

555

HAMILTON



±12,897 SF DOWNTOWN PALO ALTO OFFICE BUILDING

Owner User Optionality | Secured Underground Garage

100% Leased with Significantly Below Market Leases

DOWNTOWN PALO ALTO



EVERETT AVE

LYTTON AVE

UNIVERSITY AVE

← MENLO PARK



STANFORD





555

HAMILTON

HAMILTON AVE

FOREST AVE

ALMA ST

MOUNTAIN VIEW



RD

555 HAMILTON

CBRE is pleased to market the opportunity to purchase 555 Hamilton Avenue, a fully leased ±12,897 SF office building in Downtown Palo Alto—the most walkable, transit-oriented, and amenity-rich location on the Peninsula. With only 1.85 years of weighted average lease term remaining, the property generates in-place cash flow while offering exceptional flexibility. Owner-users can receive cash flow to offset carrying costs and confidently plan their future occupancy while the existing tenants fulfill their lease term. For investors, it represents a rare chance to secure core Silicon Valley real estate at an attractive basis in a submarket experiencing rapidly declining vacancy and accelerating demand, with current rents significantly below market rates.

555 HAMILTON AVE • PALO ALTO, CALIFORNIA 94301

PROPERTY TYPE	Office
BUILDING SIZE*	±12,897 SF
LAND SIZE	±5,227 SF 0.12 acres
# OF FLOORS	3 (Avg. Floor Plate - 4,299 SF)
YEAR BUILT	1985 / 2024
TENANCY	100% Leased
PARKING	8 spaces total (7 in secured underground garage + 1 open space)
LEASE EXPIRATION SCHEDULE	<ul style="list-style-type: none">• Penthouse (3rd Floor): April 30, 2027 4,656 SF• 2nd Floor: January 31, 2028 4,656 SF• 1st Floor: October 31, 2028 3,585 SF

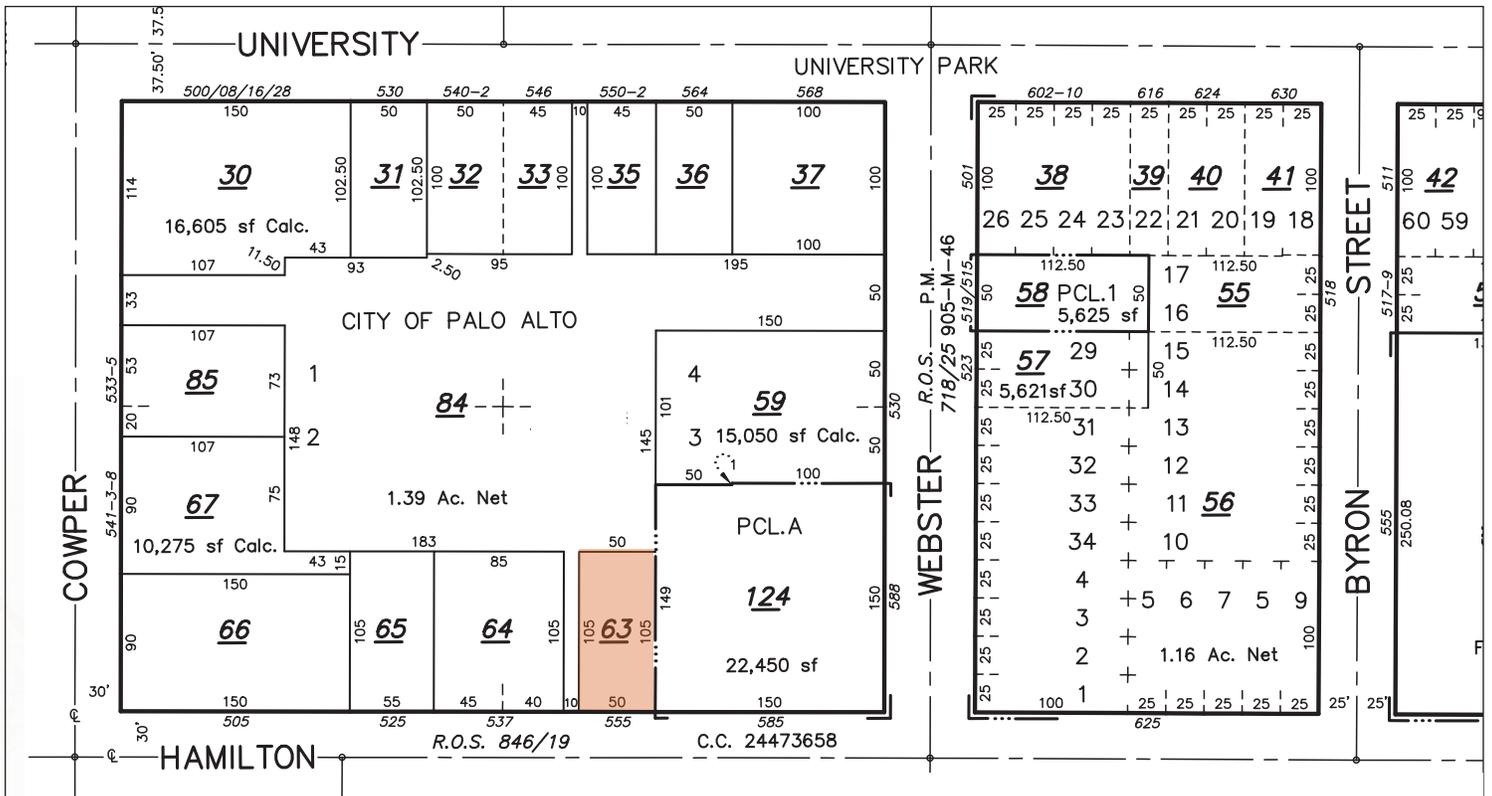
**The stated square footage is provided based on information believed to be accurate; however, the buyer is responsible for independently verifying the exact size of the property.*

