

WELCOME TO 388

BOUTIQUE OFFICE AVAILABLE NOW



THE FUTURE OF WORK

DEFINED BY SUSTAINABLE SOPHISTICATION.



388 Cambridge Avenue is a newly delivered, design-forward office building in Palo Alto. Hospitality-level finishes, abundant natural light, and private outdoor terraces create a more elevated daily experience, paired with sustainability targets that include LEED Platinum and a zero energy footprint.

Outside, the sleek, modern architecture above ground-floor retail—LFBA Studios and Arsicault Bakery, both opening in 2026—allow the building to blend naturally into the neighborhood while elevating its surroundings. Their presence adds to the daily rhythm of the building with wellness, craft, and neighborhood activation.

SUSTAINABLE DESIGN

**LEED PLATINUM
& ZERO ENERGY CERTIFIED**

BOUTIQUE ELEGANCE

**36,120 SF
FULL-FLOOR & PARTIAL-FLOOR
SUITES AVAILABLE**

LUXURY EXPERIENCE

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

T.I. READY



Now delivered and tour-ready, 388 Cambridge offers an elevated office experience with the flexibility to tailor your space.

Q4 2025

Q1 2026

Q3 2026



**CORE & SHELL COMPLETED,
T.I. READY**

**LFBA PILATES
GRAND OPENING**

**ARSICAULT BAKERY
GRAND OPENING**

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.

With a level of design detail rarely found in the Palo Alto office market, 388 Cambridge offers a distinctly polished and memorable environment for teams who value hospitality-driven workplaces.





02.

A HOSPITABLE PLACE

THOUGHTFUL AMENITIES, GROUNDED IN DAILY RITUAL

At 388 Cambridge, hospitality shows up in the details. Spa-style steam showers, a cold plunge, Aesop soaps, and private balconies elevate the workday and support a healthier routine.

On the ground floor, award-winning Arsicault Bakery and LFBA, a highly sought-after Lagree Pilates studio, bring destination-level energy to the building. Through our partnership with Springline in Menlo Park, tenants can access additional amenities and experiences, including a private fitness center, an indoor golf simulator, validated parking, and a year-round calendar of events and dining.

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 committed to pursuing the following sustainability and technical certifications to enhance building resiliency, support occupant wellness, and meet 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.

DEVELOPED BY PRESIDIO BAY

OPERATED BY THE MAIN POST

388 Cambridge is owned by Presidio Bay, a long-term developer and owner known for elevating the built environment through user-centered design, sustainability, and thoughtful placemaking. The property is managed by The Main Post, Presidio Bay's operating platform. This integrated structure ensures that the original vision is carried through after delivery, with a hospitality-minded team focused on performance, experience, and long-term stewardship.



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.



LFBA Studios, located within 388 Cambridge, offers high-intensity, low-impact Lagree method workouts designed to improve core strength, endurance, and overall conditioning.



Arsicault Bakery, located within 388 Cambridge, is the acclaimed French bakery known for its award-winning croissants and classic, meticulously crafted pastries.



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



A modern lounge area with leather and fabric seating, indoor plants, and a decorative chandelier. The room features a mix of textures and colors, including dark leather, light wood, and various shades of green from the plants. The lighting is warm and ambient, with recessed ceiling lights and a large, ornate chandelier. The overall atmosphere is sophisticated and comfortable.

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

On the ground floor, LFBA offers the Lagree method for high-impact results in a time-efficient format, ideal for pre-work, lunch, or post-work routines. Arsicault Bakery is coming soon, bringing an award-winning patisserie experience downstairs for coffee runs, team treats, and informal meetings.

SPRINGLINE CONNECTION

Through our partnership with Springline, a live-work-play destination located three miles away in Menlo Park, tenants of 388 Cambridge can access additional amenities and experiences, including:

- Reservable Full Swing indoor golf simulator and game suite
- Fitness center access, including locker rooms and showers
- Validated parking at Springline
- Preferred pricing on luxury residential apartments and hotel-style accommodations

Springline also offers a year-round calendar of events and networking, along with destination dining options for lunch and dinner.

