

# 385

Sherman Avenue | Palo Alto, California



±64,000 SF TROPHY CLASS A+ OFFICE BUILDING FOR LEASE

PRIME LOCATION IN THE CALIFORNIA AVENUE BUSINESS DISTRICT



# 385

Sherman Avenue | Palo Alto, California

## BUILDING INFO

385 Sherman is a newly constructed, three story trophy mixed-use project encompassing 63,618 square feet of world class office space and four residential units totaling an additional 4,356 square feet. Ideally located at the intersection of Sherman Avenue and Birch Street, 385 Sherman lies just two blocks from the California Ave Caltrain station, providing immediate access to the San Francisco Peninsula's primary public transit network, a key leasing driver for companies looking to attract the region's best intellectual talent. 385 Sherman's location also provides a wealth of walkable amenities, which line the California Avenue corridor creating a vibrant urban like environment. Designed by Brick, LLP, 385 Sherman features an elegant modern façade incorporating a glazed curtain wall accented with vertical sunshades, metal panels, wood accents, and a porcelain tile finish. The Property incorporates state of the art building systems and abundant 480V 2000amp power.

With expansive 22,657 square foot floor plates, voluminous 14' foot slab-to-slab clearance, and a sweeping floor to ceiling window line along most elevations, 385 Sherman offers occupants a sense of openness, natural light, and abundant air providing an ideal ideal work environment for the region's most discerning employers. The Property also features an impressive set of onsite amenities including an outdoor roof deck on the third floor creating a fluid indoor outdoor connection and an inviting space designed to foster employee collaboration and recreation.

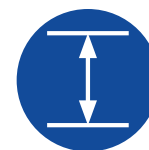
This exceptional combination of elegant modern aesthetics, trophy caliber construction, ideal location, and user focused design have elevated 385 Sherman as one of the region's most elite mixed-use assets.



## KEY FEATURES



**Brand New  
Construction**



**Expansive 14'  
Slab Heights**



**3rd Floor Roof Deck  
and Terrace**



**Potential  
Plug and Play  
Opportunity  
Available  
Immediately**



**Divisible by Floor  
to Approximately  
±22,000 RSF**



**±63,618 RSF  
For Lease**

# HIGH IMPACT AMENITIES

- Efficient Column Free Floorplates
- Private Secured Underground Parking: 99 stalls (1.6/1000 ratio)
- Building Signage Opportunities
- Bike Storage and Bike Repair Station
- Locker and Shower Facilities

- Extensive Floor-to-Ceiling Glazing
- 2,000 Amps at 277/408
- Kitchen / Kitchenettes
- Abundant Natural Light via Full Height Windows
- Extensive Window-line
- 4-Unit Corporate Housing Available
- Additional 627-Space Parking Garage Across the Street
- EV Charging Stations
- Covered Outdoor Meeting Areas on 2nd Floor

## LARGE OUTDOOR 3<sup>RD</sup> FLOOR PATIO



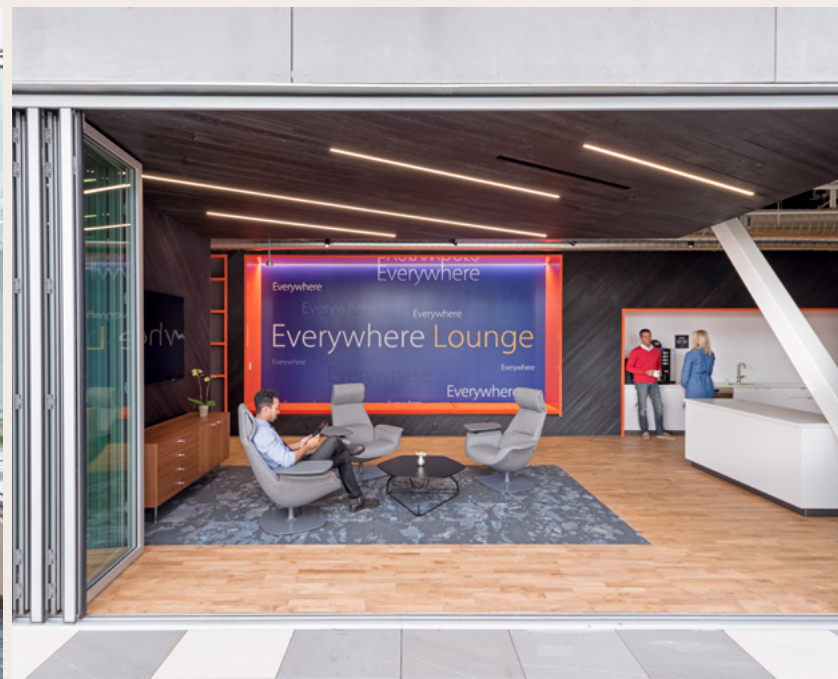
Steps Away from  
California Ave Caltrain Station  
and Abundant Amenities

