

FOR LEASE

102 & 116 UNIVERSITY

PALO ALTO, CA 94301



3,364 - 16,571 SF Available



102 & 116 UNIVERSITY AVENUE

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

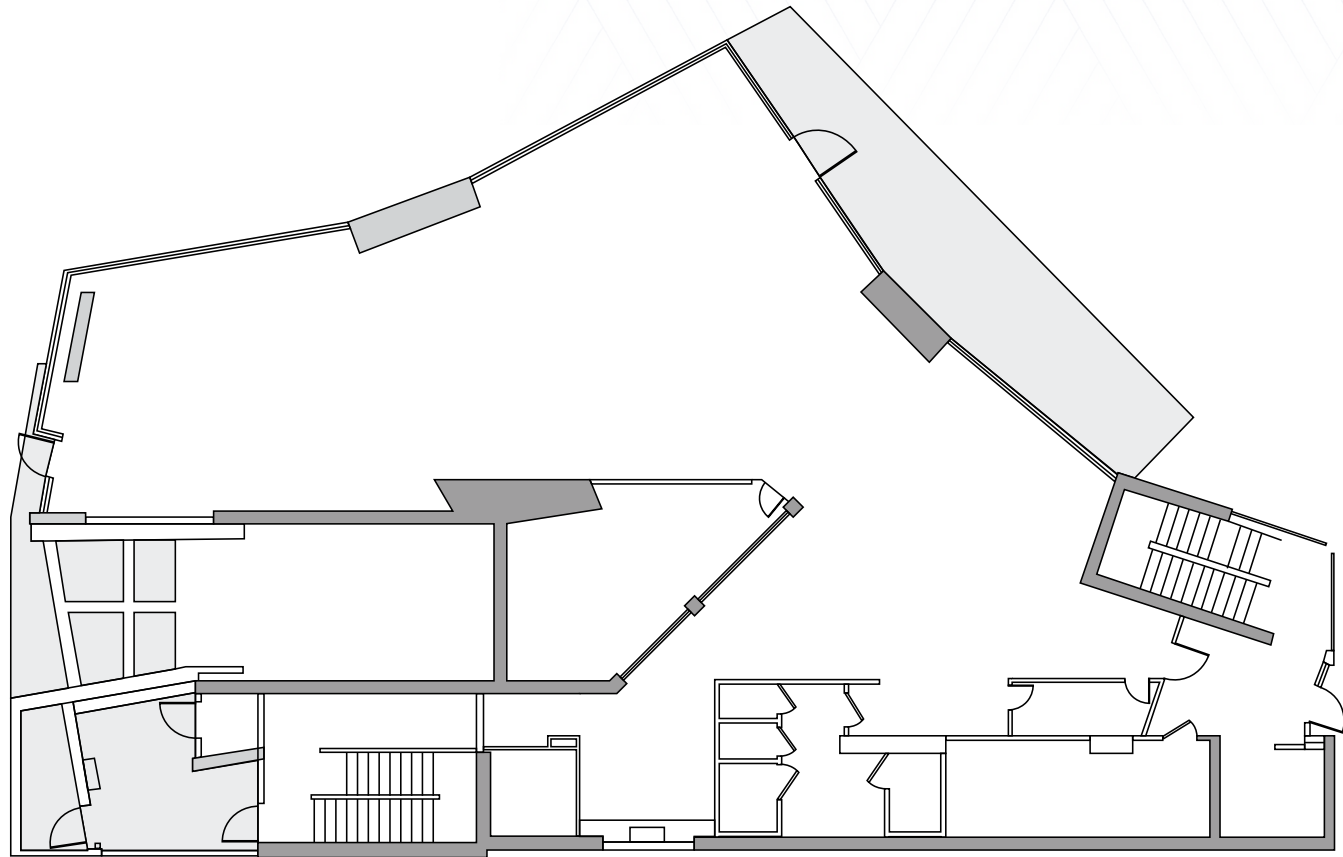
- New Construction with Spectacular Architecture
- Class A Creative Office Space
- Varying Suite Sizes from 3,364 - 5,577 SF
- Exposed Ceiling and Polished Concrete Floors
- Directly Adjacent to CalTrain Bullet Stop and a 5-Story Public Parking Structure with EV Charging
- Floor-to-Ceiling Windows



