

FOR LEASE

540 COWPER STREET, PALO ALTO

SUITE 200: ±2,350 SQ. FT. OFFICE



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN

Partner

dre license #01736391

📞 | 650.618.3001

✉ | brad.ehikian@prprop.com

JON GOLDMAN

Partner

dre license #01295503

📞 | 650.618.3003

✉ | jon.goldman@prprop.com

JESSE EBNER

Vice President

dre license #02055989

📞 | 650.618.3017

✉ | jesse.ebner@prprop.com

PROPERTY HIGHLIGHTS

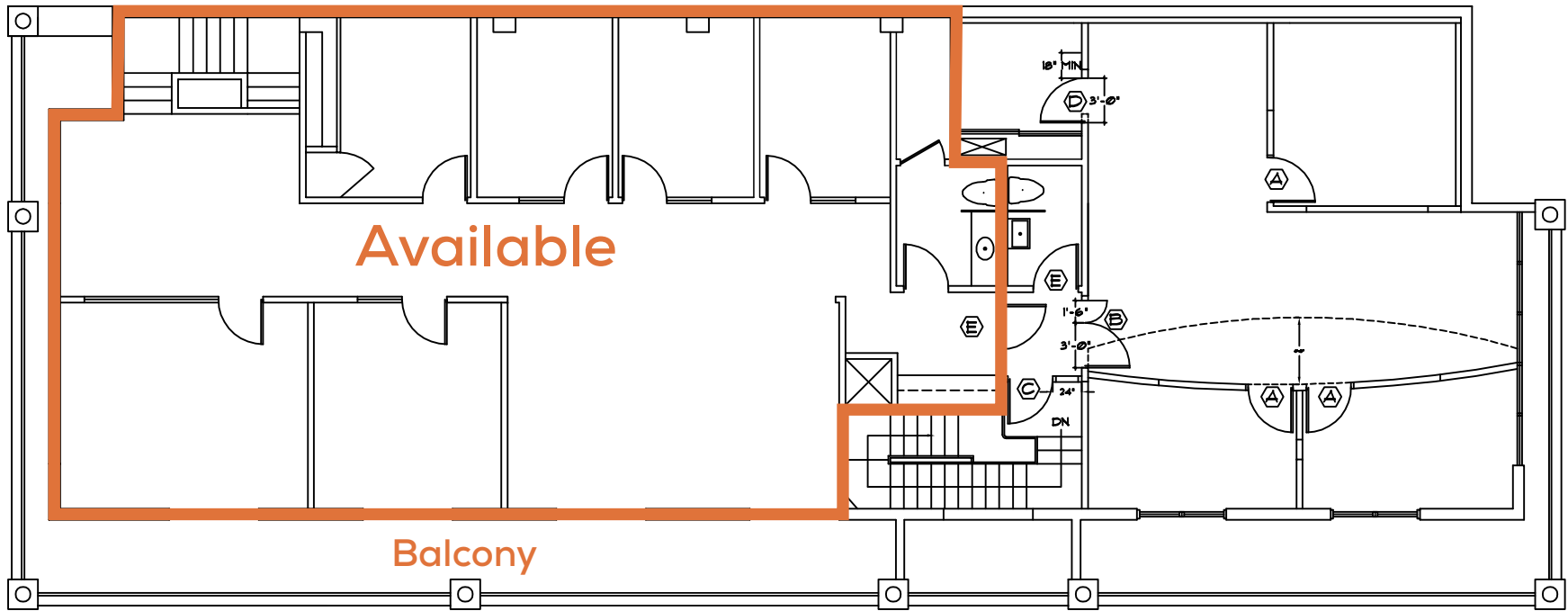
- Suite 200: ±2,350 Sq. Ft. Office
- Great Location in Downtown Palo Alto
- Terrific Signage Opportunities
- Extensive Window Line
- Highly Visible Private Stairwell Entrance from Cowper Street
- Expansive Balcony
- Professional Office Buildout
- One Conference Room
- Five Private Offices / Meeting Rooms
- In-Suite Kitchenette, Restroom, & Shower
- Surrounded by Downtown Restaurants and Amenities
- Walking Distance to CalTrain Station
- Available April 1, 2026