SITE PLAN



PARCEL MAP

APN: 120-03-063



555

HAMILTON

INVESTMENT HIGHLIGHTS



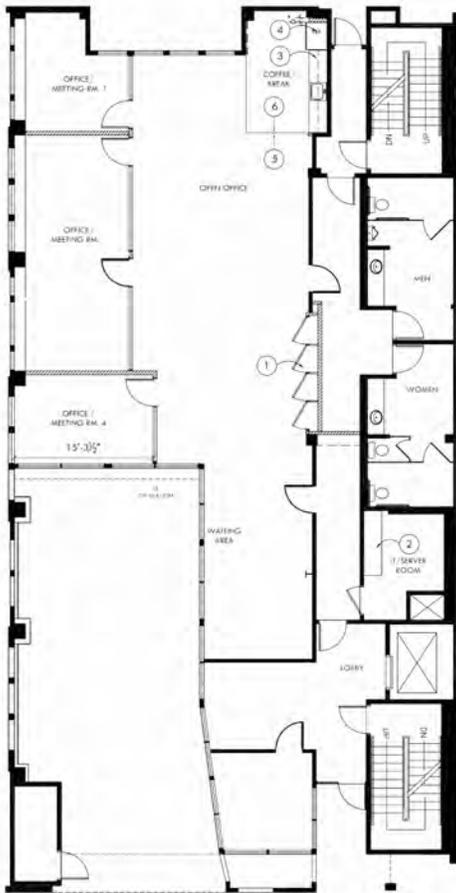
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HAMILTON AVE



