

FOR LEASE

FREESTANDING OFFICE BUILDING

409 SHERMAN AVE, PALO ALTO, CA



±11,874
TOTAL SF



EASY ACCESS
TO NEARBY
HIGHWAYS



OPEN LAYOUT



OUTDOOR
PATIO AND
BALCONY



NEARBY
PARKING



THREE BLOCKS
TO CALTRAIN

±11,874 SF Freestanding office building

Divisible by floor to ±4,000 SF or ±8,000 SF

Ideal opportunity for a creative technology company

Open layout with numerous conference rooms throughout layout

Outdoor patio & 3rd floor balcony

Operable windows & doors bring in lots of fresh air

Skylights on the 3rd floor

Very low operating expenses (\$0.66 to Gross)

Located one block from California Ave

Three blocks to Caltrain station

Great access to Highway 101 & 280

Across the street from the brand new 3 story Palo Alto parking garage

TYLER HOOPER Kidder Mathews | 408.588.2339 | tyler.hooper@kidder.com | LIC N° 01398905

SCOTT C DAVIS SVN Commercial | 415.407.4435 | scott.davis@svn.com | LIC N° 00578914

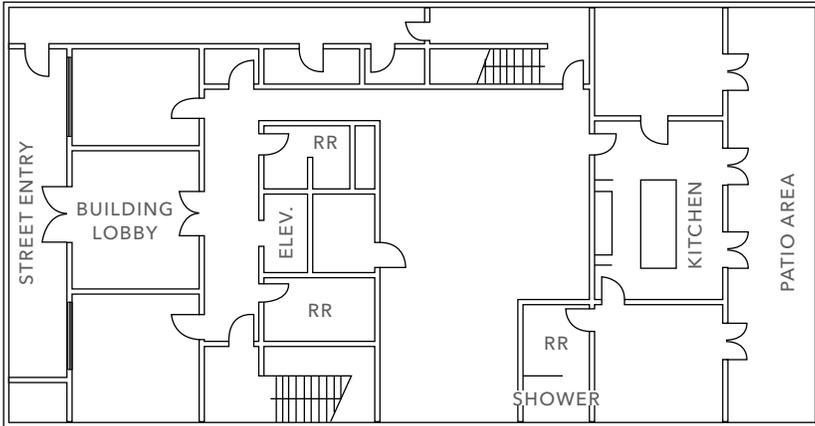
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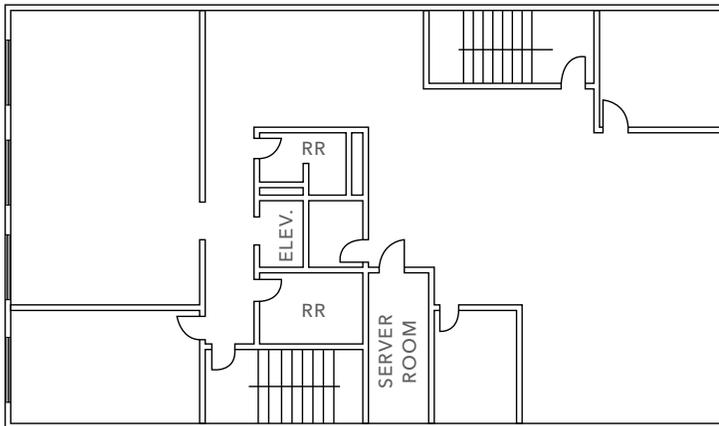


FLOOR PLANS

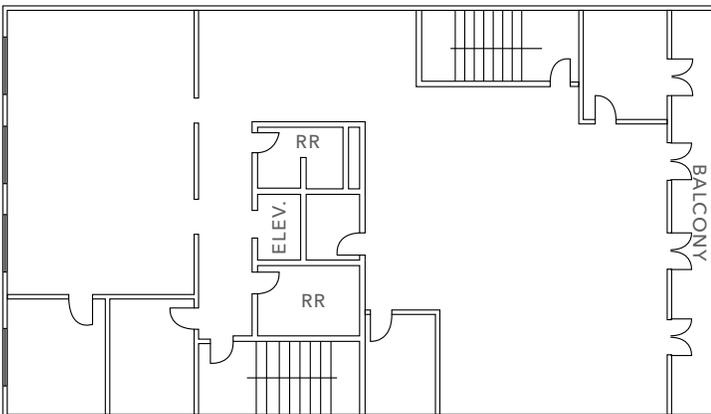
FLOOR 1



FLOOR 2



FLOOR 3



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Kidder Mathews

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FLOOR PLANS NOT TO SCALE

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RESTAURANTS

- 01 Caffe Riace
- 02 La Bodeguita Del Medio
- 03 Pastis
- 04 Mediteranean Wraps
- 05 The Counter
- 06 Antonio's Nut House
- 07 Jin Sho
- 08 Terun
- 09 Palot Alto Sol
- 10 Panda Express

