

FOR LEASE

# 102 & 116 UNIVERSITY

PALO ALTO, CA 94301



**3,364 - 16,571 SF Available**





Positioned at the entrance to downtown Palo Alto, 102-116 University Ave enjoy excellent exposure and convenient access to nearby parking and transit. The buildings combine architectural sophistication and dynamic office space—representing a rare opportunity for high-profile office occupancy.

## PROPERTY HIGHLIGHTS

- New Construction with Spectacular Architecture
- Class A Creative Office Space
- Varying Suite Sizes from 3,364 - 5,577 SF
- Exposed Ceiling and Polished Concrete Floors
- Directly Adjacent to CalTrain Bullet Stop and a 5-Story Public Parking Structure with EV Charging
- Floor-to-Ceiling Windows

# 102 & 116 UNIVERSITY AVENUE

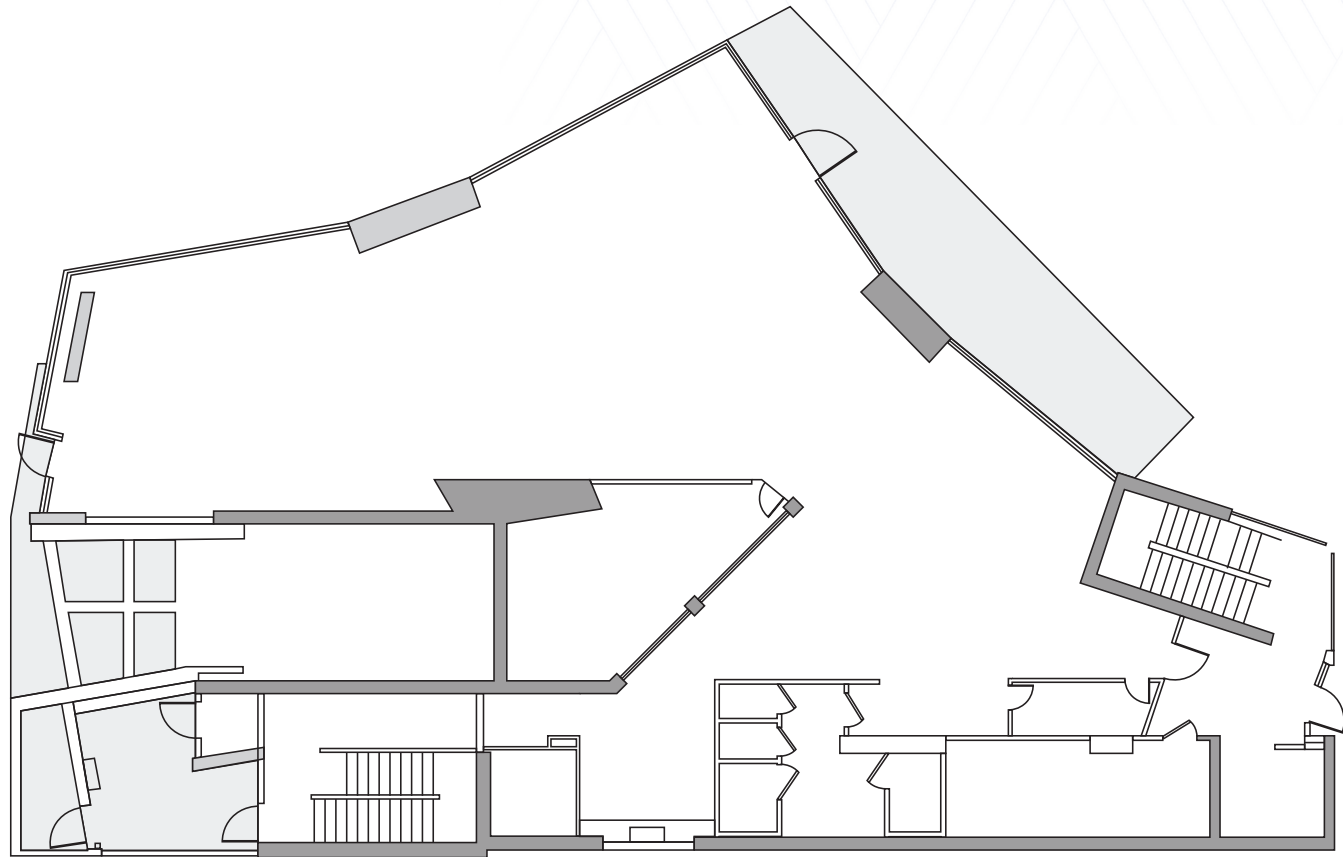


# 102 UNIVERSITY AVE

SUITE 100



- › **±4,095 SF Office Space**
- › Open Office
- › 1 Large Conference Room
- › 1 Phone Booth
- › In-Suite Restrooms
- › Kitchenette
- › Server Room



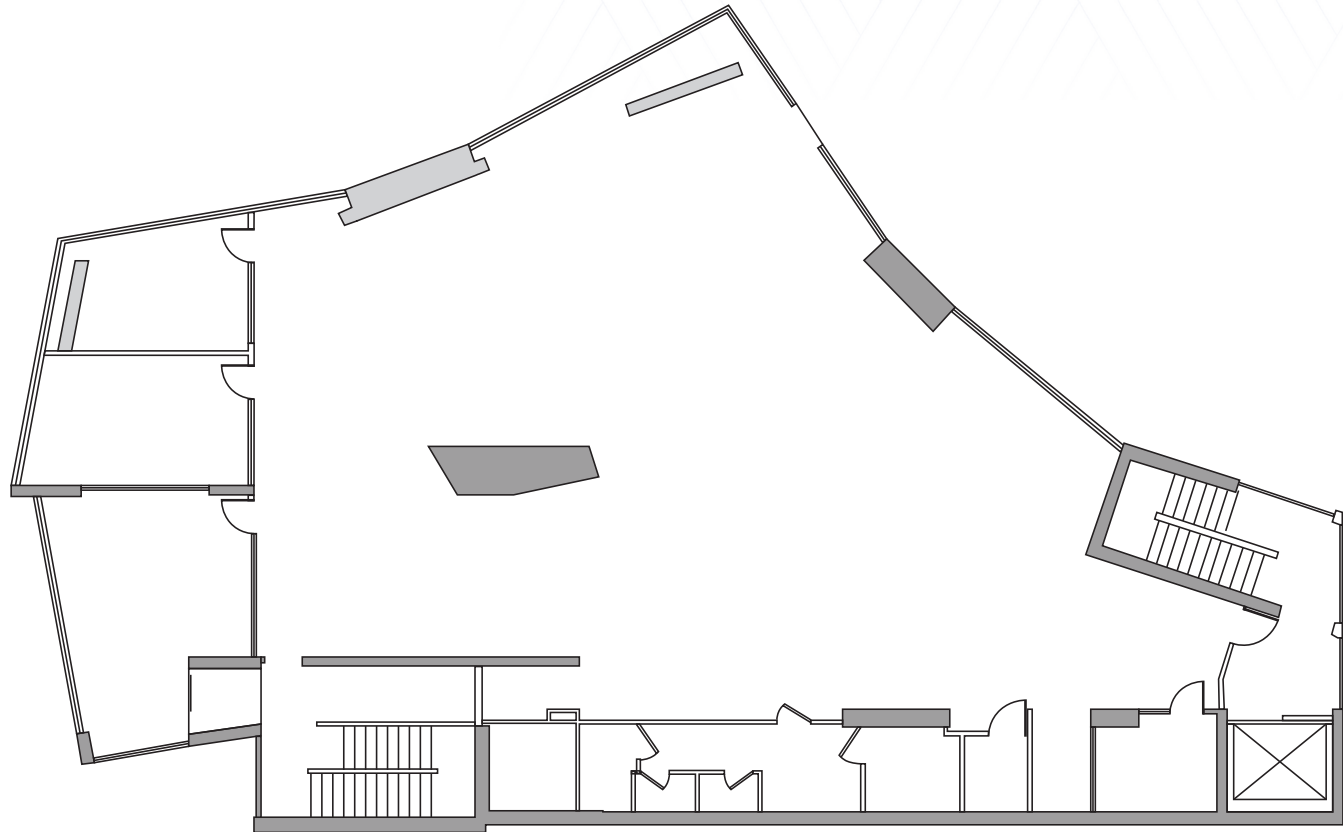
VIRTUAL TOUR 

# 102 UNIVERSITY AVE

## SUITE 200



- › **±5,577 SF office space**
- › Open Office
- › 2 Private Offices
- › 1 Large Conference Room
- › 1 Small Conference Room
- › In-Suite Restrooms
- › Kitchenette
- › Server Room



