

WELCOME TO 388

BOUTIQUE OFFICE & RETAIL SPACE COMING SOON



THE FUTURE OF WORK

DEFINED BY SUSTAINABLE SOPHISTICATION



388 Cambridge Avenue is a brand-new, state-of-the-art office and retail development, specially crafted to enhance its immediate surroundings. The building incorporates hospitality-grade finishes and will set a new standard for quality in the market. Designed with sustainability in mind, the building is targeting LEED Platinum accreditation and a net-zero energy footprint.

Situated just a short distance from the bustling town center and strategically positioned to attract the lively foot traffic on the shopping and dining streets of California and University Avenues, this exceptional property offers an exclusive opportunity to leverage the dynamic retail energy of the area. Its central location ensures convenient access via public transportation and abundant parking options, making it a top-of-mind destination for consumers, employees, and the surrounding community.

SUSTAINABLE DESIGN

**LEED PLATINUM BUILDING
& ZERO ENERGY CERTIFIED**

BOUTIQUE ELEGANCE

36,000 SF

LUXURY EXPERIENCE

**HOSPITALITY LEVEL FINISHES
& SPA-LIKE AMENITIES**

COMING 2025



Set to open in Q3 2025, our core and shell delivery offers an elevated experience that can be customized to your needs.
We invite you to discover the ideal setting for your business to innovate and grow.

Q2 2024

Q1 2025

Q3 2025



CONSTRUCTION START

TI READY

**CORE & SHELL
COMPLETED**

01.

BOUTIQUE & BESPOKE

ARTISTRY IN EVERY DETAIL

388 Cambridge is an exclusive office experience tailored for discerning users. Each element is thoughtfully designed to create an atmosphere of refined sophistication, comfort, and functionality. Bathed in natural light, modern brass accents, and plush lounge seating enhance the interior spaces, while private outdoor terraces on each floor offer fresh air, light, and movement to your workday.

Outside, the sleek, modern design atop two complementary retail suites, allow it to blend seamlessly into the neighborhood while enhancing the surrounding area. Experience the perfect balance of luxury, comfort, and function at 388 Cambridge.





02.

A HOSPITABLE PLACE

THOUGHTFUL AMENITIES + THE SPRINGLINE CONNECTION

We have curated a set of amenities that evoke feelings of hospitality. At 388 Cambridge, spa-style steam showers, a cold plunge, branded towel service, Aesop soaps, and private balconies elevate your experience. These amenities complement our ground-floor retail spaces and the vibrant California Avenue area.

Through our partnership with Springline, located 3 miles away in Menlo Park, enjoy additional amenities like an indoor golf simulator, private fitness center, and validated parking. Springline offers exclusive events, networking opportunities, dining, and preferred pricing on residential and hotel apartments. Welcome to 388 Cambridge, where convenience and community connections thrive.

03.

THE LOCATION

A VIBRANT PALO ALTO LOCALE

Just off El Camino Real and California Avenue in sunny Palo Alto, 388 Cambridge is primely located. With its strategic location offering direct access to I-280 and Highway 101, ample nearby parking options, and the convenience of the California Avenue Caltrain Station just a 6-minute walk away, the property is an ideal hub for businesses. This transit-oriented location ensures that team members commuting from various locales can arrive effortlessly. In addition, proximity to Stanford University, Stanford Research Park, and Sand Hill Road make it ideal for accessing top-tier talent and business relationships, establishing this location as a key address in Silicon Valley.

For lunch breaks and after work, the surrounding area offers a plethora of options for entertainment and enjoyment. Just a short walk away, California Avenue features a variety of dining choices. Further enhancing the draw of the area, nearby destinations such as Town & Country Village, Stanford Shopping Center, and University Avenue offer additional conveniences, including upscale shopping, destination restaurants, and boutique retail shops.





04.

RESILIENCY, SECURITY, & TECHNOLOGY

EFFORTLESS ACCESS, FUTURE-PROOFED CONNECTIVITY

The Presidio Bay team has crafted a building that ensures the utmost reliability for your business operations now and into the future. Certified through Wired Score for advanced technology, connectivity, and structural design, the building's design prioritizes the safety of people and information. We've invested in sensor-driven technology to modernize equipment operations, allowing remote access for power and security monitoring. Our tailored building app also enables tenants to effortlessly manage access and communication.

