

DISCOVER
OFFICE LEASING
OPPORTUNITIES AT

TOWN & COUNTRY VILLAGE

855 EL CAMINO REAL
PALO ALTO, CALIFORNIA

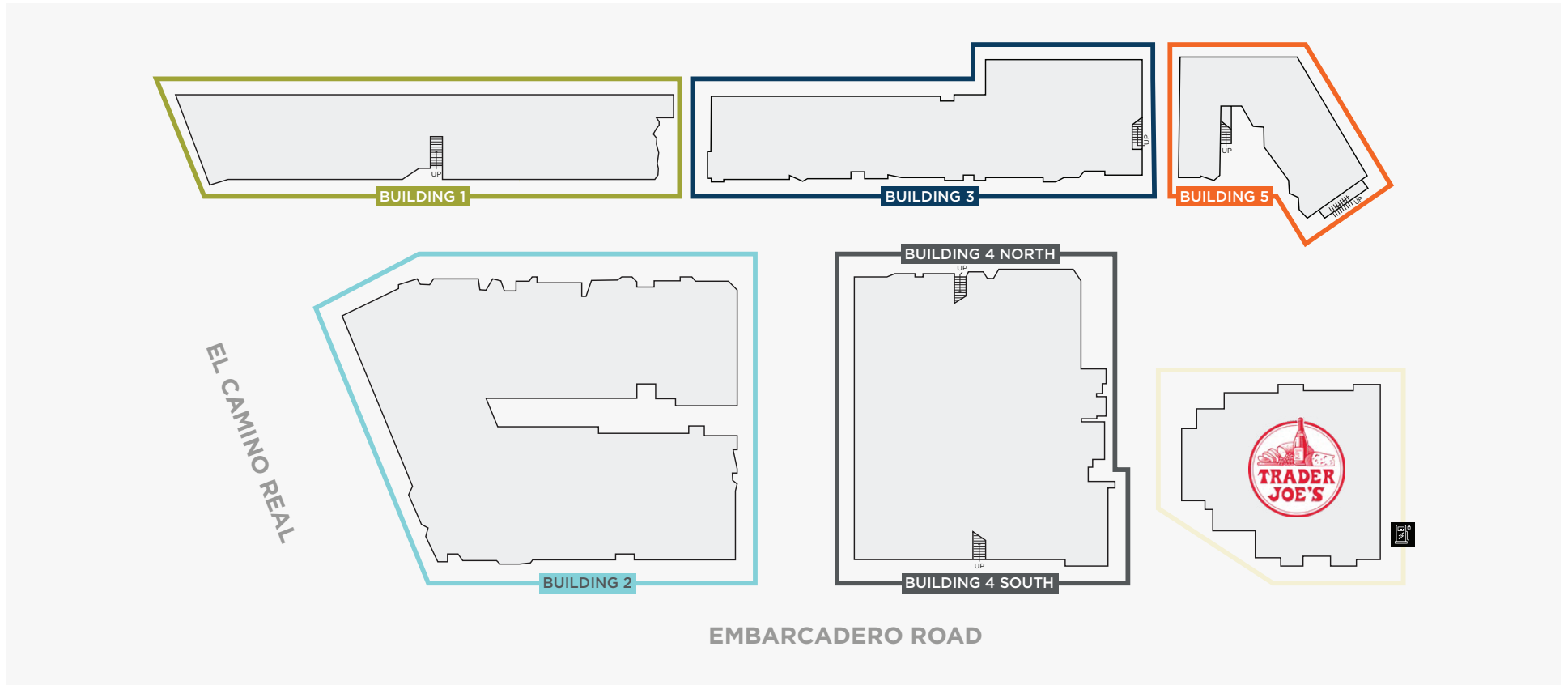




CENTER HIGHLIGHTS

- › First-class mixed use project in the heart of Palo Alto
- › Classic Spanish architecture with modern renovations
- › Rare high quality office space between ± 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 317: ±839 SF

