

**OFFICE/R&D FOR LEASE**  
**Located in Palo Alto**

**2 Story Class A**  
**FREE STANDING BUILDING**

975

SOUTH  
CALIFORNIA  
AVENUE



**PREMIER STANFORD RESEARCH PARK LOCATION**

**±27,266 square feet**

**Walking distance to Caltrain & California Ave**

**BEN STERN | 650.688.8509**  
**HOWARD DALLMAR | 650.688.8530**



975 S. CALIFORNIA AVE, PALO ALTO | OFFICE/R&D FOR LEASE

# PROJECT highlights

1ST  
FLOOR

27,266 SQUARE FEET  
Available 11/1/19  
or Possibly Sooner

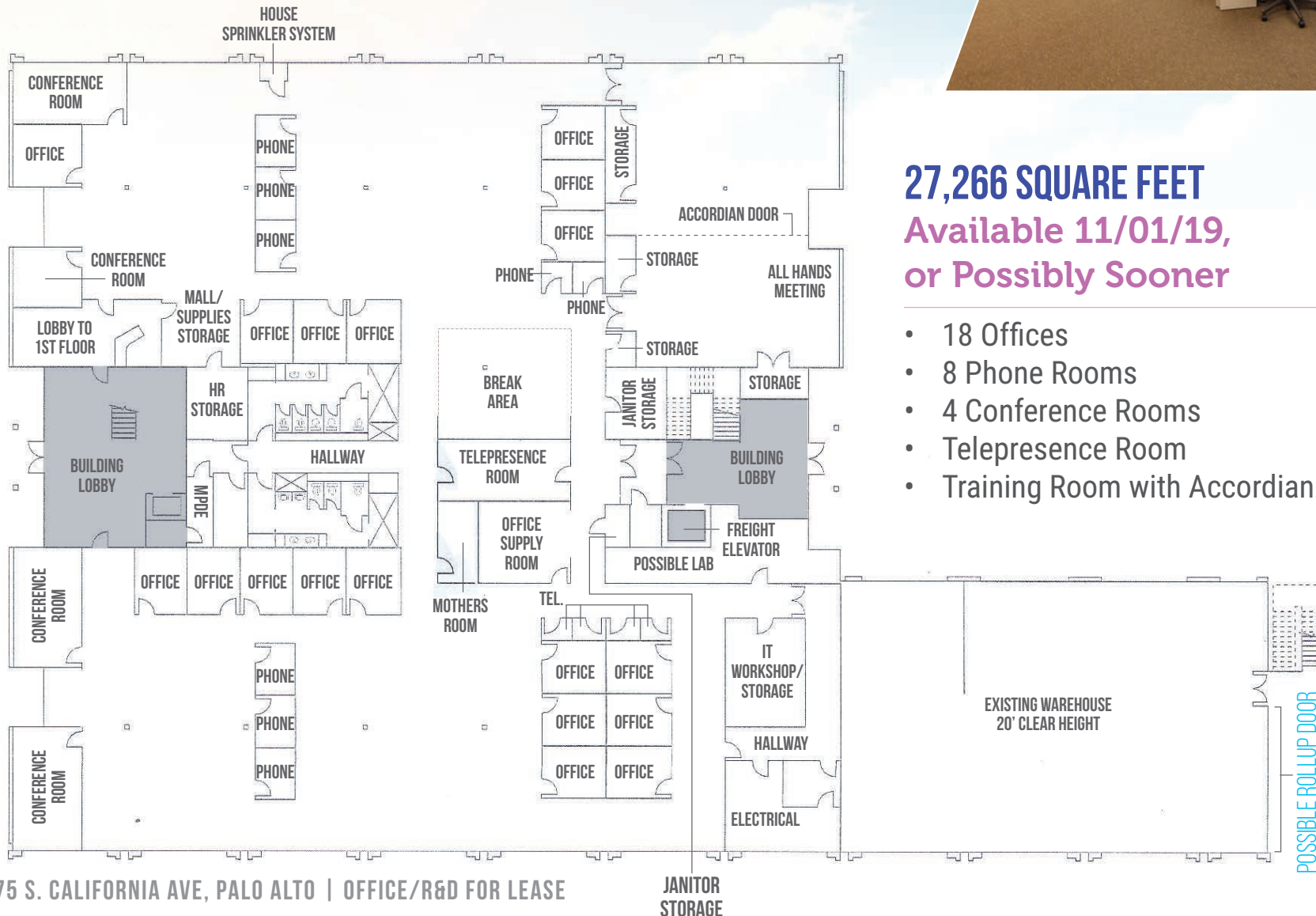
- Creative open floorplan
- Walking distance to California Avenue Amenities, Caltrain ( $\pm 0.5$  miles/ $\pm 11$  min. Walk), and El Camino Real ( $\pm 0.2$  miles/ $\pm 3$  min. Walk)
- Building fully renovated in 2012 (including new HVAC)
- Outdoor eating area
- Rollup door with lab possible
- Exterior racks & 4 bike lockers
- Showers and lockers
- 3.35/1000 parking (181 stalls)
- 2 EV charging stations (charges 4 cars)
- 1600 amps @ 277/480 volts, 3-phase
- Fiber optics provided by AT&T
- Call agents to tour

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# FLOORPLANS

// EXISTING first floor



**27,266 SQUARE FEET**  
**Available 11/01/19,**  
**or Possibly Sooner**

- 18 Offices
- 8 Phone Rooms
- 4 Conference Rooms
- Telepresence Room
- Training Room with Accordion Door