05.

CERTIFICATIONS

CREDENTIALS THAT MATTER

Presidio Bay is dedicated to securing multiple sustainability and technical certifications for the project, aimed at not only enhancing the building's resiliency and occupants' wellness but also meeting rigorous sustainability goals.

- **Zero Energy:** A stricter version of Net Zero, certifying buildings that generate as much renewable energy as they consume annually.
- **LEED Platinum:** Globally recognized for assessing environmental performance and sustainable design, focusing on energy efficiency and eco-friendly materials.
- **Fitwel:** Evaluates how a building's design and operations support the physical, mental, and social health of occupants, based on evidence.
- **USRC:** Measures building resilience against natural disasters like earthquakes and storms, focusing on safety, damage, recovery time, and sustainability.
- **GBAC:** Accredits facilities for implementing rigorous protocols in hazardous situation clean-up and disease prevention.
- **SmartScore and Wired Score:** SmartScore evaluates digital connectivity and smart building technology, enhancing operational efficiency. WiredScore rates a building's digital infrastructure quality and internet connectivity readiness.
- **Energy Star:** EPA program certifying buildings and products meeting specific energy efficiency standards.





06.

OWNER OPERATOR

A PRESIDIO BAY PROPERTY

Presidio Bay Ventures is a vertically integrated developer and operator with over a decade of experience. We build, own and manage our properties for the long-term. As a result, we consistently push the envelope on the built environment and prioritize every aspect of the occupier experience.

Our mission is to optimize human potential and well-being through values such as user-centered design, urban revitalization, the integration of art in architecture, purposeful placemaking and hospitable thinking. We transform physical sites into well-designed, tech-enabled, amenity-rich and sustainable destinations, where people are eager to congregate, connect, collaborate and create. With a decade of work in the San Francisco Bay Area, we have the mindset of neighbors rather than absentee investors, and care deeply about our tenants' experience. Visit www.PresidioBay.com to learn more.



LOCATION

388 CAMBRIDGE | PALO ALTO, CA

PRESIDIO BAY VENTURES | COLLIERS | NEWMARK | CBRE

PALO ALTO, CA

AT THE CONVERGENCE OF INNOVATION & CONVENIENCE



Located just off California Avenue in Palo Alto, CA, 388 Cambridge is ideally situated. Its proximity to major innovation hubs like Stanford Research Park, Sand Hill Road, and our newly developed Springline in Menlo Park, as well as prestigious universities such as Stanford, Santa Clara University, University of San Francisco, and UC Berkeley, uniquely positions it near influential networks, leading business ecosystems, and top-tier talent. The building is strategically transit-oriented for optimal public and alternative transportation access. Beyond driving, the location is surrounded by bike lanes and Caltrain's California Avenue station just minutes away. This potent mix of strategic location, modern amenities, and accessibility makes 388 Cambridge an ideal choice for dynamic companies looking to thrive in the heart of Silicon Valley.



EXPLORE THE NEIGHBORHOOD



Discover a few local favorites from the California Avenue corridor.

Protégé offers a sophisticated New American dining experience, crafted by culinary veterans from the famed French Laundry, in an elegant and welcoming atmosphere.



Backyard Brew provides a relaxed, outdoor cafe setting where locals enjoy artisan coffee and eclectic bites in a uniquely casual and friendly environment.



Pure Barre offers a total body workout focusing on low-impact, high-intensity movements that are effective for building strength, flexibility, and toning muscles, all in a welcoming and



Pop Tea Bar is a popular destination for tea enthusiasts, offering a wide range of customizable bubble teas and refreshing flavors in a vibrant and modern setting.



Sun of Wolf offers a unique dining experience blending Californian cuisine with global flavors, set in a vibrant and welcoming atmosphere.



Kali Greek Kitchens serves authentic Greek flavors with a modern twist, offering a fresh and flavorful dining experience.



ADDITIONAL LOCAL DINING





AMENITIES



388 CAMBRIDGE | PALO ALTO, CA

PRESIDIO BAY VENTURES | COLLIERS | NEWMARK | CBRE

AMENITIES

HOSPITALITY FOCUSED



We have crafted a building that redefines the workplace by blending the refined comforts of a well-appointed home with the luxury of a boutique resort. Inside and out, our common areas and curated retail spaces are designed to evoke relaxation and inspire productivity.