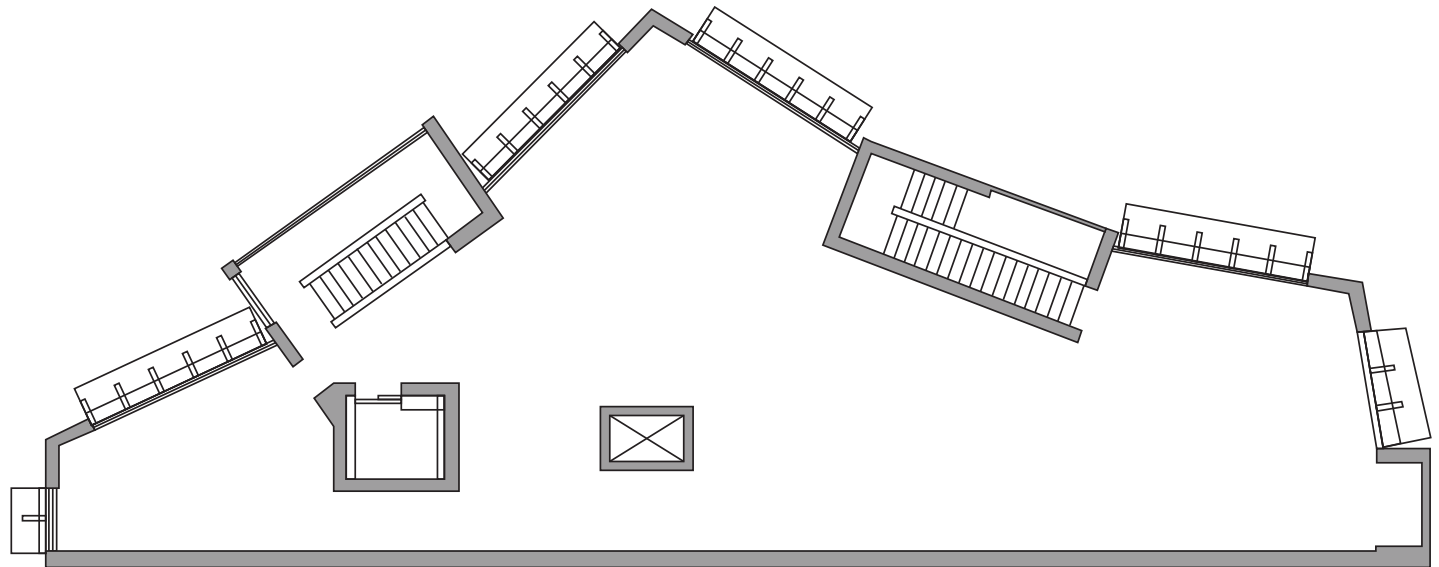
VIRTUAL TOUR 

# 116 UNIVERSITY AVE

SUITE 100



- › **±3,364 SF office space**
- › Open Office
- › Kitchenette
