

Unparalleled Location | Unrivalled Presence

250 UNIVERSITY AVE.

DOWNTOWN
PALO ALTO, CA

AVAILABLE Q1 2027

±4,745 RSF - ±9,622 RSF OFFICE SPACES FOR LEASE

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RETAIL ON THE GROUND FLOOR:

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

HIGHLIGHTS

- ±4,877 RSF Partial 3rd Floor
- ±4,745 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 - .5/1,000 (Private Parking for Tenants in Building until 5 pm)

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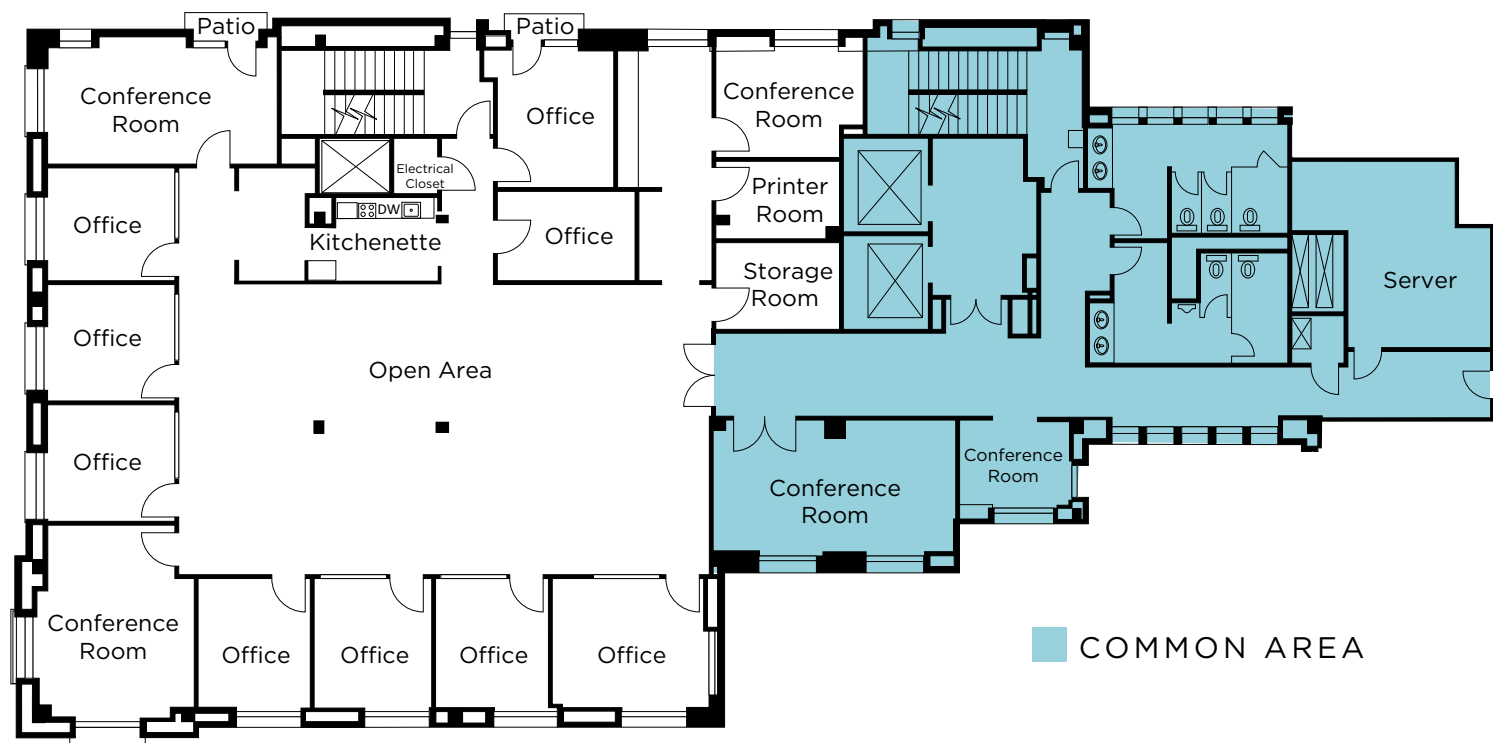


