

Unparalleled Location | unrivaled Presence

# 250 UNIVERSITY AVE.

DOWNTOWN  
PALO ALTO, CA

AVAILABLE Q2 2026

±5,872 RSF - ±11,774 RSF OFFICE SPACES FOR LEASE

JEFF CUSHMAN  
+1 917 575 4722  
jeff.cushman@cushwake.com  
LIC #01308295

CHRIS D'AMBROSIA  
+1 858 344 1063  
chris.dambrosia@cushwake.com  
LIC #01363795



# 250 UNIVERSITY AVE.

PALO ALTO, CA



## RETAIL ON THE GROUND FLOOR:

- Citibank
- Salt & Straw Ice Cream
- Maruwu Seicha
- Marvel Cake
- Beauty Lounge

## HIGHLIGHTS

- ±5,872 RSF Partial 3rd Floor
- ±5,872 RSF Entire 4th Floor
- One of the Most Prominent Downtown Buildings
- A+ Location @ University Ave. & Ramona St. (the Only Walking Street in Downtown Palo Alto)
- Multiple Exclusive Outdoor Terraces
- Walkable to Caltrain (2 Blocks)
- Abundance of Natural Light
- Exclusive Secure Parking Underneath Building:
  - Level A - 62 Spaces (Public Parking & First Come, First Served)
  - Level B - 2/1000 (Private Parking for Tenants in Building until 5 pm)