Prestigious Palo Alto Address

LEED Certified - Gold



# COLLABORATIVE AREAS WITH CLASS A FINISHES



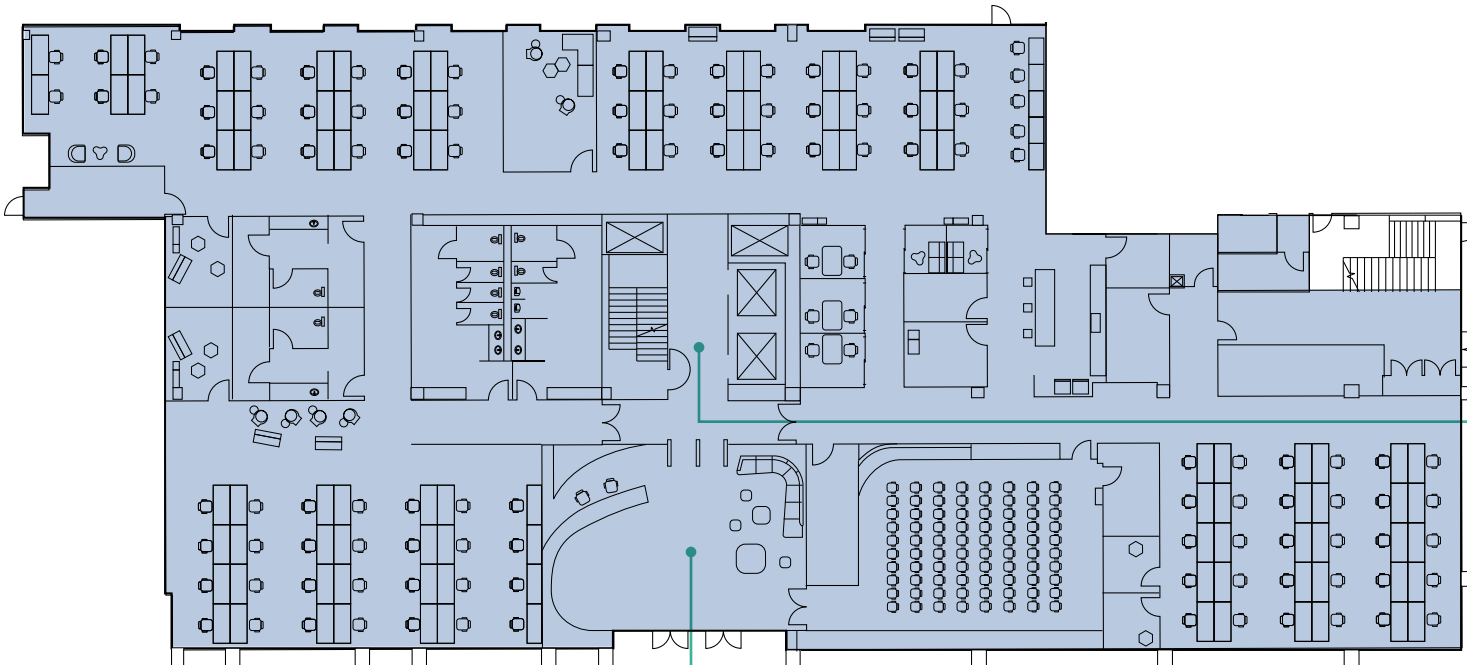


# FLOOR 1 | ±22,000 SF

385

Sherman Avenue | Palo Alto, California

Office



All Hands or  
Training Room Area



Kitchenette



11 Small & Medium  
Conference Rooms



Secure Reception Area

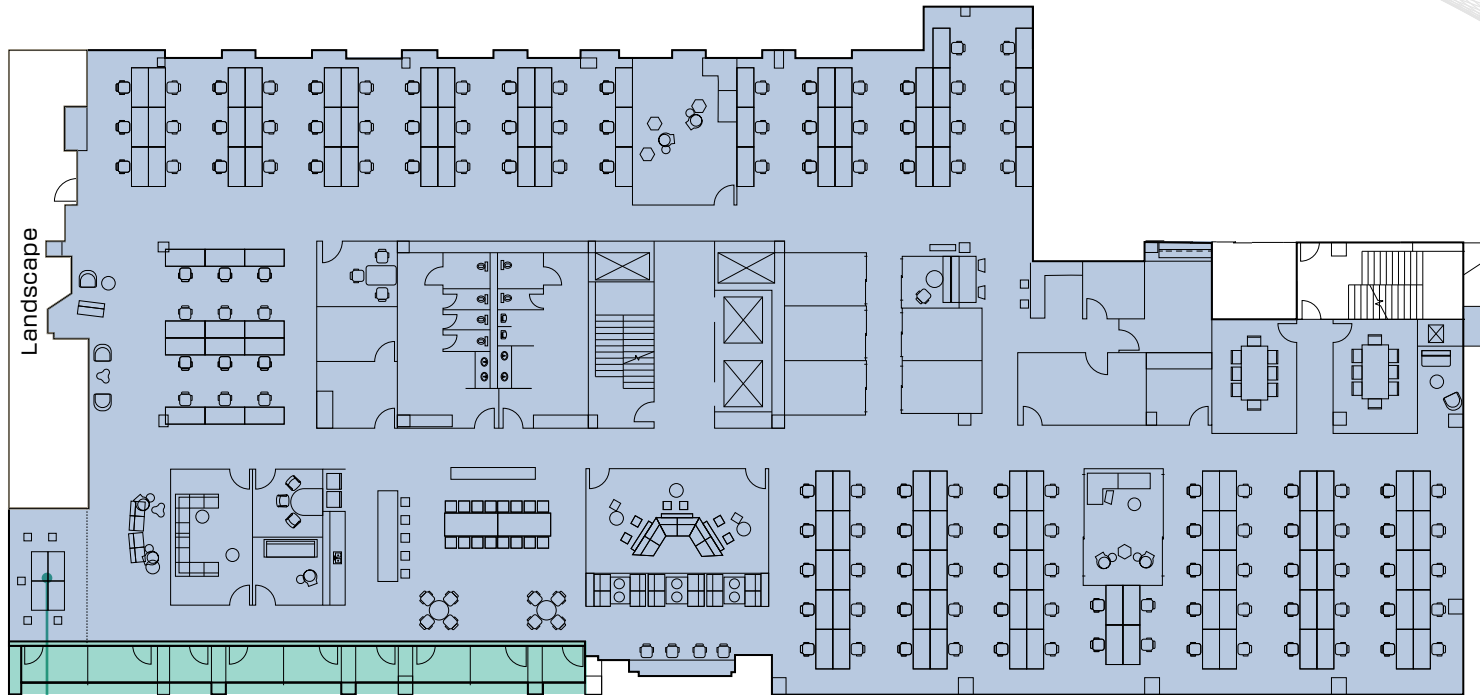


# FLOOR 2 | ±22,000 SF

385

Sherman Avenue | Palo Alto, California

Outdoor Deck Space Office



Useable Outdoor  
Deck Space



Large Kitchen with  
Collaborative Areas



9 Small & Medium  
Conference Rooms



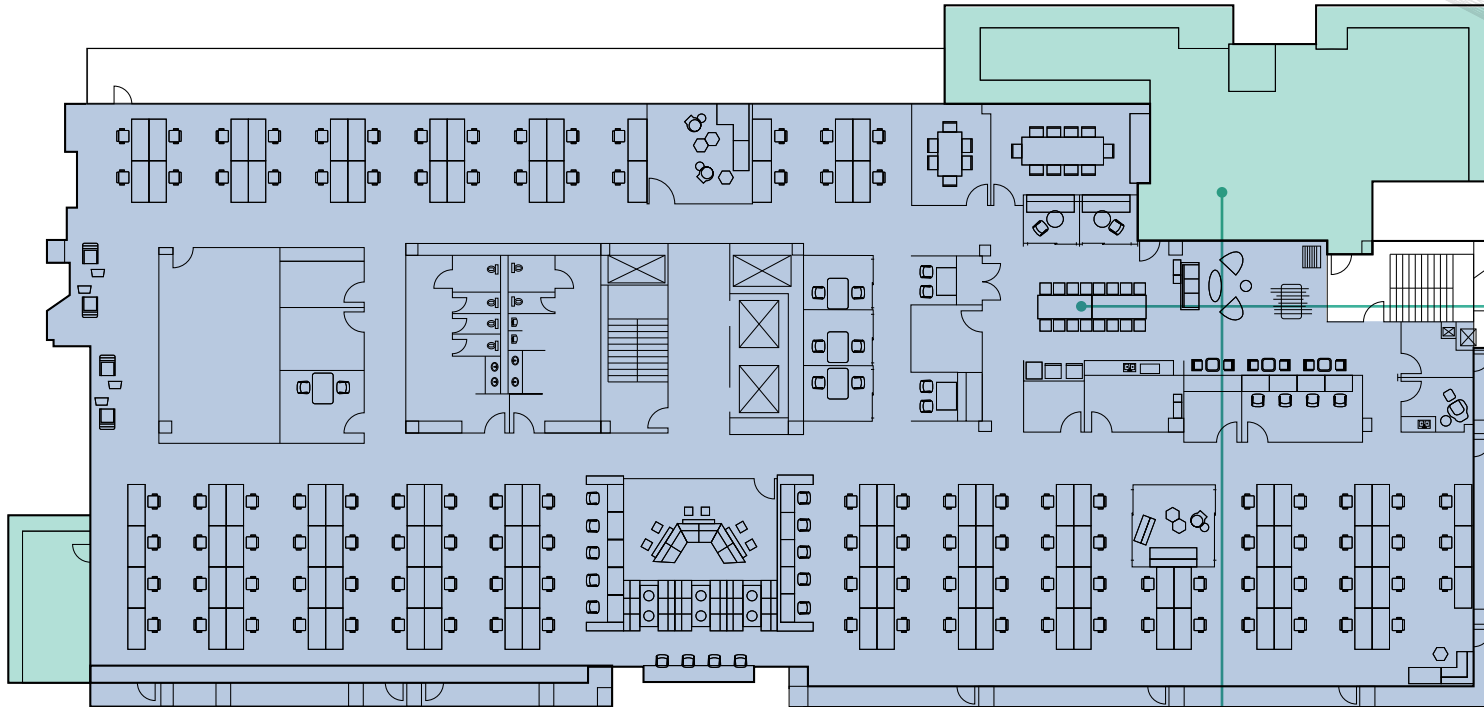


# FLOOR 3 | ±22,000 SF

385

Sherman Avenue | Palo Alto, California

Outdoor Deck Space Office



Large kitchen connected with nana doors to a spectacular outdoor patio for an amazing indoor/outdoor experience

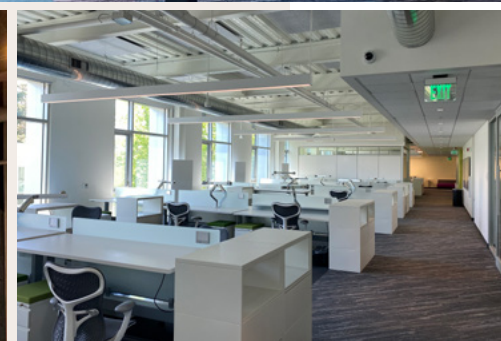


20 Small & Medium Conference Rooms





# CLASS A AMENITIES





# AMENITIES & TRANSPORTATION



1. Odori Japanese Cuisine
2. Jack in the Box
3. Panda Express
4. Pop Tea Bar
5. Club Pilates
6. Wells Fargo Bank
7. Jin Sho
