



**1001**  
page mill

PALO ALTO

**Class A Office/R&D for Lease**  
**Stanford Research Park**

75,396 sf divisible by building to 21,838 sf

NEWMARK

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## PROPERTY HIGHLIGHTS

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- ▶ Beautiful campus setting – landscaped gardens with water features and outdoor seating
- ▶ 3.2/1,000 parking
- ▶ Electric vehicle charging stations
- ▶ Shower in each building
- ▶ 1 mile to California Avenue Caltrain station
- ▶ Connection to downtown Palo Alto Caltrain station via Marguerite Shuttle
- ▶ Monument Signage Available on Page Mill Road
- ▶ Usable Balconies and Walkways Connecting Buildings
- ▶ Direct Lease with Mozart Development Company
- ▶ Call Agents to Tour

### BUILDING 2

26,661 SF AVAILABLE

- ▶ Existing Class A Tech Improvements
- ▶ Available 6/1/2021

### BUILDING 3

26,897 SF AVAILABLE

- ▶ Existing Class A Tech Improvements
- ▶ Available 6/1/2021

### BUILDING 4

21,838 SF AVAILABLE

- ▶ Warm Shell Condition
- ▶ Recently Completed Exterior and Lobby Renovations
- ▶ Deliverable Now

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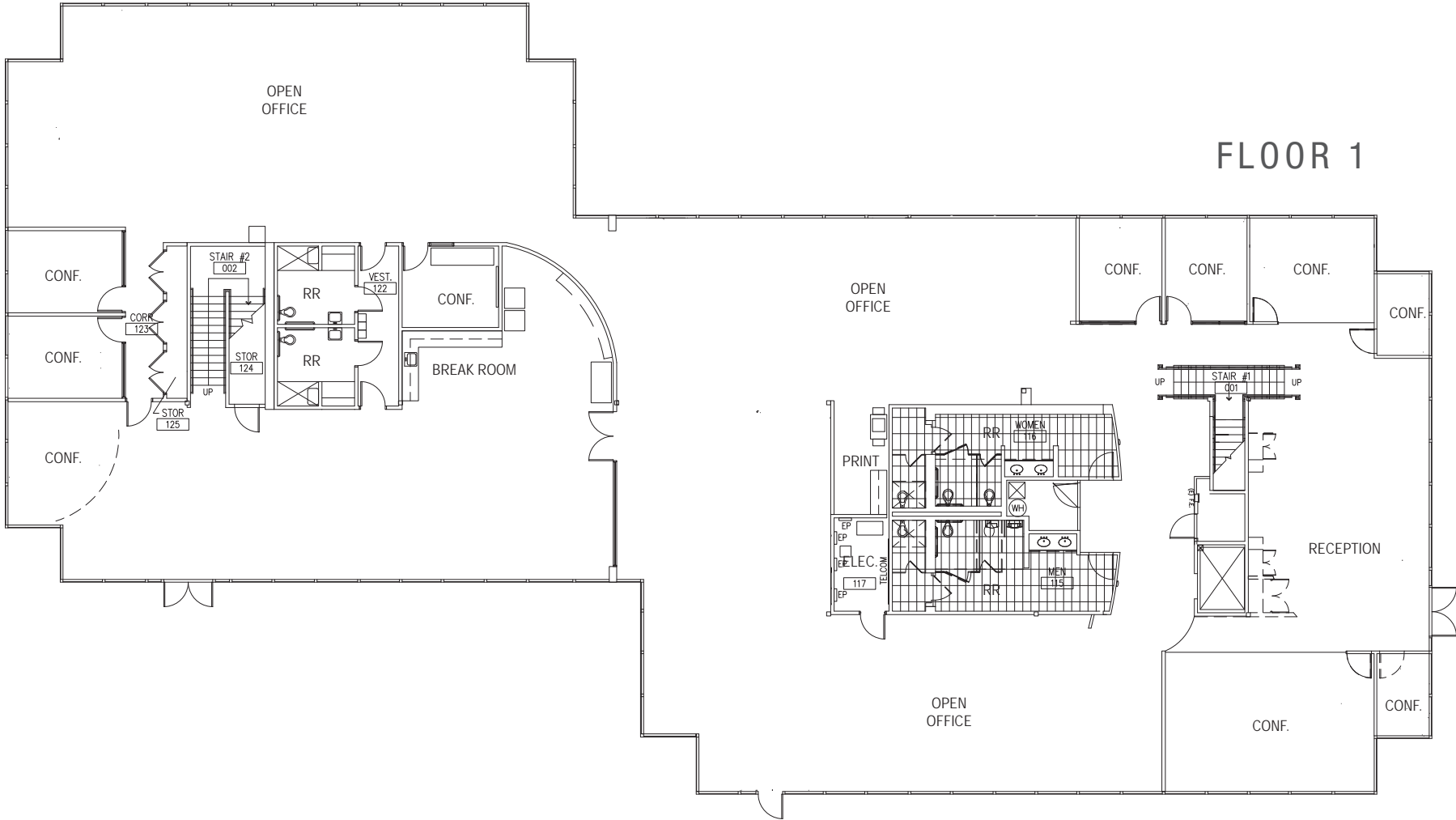
# SITE PLAN