# 250 UNIVERSITY AVE.

PALO ALTO, CA

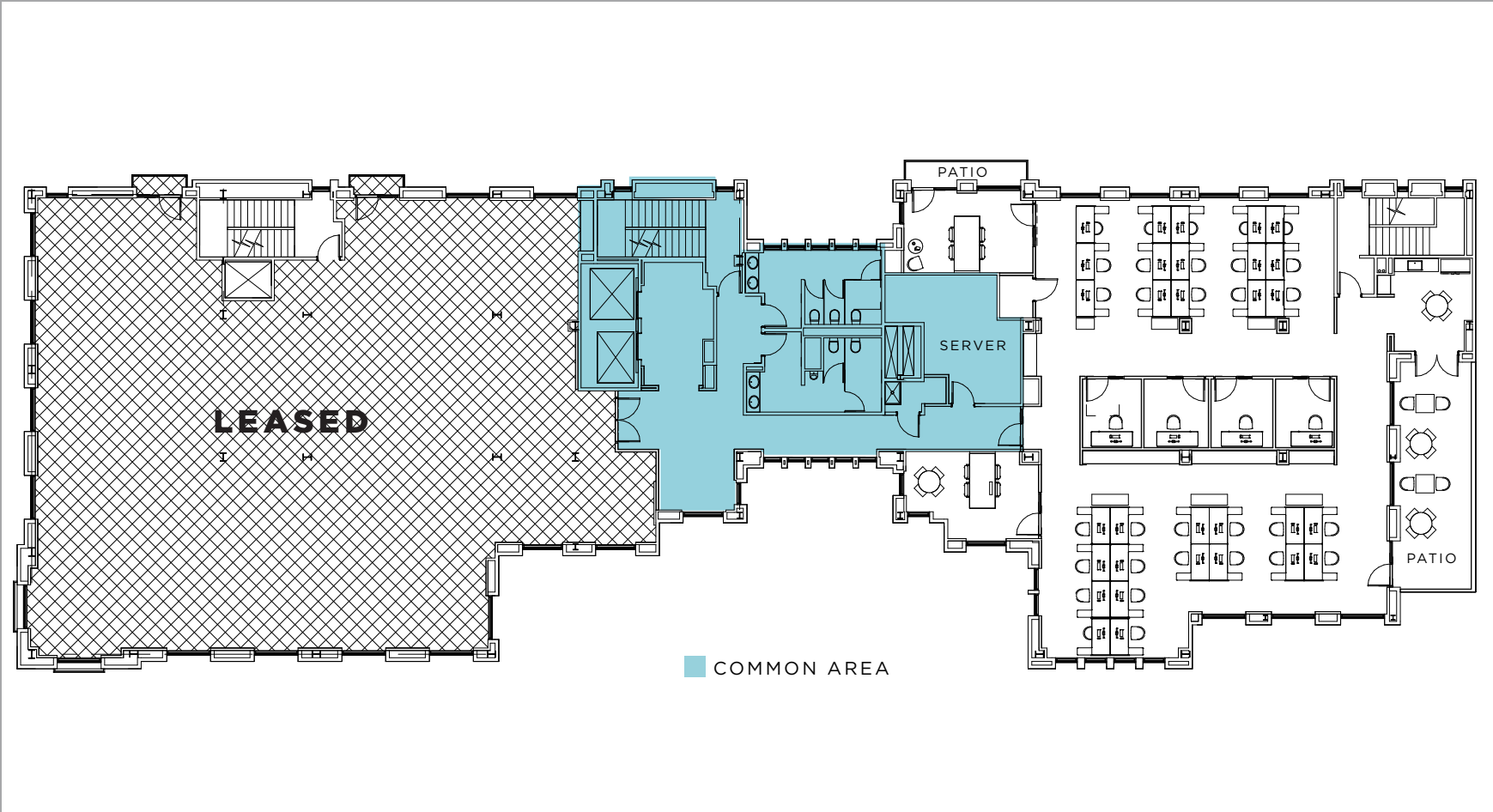


# 250 UNIVERSITY AVE.

PALO ALTO, CA

## FLOOR PLAN

±5,872 RSF  
PARTIAL 3RD FLOOR

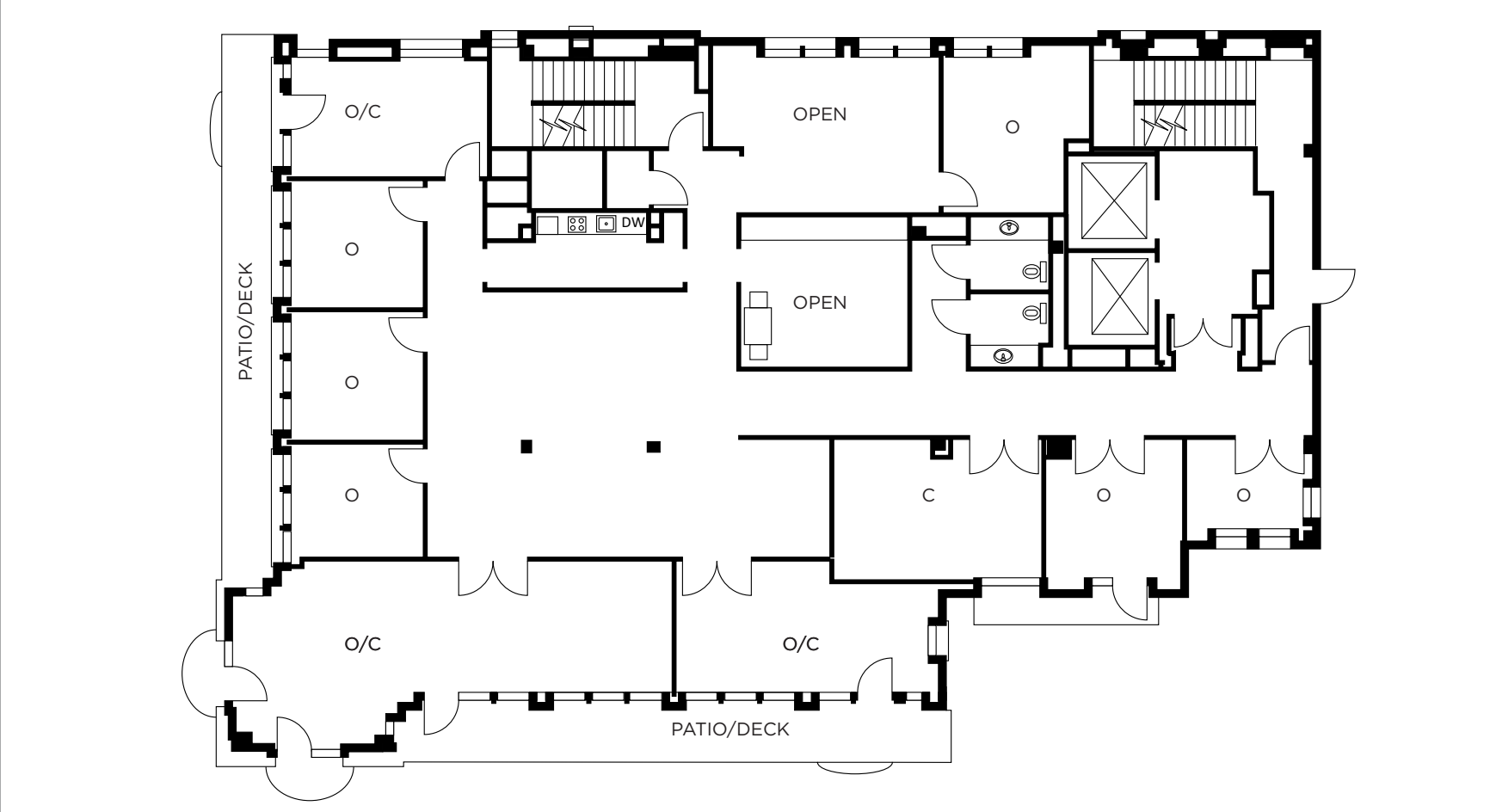