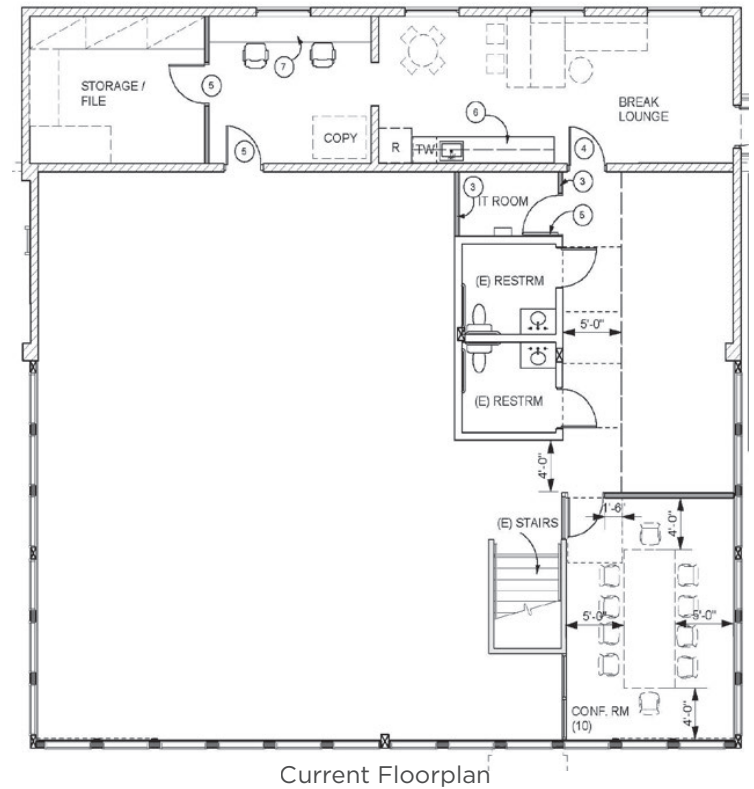
BUILDING 4 Suite 272: ±592 SF

Suite 333: ±1,006 SF

BUILDING 1

Suite 12

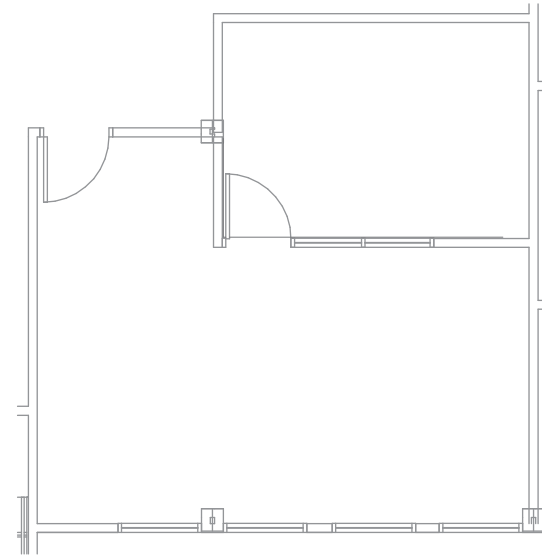
- › **±3,424 SF office space**
- › Private entrance in single tenant building
- › Open office layout with individual offices & conference rooms
- › Exceptional natural light
- › Wraparound glass line
- › Full spacious kitchen
- › TI's available



BUILDING 4

Suite 272

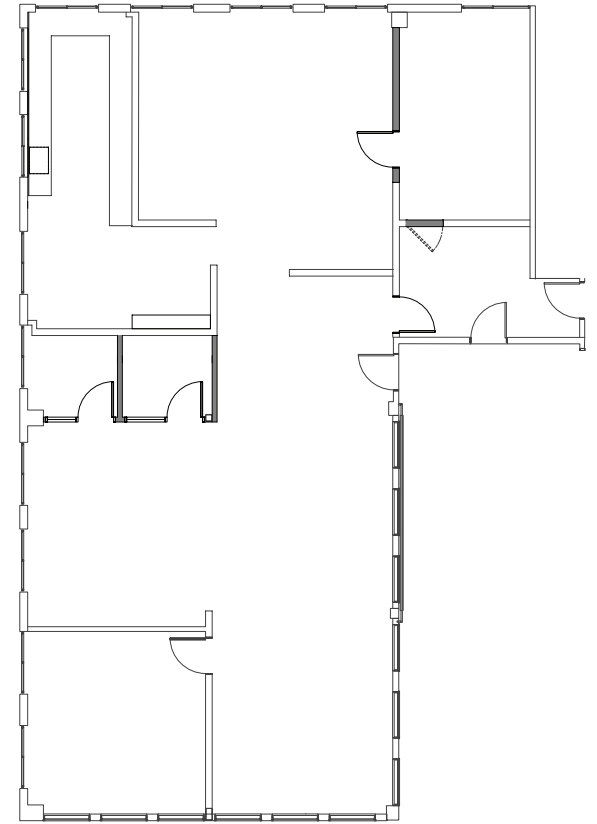
- › **±592 SF office space**
- › Open floor plan with one private office
- › Great natural light