ELEVATED FINISHES

Elevated finishes and design elements provide moments of rejuvenating escape throughout the workday.

- Elevated hospitality-level decor and furnishings
- Spa-style locker and restrooms featuring steam showers and a cold plunge option
- Landscaped private tenant balconies
- Secured bike storage & repair station
- Access to Springline fitness center and golf-simulator
- Finished Garage interior

OUTDOOR ENTERTAINMENT

Enjoy the fresh air and the Peninsula's idyllic weather from private balconies attached to all tenant spaces.

- Landscaped balconies and terraces
- Hospitality-style furnishings for socialization and relaxation

LUXE RETAIL ACCOMPANIMENT

Two ground floor prime retail spaces are poised to transform the daily experience of tenants and neighbors. We are actively seeking destination operators who embody our vision of elevated luxury, aiming to introduce convenient and engaging amenities. Picture this: your morning starts with a crafted coffee and a light bite at a chic boutique cafe, and winds down with a rejuvenating yoga or an invigorating HIIT class right where you work. This blend of convenience and luxury isn't just appealing—it's essential.

SPRINGLINE CONNECTION

Through our partnership with Springline, located 3 miles away in Menlo Park, enjoy additional amenities including:

- An indoor Golf Simulator
- Private Fitness Center
- Validated Parking

Springline offers exclusive events, networking opportunities, dining, and preferred pricing on residential and hotel apartments.

+ HIGH-TECH

Advanced technology is seamlessly integrated throughout.

- Wi-Fi Throughout Common Areas
- Tenant App for Centralized Communication
 - Building Access
 - Work Orders
 - Communication with Property Management
 - Four (4) EV Parking Stalls
 - Amenity Access & Information
- Kastle touchless entry system and security
- Enertiv Sensor System for Operational Analysis
- EV Parking

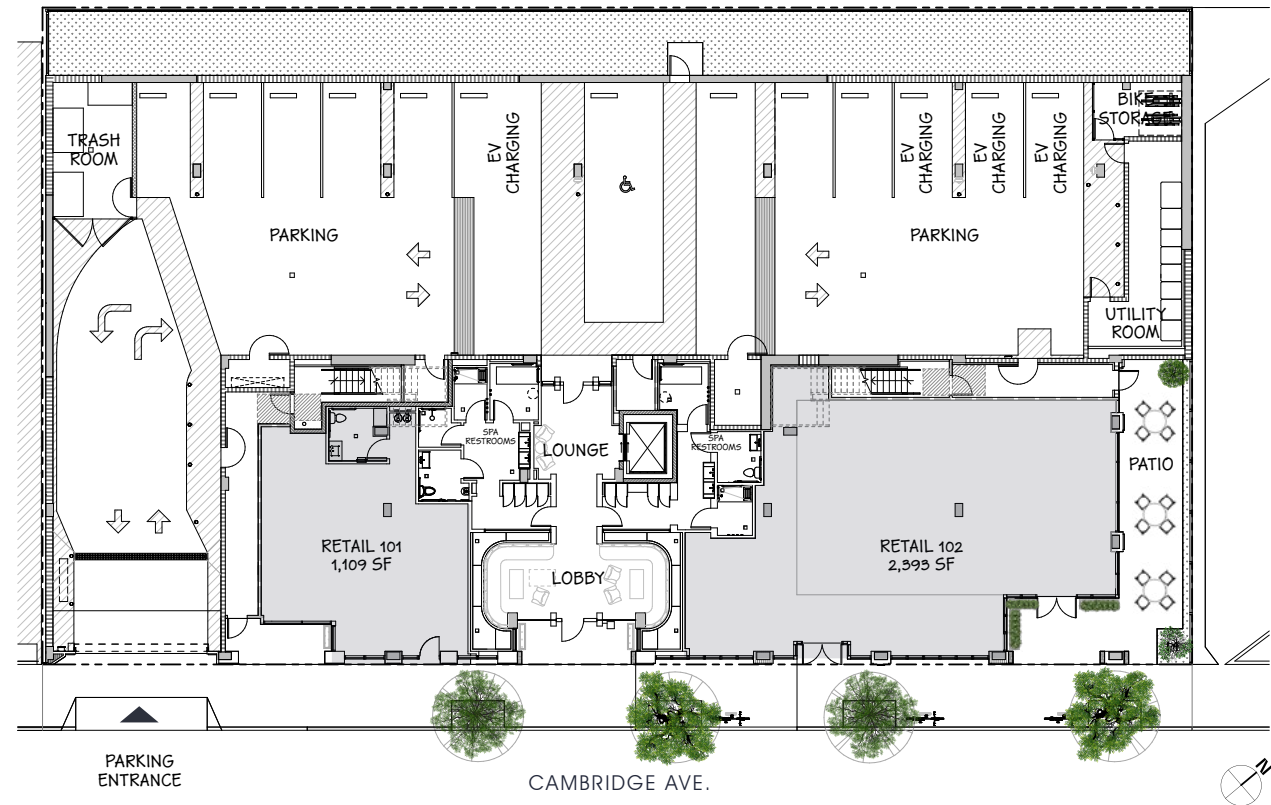
A modern office interior with a high ceiling, exposed concrete beams, and large windows. The space is furnished with large, curved orange sofas and small round tables. Several people in business attire are standing and talking in the background. The lighting is warm, with pendant lights hanging from the ceiling.