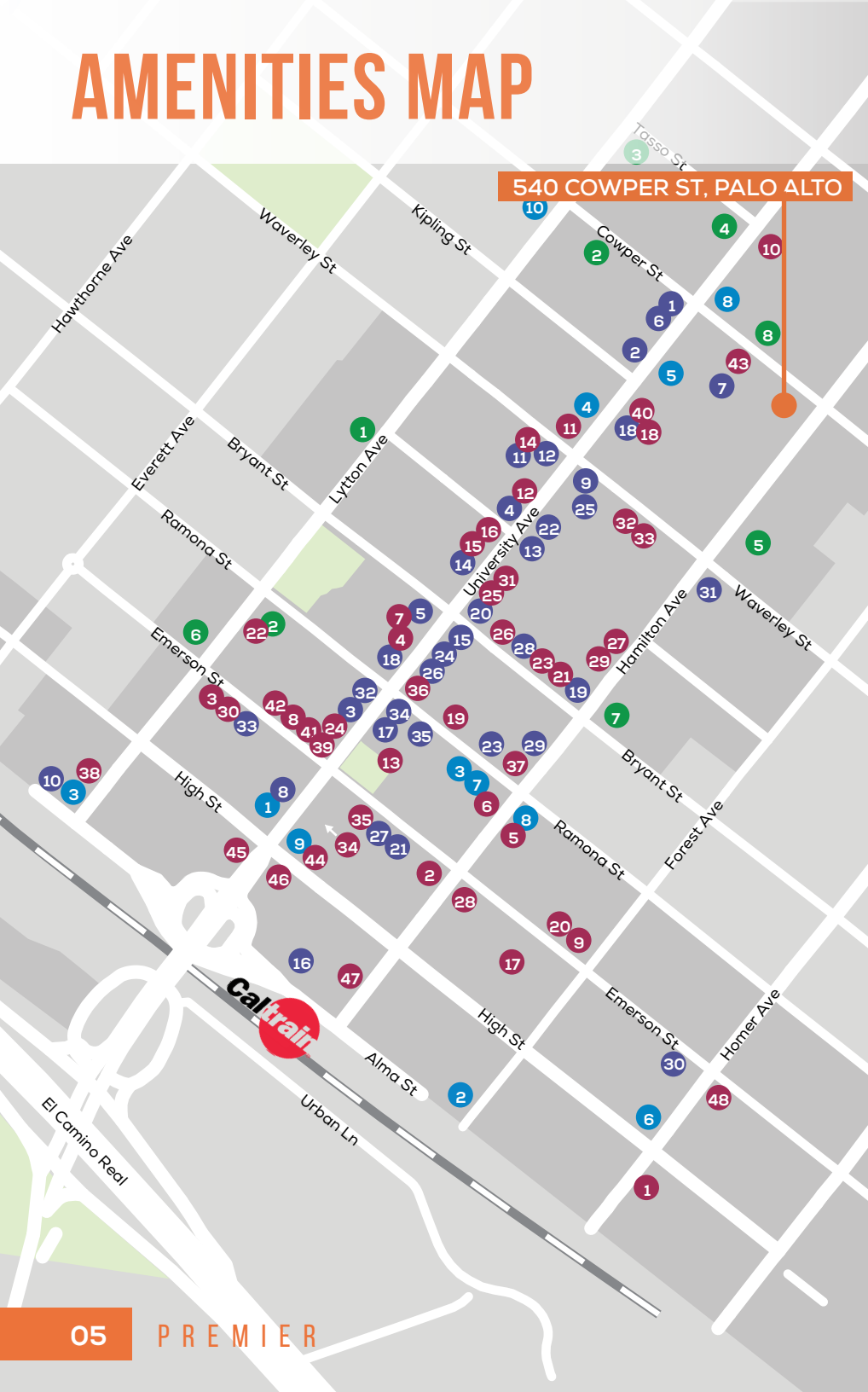
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FLOOR PLAN