- › Server Room



VIRTUAL TOUR 

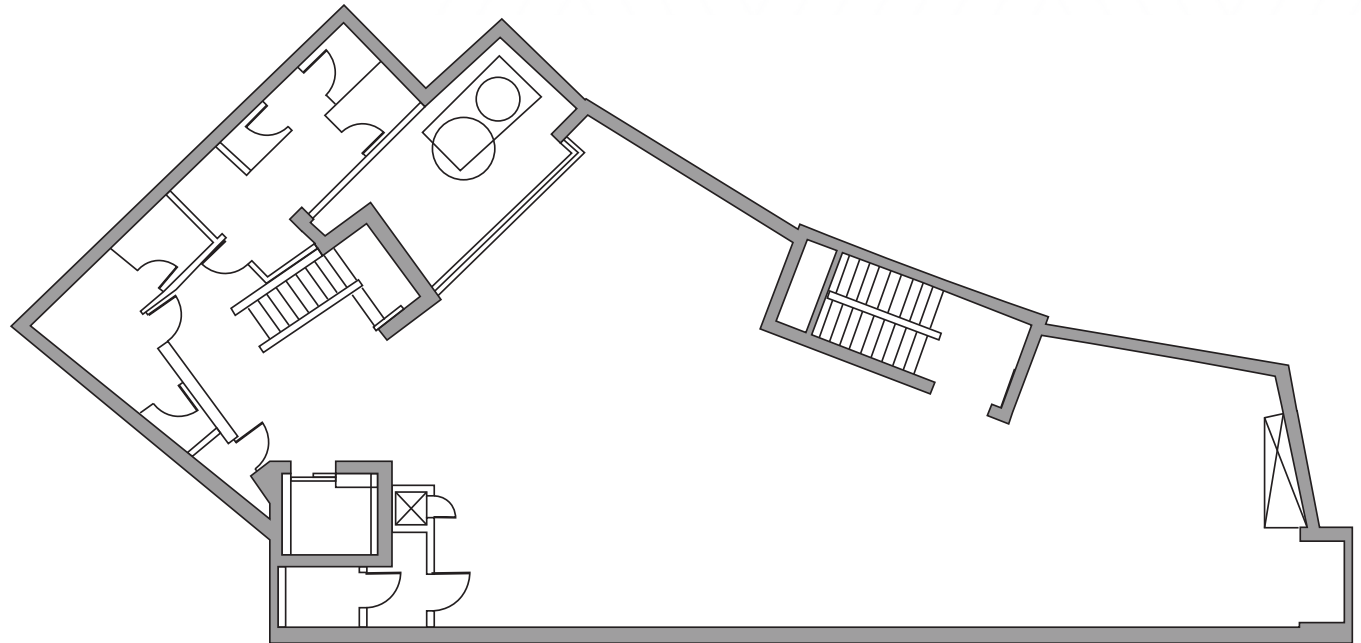


# 116 UNIVERSITY AVE

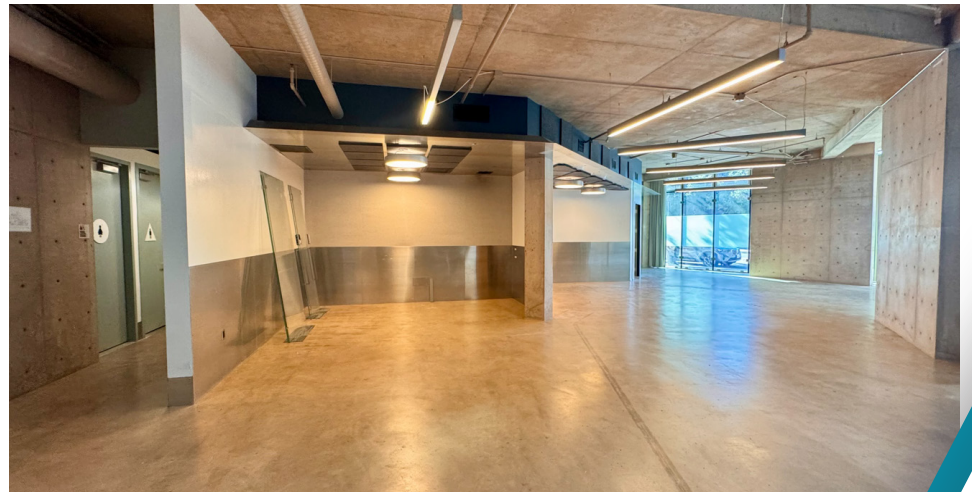


