



MAYFIELD PLACE

490 CALIFORNIA AVENUE \ PALO ALTO

±22,010 RSF



Mayfield Place/Iconic Real Estate, *Reimagined*



Named in honor of the original City of Mayfield, the asset captures the entrepreneurial spirit that now defines Palo Alto—making it more than an address, but a statement. It is an entirely rebuilt, Class A+ office building in the heart of Palo Alto's vibrant California Avenue District. Designed with timeless architecture and modern performance in mind, the building stands as a striking blend of history and innovation.

The location offers immediate access to Caltrain, premium retail, and a highly amenitized walkable corridor, making it one of the most desirable addresses on the Bay Area's South Peninsula in Silicon Valley. Mayfield Place sets a new standard for quality, connectivity and presence.



Iconic corner location at the entrance to Palo Alto's highly desirable California Avenue submarket



Class A + Repositioning to Include:

- ▷ Rebuilt facade including new windows
- ▷ New Building Systems
- ▷ Newly Constructed Interiors Ready for Occupancy
- ▷ Renovated Roof Deck w/ New Shade Structure



Highly visible building top signage



Abundant on site and adjacent public parking



At the epicenter of California Avenue's restaurants and cafes with a short walk to the Caltrain Station

RENOVATION UNDERWAY



Coming 2026



TECH TENANT LAYOUT

2nd floor

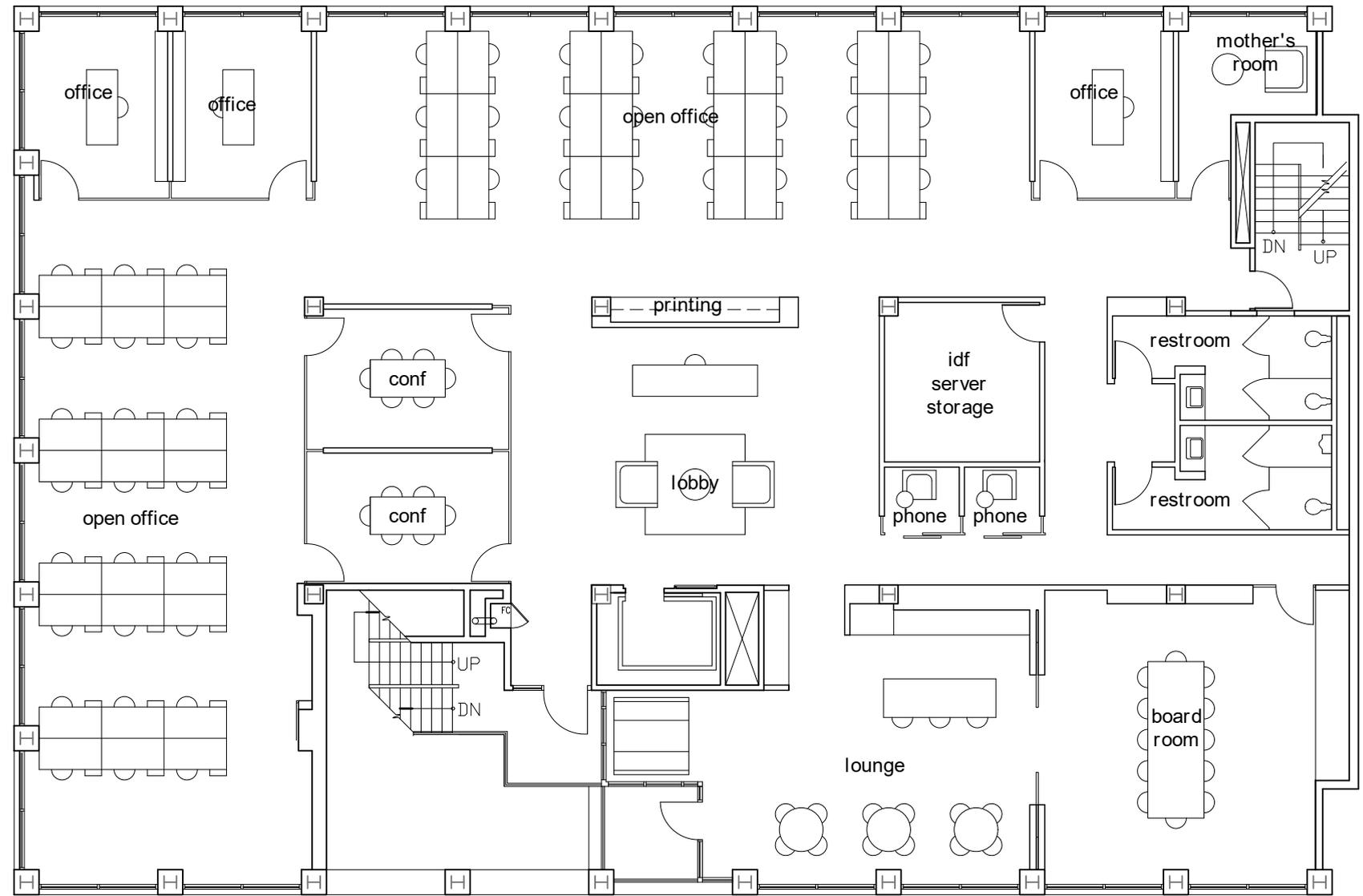
8,278 rsf

3rd floor

8,020 rsf

Conf Rooms (medium)	2
Board Room	1
Offices (11-6' x 14'-6")	3
Phone Rooms	2
Open Office Desks (30" x 60")	48
Total Headcount (inc reception)	52
Area per employee	154 - 160 rsf

