

PSAI REALTY PARTNERS

COMMERCIAL REAL ESTATE



3440
HILLVIEW

±46,546 SF
Classic R&D/ Office Space

Google Maps

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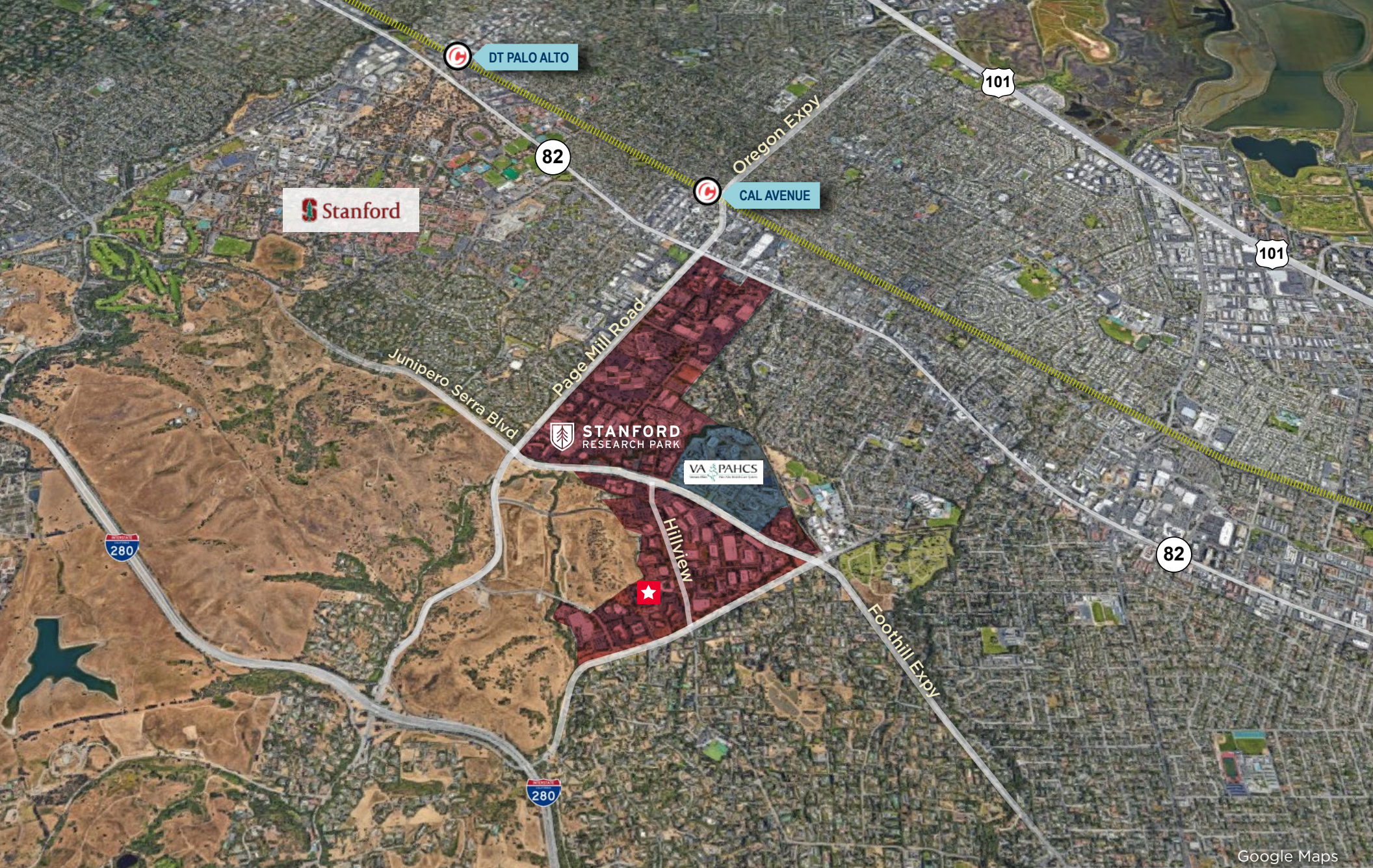
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Located in Stanford Research Park and only a stone's throw from the world-renowned Stanford University, 3440 Hill View is prime real estate for innovation

