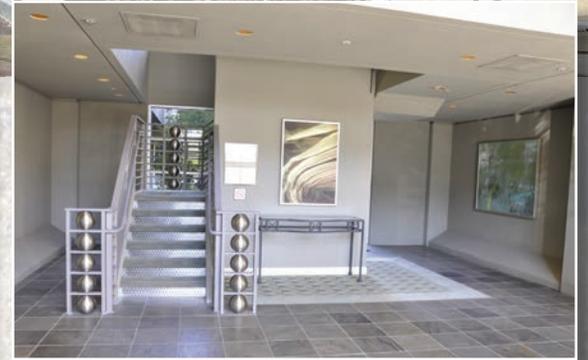
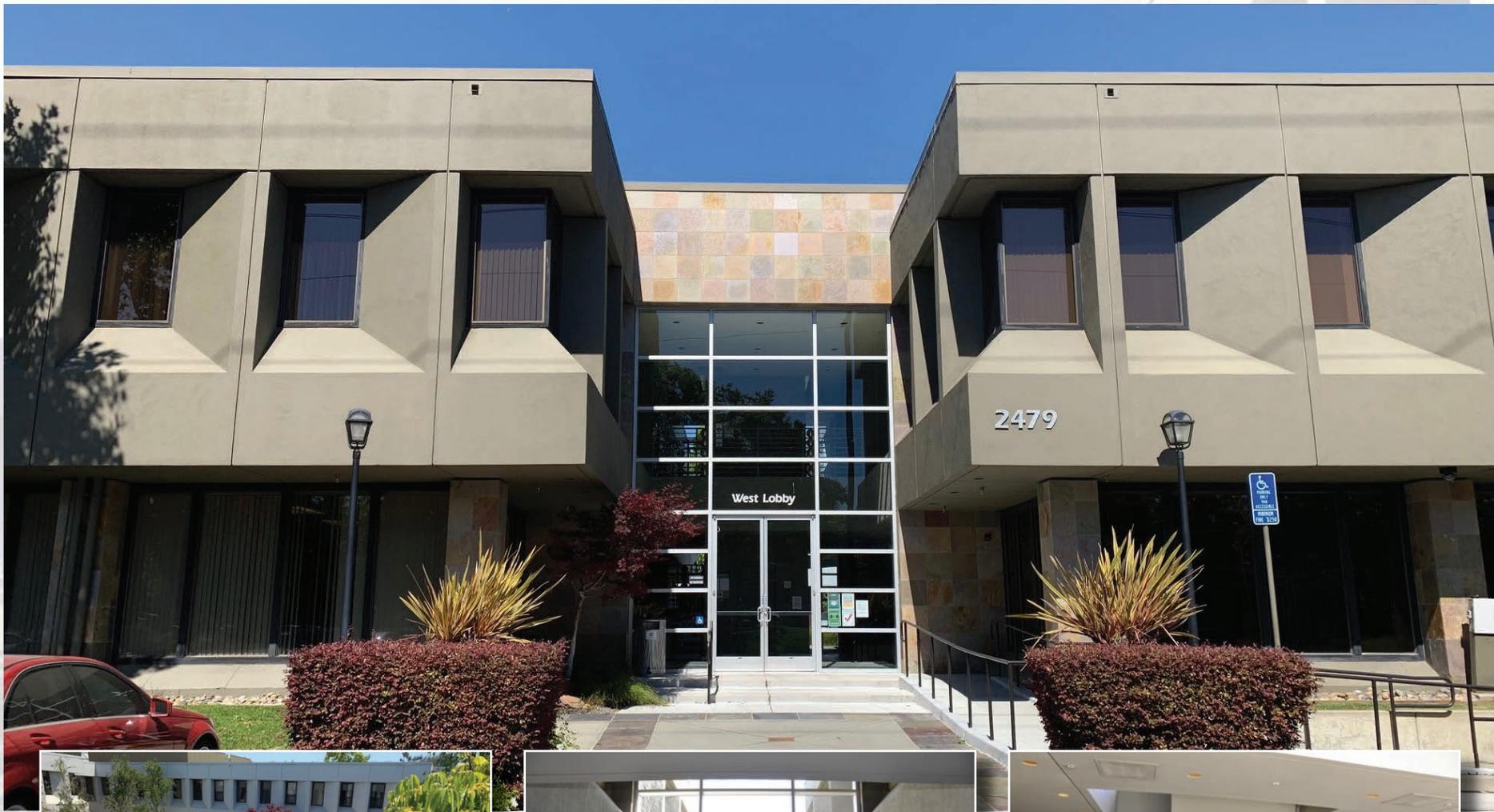


