

FOR SALE



235 ALMA STREET
Palo Alto, California



Unique Office or Live/Work Purchase Opportunity in Prime Downtown Palo Alto Location

NEWMARK

DAVID O'SUCH
650-465-1100
david.osuch@nmrk.com
CA RE License #01033820

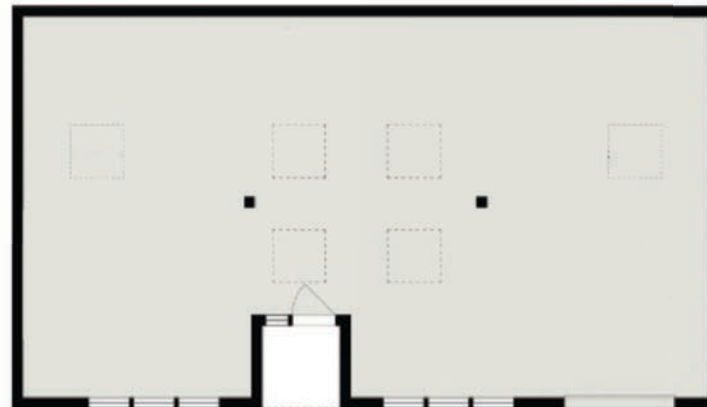
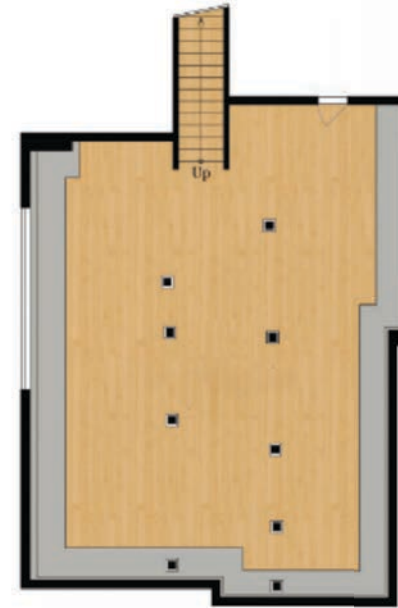
CLARK HAGMAN
650-688-8512
clark.hagman@nmrk.com
CA RE License #01896600

PROPERTY HIGHLIGHTS

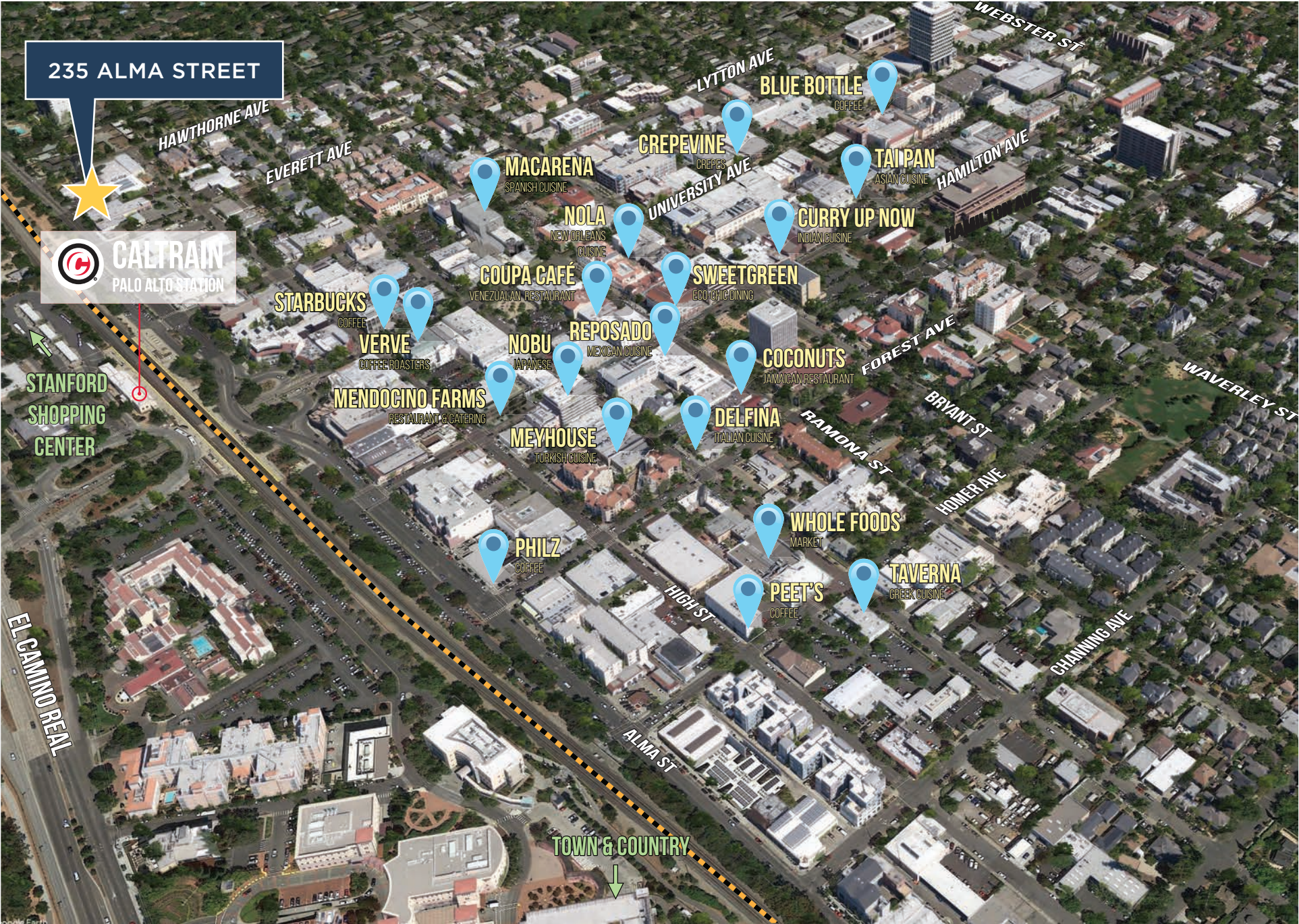
- $\pm 3,940$ RSF Total Among Two Buildings
- $\pm 5,625$ SF Parcel Size
- Front Building: $\pm 2,560$ RSF
 - Office Main Level: $\pm 1,190$ RSF
 - Office Upper Level: ± 415 RSF
 - Office Lower Level: ± 955 RSF
- Rear Building
 - Office/Flex: $\pm 1,380$ SF
- Extensive Exterior Renovations Recently Completed
- Clean, Brand New Interiors
- Professional landscaping
- Excellent natural light in both buildings
- Prominent downtown Palo Alto location with a serene private setting
- On-site parking & street parking nearby
- Close proximity to Palo Alto caltrain station
- Zoned CD-N(P)
 - SFR use is legal non-conforming use
 - CA Senate Bill 79 (SB 79) applicable
- Sale Price: \$3,750,000



FLOOR PLANS



NEARBY AMENITIES





DAVID O'SUCH
650-465-1100
david.osuch@nrmk.com
CA RE License #01033820

CLARK HAGMAN
650-688-8512
clark.hagman@nrmk.com
CA RE License #01896600

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 11807450976.08/26