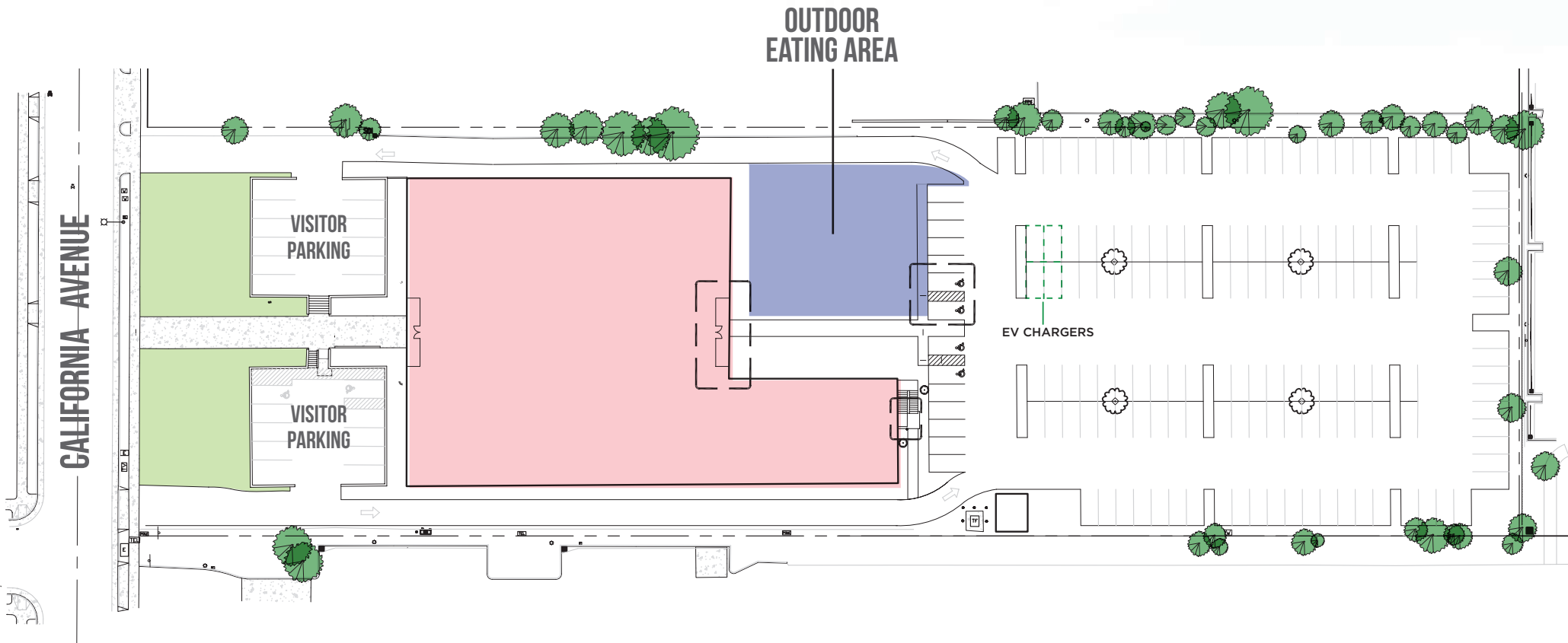
# FLOORPLANS

## // HYPOTHETICAL first floor



Reception	1
Office	6
Conference	8
Phone	4
IDF	1
Copy/print	2
Mothers	2
Unisex restrooms	2
Huddle/Casual conf.	5
Mail	2
Jan	1
Storage	2
Break	1
Elec.	1
Open office	1
Dinning	1
Workstations	216

# SITE PLAN



# CALIFORNIA AVENUE AMENITIES

## Banks

1. Bank of the West
2. Wells Fargo
3. First Republic Bank
4. Bank of America
5. Silicon Valley Bank  
First Technology Credit Union
6. Citibank
7. Technology Credit Union
8. Provident Credit Union

## Coffee Shops/Markets

1. Starbucks
2. Mollie Stone's Markets
3. Country Sun
4. Printers Cafe
5. Izzy's Brooklyn Bagels
6. Beet Cafe
7. Fambrini's Cafe
8. Starbucks
9. Zombie Runner

## Shopping & Services

1. Maximart Pharmacy
2. T-Mobile
3. Avalon Yoga
4. Village Flower Shop
5. AT&T
6. Mike's Bikes
7. Fry's Electronics
8. GreenEarth Cleaning
11. Keeble & Shuchat Photography
12. Pure Barre
13. Xfinity
14. CineArts
15. Verizon Wireless

## Restaurants

1. Caffe Riace
2. La Bodeguita Del Medio
3. Pastis
4. Mediterranean Wraps
5. The Counter
6. Antonio's Nut House
7. Jin Sho
8. Terun
9. Palo Alto Sol
10. Spice Kit
11. Anatolian Kitchen
12. Baume
13. Palo Alto Pizza Co
14. Peking Duck
15. Bistro Elan on Birch St.
16. Chipotle
17. Odori Sushi
18. Cardinal Sushi
19. Vitality Bowls
20. Pizza Studio
21. CALAVE Wine Bar
22. Cafe Pro Bono
23. Cafe Brioche
24. The Fish Market



49 Minutes to San Francisco via Caltrain

To Highway 101  
1.9 Miles / 5 Minutes

**DOWNTOWN PALO ALTO**

Sand Hill Rd



Alma St

Downtown CA Ave.



Oregon Expwy



To Stanford University  
2.0 Miles / 6 Minutes

To Interstate 280  
3.25 Miles / 7 Minutes

El Camino Real


California Ave

Alma St

El Camino Real

**WITHIN WALKING DISTANCE TO**

- > California Avenue Amenities
- > Caltrain (±0.5 miles/±11 min. Walk)
- > El Camino Real (±0.2 miles/±3 min. Walk)




34 Minutes to San Jose via Caltrain

Page Mill Rd

**STANFORD RESEARCH PARK**

Foothill Expwy

**AERIAL**

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