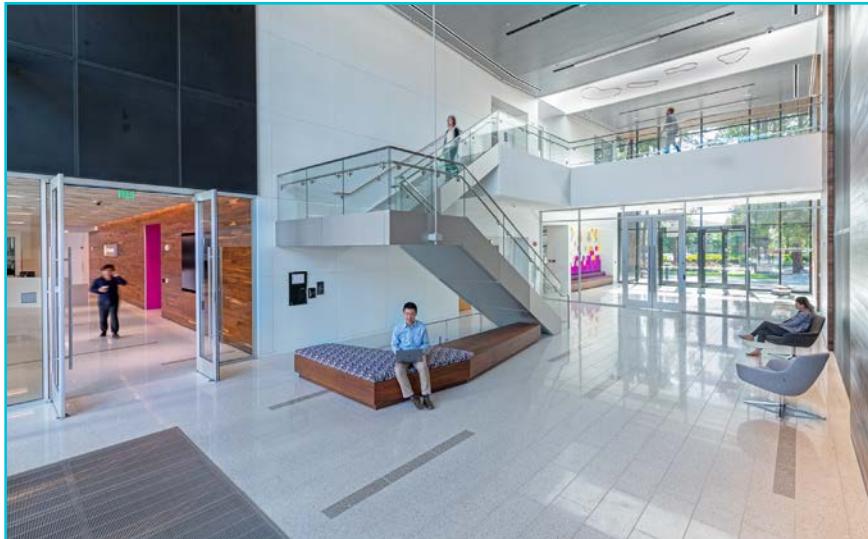
Auto Innovation community including Tesla, Lyft, Ford, and Argo AI are working on autonomous vehicle technology in SRP



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

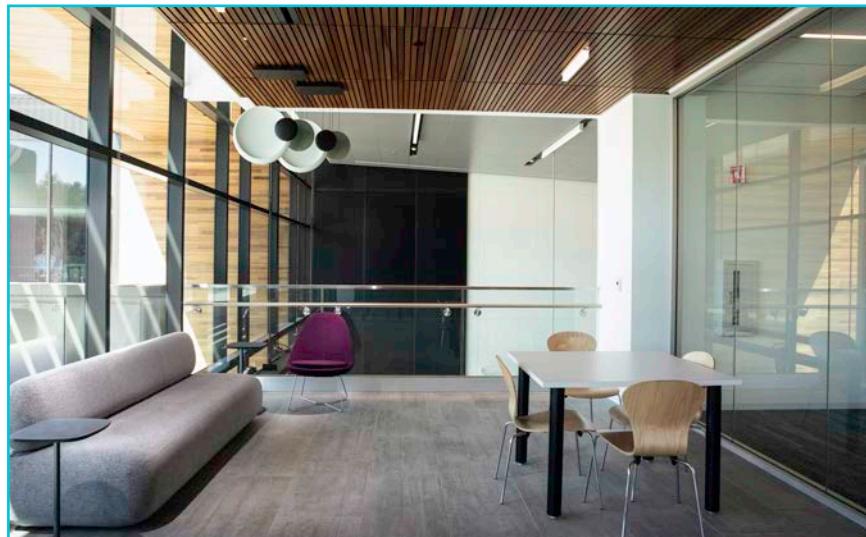
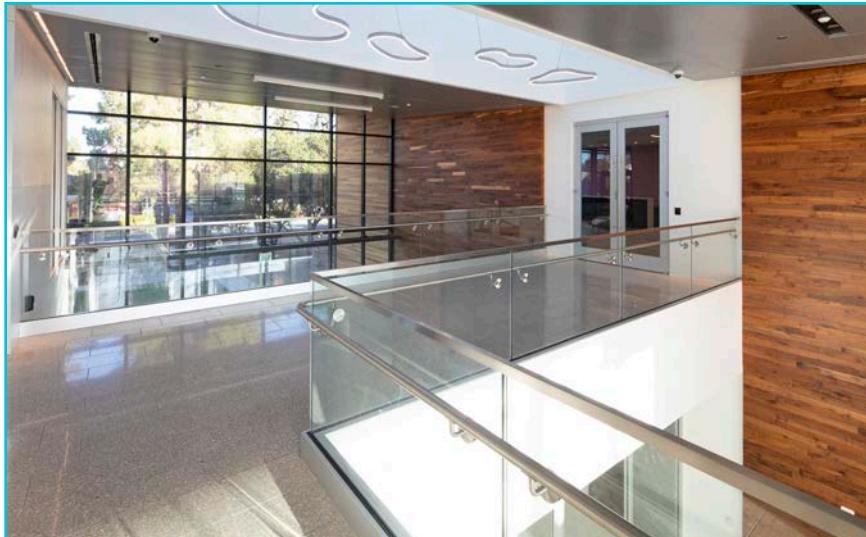
INTERIOR

