



SINGLE TENANT NNN LEASED INVESTMENT OPPORTUNITY

643 EMERSON STREET
PALO ALTO, CA 94301



Tyrus Cobb

Director

DRE # 02016254

650.313.7909

tyrus@wilburproperties.com

- **Sale Price: \$6,500,000**
- 5,590 RSF
- 4.8% CAP Rate
- Existing lease expires June 30, 2026
- Current rent: \$4.64 PSF + NNN - below market rent
- Tenant responsible for building maintenance costs

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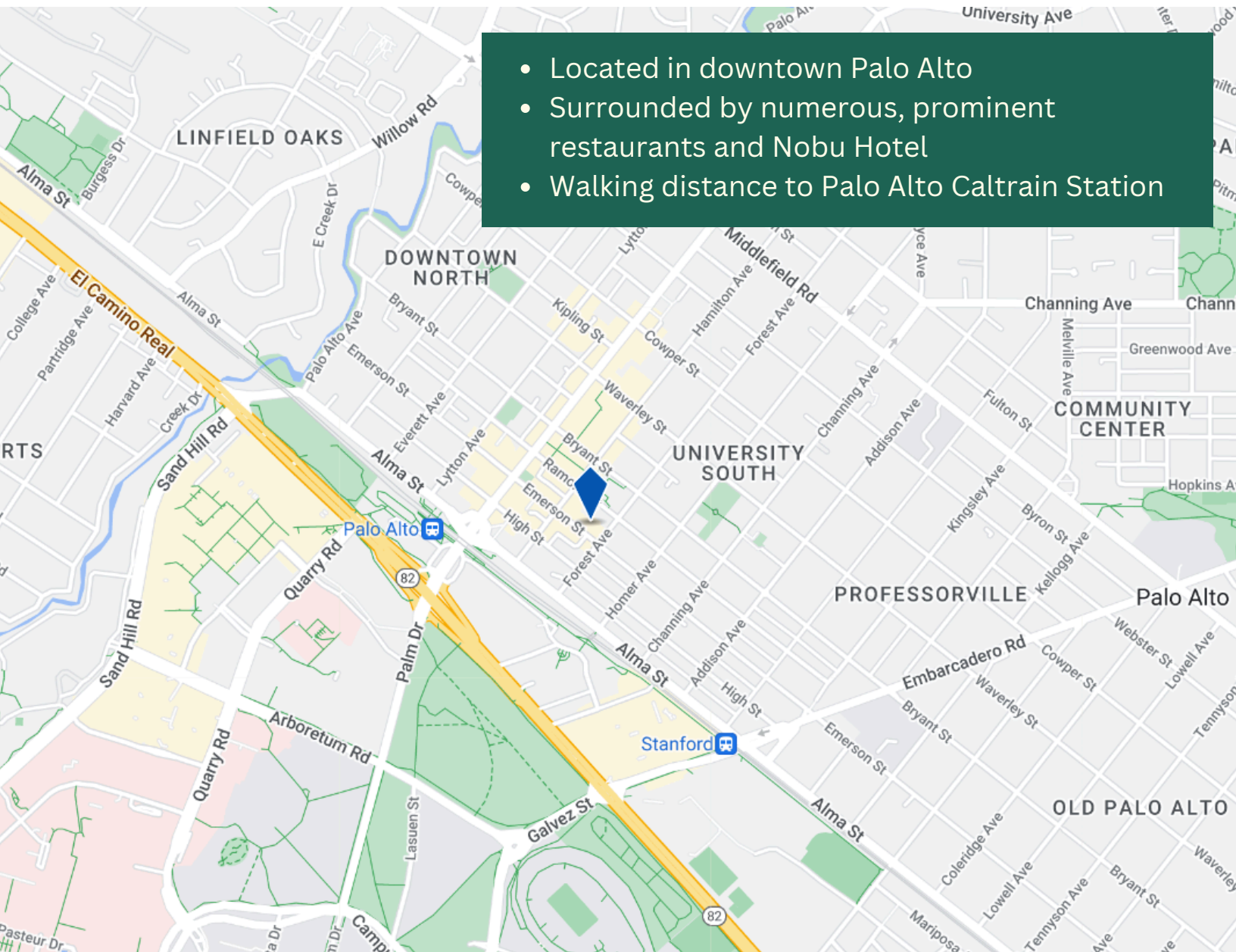


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- Located in downtown Palo Alto
- Surrounded by numerous, prominent restaurants and Nobu Hotel
- Walking distance to Palo Alto Caltrain Station



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