Additional Floor Plans Following this Page





PROFESSIONAL SERVICE LAYOUT

2nd floor

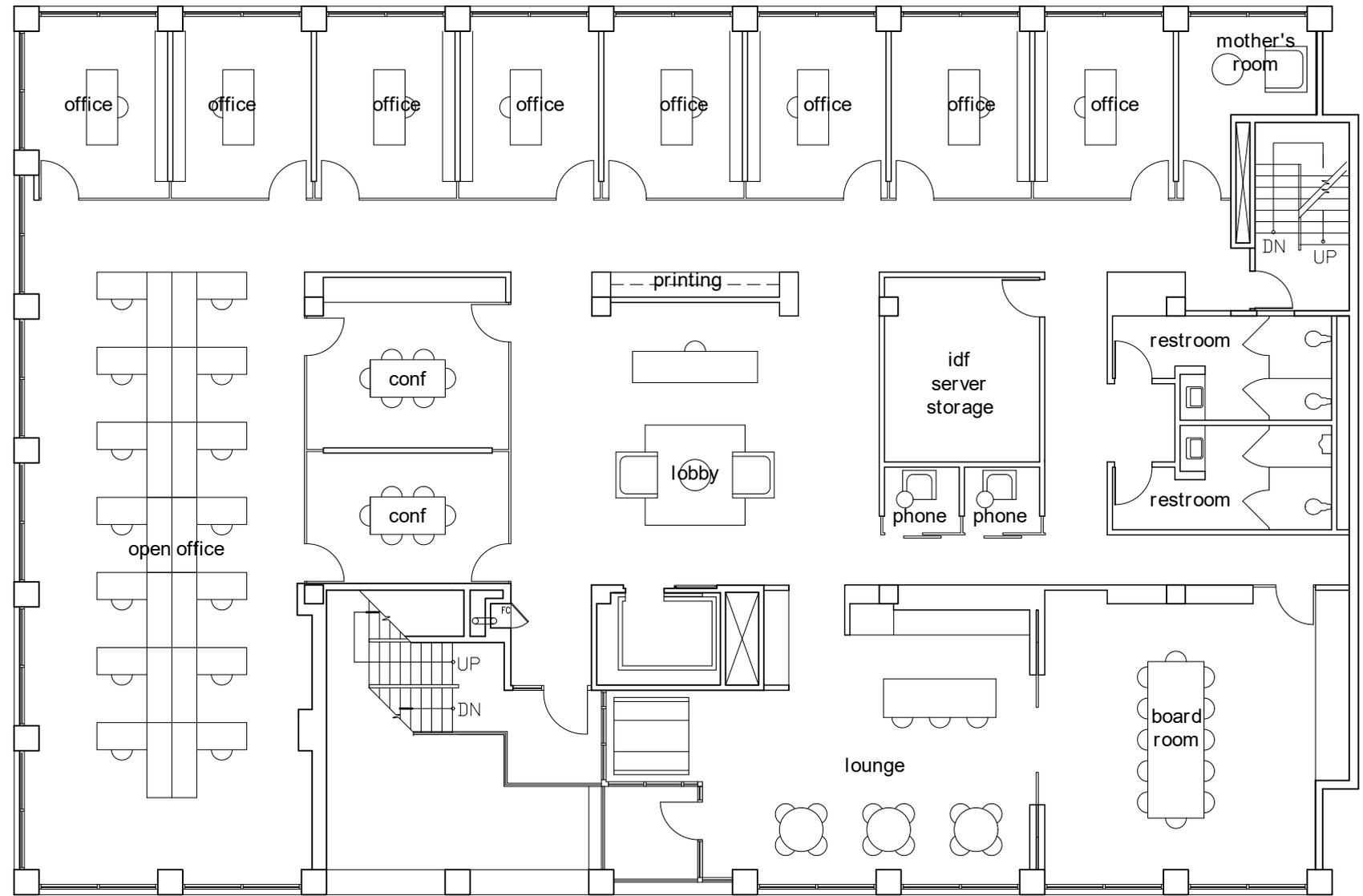
8,278 rsf

3rd floor

8,020 rsf

Conf Rooms (medium)	2
Board Room	1
Offices (11'-6" x 14'-6")	8
Phone Rooms	2
Open Office Desks (6' x 6')	14
Total Headcount (inc reception)	23
Area per employee	347 - 360 rsf

