

DISCOVER  
OFFICE LEASING  
OPPORTUNITIES AT

# TOWN & COUNTRY VILLAGE

855 EL CAMINO REAL  
PALO ALTO, CALIFORNIA

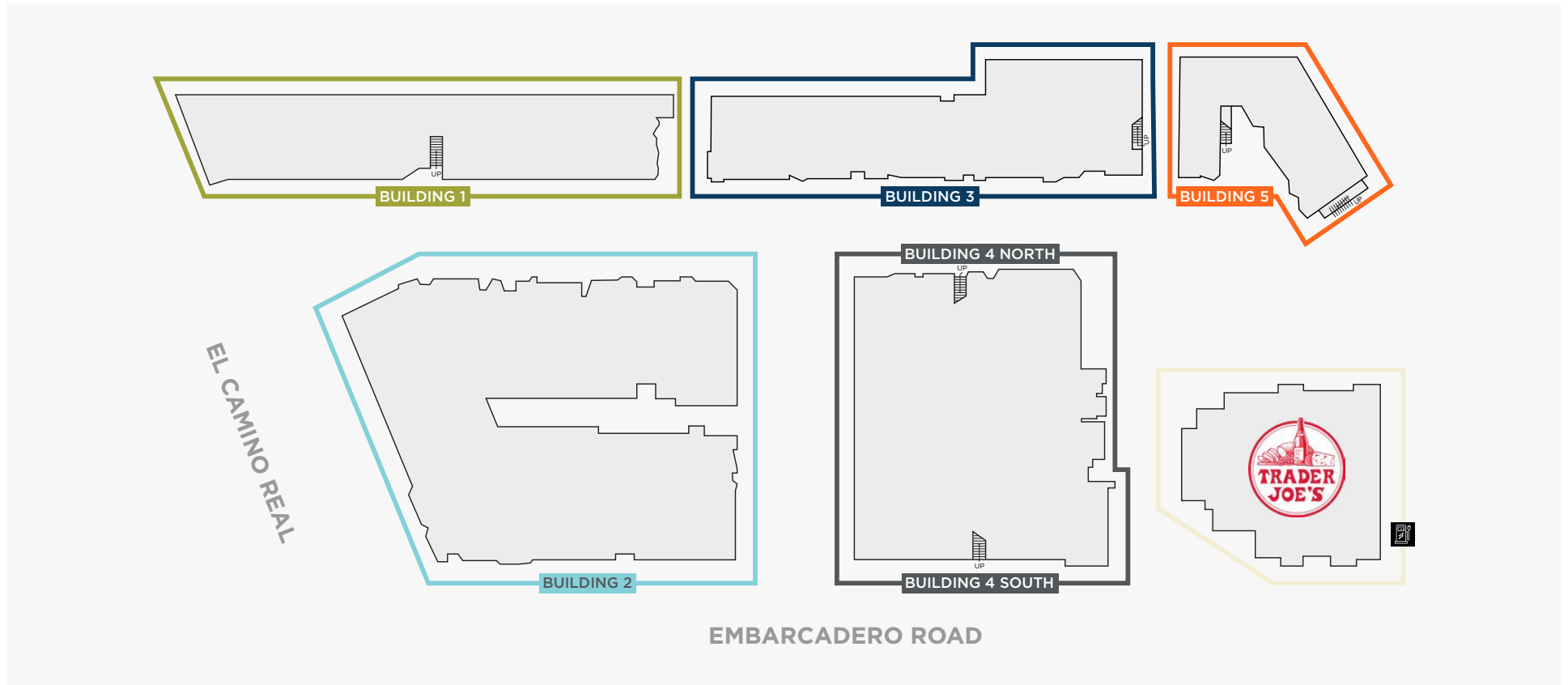




## CENTER HIGHLIGHTS

- › First-class mixed use project in the heart of Palo Alto
- › Classic Spanish architecture with modern renovations
- › Rare high quality office space between  $\pm 433$  -  $\pm 3,424$  SF
- › Bright, open spaces
- › Exposed ceilings
- › On-site property management
- › On-site parking
- › Direct freeway access (101 & 280)
- › Right by Stanford Caltrain Station and 10- minute walk to downtown Palo Alto Caltrain with a bullet stop
- › Adjacent to Stanford University, numerous hotels and hospitals
- › More than 50 high-quality shops, fast casual & fine dining restaurants and services on-site
- › Short walk to downtown Palo Alto via pedestrian / bike bridge
- › Secure building access