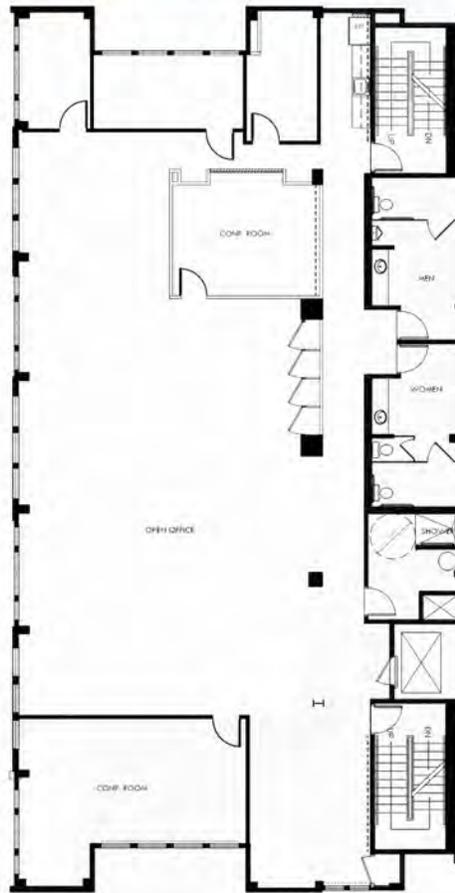
- **Owner-User Optionality:** The penthouse lease expires **April 30, 2027, providing a clear occupancy window in 1.5 years.** Until then, the property generates approximately \$900,000 of net operating income, delivering substantial cash flow to cover carrying costs, fund tenant improvements, and support relocation planning.
- **Recent Sharp Decline in Vacancy:** Since Q1 2024, **Downtown Palo Alto vacancy has dropped 700 bps** from 20.1% to 13.1% Q3 2025.
- **Office Cap Limits Future Supply:** Palo Alto has a **50,000 SF annual cap** on new office supply in Downtown locations, severely limiting future supply even as demand continues to rise.
- **Electrified 39 Minute Train from SF to Palo Alto:** The Palo Alto Caltrain station connects to San Francisco in as little as 39 minutes via frequent, electrified trains. Caltrain-oriented real estate historically lease for 42% more than non-transit-oriented Peninsula locations.
- **Secured Underground Garage with Adjacent City Garage:** The property includes 8 total parking spaces (7 in secured underground executive parking spaces with direct building access, plus one open space). Additional staff parking is available via annual permits in the adjacent Hamilton/Webster garage (\$990/year) with a covered walkway that provides direct access.
- **Recent Capital Investment:** All suites renovated to current market standards in 2024, providing turnkey product that minimizes future tenant improvement requirements.
- **Side-Core Layout:** The side-core layout unlocks a highly executable transformation into a boutique, light-flooded office with true end-to-end window sightlines.
- **The Property is in Downtown Palo Alto, in the heart of the San Francisco Peninsula.** Here, capital, talent, research, and an educational institution intersect to form an invigorating environment for company building and investing.