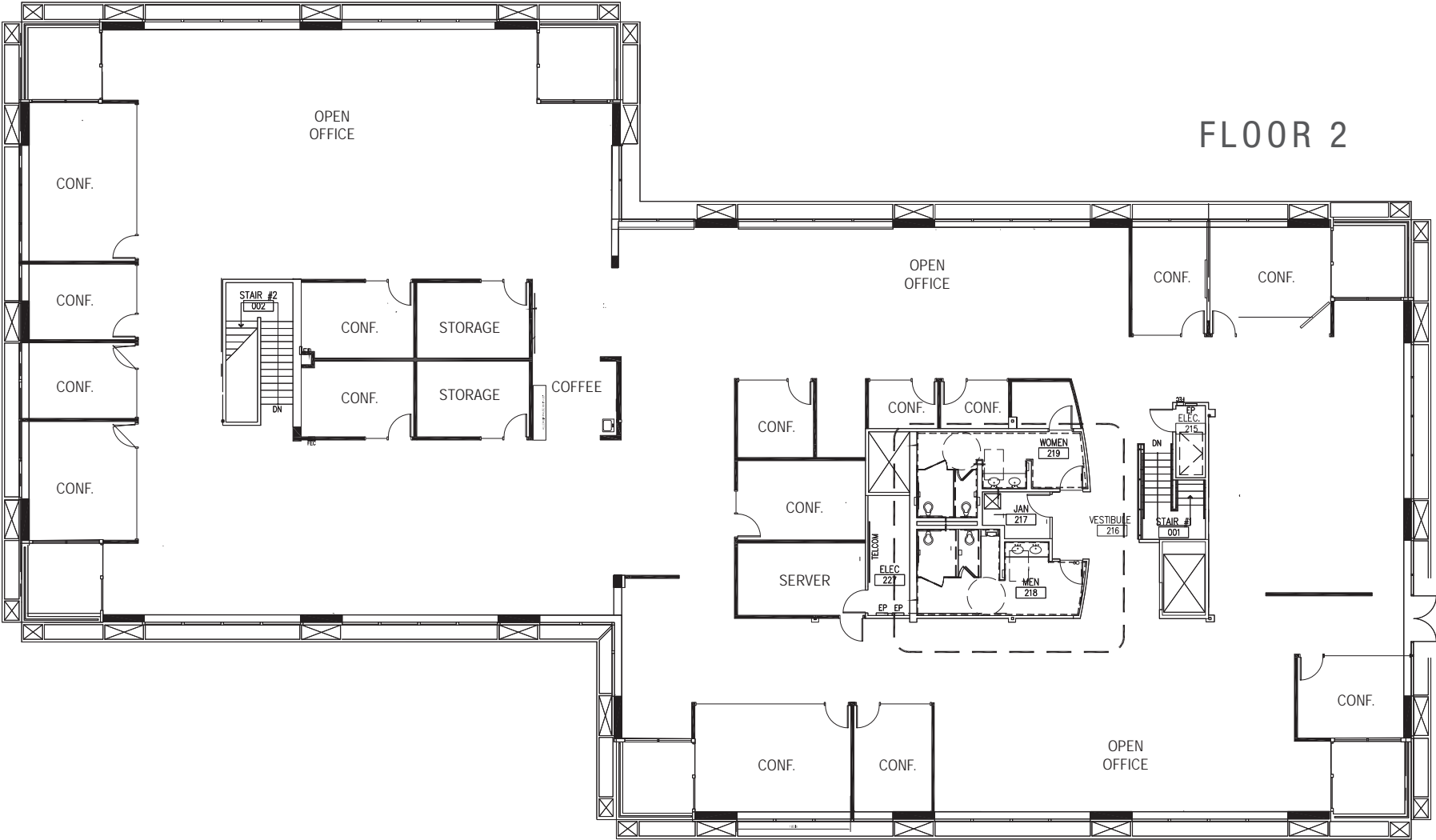


PROPERTY PHOTOS

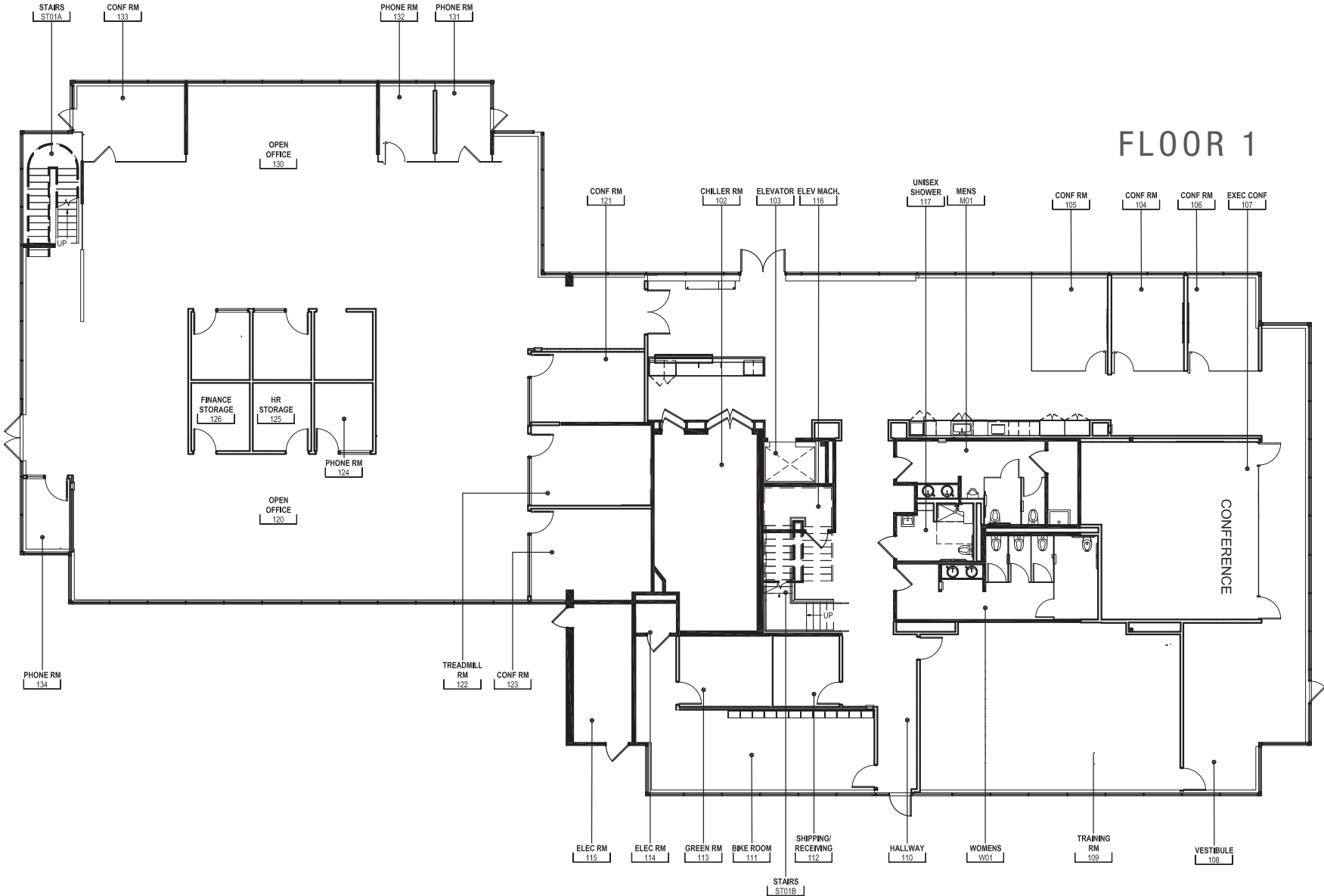




FLOOR 2