8. Terun Pizza
9. Citibank
10. Izzy's Brooklyn Bagels
11. Kall Greed Kitchen
12. Leaf & Petal
13. Palo Alto Sol
14. Namaste Indian Cuisine
15. Ramen Kowa
16. Fabrini's Cafe
17. Mediterranean Wraps
18. Lotus Thai Bistro
19. La Boheme
20. Ume Tea
21. BMO Harris Bank
22. Joanie's Cafe
23. Sekoya Lounge
24. ZombieRunner Coffee
25. Starbird Chicken
26. Domino's Pizza
27. Protege
28. Italico
29. Pure Barre
30. Sleep Number
31. Mollie Stone's Market
32. FedEx
33. Chipotle Mexican Grill
34. Vitality Bowls
35. Rara
36. GK Pastry
37. Imperial Treasure
38. Caffe Riace



# 385

Sherman Avenue | Palo Alto, California

## Discover the California Avenue District

Just a few blocks from Stanford University, the California Avenue District is Palo Alto's most historic shopping area—founded in 1855 as the town of Mayfield and annexed in 1925. This vibrant, walkable district blends historic charm with modern convenience, offering a lively mix of dining, shopping, and local services. Enjoy cozy cafés, comfort food, upscale restaurants, and unique small businesses, including a women's boutique, yoga studio, day spas, jewelry shop, natural foods store, grocery store and a popular wine tasting shop.



**Proximity to some of the Bay Area's most affluent residential enclaves and exclusive executive housing**



**Direct access to the world's preeminent concentration of venture capital**



**A vibrant and walkable downtown with a rich amenity base**



**Prestigious address which provides leading technology companies and professional services firms instant credibility**



**Transit served with direct access to rail**



**Exposure to and collaboration with the Stanford ecosystem**



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-07.23.2025

# 385

Sherman Avenue | Palo Alto, California

FOR MORE INFORMATION, CONTACT:

## DAVID HIEBERT

Vice Chairman

+1 650 320 0250

david.hiebert@cushwake.com

LIC #01189320

## DAN PERSYN

Executive Managing Director

+1 650 320 0255

dan.persyn@cushwake.com

LIC #01184798

## ERIC SORENSEN

Director

+1 650 320 0234

eric.c.sorensen@cushwake.com

LIC #01709528

## SOFIA LUNDELL

Senior Associate

+1 650 320 0220

sofia.lundell@cushwake.com

LIC #02201946