Not Precise / Not to Scale

AMENITIES MAP



SHOPPING / SERVICES

- 1 AT&T Store
- 2 Footwear Etc
- 3 Verizon
- 4 Design Within Reach
- 5 Miniso
- 6 Cielo
- 7 el PRADO Hotel
- 8 Palo Alto Bicycles
- 9 Chico's
- 10 E-bike Annex
- 11 Visual Comfort & Co
- 12 The RealReal
- 13 Apple Store
- 14 Brandy Melville
- 15 Keen Garage
- 16 Patagonia
- 17 Fjallraven
- 18 Arnoldi Jewelers
- 19 UPS Store
- 20 Artsy Rugs
- 21 Bells Books
- 22 CVS
- 23 Warby Parker
- 24 Lenscrafters
- 25 Avocado Green Mattress
- 26 The Shade Store
- 27 Mac's Smoke Shop
- 28 Timothy Adams
- 29 Scandia Home
- 30 Whole Foods
- 31 US Postal Service
- 32 Stanford Theatre
- 33 Aquarius Theatre
- 34 Juut Salon
- 35 Mansoor Fine Jewelers

RESTAURANTS

- 1 St Michael's Alley
- 2 Palo Alto Creamery
- 3 Evvia
- 4 Orens Hummus
- 5 Reposado
- 6 Osteria Toscana
- 7 Local Union
- 8 Rangoon Ruby
- 9 Pizzeria Delfina
- 10 Tamarine
- 11 Yayoi Palo Alto
- 12 Crepevine
- 13 Pizza My Heart
- 14 Marugame Udon
- 15 Bevri
- 16 Khazana by Chef Sanjeev Kapoor
- 17 Tacolicious
- 18 SOMSOMI
- 19 Nola
- 20 Buca di Beppo
- 21 Zola
- 22 Macarena
- 23 Ramen Nagi
- 24 Steam
- 25 Curry Pizza House
- 26 Son & Garden
- 27 New York Pizza
- 28 Nobu
- 29 Curry Up Now
- 30 The Patio
- 31 La Corneta Taqueria
- 32 Ethel's Fancy
- 33 Tai Pan
- 34 Sprout Café
- 35 Bare Bowls
- 36 Salt and Straw
- 37 sweetgreen
- 38 Darbar Indian Cuisine
- 39 Scoop
- 40 Sushirrito
- 41 Tane Vegan Izakaya
- 42 Gelato Classico
- 43 Il Fornaio
- 44 Sweet Maple
- 45 New York New York Sandwiches
- 46 Arya Steakhouse
- 47 San Agus Cocina Urbana
- 48 Taverna

BANKS

- 1 Heritage Bank of Commerce
- 2 Comerica Bank
- 3 Bank of America
- 4 Stanford Credit Union
- 5 Wells Fargo
- 6 City National Bank
- 7 Chase Bank
- 8 Bank of The West

COFFEE

- 1 Starbucks
- 2 Philz Coffee
- 3 Coupa Cafe
- 4 Café Venetia
- 5 Blue Bottle Café
- 6 Peets
- 7 Bistro Maxine
- 8 Joe & the Juice
- 9 Verve
- 10 Mademoiselle Colette

TRANSPORTATION MAP

540 COWPER STREET, PALO ALTO



PLANES

SJC - 17.5 miles
SFO - 18.1 miles
OAK - 16.2 miles



TRAINS

San Francisco - 51 min
Milbrae - 31 min
San Jose - 29 min



AUTOMOBILES

San Francisco - 32.56 miles
Downtown San Jose - 19.6 miles
Downtown Oakland - 33.3 miles



(122,000 VPD)

Stanford Medical Center

Stanford Shopping Center

Caltrain
Downtown Menlo Park

Stanford University

Sand Hill Rd (31,468 VPD)

Caltrain
Downtown Palo Alto

Downtown Palo Alto

Palm Dr

Caltrain Rail Line

El Camino Real (37,300 VPD)

540 COWPER ST, PALO ALTO

University Ave (18,700 VPD)

Downtown San Francisco

San Francisco Int. Airport

Downtown Redwood City

Bayshore Fwy
(227,900 VPD)

101

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