FOR LEASE

102 & 116 UNIVERSITY

PALO ALTO, CA 94301

3,364 - 10,994 SF Available

CUSHMAN & WAKEFIELD

102 & 116 UNIVERSITY AVENUE

Positioned at the entrance to downtown Palo Alto, 102-116 University Ave enjoy excellent exposure and convenient access to nearby parking and transit. The buildings combine architectural sophistication and dynamic office space—representing a rare opportunity for high-profile office occupancy.

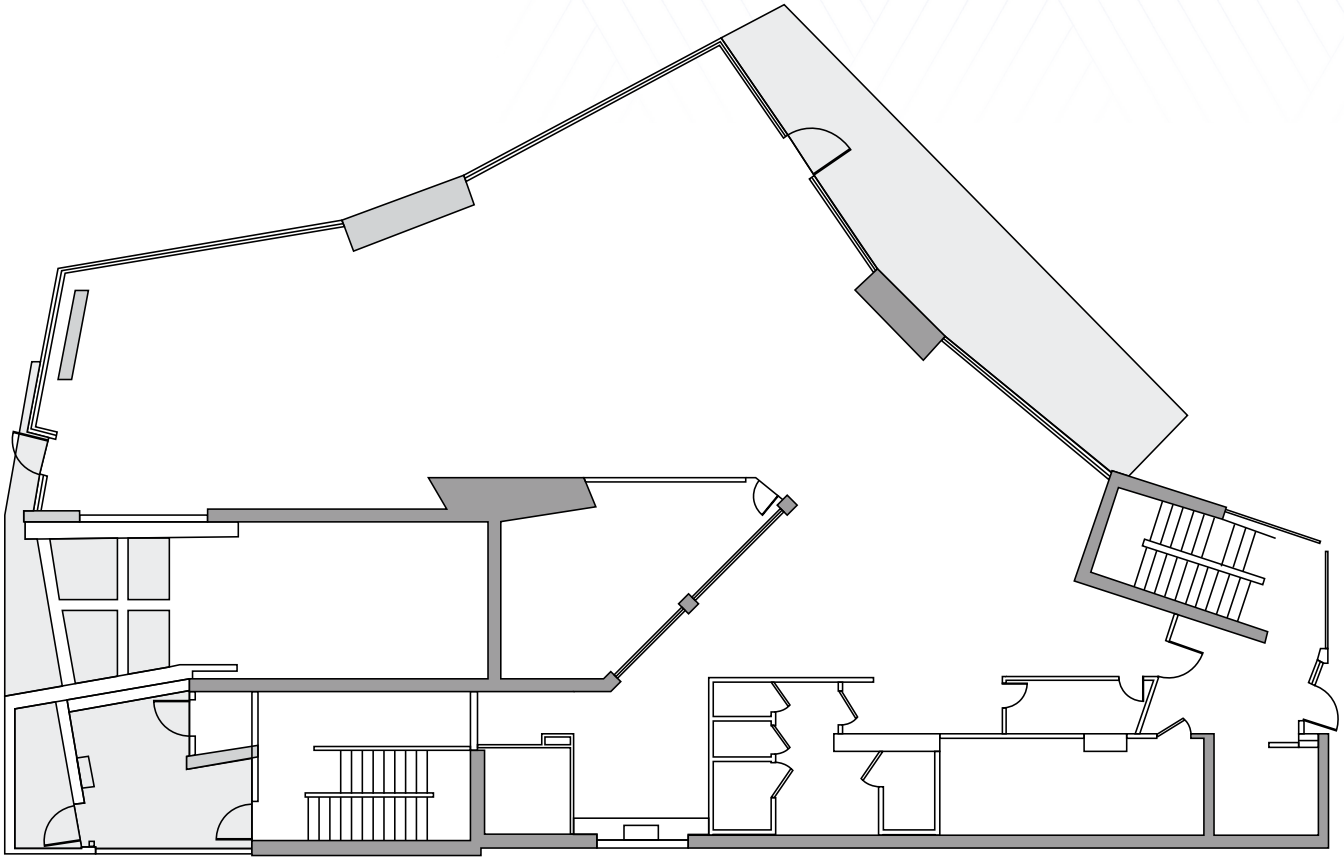
PROPERTY HIGHLIGHTS

- New Construction with Spectacular Architecture
- Class A Creative Office Space
- Varying Suite Sizes from 3,364 - 4,045 SF
- Exposed Ceiling and Polished Concrete Floors
- Directly Adjacent to CalTrain Bullet Stop and a 5-Story Public Parking Structure with EV Charging
- Floor-to-Ceiling Windows

102 UNIVERSITY AVE

SUITE 100

- **±4,095 SF Office Space**
- Open Office
- 1 Large Conference Room
- 1 Phone Booth
- In-Suite Restrooms
- Kitchenette
- Server Room