EMBARCADERO CORPORATE CENTER



2479 E. Bayshore Road

Palo Alto, California

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NEWMARK

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PROJECT HIGHLIGHTS

This premier Class A multi-tenant office project centrally located in Palo Alto offers incredible nearby amenities such as panoramic views of the Palo Alto Baylands lined with bike and running paths, the adjacent Palo Alto Municipal Golf course, an on-site deli coupled with on-site management, restaurants within steps of the project and just minutes from downtown Palo Alto.

- Suite 105: $\pm 3,617$ SF
Suite 150: $\pm 1,568$ SF
Suite 220/230: $\pm 4,667$ SF
Suite 235: $\pm 1,144$ SF
Suite 260: $\pm 10,540$ SF
Suite 290: $\pm 4,240$ SF
- Centrally located along the Peninsula in Palo Alto, with direct access to Highway 101
- Caltrain Shuttle to downtown Palo Alto
- Direct proximity to restaurants and cafes
- Adjacent to Palo Alto Municipal Golf Course and Beautiful Baylands
- Abundant expansion opportunities
- Wrap-around window line
- On-site property management
- Signage in upgraded lobbies
- Attractive courtyard
- Modern fitness center
- EV charging stations

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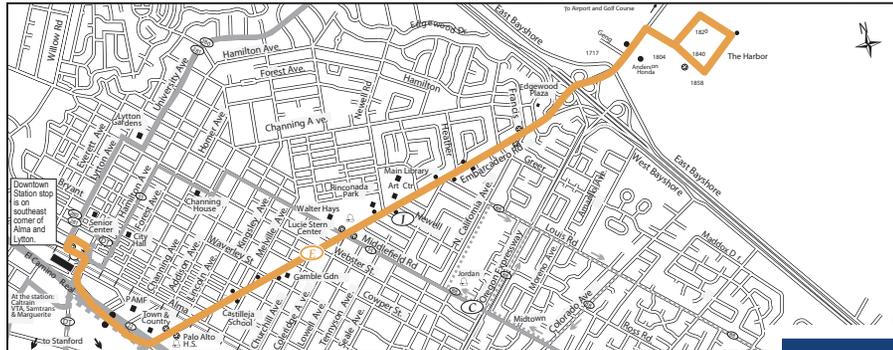