102 UNIVERSITY AVE

SUITE 100

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

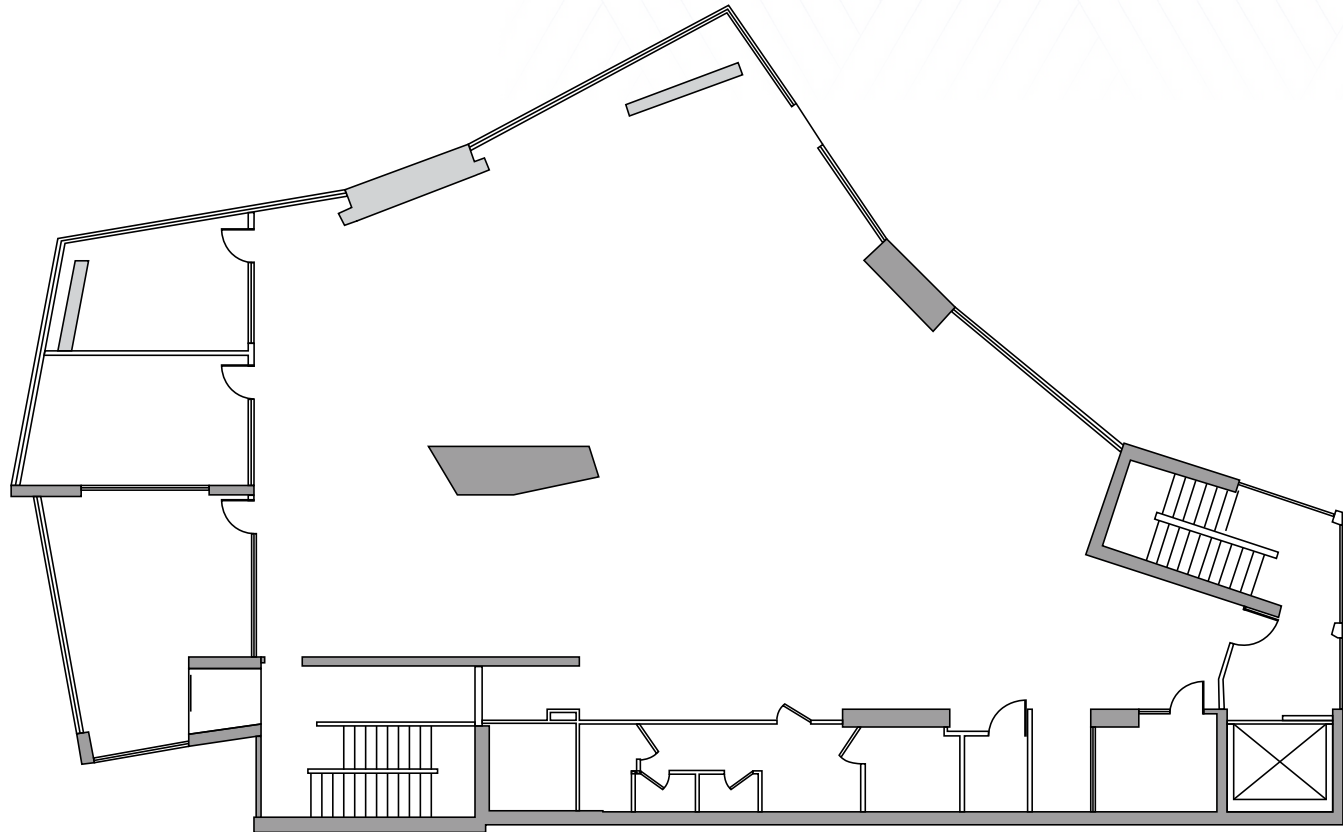


VIRTUAL TOUR 

102 UNIVERSITY AVE

SUITE 200

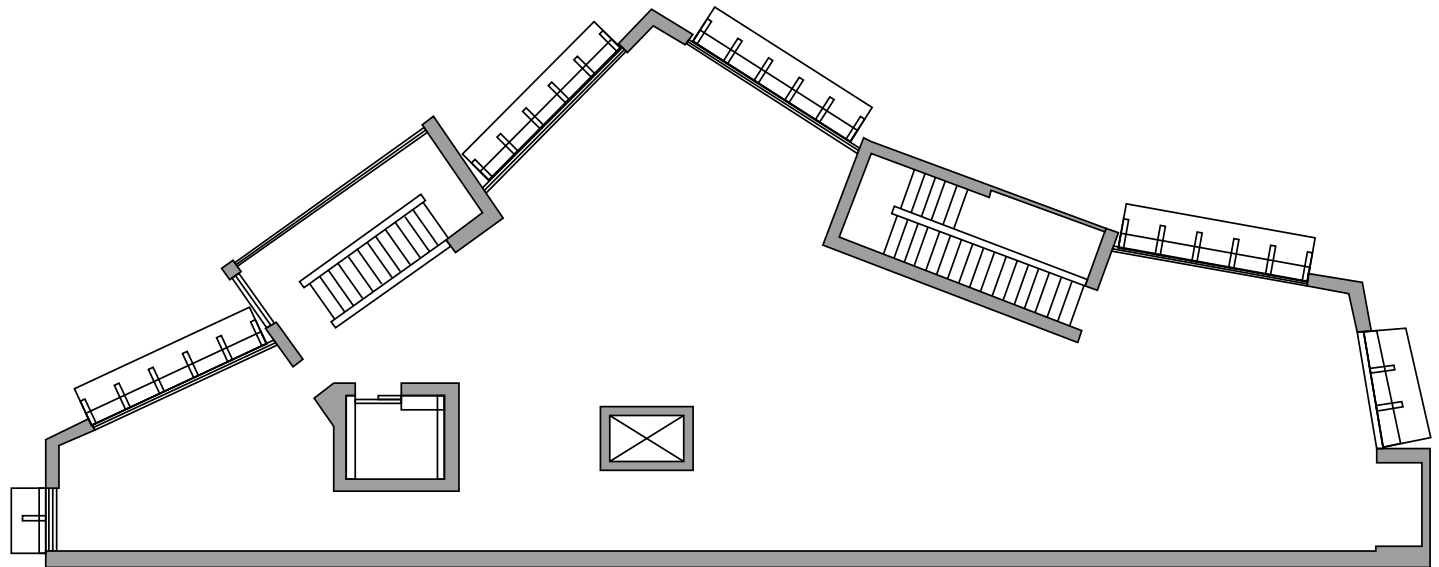
- › **±5,577 SF office space**
- › Open Office
- › 2 Private Offices
- › 1 Large Conference Room
- › 1 Small Conference Room
- › In-Suite Restrooms
- › Kitchenette
- › Server Room