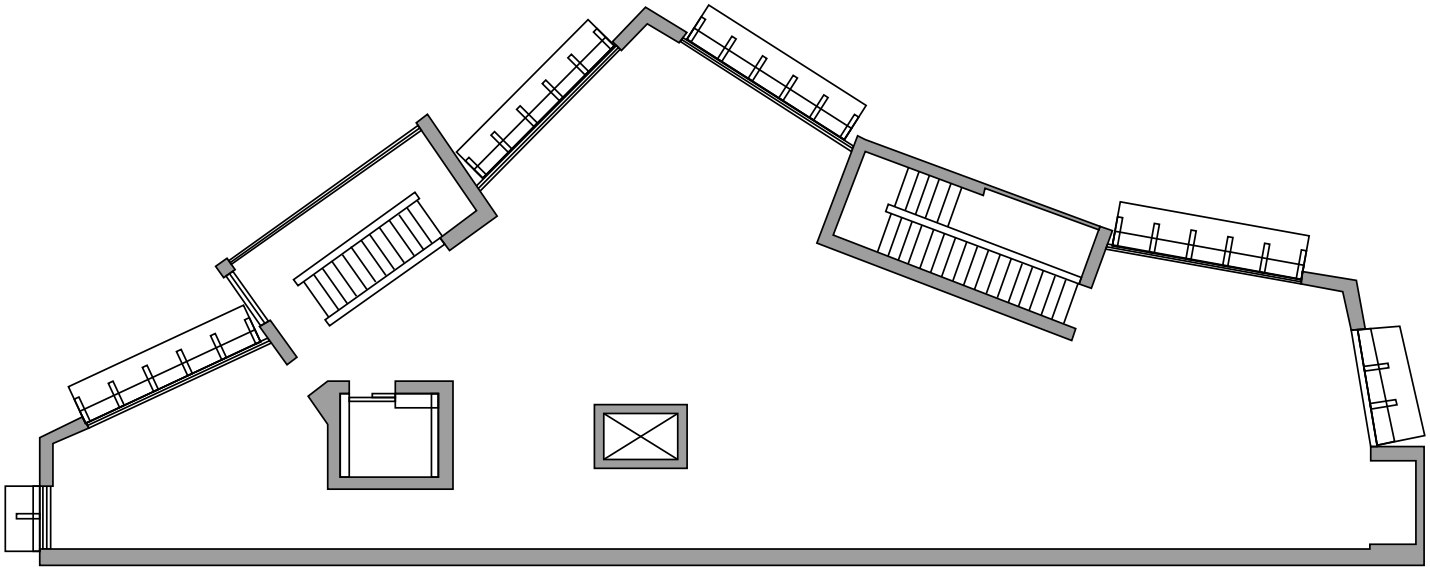


VIRTUAL TOUR 360°

116 UNIVERSITY AVE

SUITE 100

- **±3,364 SF office space**
- Open Office
- Kitchenette
- Server Room

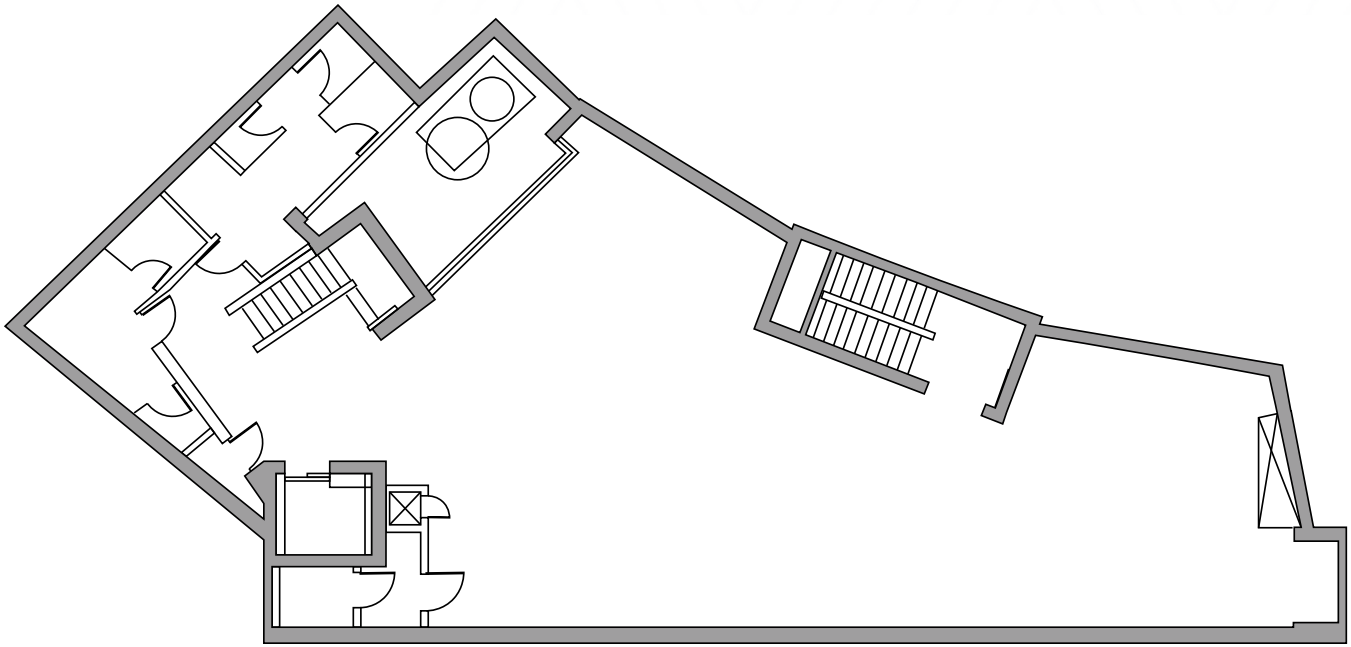


VIRTUAL TOUR 360°

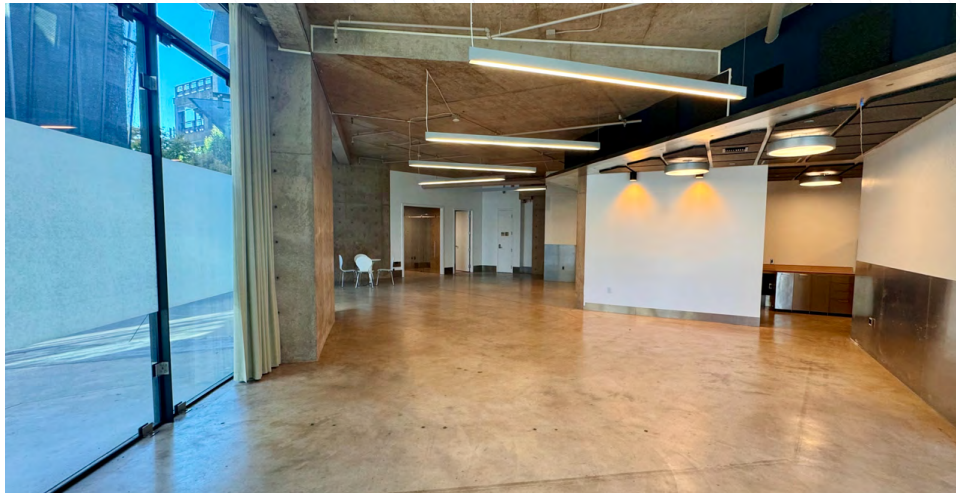
116 UNIVERSITY AVE

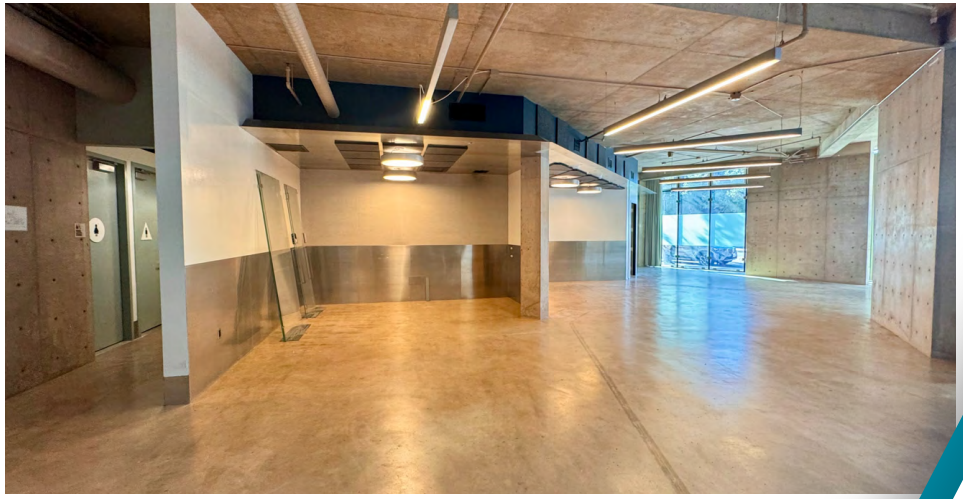
LOWER LEVEL

- **±3,535 SF office space**
