



FOR LEASE  
**260 SHERIDAN AVENUE**  
Palo Alto, California

±2,633 SF - ±26,057 SF AVAILABLE

 **CONTACT:**

**TED EYRE**  
Senior Director  
+1 650 320 0216  
[ted.eyre@cushwake.com](mailto:ted.eyre@cushwake.com)  
LIC #00897564

525 University Avenue, Suite 220  
Palo Alto, CA 94301  
main +1 650 852 1200  
fax +1 650 618 8560  
[cushmanwakefield.com](http://cushmanwakefield.com)



## PROPERTY HIGHLIGHTS

- On site parking
- Walk to California Avenue and Caltrain
- Kitchen
- Showers
- Excellent views
- Flexible floor plans

## SUITES AVAILABLE

SUITE	SF	ASKING RATE	AVAILABILITY
100	±3,823 SF	\$4.95 PSF FS	Now   TIs Available
208	±2,633 SF	\$4.95 PSF FS	Now   TIs Available
400	±4,720 SF	\$4.95 PSF FS	Now   TIs Available
3RD FLR	±13,012 SF Divisible	\$4.95 PSF FS	January 1, 2026
4TH FLR	±13,045 SF Divisible	\$4.95 PSF FS	January 1, 2026

## CONTACT:

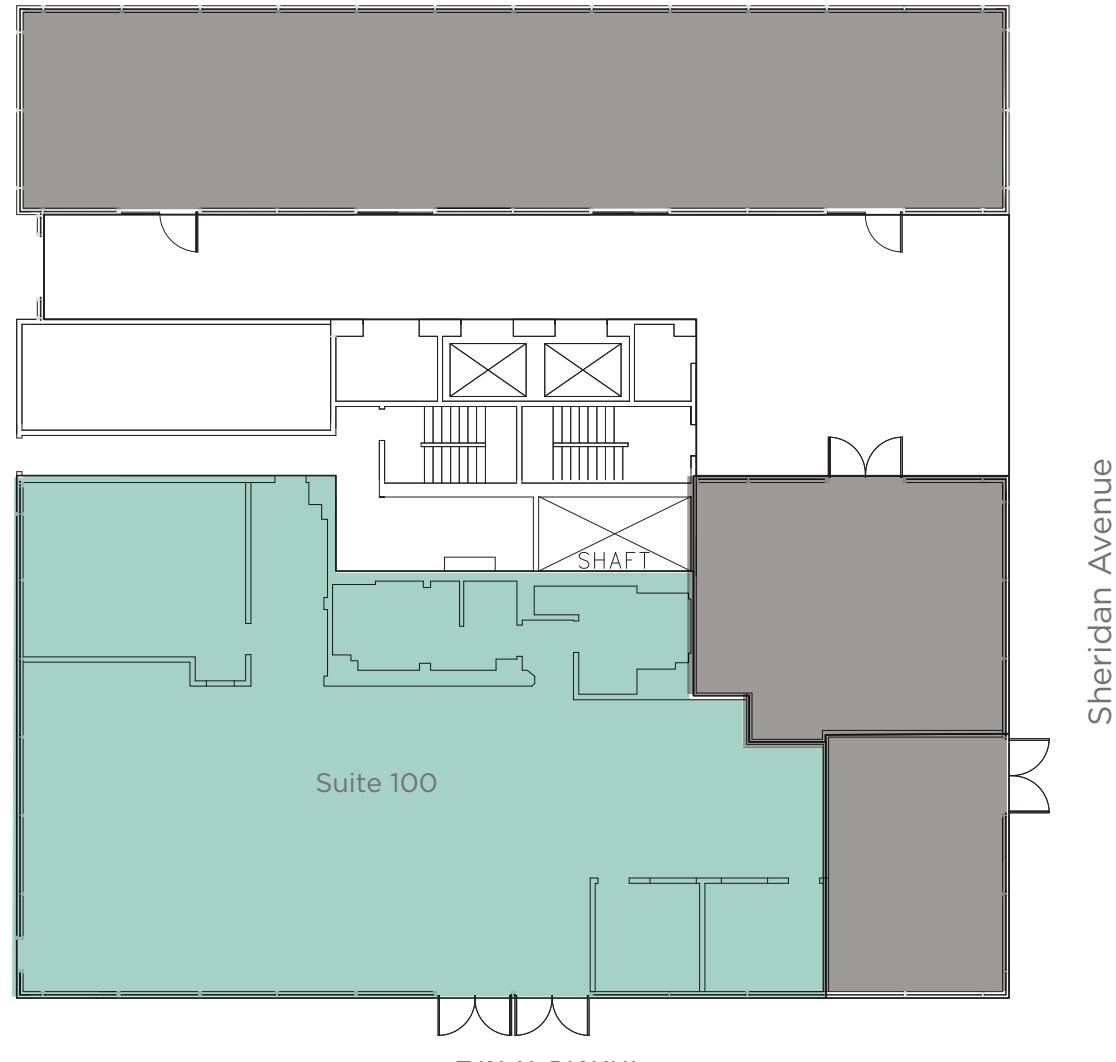
**TED EYRE**  
Senior Director  
+1 650 320 0216  
[ted.eyre@cushwake.com](mailto:ted.eyre@cushwake.com)  
LIC #00897564

525 University Avenue, Suite 220  
Palo Alto, CA 94301  
main +1 650 852 1200  
fax +1 650 618 8560  
[cushmanwakefield.com](http://cushmanwakefield.com)