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Caltrain Schedule



KEY

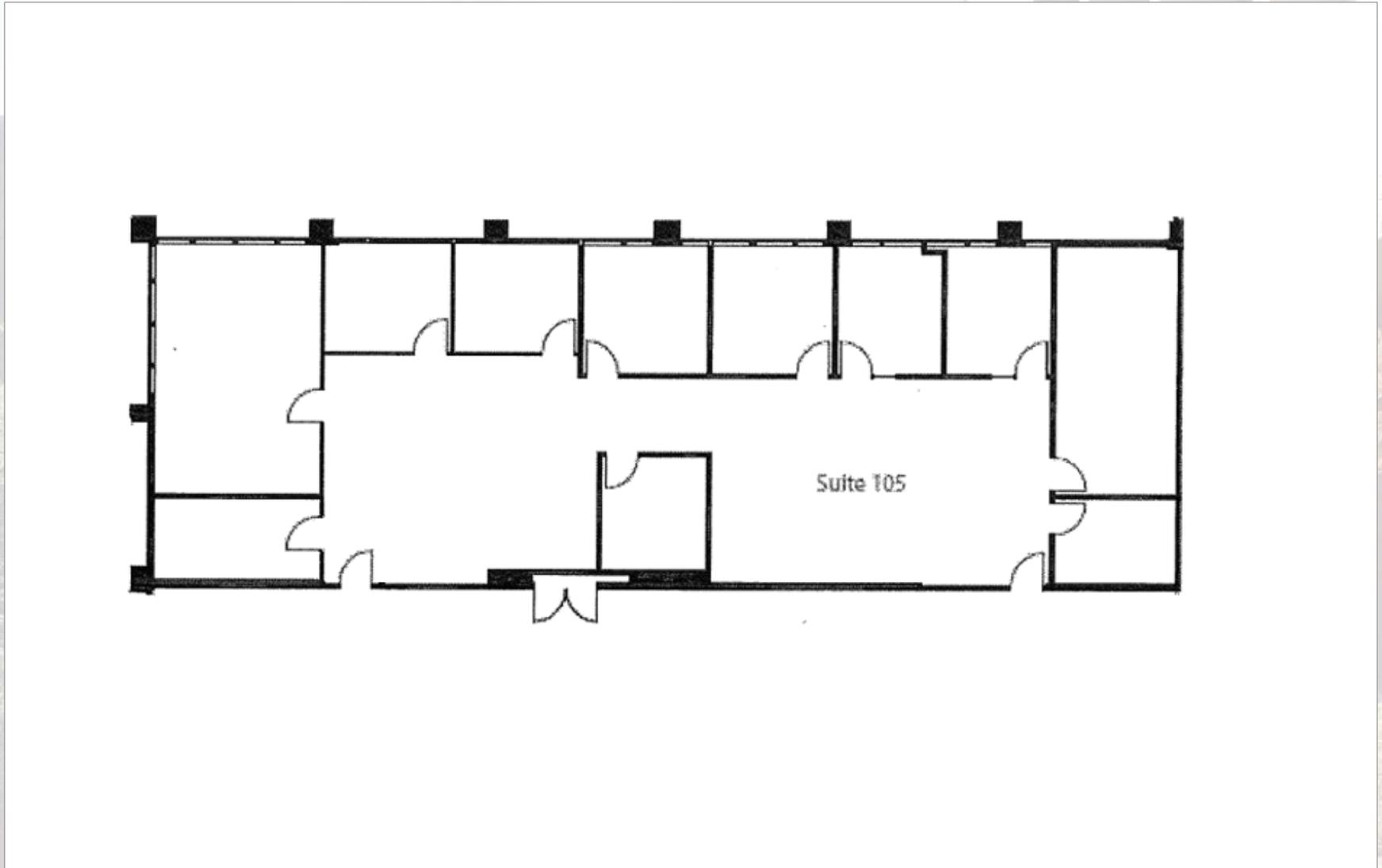
- Embarcadero Shuttle
- Samtrans & VTA: Service every 30 minutes or better
- Samtrans & VTA: Service less than every 30 minutes
- Bus Stops
- Timepoint bus stop
- Key Landmarks
- Schools

Caltrain Station	Harbor Place	Caltrain Station
MORNING SCHEDULE		
7:06	7:19	7:34
7:15	7:28	7:43
7:34	7:47	8:02
7:49	8:07	8:22
8:06	8:19	8:34
8:28	8:41	8:56
8:53	9:06	9:21
9:21	9:34	9:49
LUNCHTIME SCHEDULE		
	11:45	12:00
12:04	12:17	12:32
12:34	12:47	1:02
1:04	1:17	1:32
1:34	1:47	

Caltrain Station	Harbor Place	Caltrain Station
AFTERNOON SCHEDULE		
3:05	3:18	3:33
3:25	3:38	3:53
3:35	3:48	4:03
3:55	4:08	4:23
4:05	4:18	4:33
4:25	4:38	4:53
4:35	4:48	5:03
4:55	5:08	5:23
5:06	5:19	5:34
5:25	5:38	5:53
5:35	5:48	6:03
5:55	6:08	6:23
6:06	6:19	6:34
6:23	6:36	6:51