116 UNIVERSITY AVE

SUITE 100

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

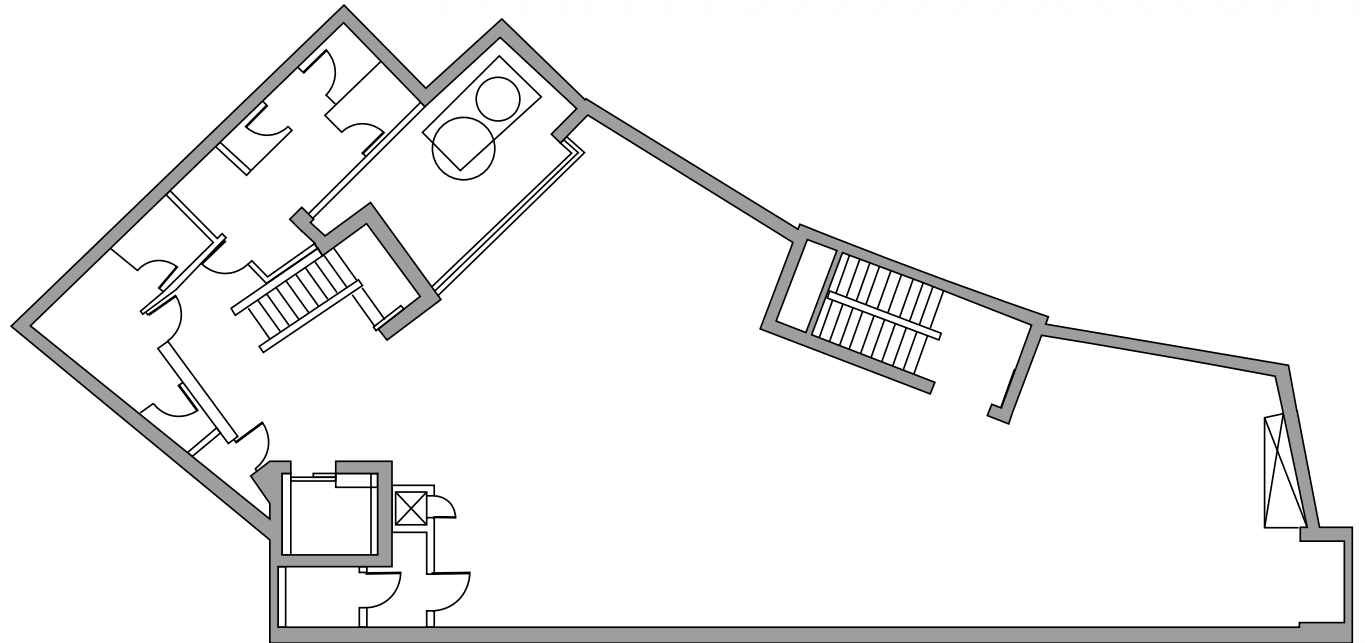


VIRTUAL TOUR 

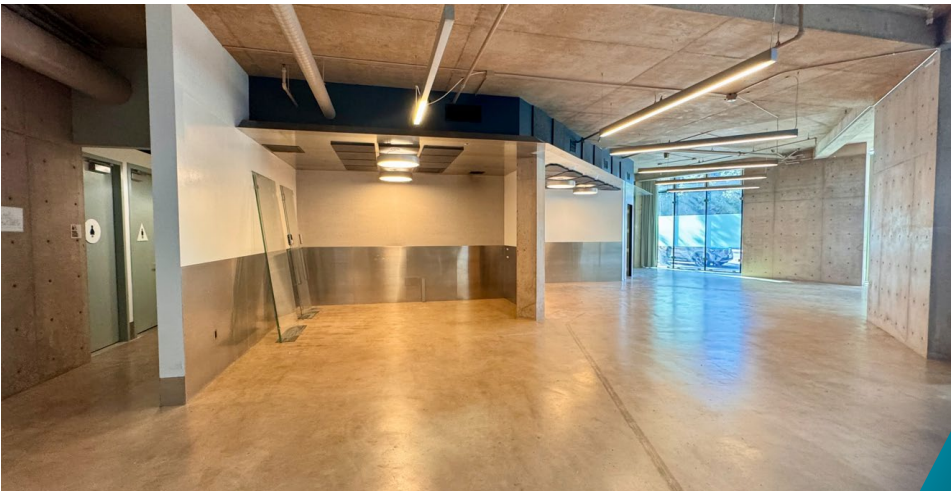
116 UNIVERSITY AVE