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PALO ALTO, CA

FLOOR PLAN

±4,877 RSF
PARTIAL 3RD FLOOR

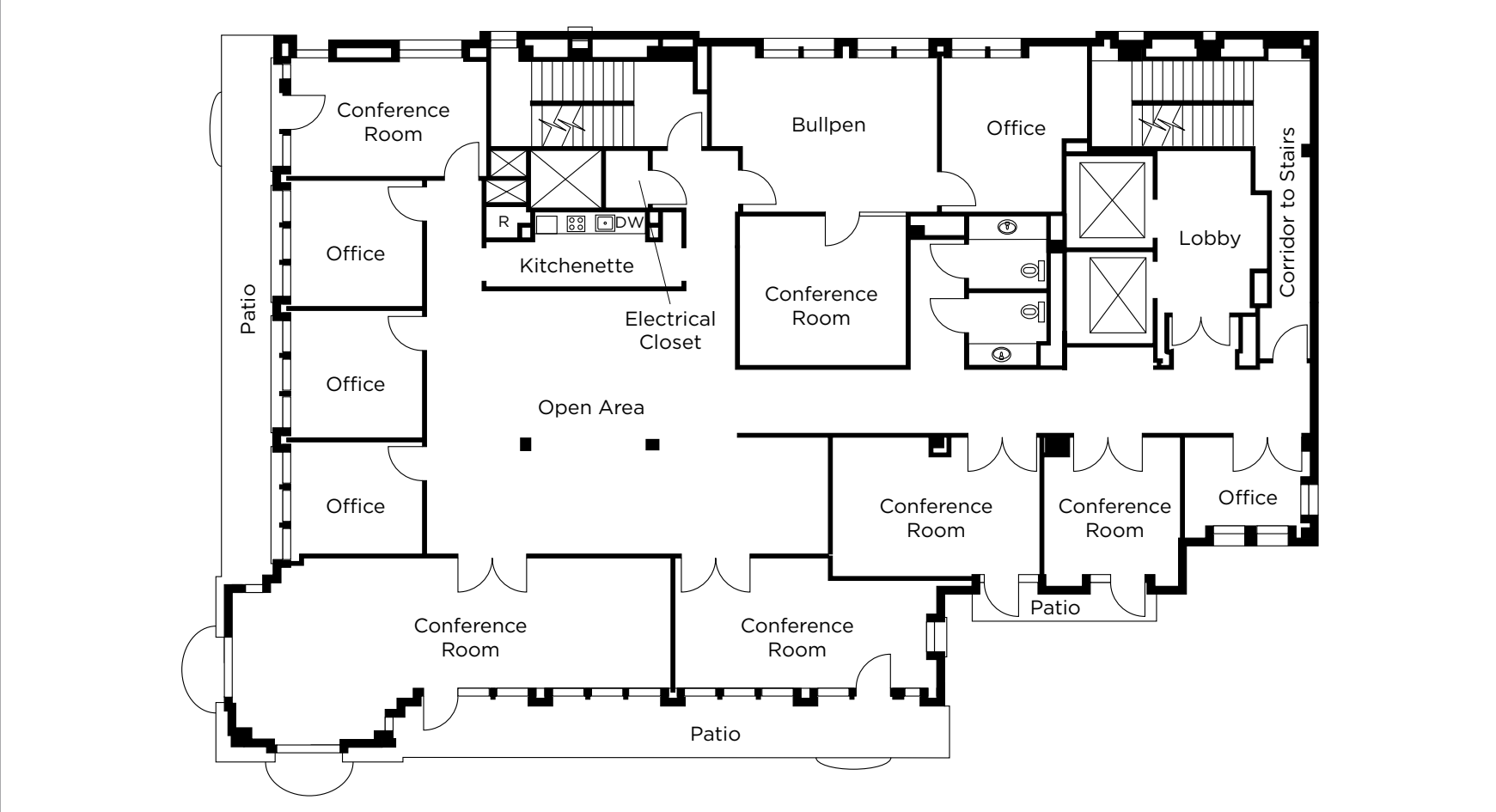


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FLOOR PLAN

±4,745 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