Suite 105: ±3,617 Square Feet



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Suite 150: ±1,568 Square Feet

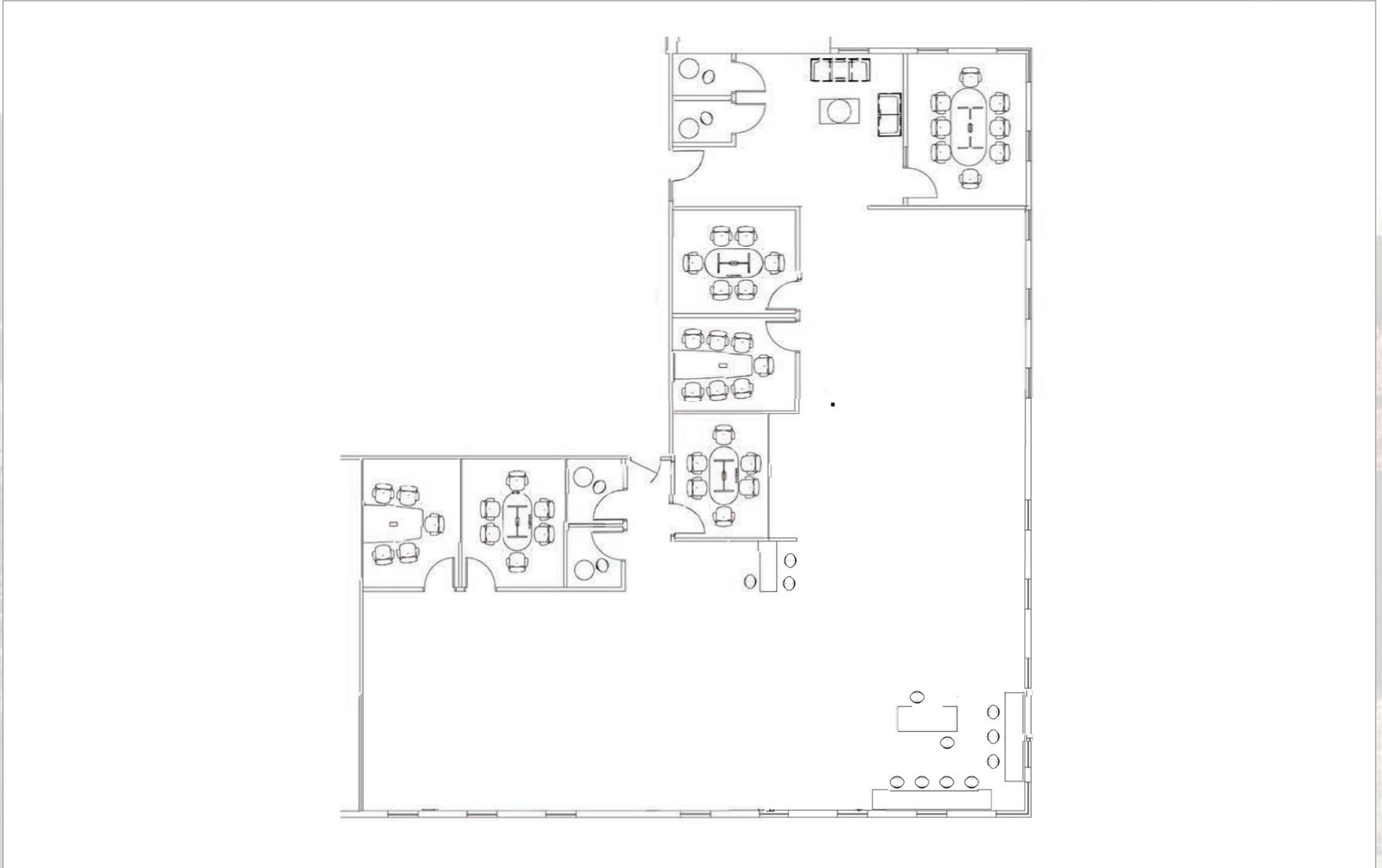


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Suite 220/230: ±4,667 Square Feet