LOWER LEVEL

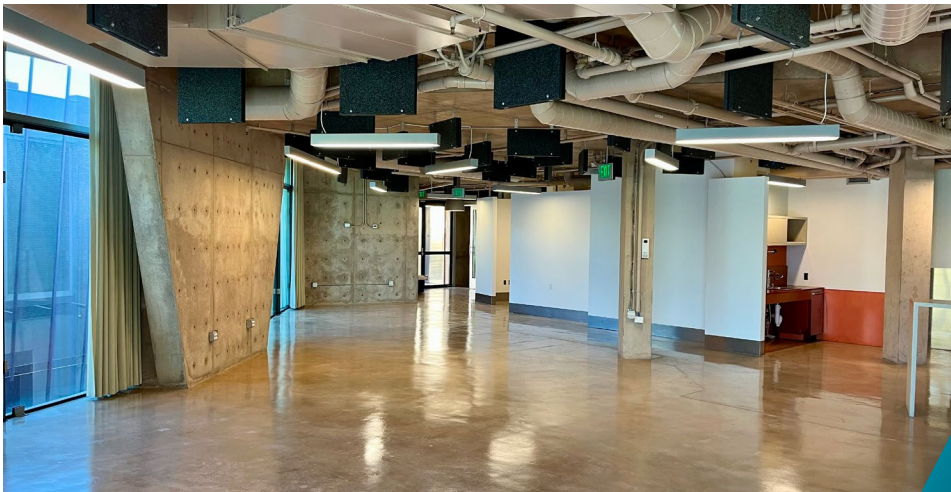
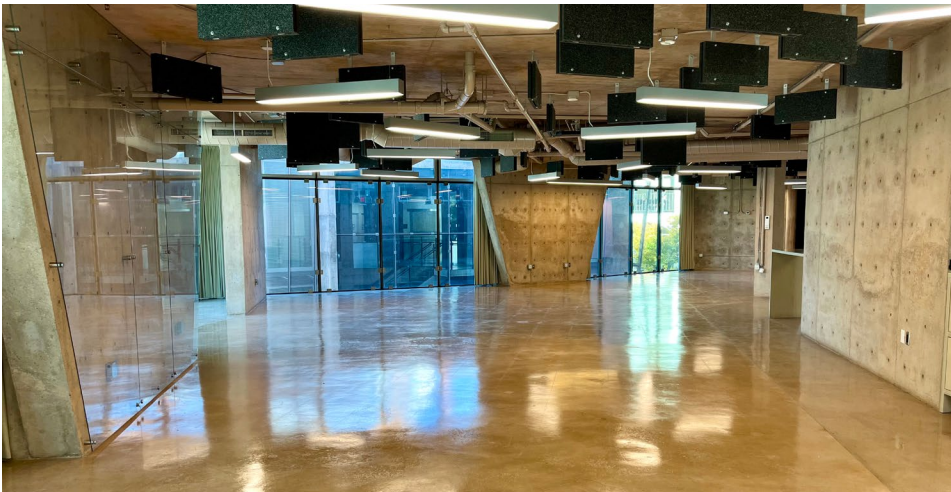
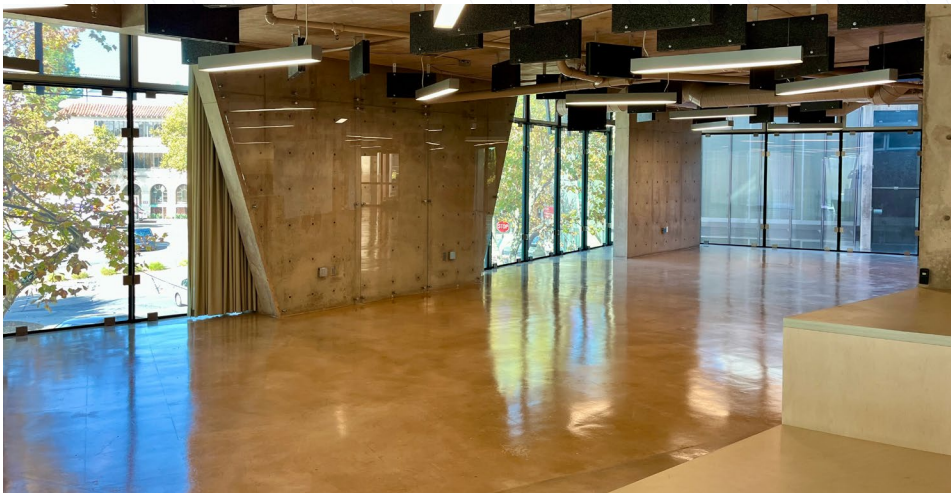
- › **±3,535 SF office space**
- › Commercial Kitchen with Equipment