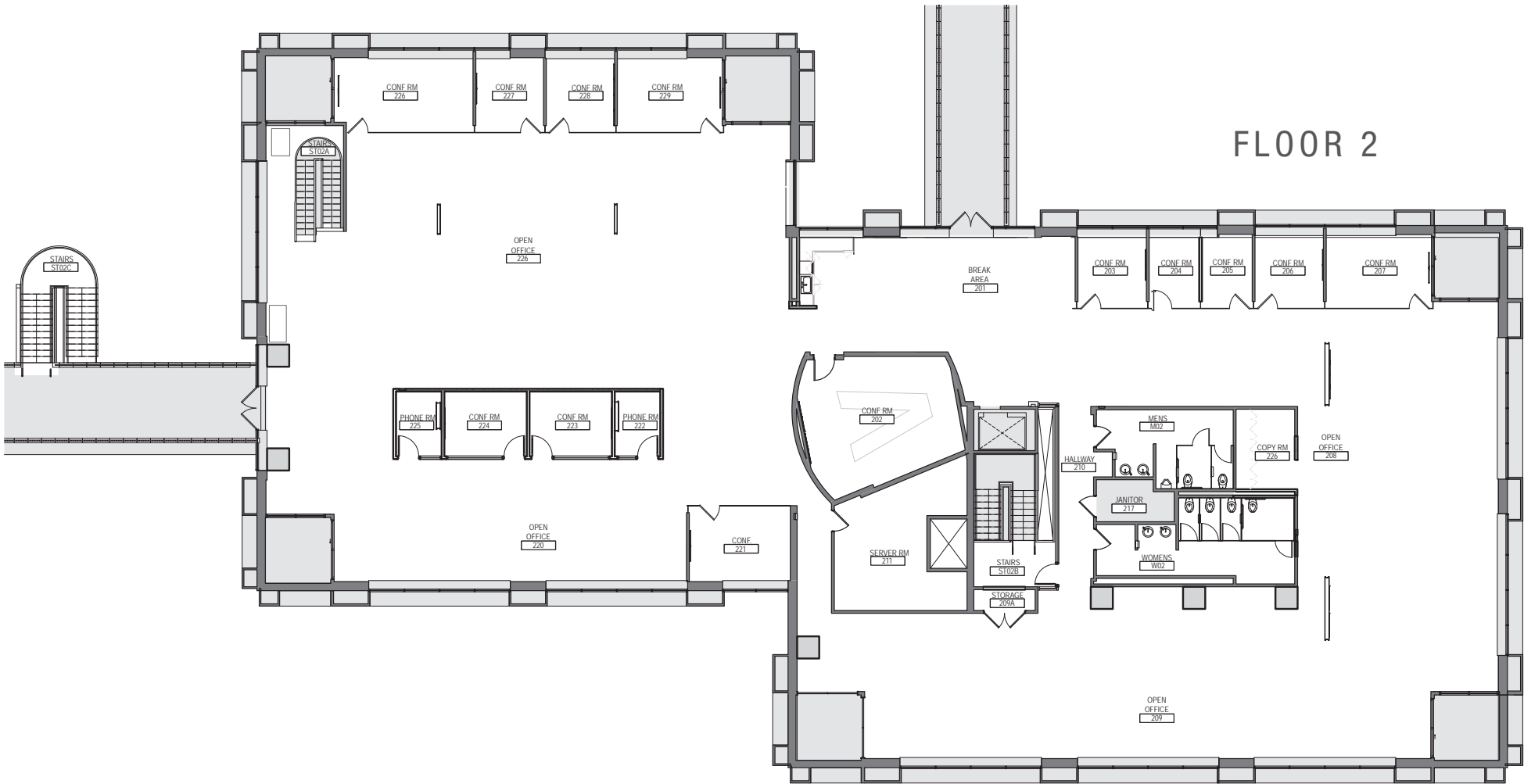






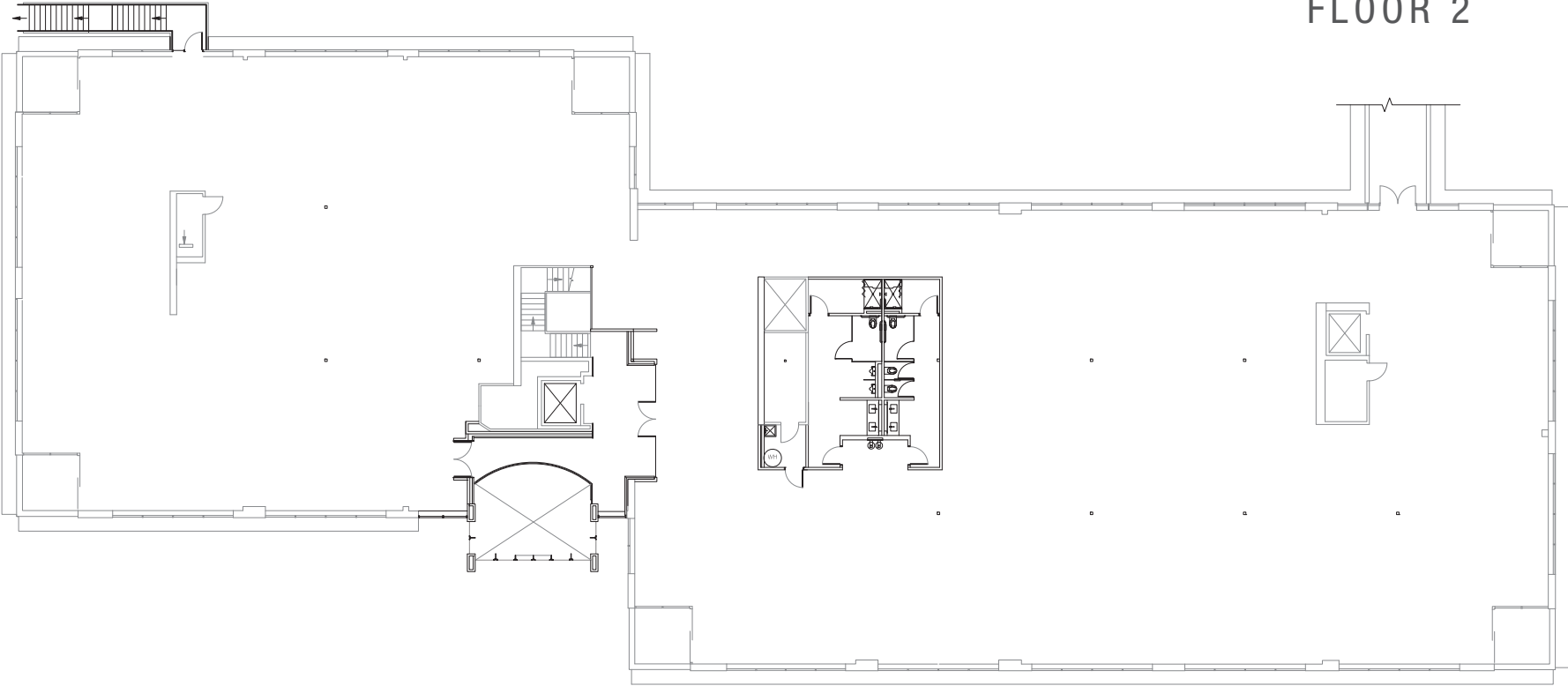
FLOORPLANS: BUILDING 3

26,897 SF AVAILABLE





FLOOR 2



# MARGUERITE SHUTTLE

## A.M. Weekday Service (Monday - Friday)

Also operates on Presidents' Day, Friday after Thanksgiving, and winter campus closure)  
Serves additional stops along route (check sign at stop/ask driver)