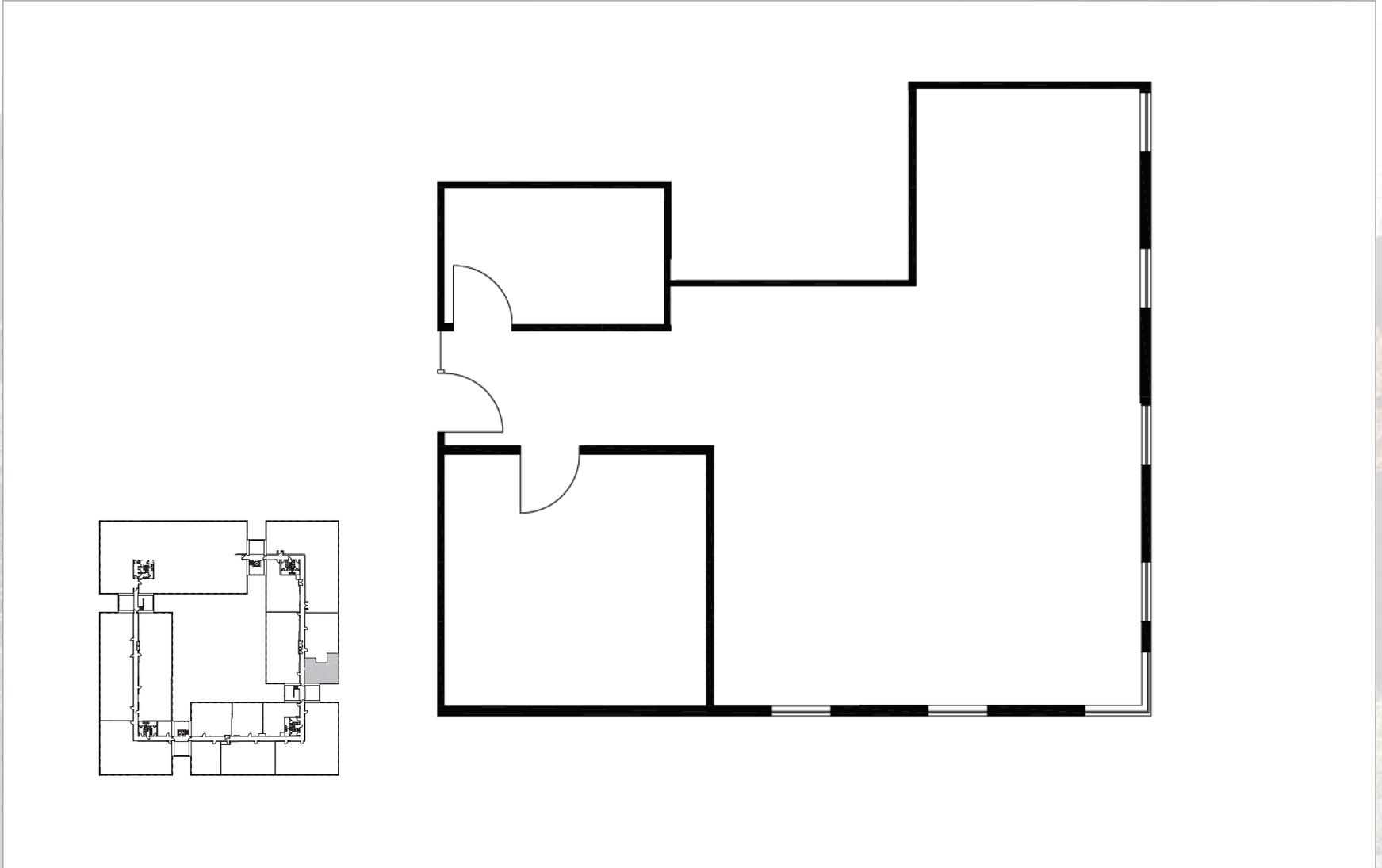


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Suite 235: ±1,144 Square Feet