- Commercial Kitchen with Equipment



BUILDING IMAGES



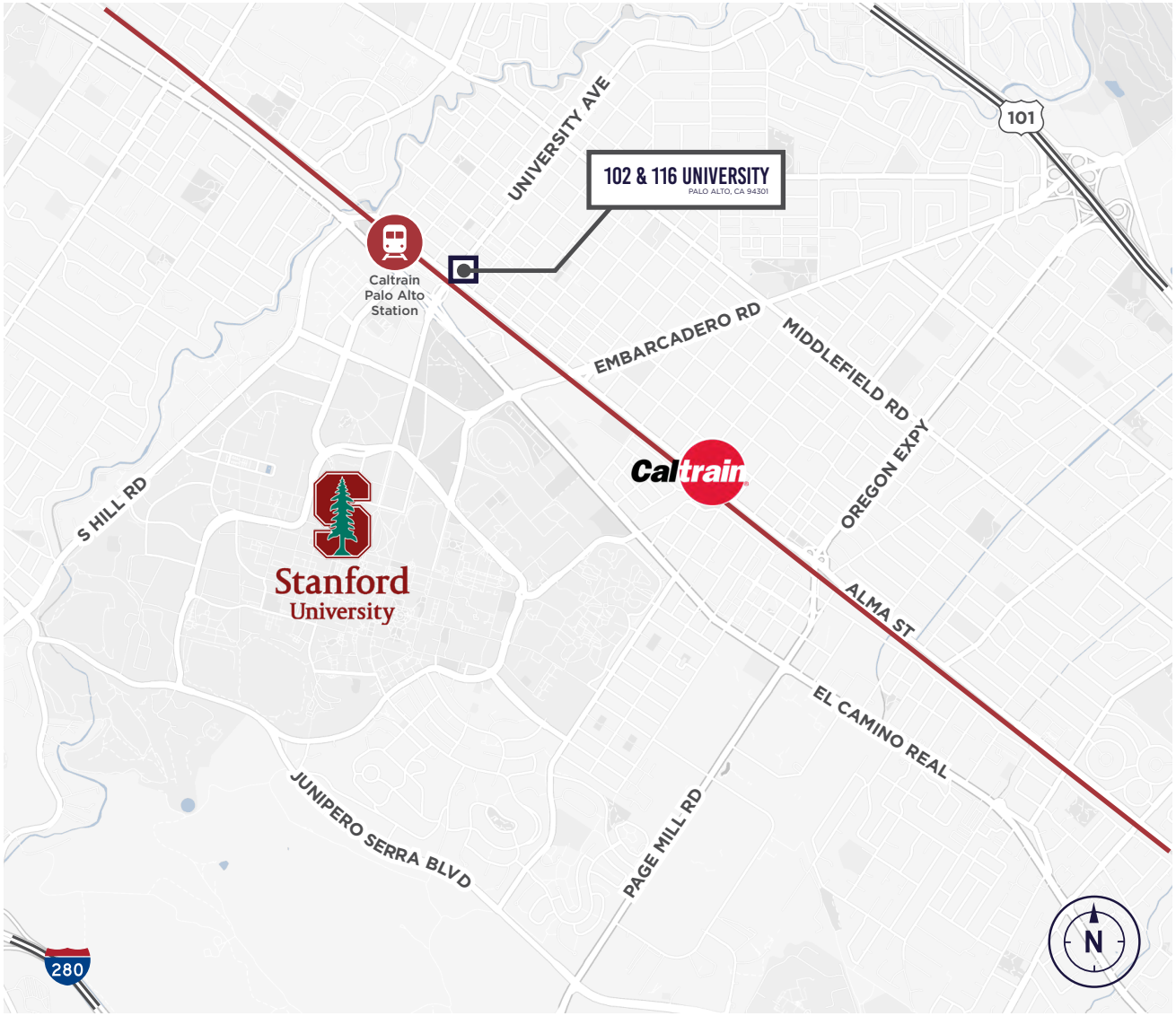


AERIAL MAP

NEARBY AMENITIES

1 Arya Steakhouse
2 Verve Coffee Roasters
3 Sweet Maple
4 Evvia Estiatorio
5 Nola
6 Palo Alto Creamery
7 Philz Coffee
8 Whole Foods Market
9 St Michael's Alley
10 Ramen Nagi
11 Goodthing Coffee
12 Reposado
13 Mendocino Farms
14 Nobu Restaurant
15 Meyhouse
16 Pizzeria Delfina
17 Bevri - Palo Alto
18 Crepevine Restaurants
19 Cafe Ventana
20 Il Fornaio

TRANSPORTATION



Caltrain Palo Alto Station

1 min | 1 min

Palo Alto Station is a bullet train Station

View Schedule

Stanford University

6 min | 3 min | 3 min

Downtown Palo Alto

1 min | 1 min

Hwy 101	CA-84	I-280
13 min	16 min	17 min

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