

530


UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA



±6,538 SF (DIVISIBLE TO ±4,546 SF & ±1,992 SF)
DOWNTOWN PALO ALTO OFFICE SPACE FOR LEASE

NEWMARK

JON CANNON 650.688.8525 jon.cannon@nmrk.com CA RE License #01836599
CLAYTON JONES 650.473.4774 clayton.jones@nmrk.com CA RE License #02014728



TENANT SIGNAGE

PROPERTY HIGHLIGHTS

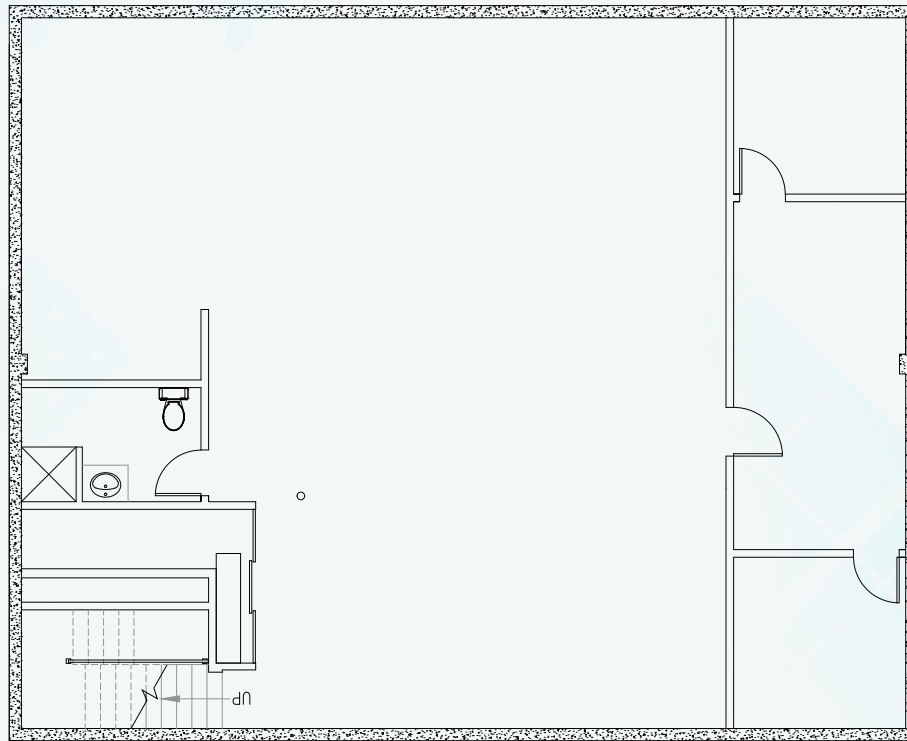
- ▶ Garden Level: ±1,992 SF
First Floor: ±3,154 SF
Second Floor: ±1,392 SF
Total: ±6,538 SF
- ▶ Available Now
- ▶ Irreplaceable Downtown Palo Alto Location
- ▶ University Avenue Exterior Building Signage
- ▶ Prestigious University Avenue Address
- ▶ Adjacent to City Parking (Largest Public Garage in Downtown)
- ▶ Walking Distance to all Downtown Palo Alto Retail Amenities and Business Services
- ▶ Immediate Proximity to Highway 101 and Caltrain Bullet Stop

530

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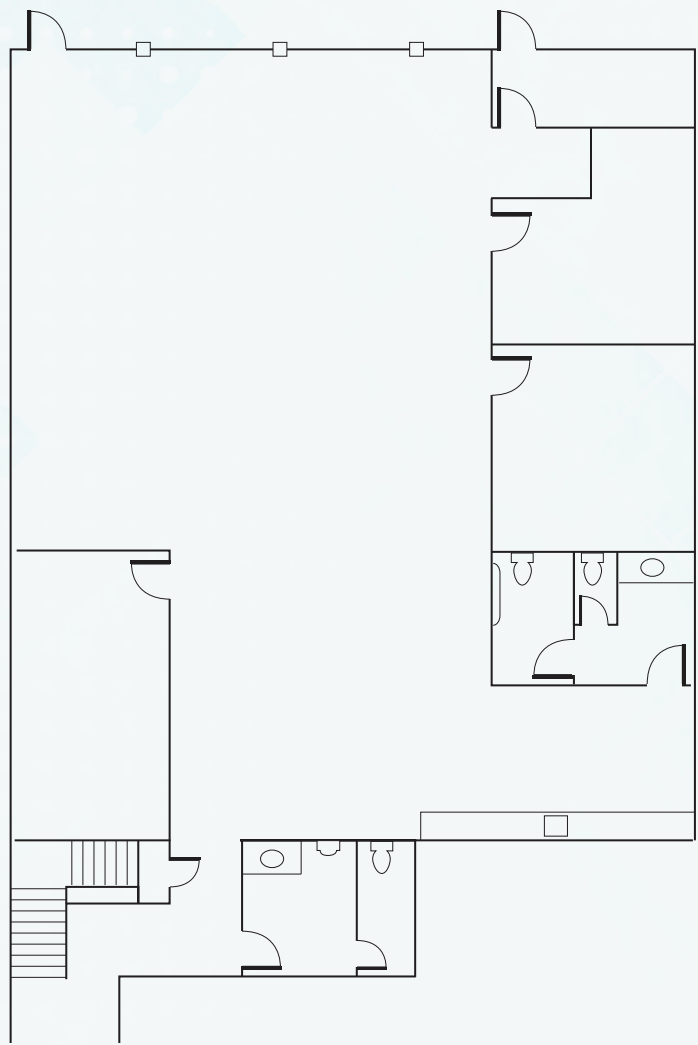
FLOOR PLAN GARDEN LEVEL: ±1,992 SF