Additional Floor Plans Following this Page



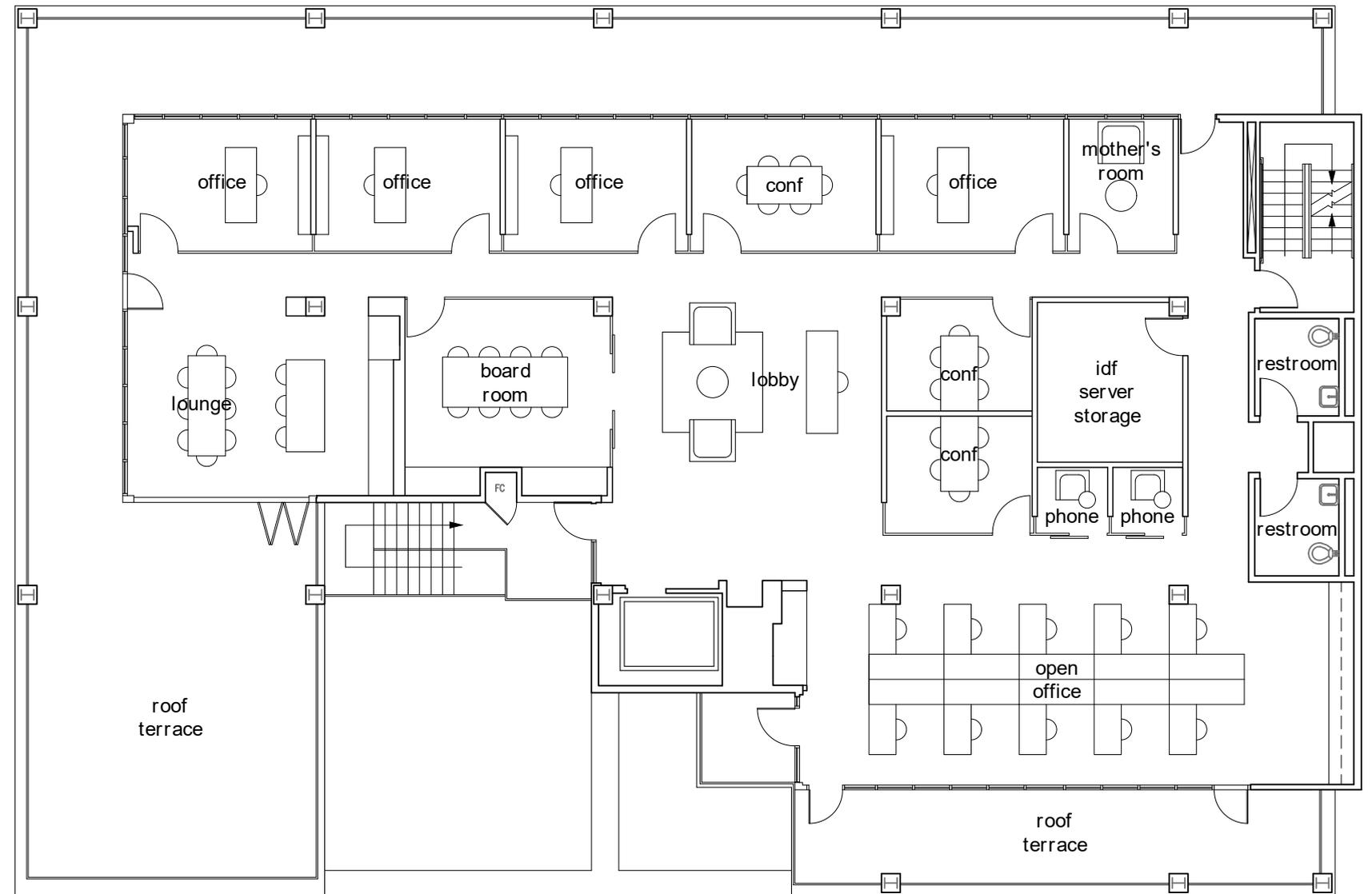


PROFESSIONAL SERVICE LAYOUT

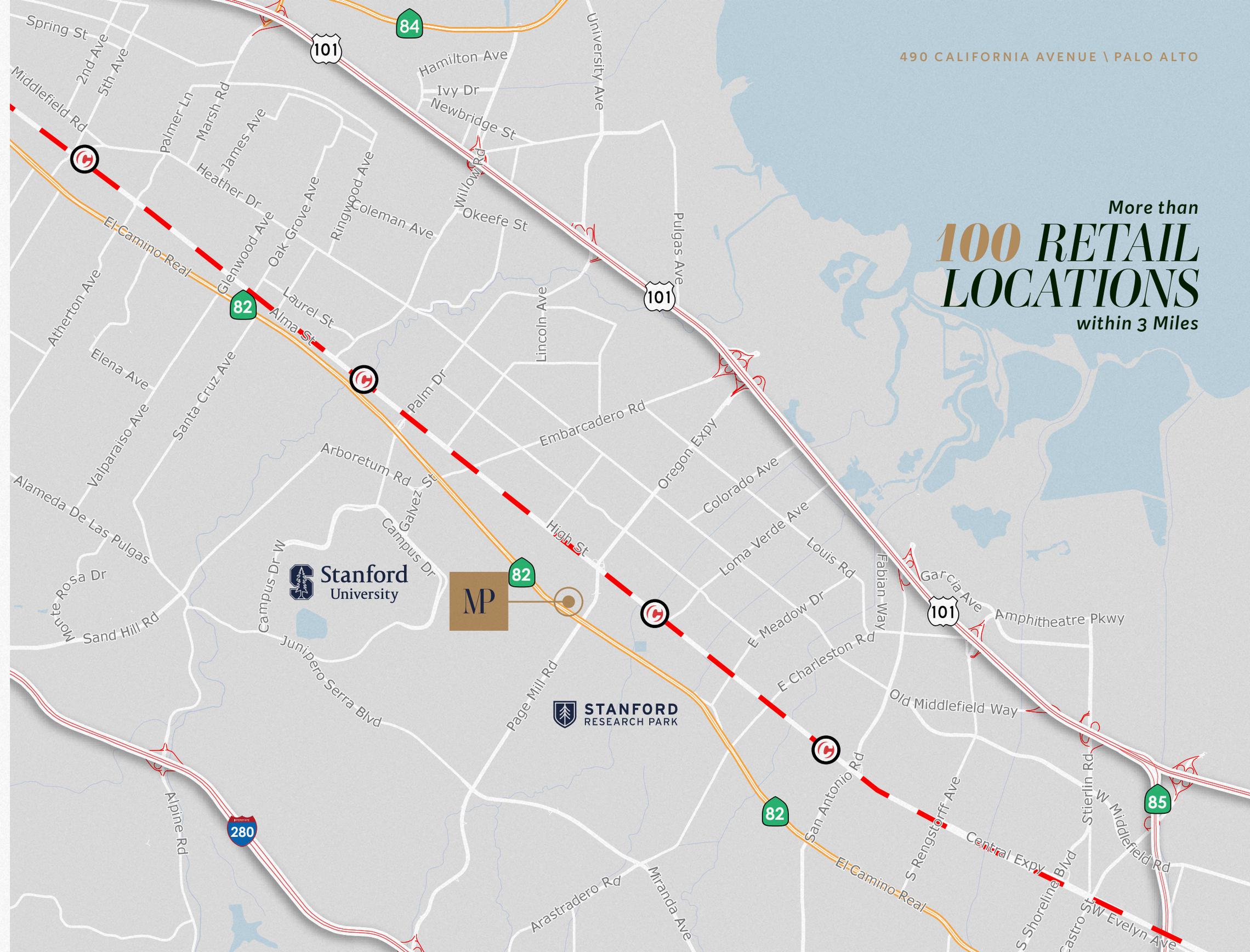
4th floor

5,712 rsf

Conf Rooms (medium)	3
Board Room	1
Offices (11'-6" x 14'-6")	4
Phone Rooms	2
Open Office Desks (6' x 6')	10
Total Headcount (inc reception)	15
Area per employee	381 rsf



More than
100 RETAIL
LOCATIONS
within 3 Miles



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