+ 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
 - Amenity Access & Information
- Kastle entry system and security
- Enertiv Sensor System for Operational Analysis
- EV Parking



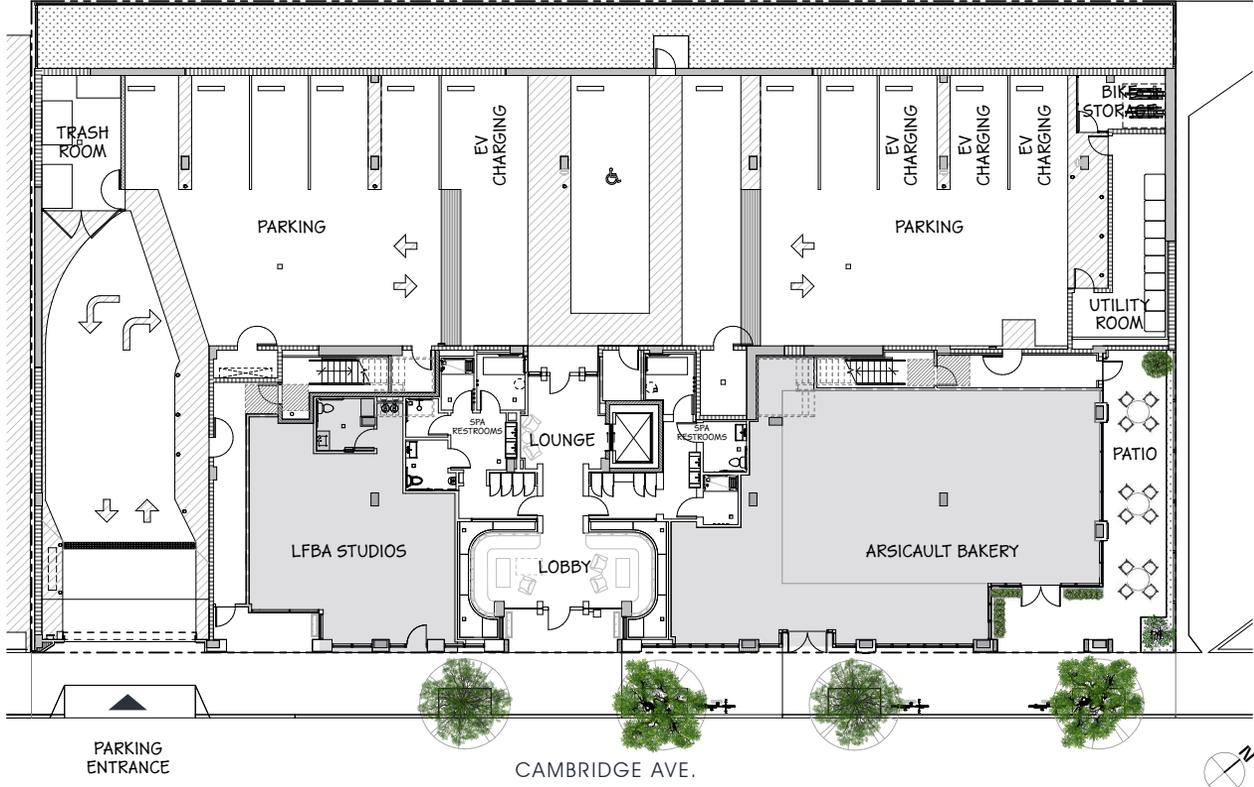
FLOORPLANS & SPECIFICATIONS



388 CAMBRIDGE | PALO ALTO, CA

PRESIDIO BAY VENTURES | COLLIERS | NEWMARK | CBRE

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



SINGLE TENANT PROFESSIONAL SERVICES LAYOUT

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



CAMBRIDGE AVE.