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INTERIOR

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EXTERIOR

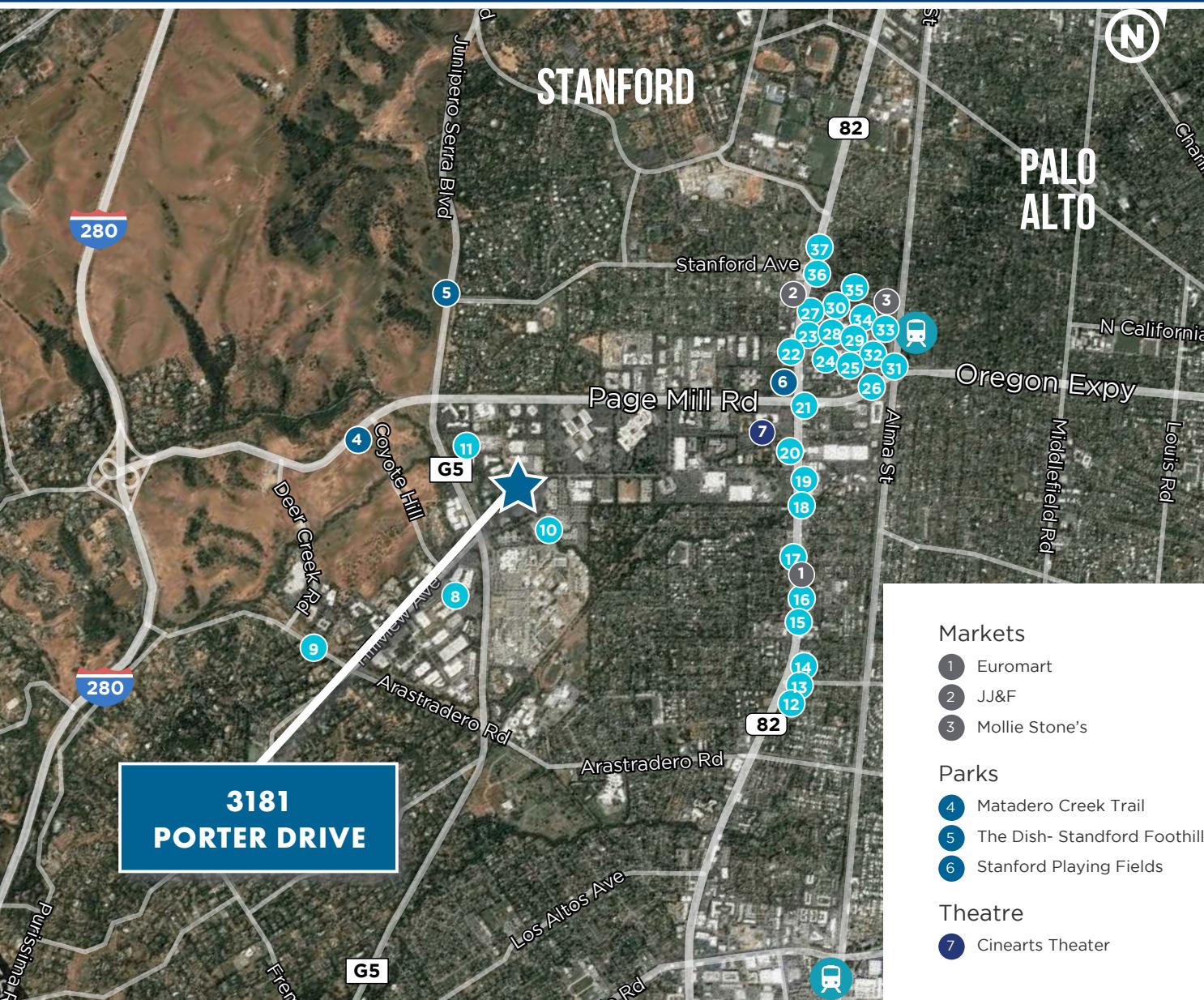
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AMENITIES

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

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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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