

Unparalleled Location | Unrivalled Presence

250 UNIVERSITY AVE.

DOWNTOWN
PALO ALTO, CA

AVAILABLE Q1 2027

±4,745 RSF - ±9,622 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

- ±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)

250 UNIVERSITY AVE.

PALO ALTO, CA

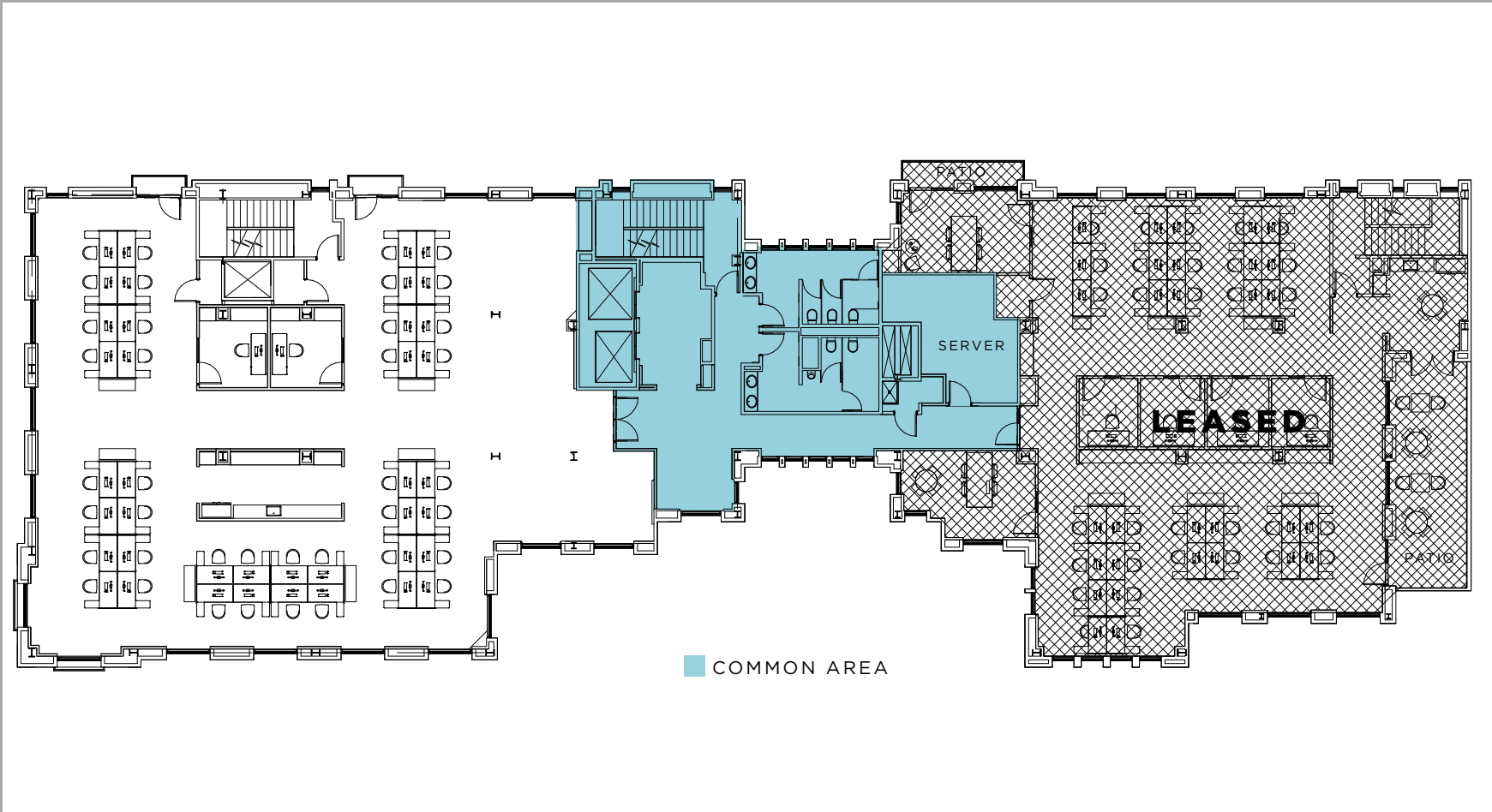


250 UNIVERSITY AVE.

PALO ALTO, CA

FLOOR PLAN

±4,877 RSF
PARTIAL 3RD FLOOR



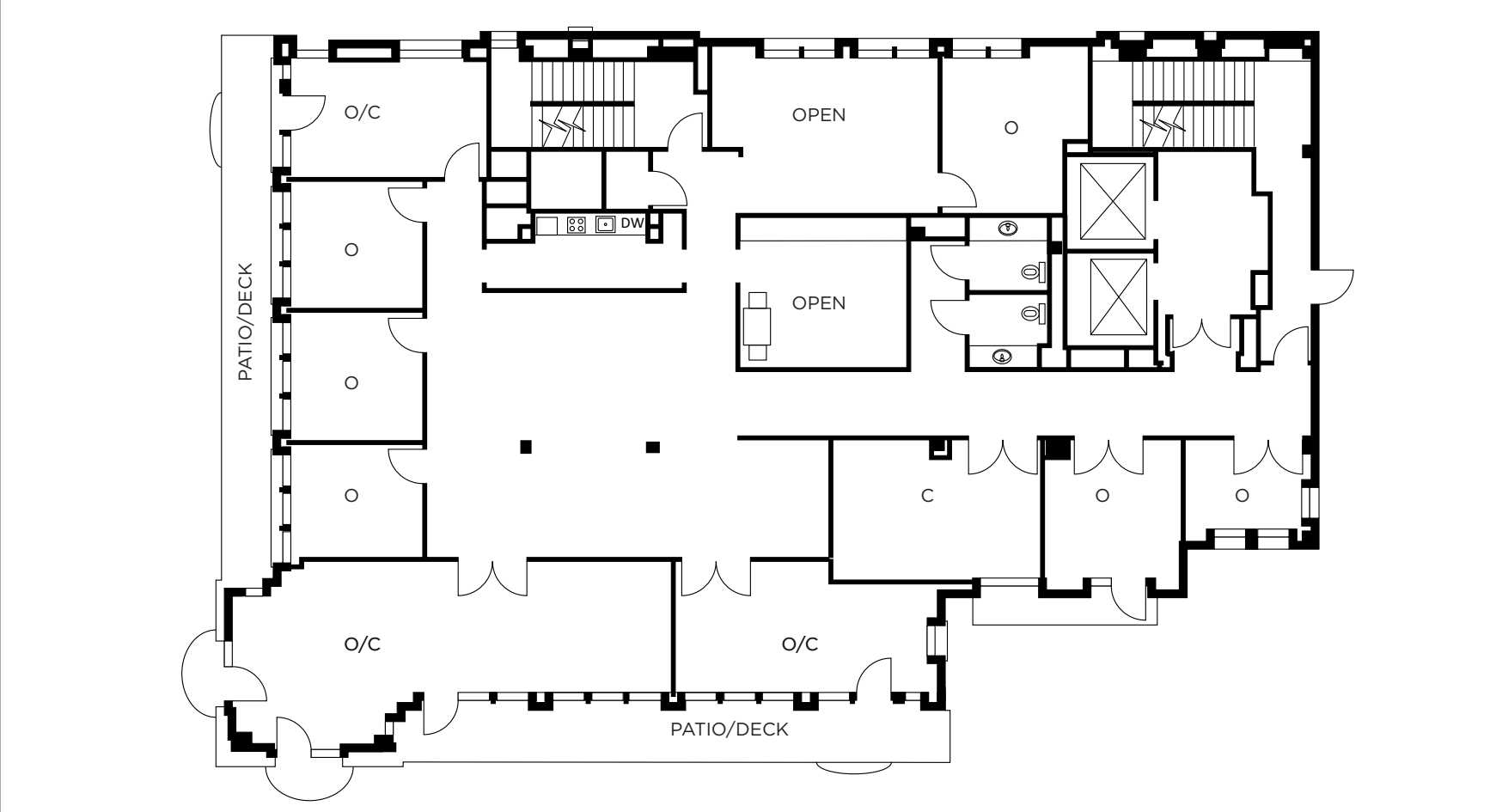
250 UNIVERSITY AVE.