# FLOOR PLAN

**SUITE 100: ±3,823 SF**



# FLOOR PLAN

**SUITE 208: ±2,633 SF**

## CONTACT:

**TED EYRE**  
Senior Director  
+1 650 320 0216  
[ted.eyre@cushwake.com](mailto:ted.eyre@cushwake.com)  
LIC #00897564

525 University Avenue, Suite 220  
Palo Alto, CA 94301  
main +1 650 852 1200  
fax +1 650 618 8560  
[cushmanwakefield.com](http://cushmanwakefield.com)



Birch Street

Floor plan not to scale

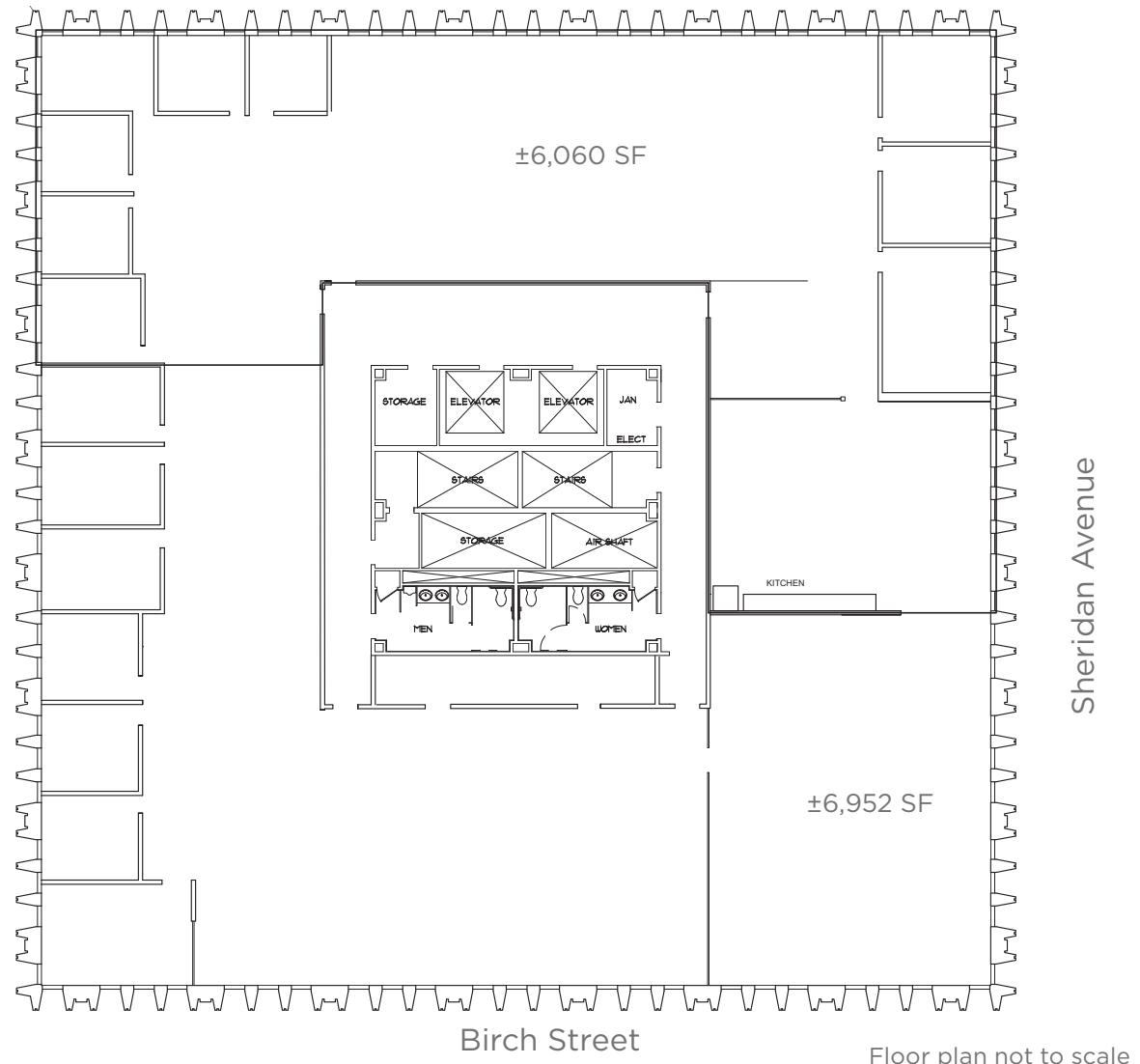
# FLOOR PLAN

**3RD FLOOR: ±13,012 SF Divisible**  
**Available January 1, 2026**

## CONTACT:

**TED EYRE**  
Senior Director  
+1 650 320 0216  
[ted.eyre@cushwake.com](mailto:ted.eyre@cushwake.com)  
LIC #00897564

525 University Avenue, Suite 220  
Palo Alto, CA 94301  
main +1 650 852 1200  
fax +1 650 618 8560  
[cushmanwakefield.com](http://cushmanwakefield.com)



# FLOOR PLAN

**SUITE 400: ±4,720 SF**

**Available now**

**4TH FLOOR: ±13,045 SF Divisible**

**Available January 1, 2026**

## CONTACT:

**TED EYRE**  
Senior Director  
+1 650 320 0216  
[ted.eyre@cushwakefield.com](mailto:ted.eyre@cushwakefield.com)  
LIC #00897564

525 University Avenue, Suite 220  
Palo Alto, CA 94301  
main +1 650 852 1200  
fax +1 650 618 8560  
[cushmanwakefield.com](http://cushmanwakefield.com)



Floor plan not to scale