# AVAILABLE SUITES



## BUILDING 1

Suite 12: ±3,424 SF

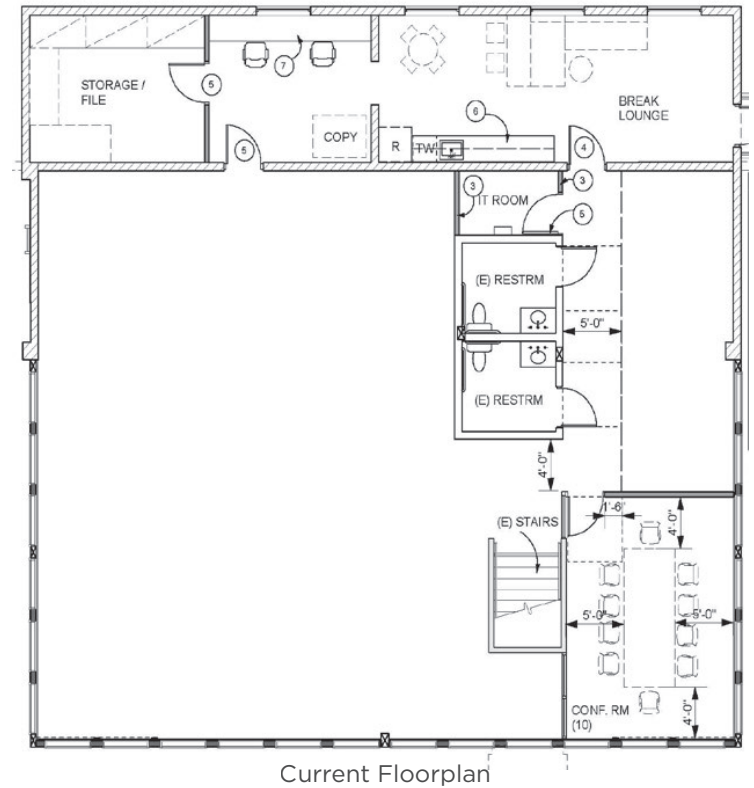
## BUILDING 5

Suite 307: ±3,003 SF  
 Suite 309: ±454 SF  
 Suite 311: ±923 SF  
 Suite 333: ±1,006 SF

# BUILDING 1

## Suite 12

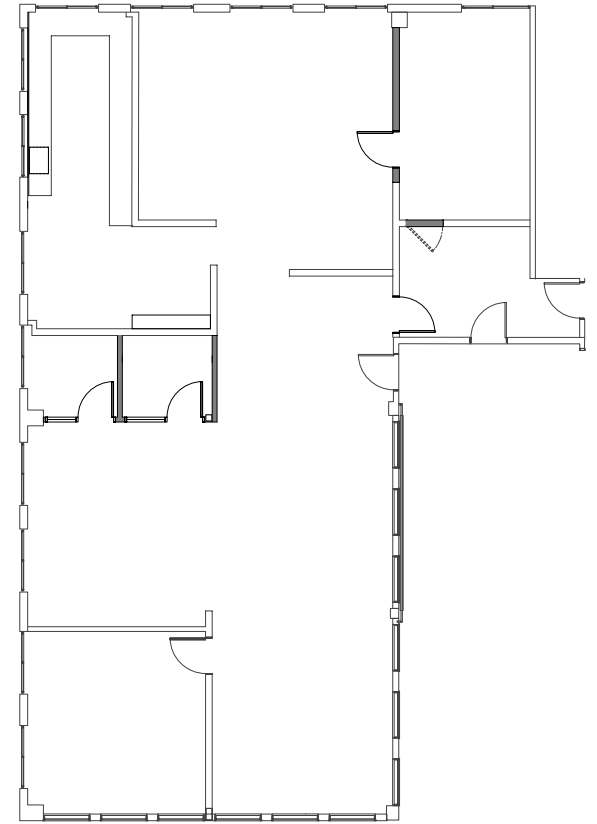
- › **±3,424 SF office space**
- › Private entrance in single tenant building
- › Open office layout with individual offices & conference rooms
- › Exceptional natural light
- › Wraparound glass line
- › Full spacious kitchen
- › TI's available



# BUILDING 5

## Suite 307

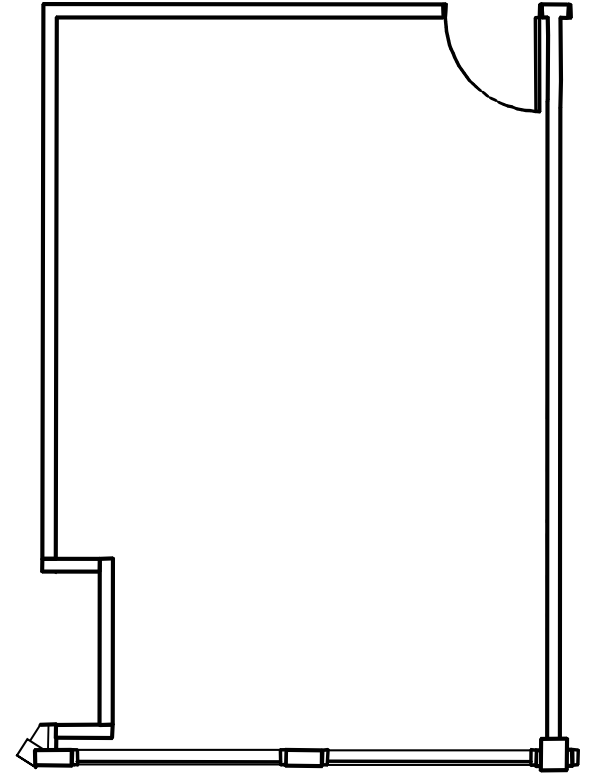
- › **±3,003 SF office space**
- › Ample natural light with window line on all sides
- › Two conference rooms
- › Two private offices
- › Open office space
- › Full kitchen