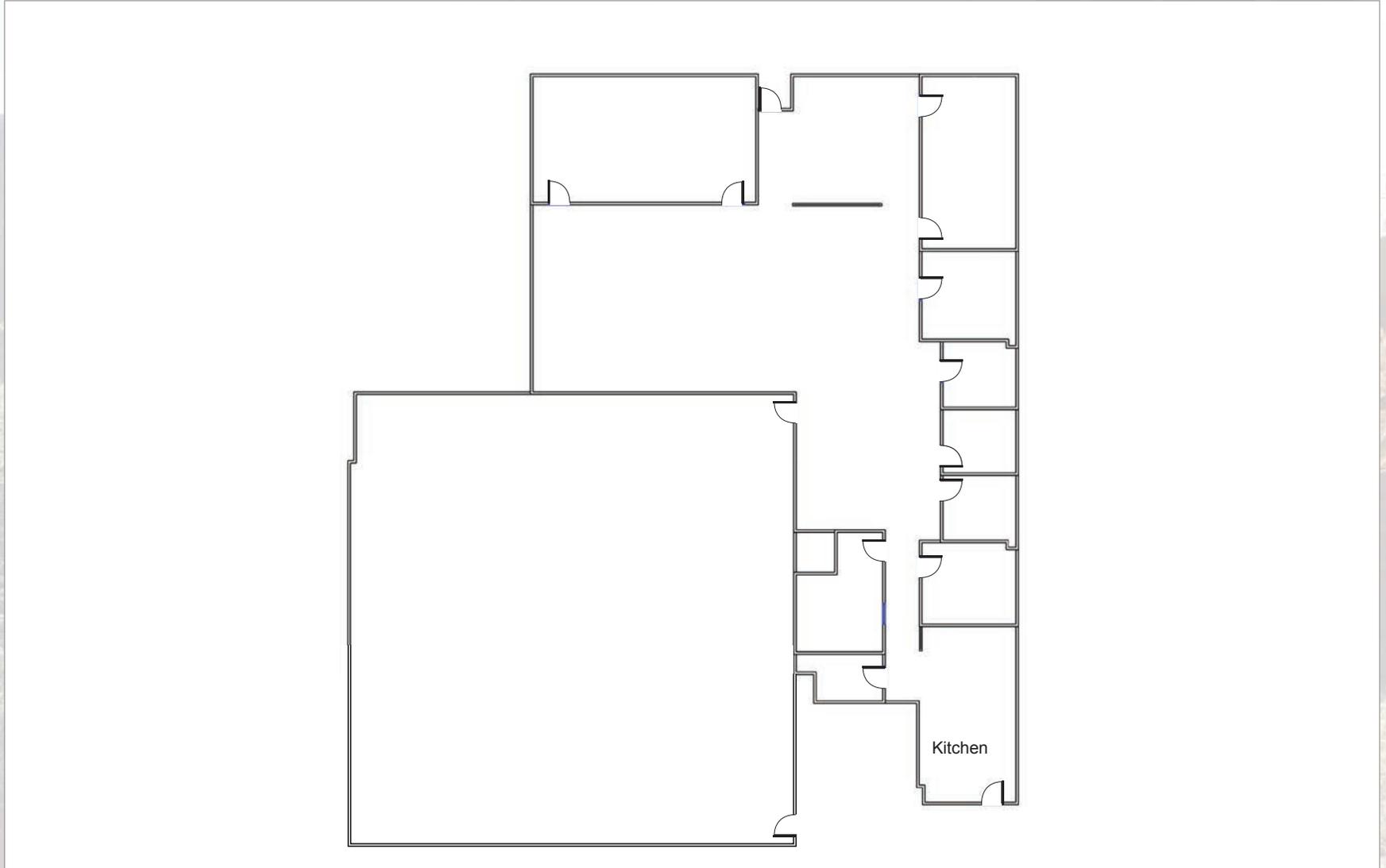


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Suite 260: ±10,540 Square Feet