# 250 UNIVERSITY AVE.

PALO ALTO, CA

## FLOOR PLAN

±5,872 RSF  
4TH FLOOR



# NEARBY RETAIL

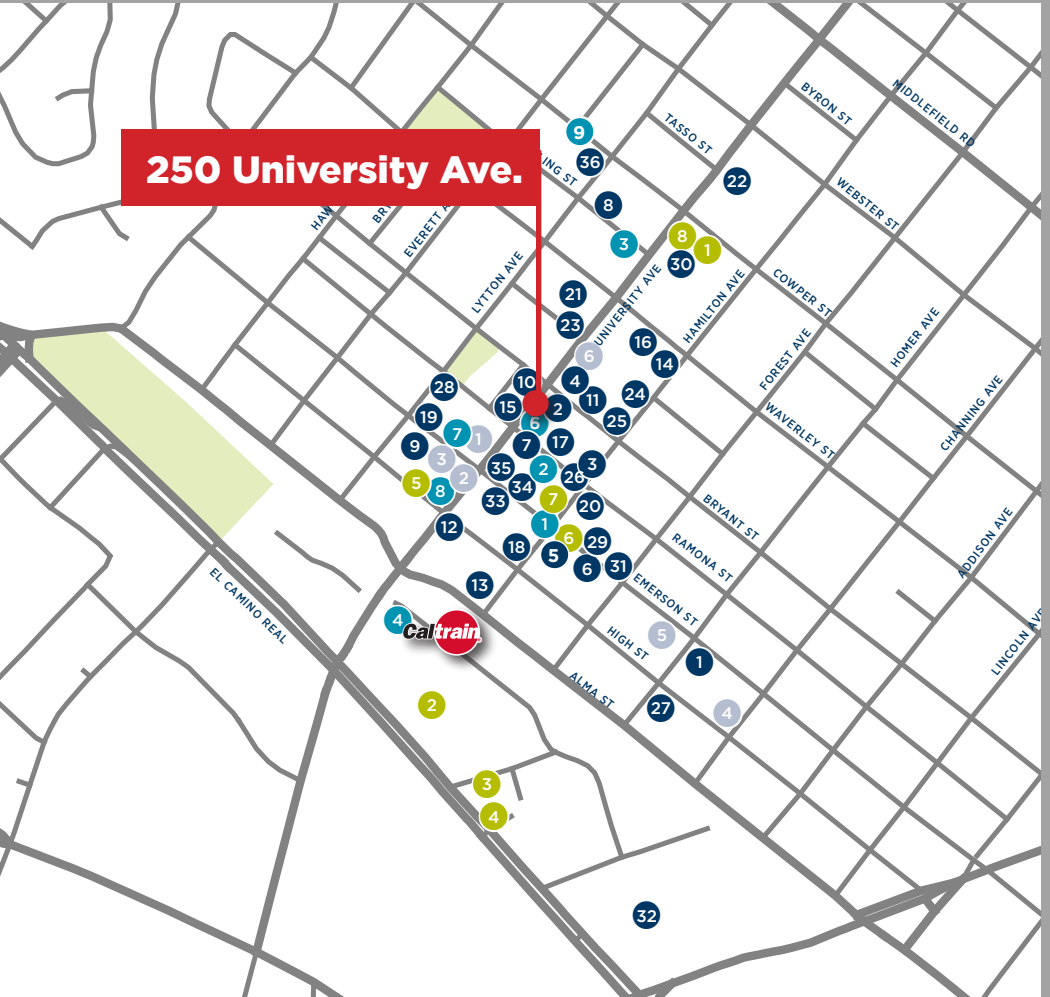
This Class A Office/Retail Building in the Heart of Downtown Palo Alto is Perfectly Located:

- Unbeatable Foot Traffic
- Short Walk to Public Transportation
- Adjacent to Stanford University



- Restaurants**
1. Taverna
  2. Ettan
  3. Sweetgreen
  4. Nick the Greek
  5. Nobu
  6. Meyhouse
  7. The Wine Room
  8. Vino Locale
  9. Evvia Estiatorio
  10. Local Union 271
  11. Ramen Nagi
  12. Arya Steakhouse
  13. San Agus Cocina
  14. Taipan
  15. Oren's Hummus
  16. Ethel's Fancy
  17. NOLA Restaurant & Bar
  18. Palo Alto Creamery

- Restaurants**
19. Rangoon Ruby
  20. Reposado
  21. Crepevine Restaurant
  22. Tamarine Restaurant
  23. Bevri Restaurant
  24. Curry Up Now
  25. Zola
  26. Osteria Toscana
  27. Saint Michael's Alley
  28. Macarena
  29. Tacolicious
  30. Sushirrito
  31. Pizzeria Delfina
  32. Town & Country Village
  33. Bare Bowls
  34. The Rose & Crown
  35. Pizza My Heart
  36. Sancho's Taqueria



- Hotels**
1. El Prado Hotel
  2. Sheraton Hotel
  3. The Westin
  4. The Clement Hotel
  5. Hotel Keen
  6. Nobu Hotel Epiphany
  7. Cardinal Hotel
  8. The Graduate Hotel

- Cafe**
1. Verve
  2. Coupa Cafe
  3. Cafe Venetis
  4. Blue Bottle Cafe
  5. Maruwu
  6. Seicha
  7. Oklava Cafe
  8. Starbucks
  9. Mademoiselle Colette

- Other**
1. The Stanford Theatre
  2. Aquarius Theatre
  3. Landmark Theatres
  4. Watercourse Way Bath House Spa
  5. Whole Foods
  6. Apple Store

# 250 UNIVERSITY AVE.

DOWNTOWN  
PALO ALTO, CA

AVAILABLE Q2 2026

JEFF CUSHMAN  
+1 917 575 4722  
jeff.cushman@cushwake.com  
LIC #01308295

CHRIS D'AMBROSIA  
+1 858 344 1063  
chris.dambrosia@cushwake.com  
LIC #01363795