← UNIVERSITY AVENUE →



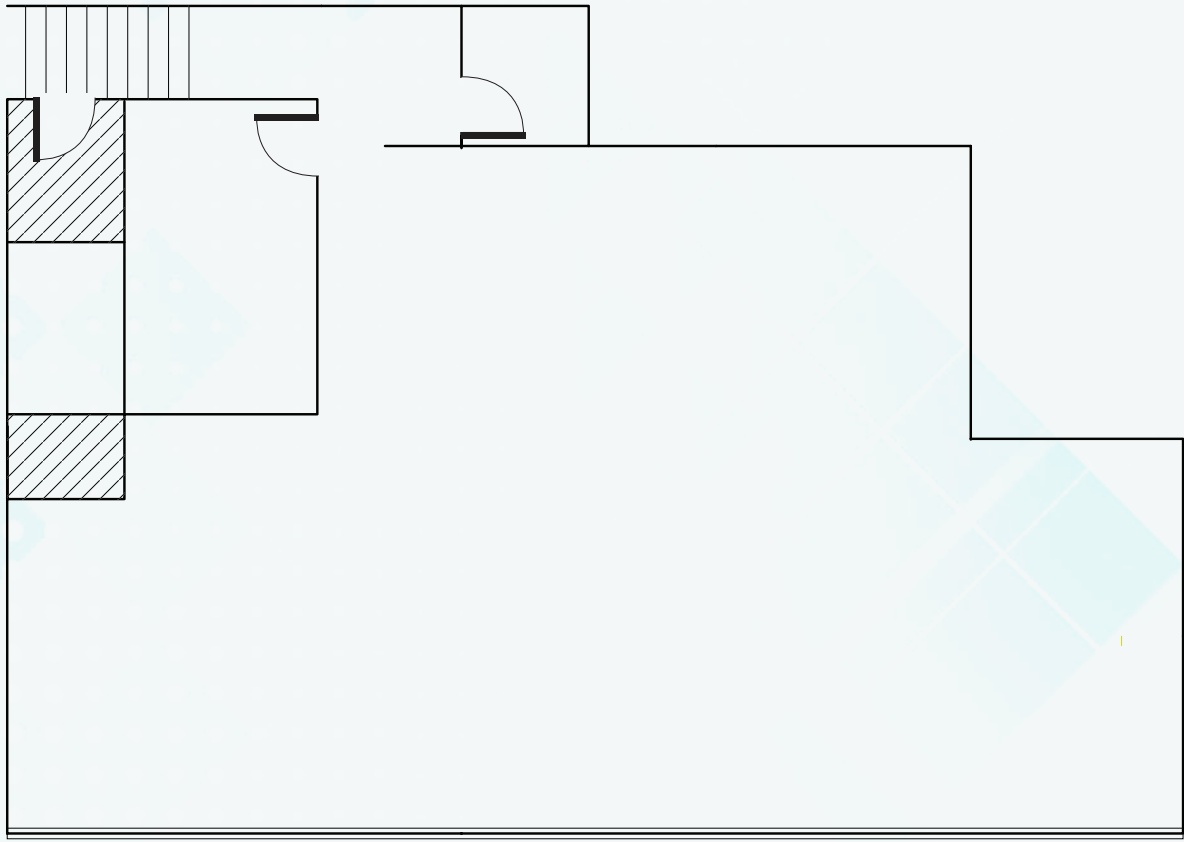
FLOOR PLAN FIRST FLOOR: ±3,154 SF



← UNIVERSITY AVENUE →



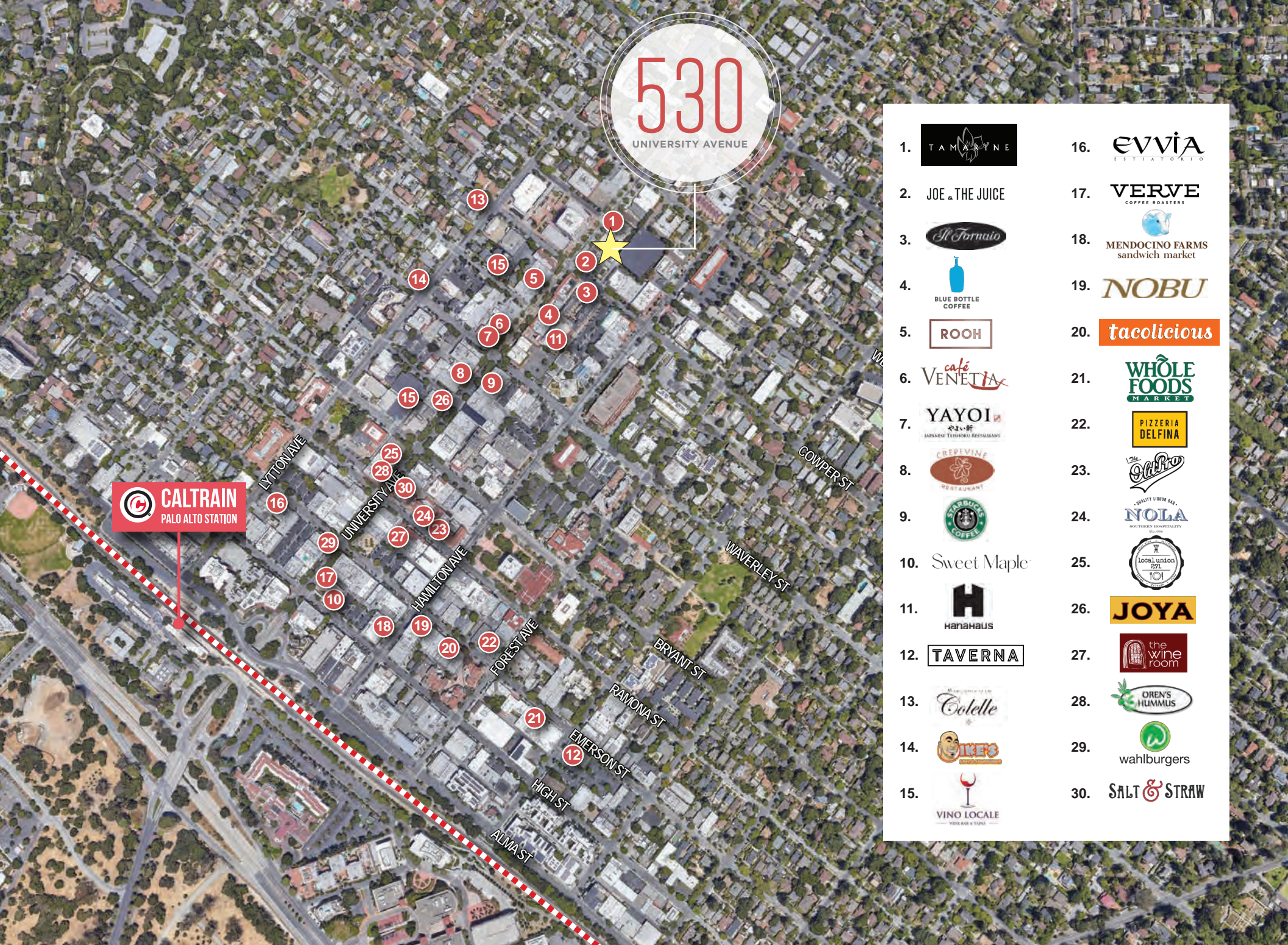
FLOOR PLAN SECOND FLOOR: ±1,392 SF



← UNIVERSITY AVENUE →

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UNIVERSITY AVENUE



- | | |
|--|-------------------------------------|
| 1. TAMARINE | 16. EVVIA ESTIATORIO |
| 2. JOE & THE JUICE | 17. VERVE COFFEE ROASTERS |
| 3. Il Fornaio | 18. MENDOCINO FARMS sandwich market |
| 4. BLUE BOTTLE COFFEE | 19. NOBU |
| 5. ROOH | 20. tacolicious |
| 6. cafe VENETIA | 21. WHOLE FOODS MARKET |
| 7. YAYOI やよい軒 JAPANESE TEISHOKU RESTAURANT | 22. PIZZERIA DELFINA |
| 8. CREPEVINE RESTAURANT | 23. The Old Pro |
| 9. STARBUCKS COFFEE | 24. NOLA BREWERY DISTILLERS |
| 10. Sweet Maple | 25. local union 871 |
| 11. Hanahaus | 26. JOYA |
| 12. TAVERNA | 27. the wine room |
| 13. Colette | 28. OREN'S HUMMUS |
| 14. MIKE'S | 29. wahlburgers |
| 15. VINO LOCALE WINE BAR & TAVERN | 30. SALT & STRAW |

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