BUILDING IMAGES



BUILDING IMAGES



AERIAL MAP

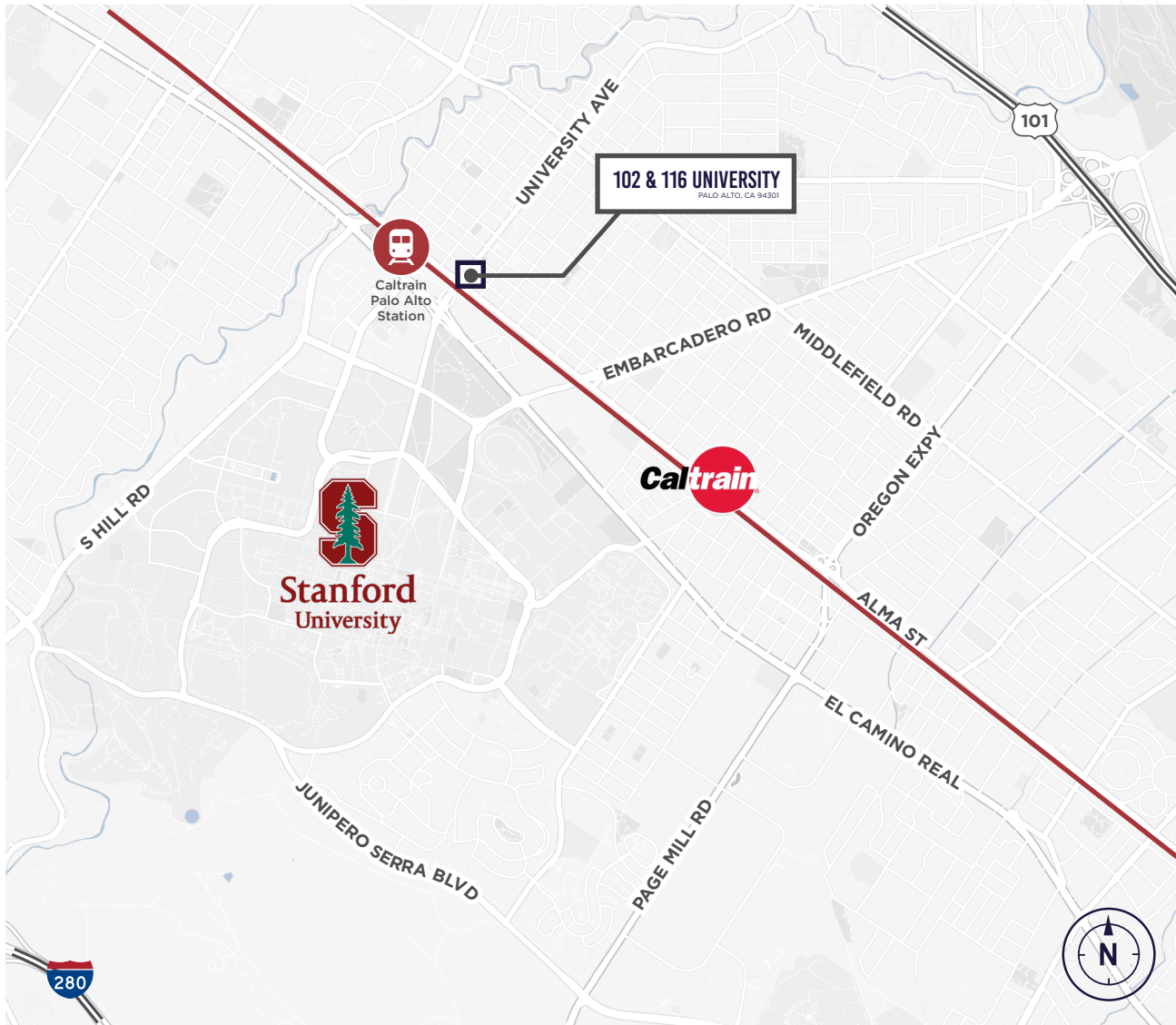


NEARBY AMENITIES

- 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



13 min

CA-84



16 min

I-280



17 min



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