## BUILDING 5

### Suite 309

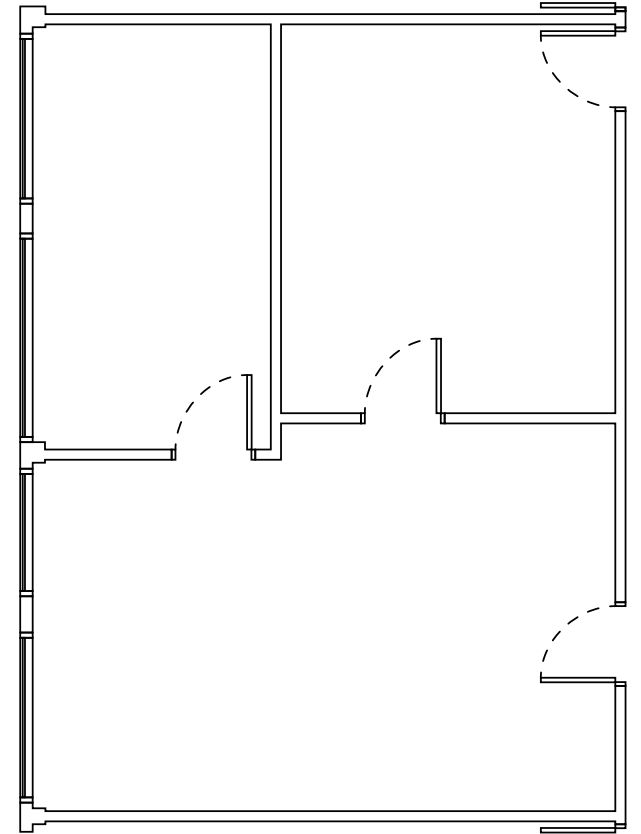
- › **±454 SF office space**
- › 100% open floor plan
- › Great natural light & window line



# BUILDING 5

## Suite 311

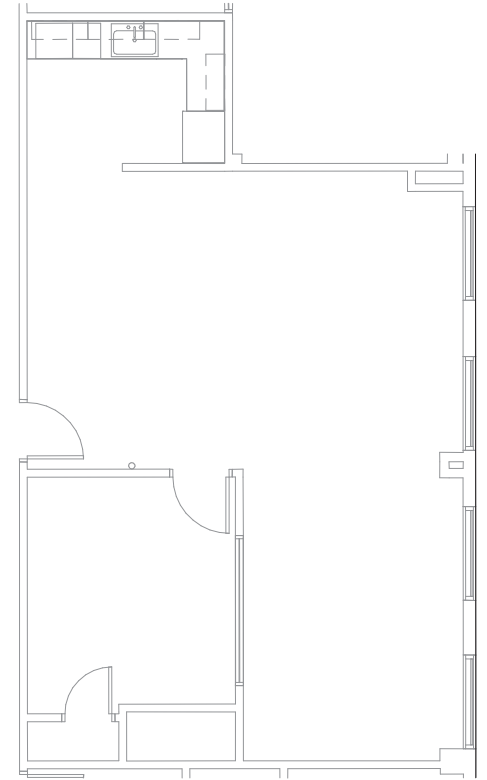
- › **±923 SF office space**
- › Open floor plan with two offices
- › Glass lined office
- › Great natural light



# BUILDING 5

## Suite 333

- › **±1,006 SF office space**
- › 100% open office
- › Corner suite
- › Kitchenette



# SITE MAP



## LOCATION



## TRANSPORTATION

### Caltrain Palo Alto Station

		
10 min	4 min	3 min



### Stanford University

		
15 min	6 min	5 min

### Downtown Palo Alto

		
11 min	6 min	5 min

### Hwy 101 CA-84 I-280

		
5 min	12 min	14 min

DISCOVER  
OFFICE LEASING  
OPPORTUNITIES AT

# TOWN & COUNTRY VILLAGE

855 EL CAMINO REAL  
PALO ALTO, CALIFORNIA

**Eric Sorensen**

Director

+1 650 320 0234

[eric.c.sorensen@cushwake.com](mailto:eric.c.sorensen@cushwake.com)

Lic #01709528

**Sofia Lundell**

Senior Associate

+1 530 407 2694

[sofia.lundell@cushwake.com](mailto:sofia.lundell@cushwake.com)

Lic #02201946



525 University Ave, Suite 220 | Palo Alto, CA 94301 | [cushmanwakefield.com](https://cushmanwakefield.com)



©2024 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, & SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, & TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY & DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.