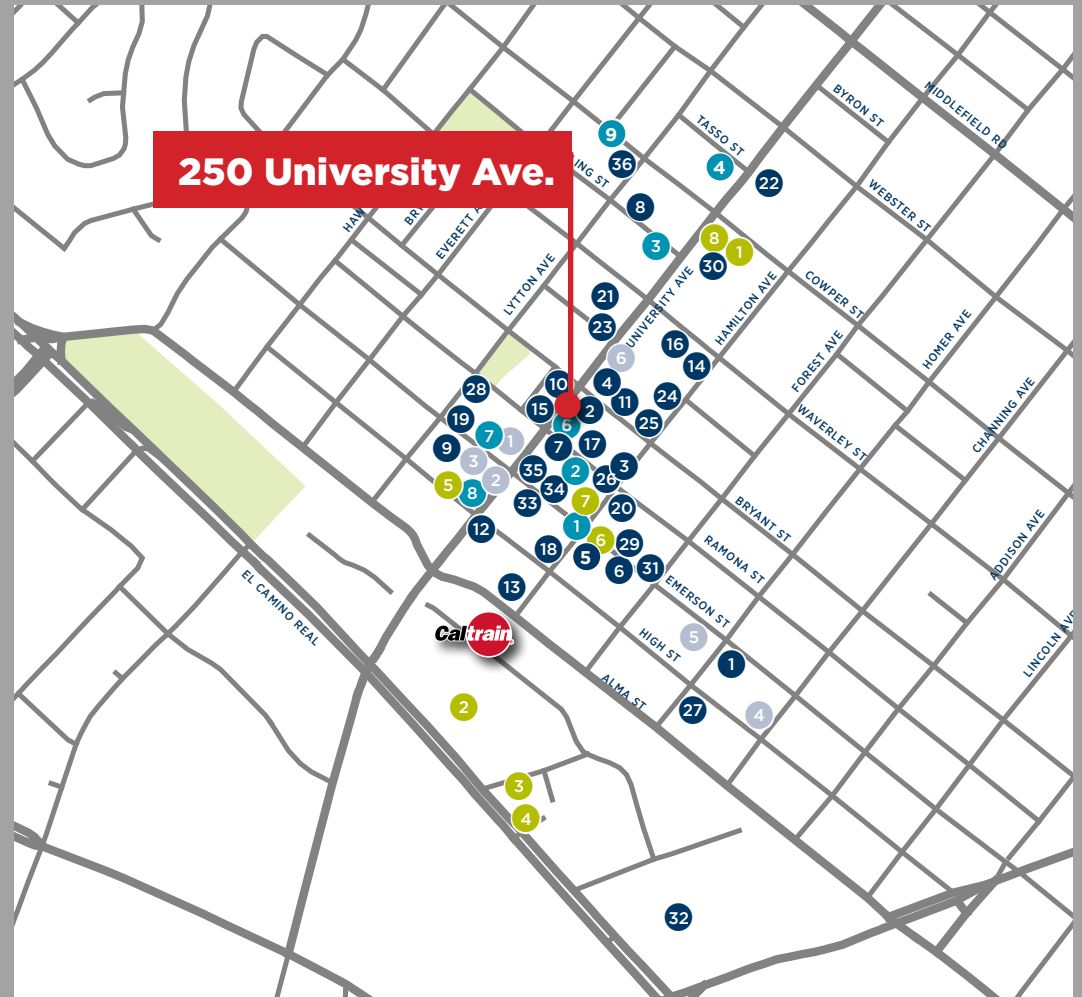
1. El Prado Hotel
2. Sheraton Hotel
3. The Westin
4. The Clement Hotel
5. Hotel Keen
6. Nobu Hotel Epiphany
7. Cardinal Hotel
8. The Graduate Hotel

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



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