FLOOR 1



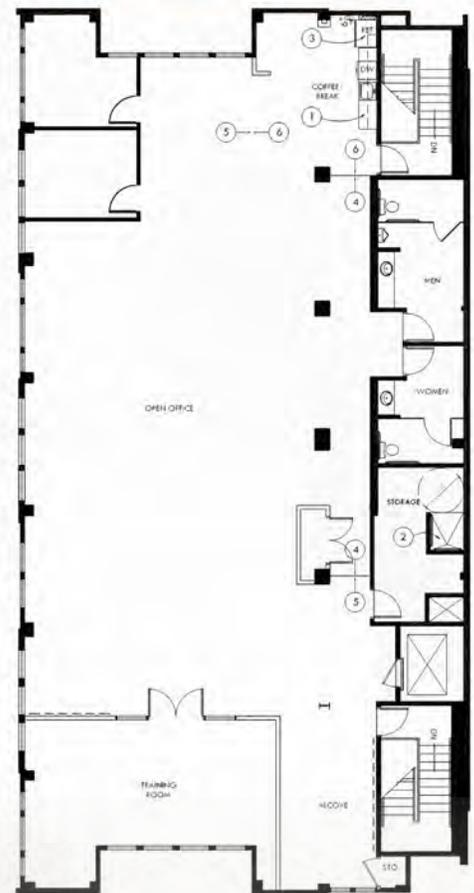
±3,585 SF

FLOOR 2



±4,656 SF

FLOOR 3



±4,656 SF

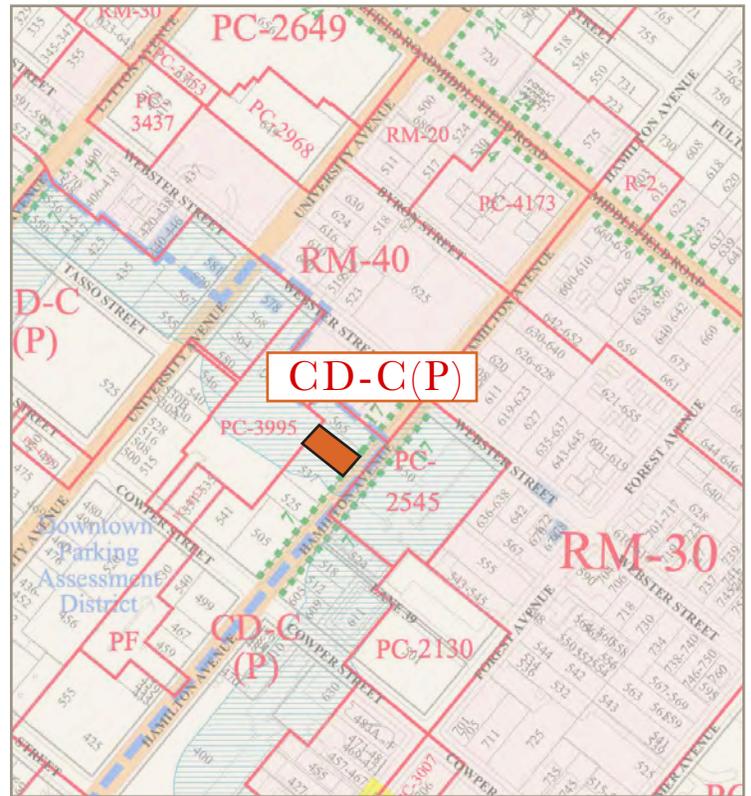


**Photography was taken prior to tenant moving into suites*

GENERAL PLAN DESIGNATION: REGIONAL/COMMUNITY COMMERCIAL
ZONING DESIGNATION: DOWNTOWN COMMERCIAL - COMMUNITY WITH PEDESTRIAN SHOPPING
COMBINING DISTRICT: CD-C (P)
CURRENT USE: OFFICE
CURRENT FAR: 2.47

THE CD DOWNTOWN COMMERCIAL DISTRICT is intended to be a comprehensive zoning district for the downtown business area, accommodating a wide range of commercial uses serving city-wide and regional business and service needs, as well as providing for residential uses and neighborhood service needs. The CD commercial downtown district is specifically created to promote the following objectives in the downtown area of Palo Alto:

- 1** control the rate and size of commercial development;
- 2** preserve and promote ground-floor retail uses;
- 3** enhance pedestrian activity;
- 4** create harmonious transitions from the commercial areas to adjacent residential areas; and
- 5** where applied in conjunction with Chapter 16.49 of the Palo Alto Municipal Code, preserve historic buildings.



RESTRICTIONS ON OFFICE USE:

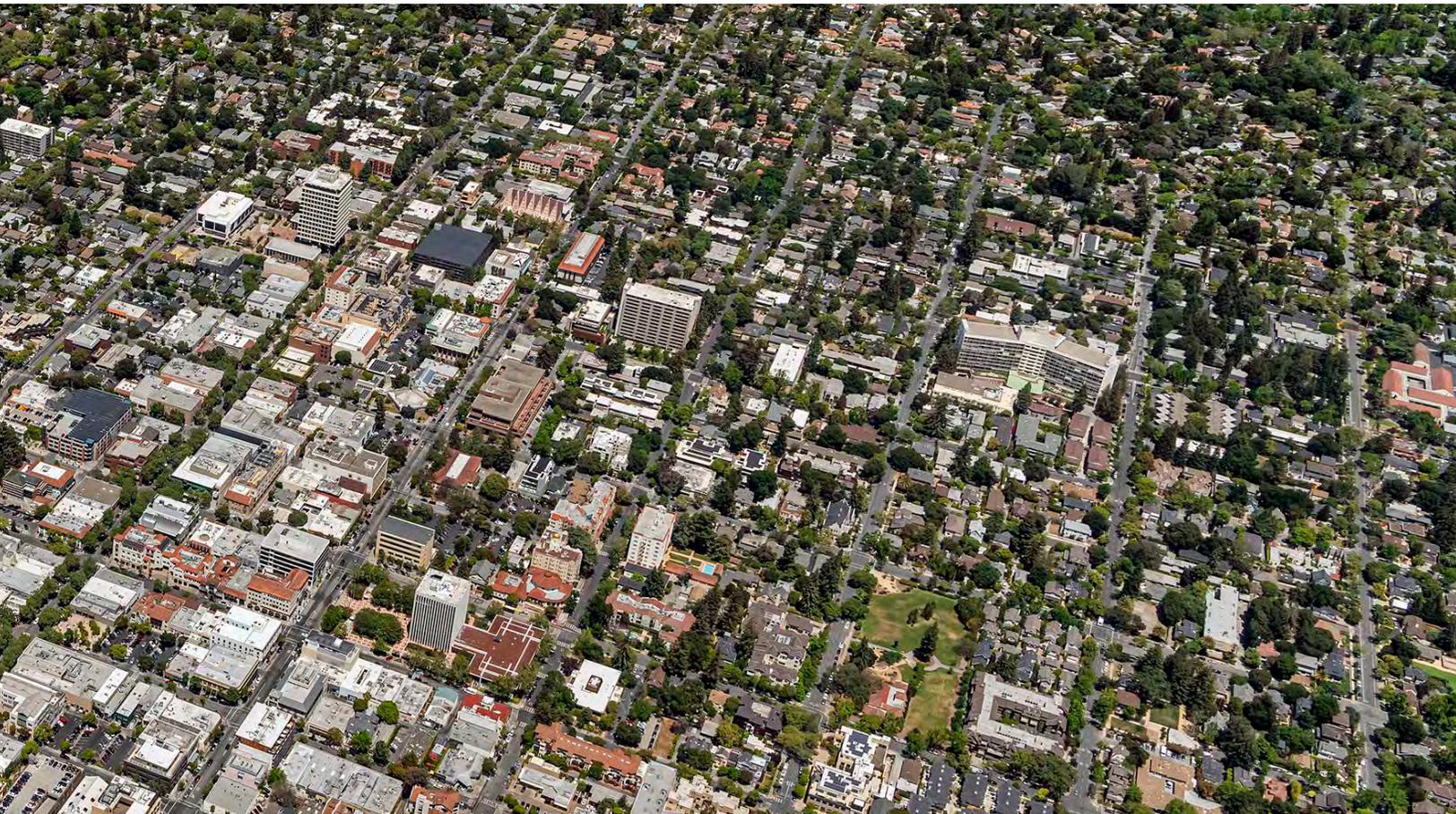
New construction and alterations in the CD-C zoning district shall be required to design ground floor space to accommodate retail use and shall comply with the provisions of the Pedestrian (P) combining district.

PEDESTRIAN SHOPPING (P) COMBINING DISTRICT

The pedestrian shopping combining district is intended to modify the regulations of the CN neighborhood commercial district, the CC community commercial district and the CD commercial downtown district in locations where it is deemed essential to foster the continuity of retail stores and display windows and to avoid a monotonous pedestrian environment in order to establish and maintain an economically healthy retail district.

On any site, or portion of a site, adjoining a designated pedestrian sidewalk or pedestrian way, new construction and alterations to existing structures shall be required as determined by the architectural review board, to provide the following design features intended to create pedestrian or shopper interest, to provide weather protection for pedestrians, and to preclude inappropriate or inharmonious building design and siting.

¹"Alteration" means any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure, or change in relative position of buildings or structures on a site, or substantial change in appearance of any building or structure.



DISCLOSURES

PROPERTY VISITATION AND COMMUNICATION

CBRE invites you to learn more about 555 Hamilton by reviewing this Offering Memorandum and meeting with any of the individuals noted in this package. Please address all communications, inquiries and requests to the CBRE Investment Properties Team, as representatives of the Seller.

DOCUMENT CENTER

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password protected document center containing electronic forms of the offering memorandum, survey, zoning documents, and other information that should be useful in your evaluation of the property. For questions regarding the document center please contact Jonathan Ziegler at jonathan.ziegler@cbre.com or +1 650 388 6044.

OFFER SUBMISSION

Please direct offers to Charlie Strouss at the email address on the last page of this OM. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) due diligence and closing time frames, and 4) a description of the debt and equity structure. The Seller is desirous of negotiating with a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an Affiliate) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the Property), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (Owner) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented as is without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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