BUILDING 5

Suite 307

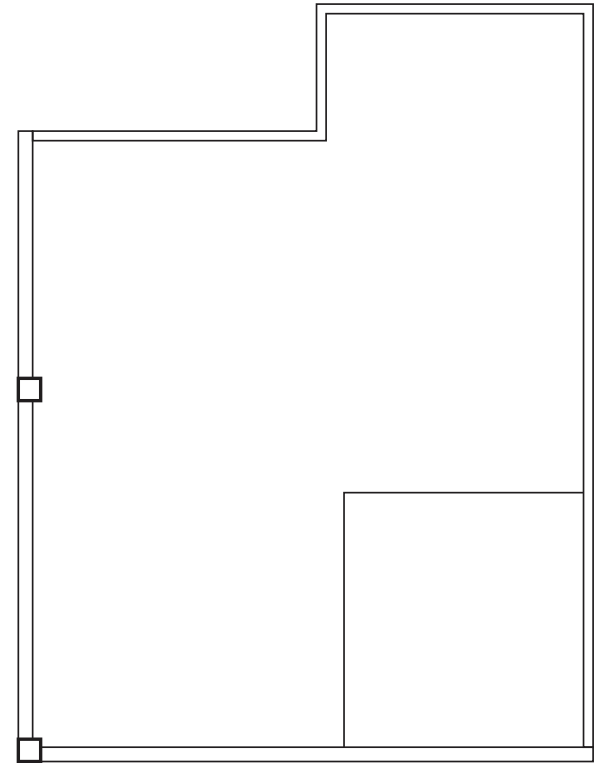
- › **±3,003 SF office space**
- › Ample natural light with window line on all sides
- › Two conference rooms
- › Two private offices
- › Open office space
- › Full kitchen



BUILDING 5

Suite 317

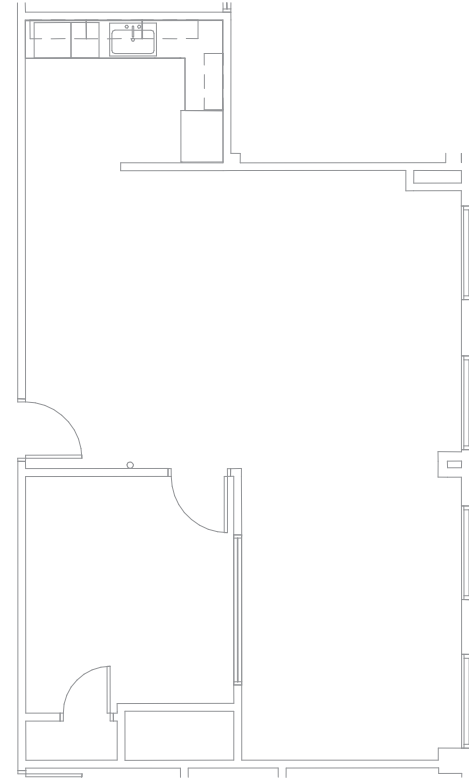
- › **±839 SF office space**
- › Available February 1, 2026



BUILDING 5

Suite 333

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



MAJOR RETAILERS



GROCERY + SERVICES

Trader Joe's
CVS

UPS Store

20+ RESTAURANTS + EATERIES

Gott's Roadside
Teleferic Barcelona
Horsefeather
Mamahuhu
Boichik Bagels
Asian Box

Jamba
Peet's
Poke House
Roost & Roast
Manresa Bread
+ more

35+ HEALTH / FITNESS / APPAREL / HOUSEWARES

Sur La Table
Paper Source
CorePower Yoga
Serena & Lily
Marine Layer
Diptyque

LaBelle Day
Spa & Salon
Kohler
+ more



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

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