PALO ALTO, CA

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

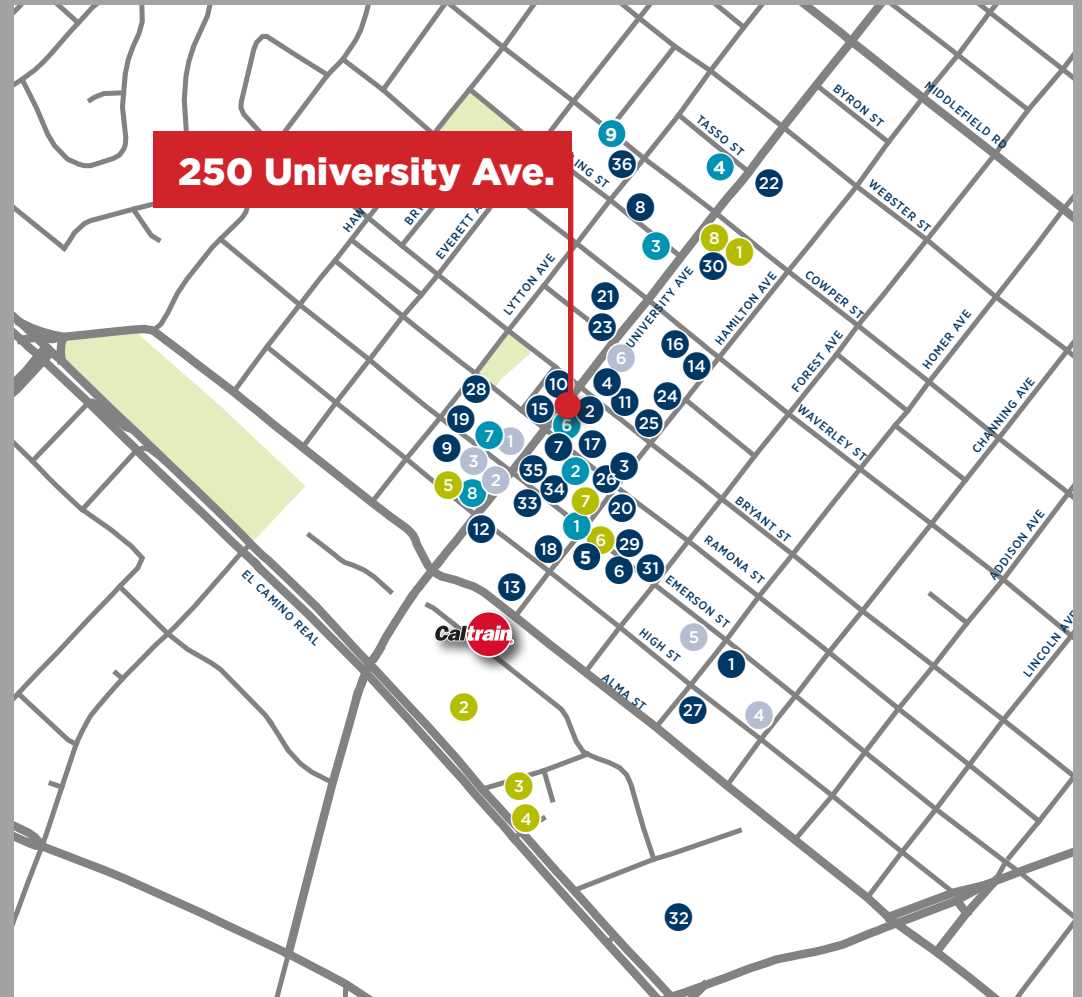
1. El Prado Hotel
2. Sheraton Hotel
3. The Westin
4. The Clement Hotel
5. Hotel Keen
6. Nobu Hotel Epiphany
7. Cardinal Hotel
8. The Graduate Hotel

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



250 UNIVERSITY AVE.

DOWNTOWN PALO ALTO, CA

AVAILABLE Q1 2027

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



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-239281-V2