## LOWER LEVEL

- › **±3,535 SF office space**
- › Commercial Kitchen with Equipment

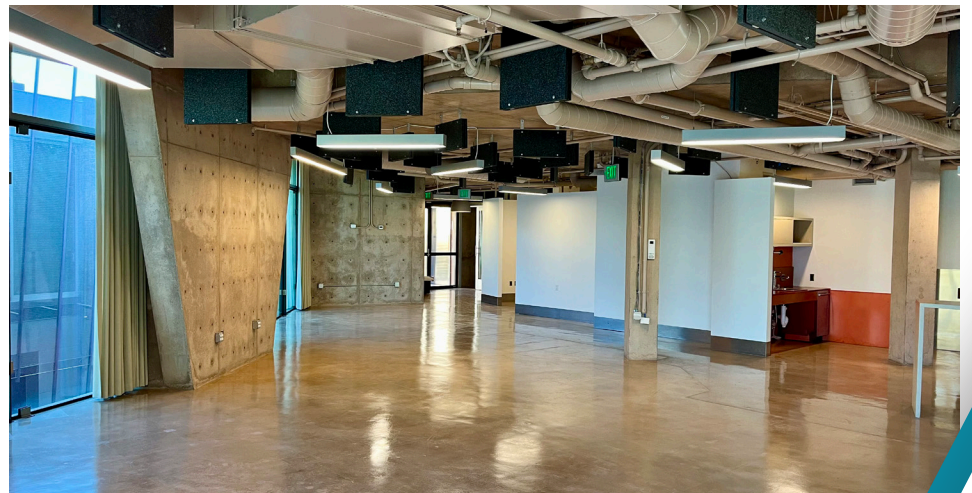
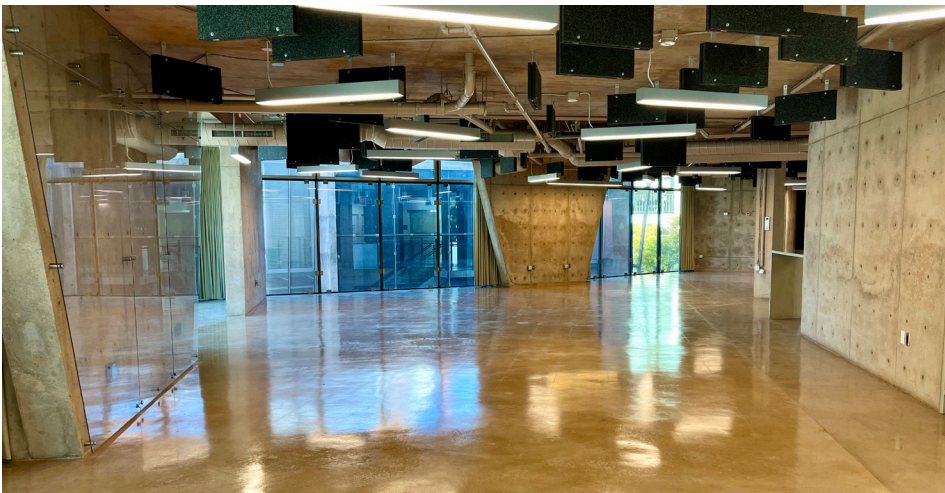


