

AVAILABLE FOR SUBLEASE

Sublease Through 11/30/2031

Partial Floor (±8,448 RSF)

BRAND NEW OFFICE INTENSIVE PLUG & PLAY
525 UNIVERSITY AVE

DOWNTOWN PALO ALTO, CA

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525 UNIVERSITY AVE

PALO ALTO, CA



HIGHLIGHTS

- Available now for sublease (through 11/30/2031)
- Brand new space
- The most prominent building in Downtown Palo Alto
- 10 minute walk to Caltrain station
- 5 minute drive to Highway 101
- Brand new building lobby
- New lobby/plaza upgrades designed by HGA Architects
- Proper Foods on site
- 2.75 / 1,000 parking ratio
- Abundance of natural light
- Flexible premises with multiple large offices / conference rooms

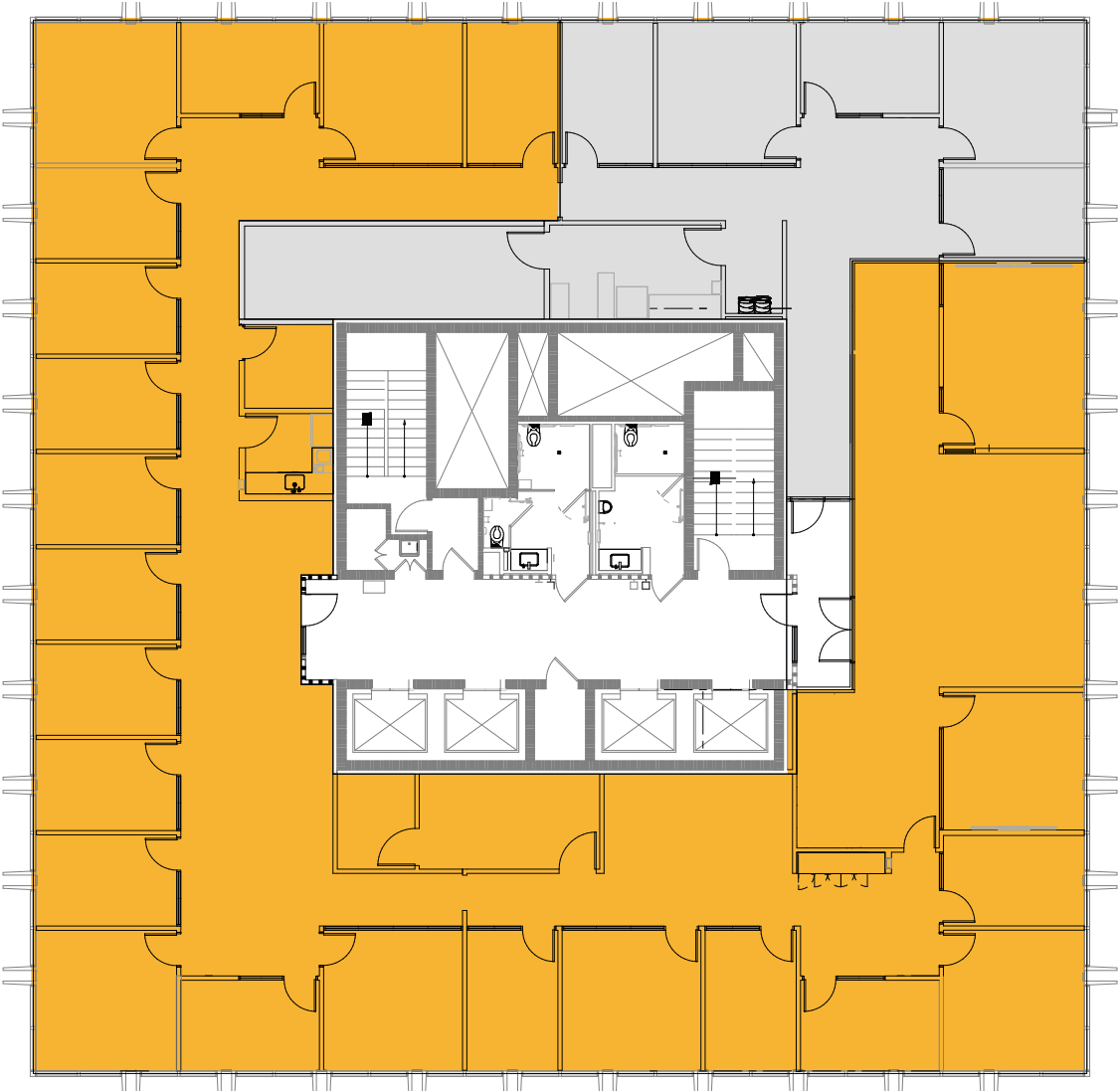
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FLOOR PLAN