FLOORPLANS & SPECIFICATIONS

388 CAMBRIDGE | PALO ALTO, CA

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THE GROUND FLOOR



PROGRAM SUMMARY

TOTAL STALLS	13
DUAL EV CHARGERS	3
EV PARKING STALLS	4
TRASH ROOM	1
BIKE STORAGE	1
UTILITY ROOM	2
SPA RESTROOMS	1
LOUNGE	1
LOBBY	1
RETAIL PATIO	1
RETAIL 101	1,109 SF
RETAIL 102	2,393 SF



SINGLE TENANT PROFESSIONAL SERVICES LAYOUT

FLOORS 2 & 3 (SIMILAR) | ~16,300 SF



CAMBRIDGE AVE.

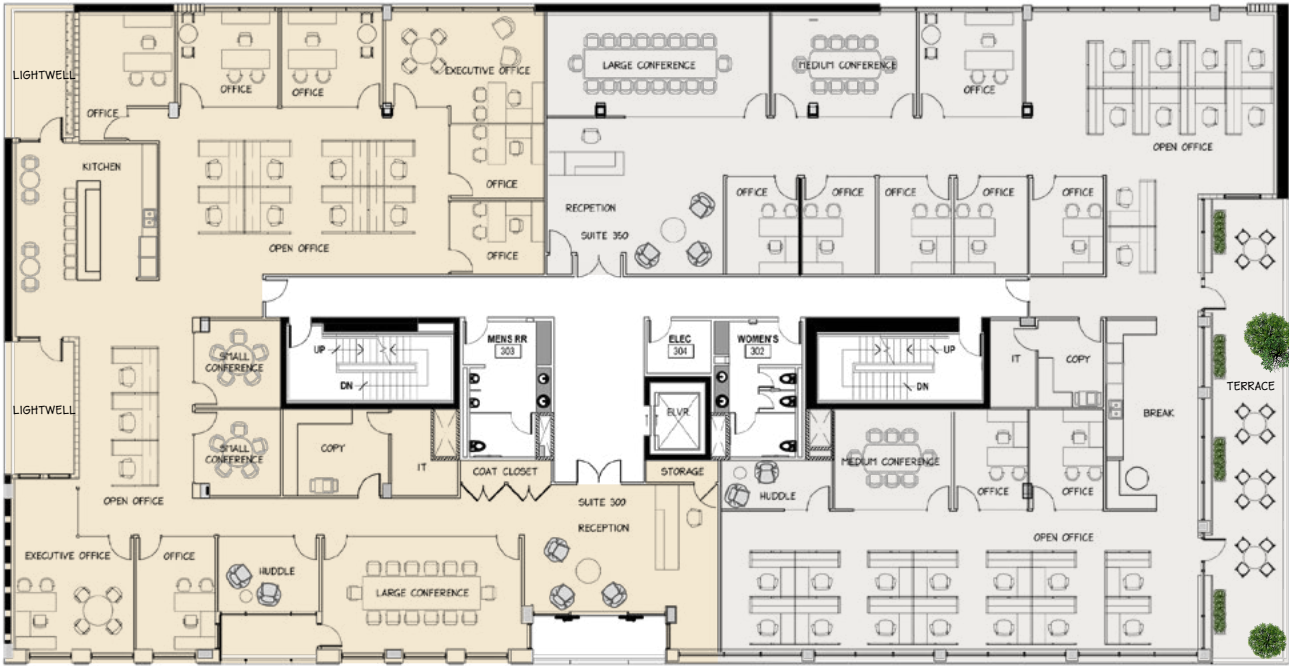


PROGRAM SUMMARY
SUITE 200

6X6 WORKSTATIONS	8
6X8 WORKSTATIONS	24
PRIVATE OFFICE	14
RECEPTION	1
TOTAL HEADCOUNT	47
LARGE CONFERENCE	1
MEDIUM CONFERENCE	2
SMALL CONFERENCE	4
HUDDLE	3
KITCHEN / BREAK	1
RECEPTION	1
COPY	1
IT	1
STORAGE	1
IT ROOM	1



MULTI-TENANT PROFESSIONAL SERVICES LAYOUT
FLOORS 2 & 3 (SIMILAR)



◆ Suite 300 | ◆ Suite 350

PROGRAM SUMMARY
SUITE 300 | ~7,600 SF SF

6X6 WORKSTATIONS	11
RECEPTION	1
PRIVATE OFFICE	8
TOTAL HEADCOUNT	20
LARGE CONFERENCE	1
SMALL CONFERENCE	2
HUDDLE	1
KITCHEN / BREAK	1
RECEPTION	1
COPY	1
IT	1
STORAGE	1
COAT CLOSET	1
IT ROOM	1

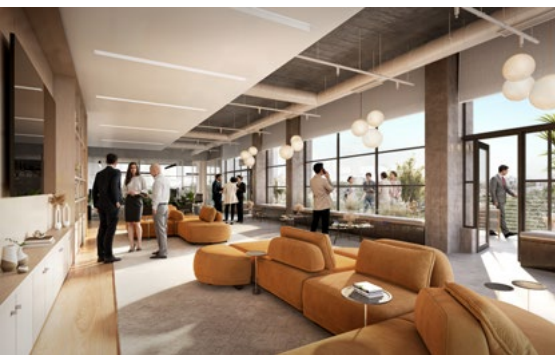
PROGRAM SUMMARY
SUITE 350 | ~8,700 SF SF

6X6 WORKSTATIONS	24
RECEPTION	1
PRIVATE OFFICE	8
TOTAL HEADCOUNT	33