# BUILDING IMAGES





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# AERIAL MAP

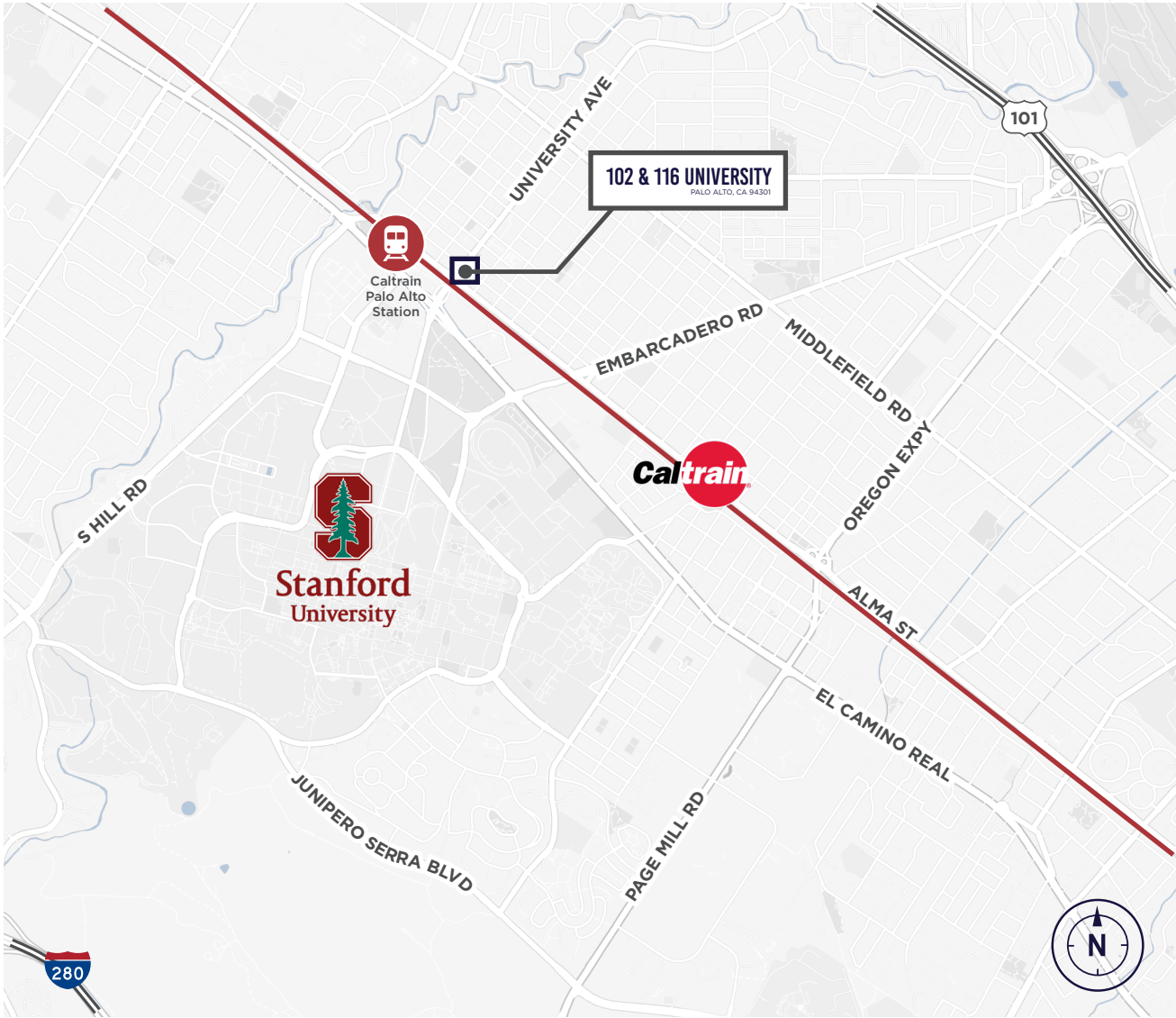
## NEARBY AMENITIES

- 1 Arya Steakhouse
- 2 Verve Coffee Roasters
- 3 Sweet Maple
- 4 Evvia Estiatorio
- 5 Nola
- 6 Palo Alto Creamery
- 7 Philz Coffee
- 8 Whole Foods Market
- 9 St Michael's Alley
- 10 Ramen Nagi
- 11 Goodthing Coffee
- 12 Reposado
- 13 Mendocino Farms
- 14 Nobu Restaurant
- 15 Meyhouse
- 16 Pizzeria Delfina
- 17 Bevri - Palo Alto
- 18 Crepevine Restaurants
- 19 Cafe Ventana
- 20 Il Fornaio





# TRANSPORTATION



## Caltrain Palo Alto Station



1 min



1 min

Palo Alto Station is a  
bullet train Station  
[View Schedule](#)

## Stanford University



6 min



3 min



3 min

## Downtown Palo Alto



1 min



1 min

## Hwy 101 CA-84 I-280



13 min



16 min



17 min





## CONTACT INFO

### **NICK WALDSMITH**

Director

+1 650 773 9334

[nick.waldsmith@cushwake.com](mailto:nick.waldsmith@cushwake.com)

Lic #02148008

### **BEN PAUL**

Vice Chairman

+1 650 867 9639

[ben.paul@cushwake.com](mailto:ben.paul@cushwake.com)

Lic #01210872

1350 Old Bayshore Highway

Burlingame, CA 94010

+1 650 347 3700

**[cushmanwakefield.com](http://cushmanwakefield.com)**



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