Caltrain arrivals at Palo Alto Transit Center		Palo Alto Transit Center (Bus depot, bay #3)	Wells Fargo (El Camino Real @ California Ave)	Page Mill Rd. @ El Camino Real	Page Mill Rd. @ Hanover St.	3170 Porter Dr.	Hillview @ Coyote Hill Rd.	1050/1070 Arastradero Rd.	3475 Deer Creek Rd.
North-bound	South-bound								
6:26 a	6:23 a	6:31 a	6:37 a	6:40 a	6:42 a	6:45 a	6:49 a	6:51 a	6:58 a
6:39 a	6:53 a	7:13 a	7:19 a	7:22 a	7:24 a	7:27 a	7:31 a	7:33 a	7:40 a
7:19 a	7:26 a	7:31 a	7:37 a	7:40 a	7:42 a	7:45 a	7:49 a	7:51 a	7:58 a
7:39 a	7:32 a	7:46 a	7:52 a	7:55 a	7:57 a	8:00 a	8:04 a	8:06 a	8:13 a
-	7:54 a	7:59 a	8:05 a	8:08 a	8:10 a	8:13 a	8:17 a	8:19 a	8:26 a
8:08 a	8:09 a	8:14 a	8:20 a	8:23 a	8:25 a	8:28 a	8:32 a	8:34 a	8:41 a
8:19 a	8:22 a	8:32 a	8:38 a	8:41 a	8:43 a	8:46 a	8:50 a	8:52 a	8:59 a
8:42 a	8:32 a	8:47 a	8:53 a	8:56 a	8:58 a	9:01 a	9:05 a	9:07 a	9:14 a
-	8:54 a	8:59 a	9:05 a	9:08 a	9:10 a	9:13 a	9:17 a	9:19 a	9:26 a
-	9:09 a	9:14 a	9:20 a	9:23 a	9:25 a	9:28 a	9:32 a	9:34 a	9:41 a
9:18 a	9:22 a	9:37 a	9:43 a	9:46 a	9:48 a	9:51 a	9:55 a	9:57 a	10:04 a
9:49 a	9:41 a	9:54 a	10:00 a	10:03 a	10:05 a	10:08 a	10:12 a	10:14 a	10:21 a

## P.M. Weekday Service (Monday - Friday)

Also operates on Presidents' Day, Friday after Thanksgiving, and winter campus closure)  
Serves additional stops along route (check sign at stop/ask driver)

3500 Deer Creek Rd.	1050/1070 Arastradero Rd.	Hillview Ave. @ Coyote Hill Rd.	3165 Porter Dr.	Page Mill Rd. @ Hanover St.	El Camino Real @ Page Mill Rd.	(Tech CU) El Camino Real @ California Ave.	Palo Alto Transit Center (Caltrain platform)
3:24 p	3:26 p	3:29 p	3:33 p	3:37 p	3:40 p	3:42 p	3:54 p
3:39 p	3:41 p	3:44 p	3:48 p	3:52 p	3:55 p	3:57 p	4:11 p
4:05 p	4:07 p	4:10 p	4:14 p	4:18 p	4:21 p	4:23 p	4:37 p
4:23 p	4:25 p	4:28 p	4:32 p	4:36 p	4:39 p	4:41 p	4:55 p
4:37 p	4:39 p	4:42 p	4:46 p	4:50 p	4:53 p	4:55 p	5:09 p
5:01 p	5:03 p	5:06 p	5:10 p	5:14 p	5:17 p	5:19 p	5:33 p
5:17 p	5:19 p	5:22 p	5:26 p	5:30 p	5:33 p	5:35 p	5:49 p
5:37 p	5:39 p	5:42 p	5:46 p	5:50 p	5:53 p	5:55 p	6:09 p
6:01 p	6:03 p	6:06 p	6:10 p	6:14 p	6:17 p	6:19 p	6:33 p
6:17 p	6:19 p	6:22 p	6:26 p	6:30 p	6:33 p	6:35 p	6:49 p
6:32 p	6:34 p	6:37 p	6:41 p	6:45 p	6:48 p	6:50 p	7:04 p
7:01 p	7:03 p	7:06 p	7:10 p	7:14 p	7:17 p	7:19 p	7:33 p



# Marguerite







DOWNTOWN PALO ALTO

To Caltrain  
1.3 Miles / 6 Minutes

To California Avenue  
0.4 Miles / 4 Minutes

To Highway 101  
2.6 Miles / 8 Minutes

STANFORD  
UNIVERSITY  
To Stanford University  
2.0 Miles / 7 Minutes

To Interstate 280  
2.3 Miles / 5 Minutes

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STANFORD RESEARCH PARK

LISTING AGENTS

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