LARGE CONFERENCE	1
MEDIUM CONFERENCE	2
HUDDLE	1
KITCHEN / BREAK	1
RECEPTION	2
COPY	2
IT ROOM	1

BUILDING DETAILS

TOTAL SF	36,120 SF	FINISHED CEILING	11'2"
LEVEL 1	3,501 SF	PASSENGER ELEVATOR	1
LEVEL 2	16,261 SF	FREIGHT ELEVATOR	1 (5,000 LB)
LEVEL 3	16,357 SF		





BETTER TOGETHER

A VISIONARY TEAM



388 Cambridge is a vision of Presidio Bay. Our team, including leading architects and designers, has been intentionally assembled to create the next generation of innovative workplaces.

BRERETON

BRERETON ARCHITECTS
Project Architect

Adean

ADEAN STUDIOS
Interior Designer



**JETT LANDSCAPE
ARCHITECTURE + DESIGN**
Landscape Architect



DCI
Structural Engineer



ROBISON
MEP +
Basis of Design Engineer



BKF
Civil Engineer



ROMIG
Geotechnical Engineer



ALLANA BUICK & BERS
Waterproofing Engineer



SALTER
Acoustical Consultant



PES Environmental, Inc.
Engineering & Environmental Services

PES ENVIRONMENTAL, INC.
Environmental Consultant

LEASING



We are pre-leasing boutique office and retail spaces now in anticipation of a core and shell completion in Q3 2025.

Colliers | NEWMARK

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THANK YOU



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