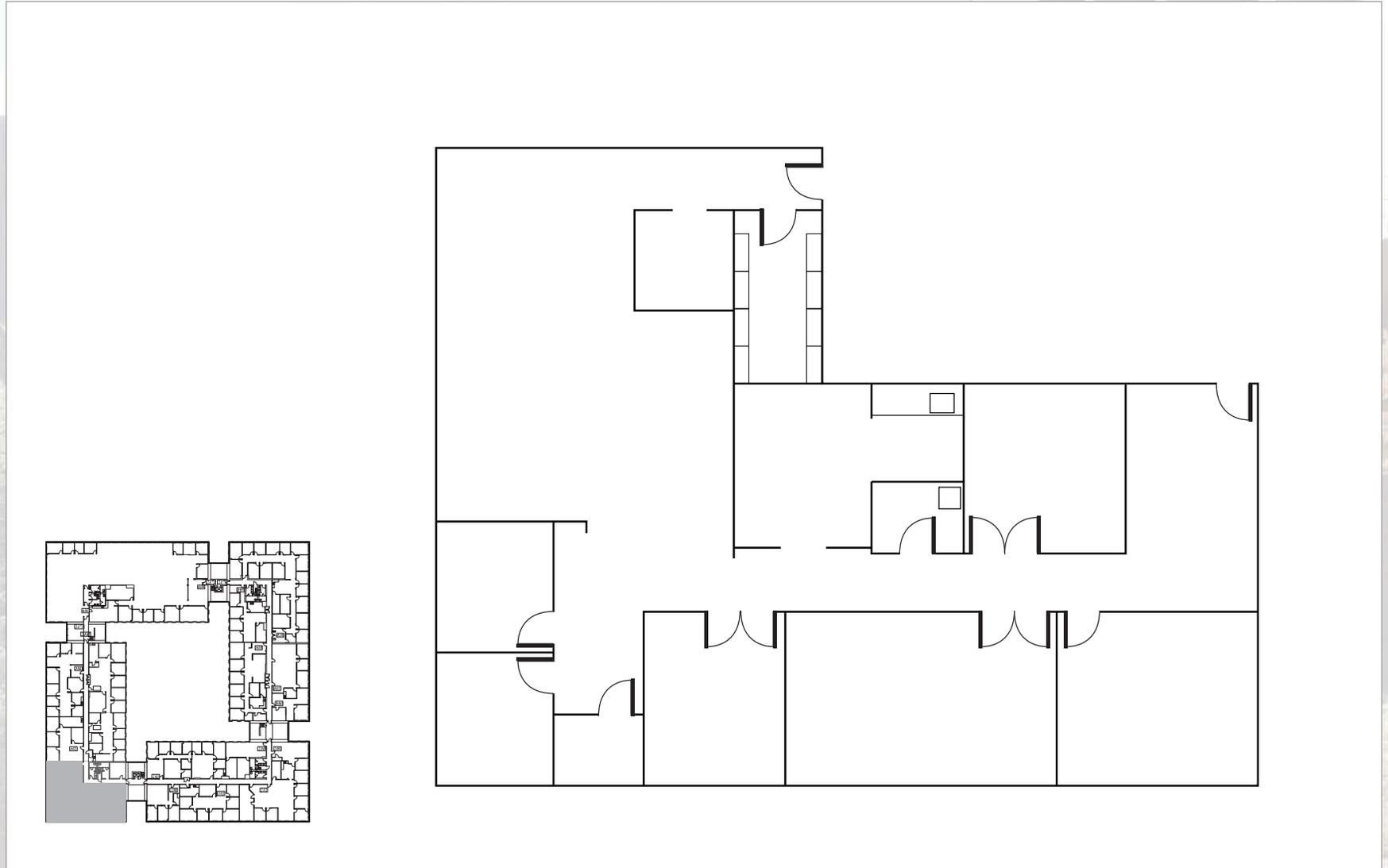


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Suite 290: ±4,240 Square Feet



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