±8,448 RSF

7TH FLOOR



Available for Sublease

Leased

Common Area

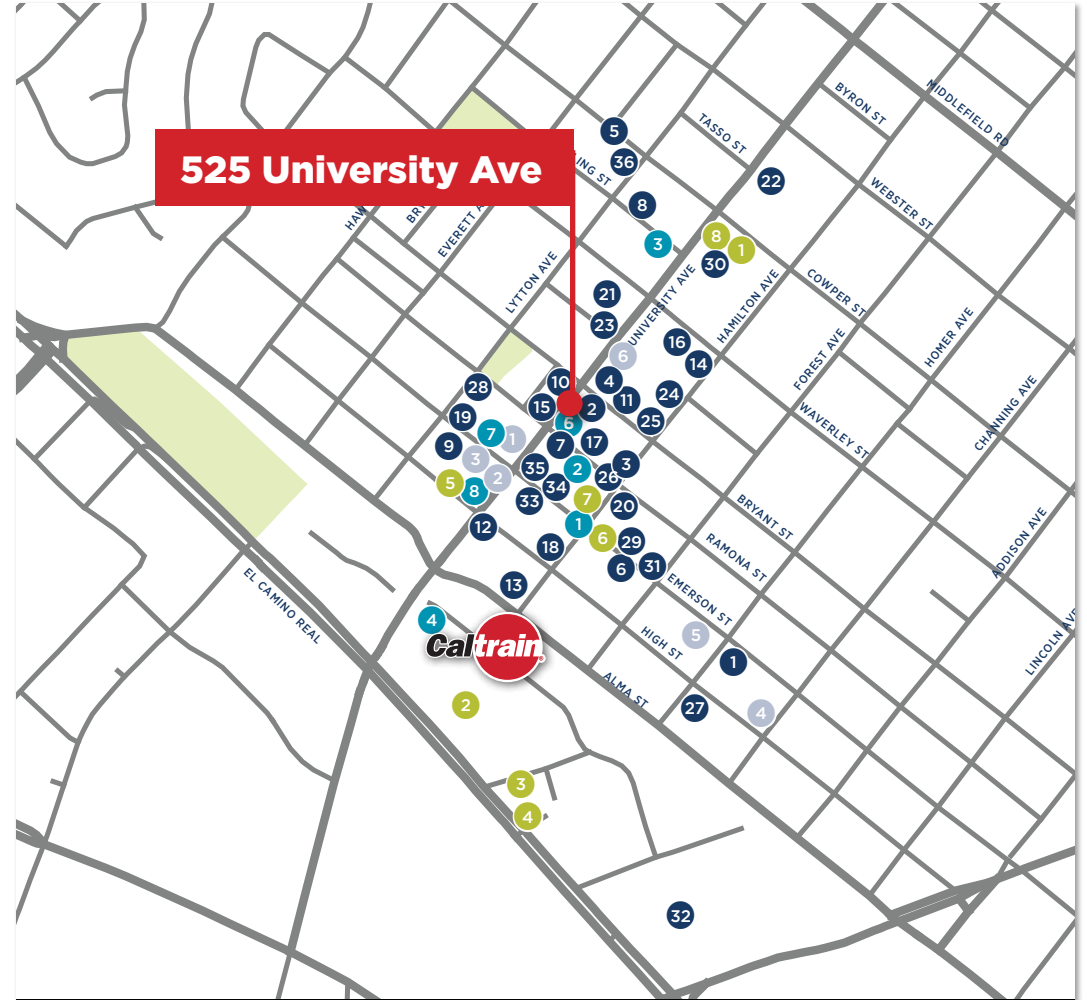
NEARBY RETAIL



1. Taverna
2. Ettan
3. Sweetgreen
4. Nick the Greek
5. Mademoiselle Colette
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

Other

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

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Cover photo courtesy of HGA
Photo credit: @Kyle Jeffers

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