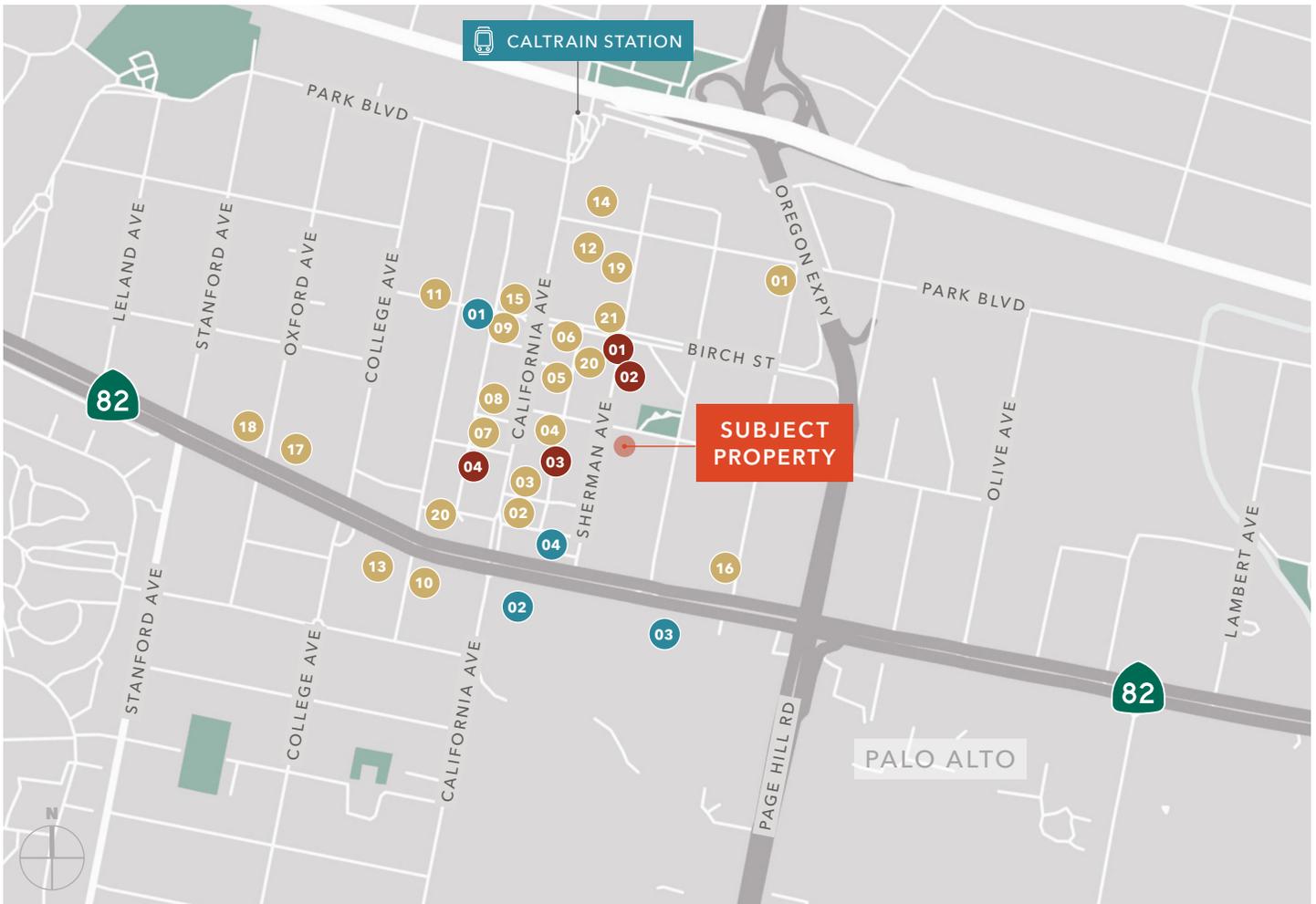
- 11 Anatolian Kitchen
- 12 Baume
- 13 Jack in the Box
- 14 Peking Duck
- 15 Bistro Elan on Birch St
- 16 Chipotle
- 17 Ordori Sushi
- 18 Cardinal Sushi
- 19 Vitality Bowls
- 20 Pizza Chicago
- 21 CALAVE Wine Bar

COFFEE SHOPS

- 01 Printer's Cafe
- 02 Starbucks
- 03 Zombie Runner
- 04 Backyard Brew

BANKS

- 01 Bank of the West
- 02 Wells Fargo
- 03 Bank of America
- 04 Citibank



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FOR LEASE



+11,874 SF

AVAILABLE

\$0.66

OPERATING EXPENSES

NOW

AVAILABLE



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