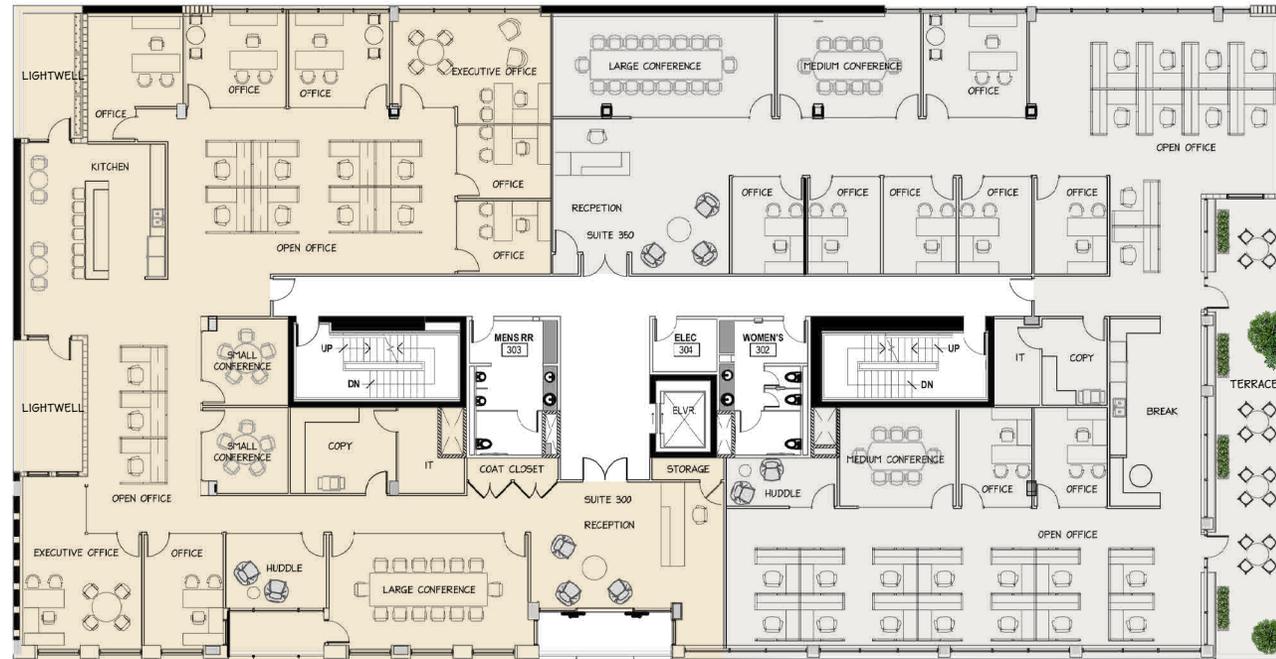
PROGRAM SUMMARY SUITE 200

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

FLOOR 2



CAMBRIDGE AVE.

◆ Suite 200 | ◆ Suite 250

PROGRAM SUMMARY SUITE 200 | ~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 250 | ~8,700 SF SF

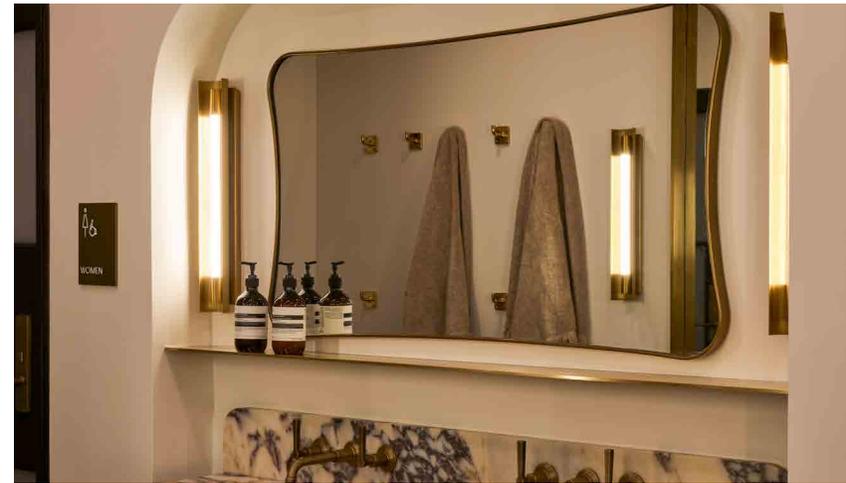
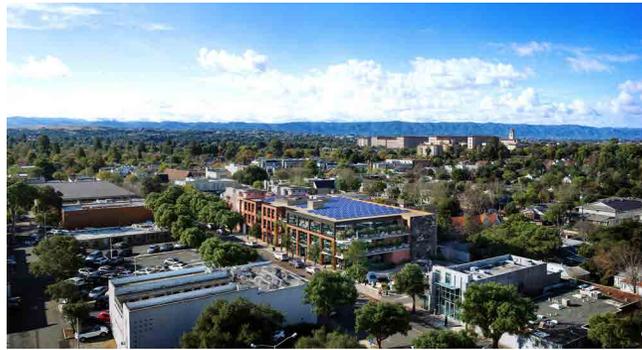
6X6 WORKSTATIONS	24
RECEPTION	1
PRIVATE OFFICE	8
TOTAL HEADCOUNT	33

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

Our team, including leading architects and designers, has been intentionally assembled to create the next generation of innovative workplaces.

A VISIONARY TEAM



B R E R E T O N

BRERETON ARCHITECTS
Project Architect

Adean

ADEAN STUDIOS
Interior Designer



JETT LANDSCAPE ARCHITECTURE + DESIGN
Landscape Architect



ROMIG
Geotechnical Engineer



DCI
Structural Engineer



ALLANA BUICK & BERS
Waterproofing Engineer



ROBISON
MEP +
Basis of Design Engineer



SALTER
Acoustical Consultant



BKF
Civil Engineer



PES Environmental, Inc.
Engineering & Environmental Services

PES ENVIRONMENTAL, INC.
Environmental Consultant

LEASING



Boutique office spaces are now available for lease, with the two ground-floor retail spaces successfully leased by CBRE.

Colliers | NEWMARK

COMMERCIAL OFFICE LEASING

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CBRE

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THANK YOU



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