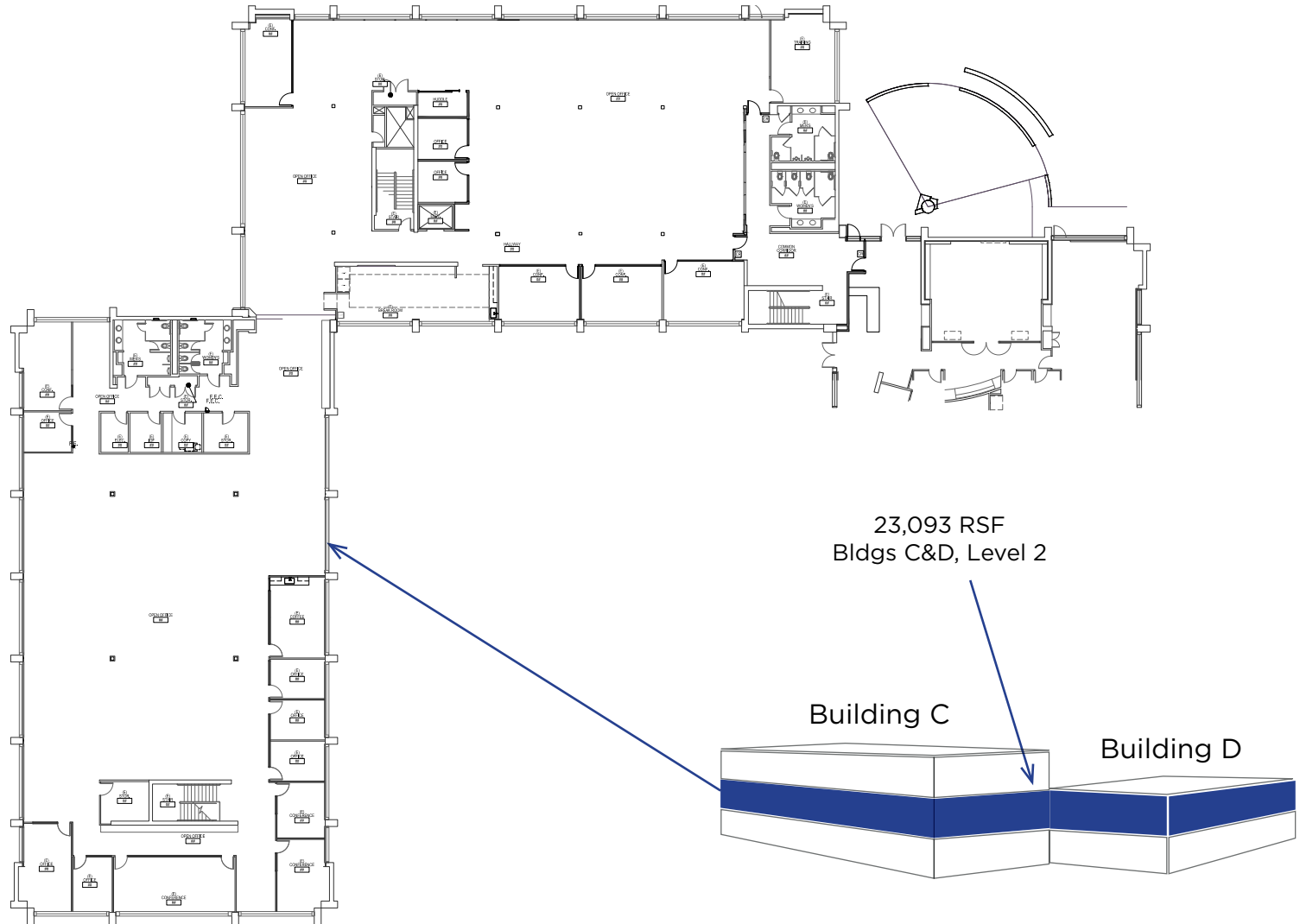
An aerial photograph of a campus with several buildings. Two buildings in the center-left are highlighted in red. A white line with a blue circle at the end points from a callout box to the top of one of these red buildings. The callout box is blue with white text and a white bar chart icon above the text. The campus is surrounded by trees and parking lots. In the bottom right corner of the image, the text "Google Maps" is visible.

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Property Highlights

- ± 46,546 SF Classic R&D/ Office Space
- Landlord to Create New Lobby & Entrance
- Nice Mix of Open Office, Private Office & Conference Rooms
- Campus Like Settings With Great Views
- Pristine Stanford Research Park Location
- Expansion Potential Up to 102,425 Total SF
- Onsite SAP Café operated by Bon Appetite
- Monument Signage Available
- Marguerite Shuttle to DT Palo Alto Caltrain
- Easy Access to 280 via Arastradero & Page Mill Road
- Available Q4 2020
- Neighboring Tenants include VMWare, EPRI, Rubrix, SAP
- Tour by Appointment Only

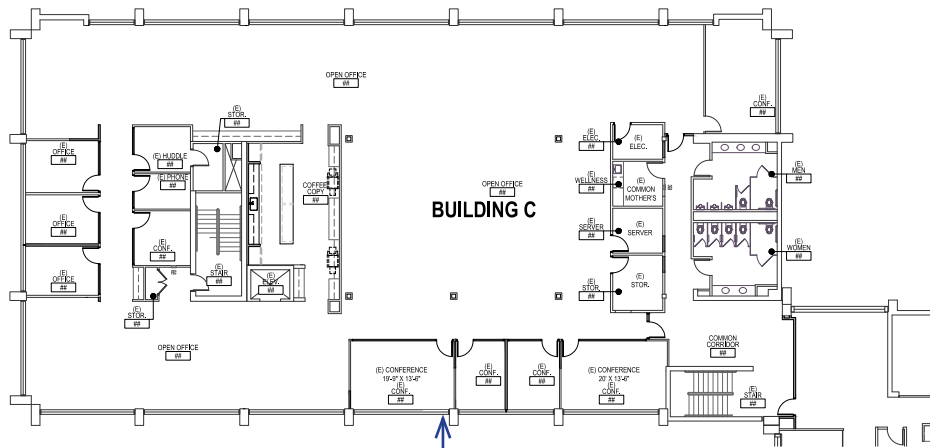
Building C & D Second Level



Building C & D Second Level



Building C Third Level



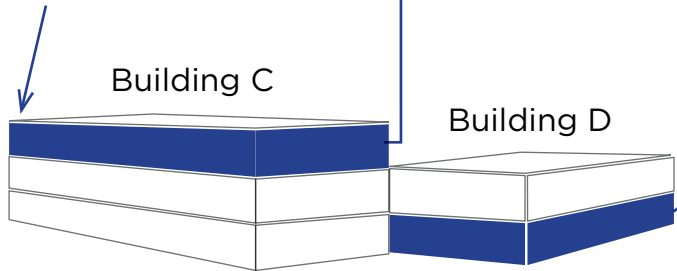
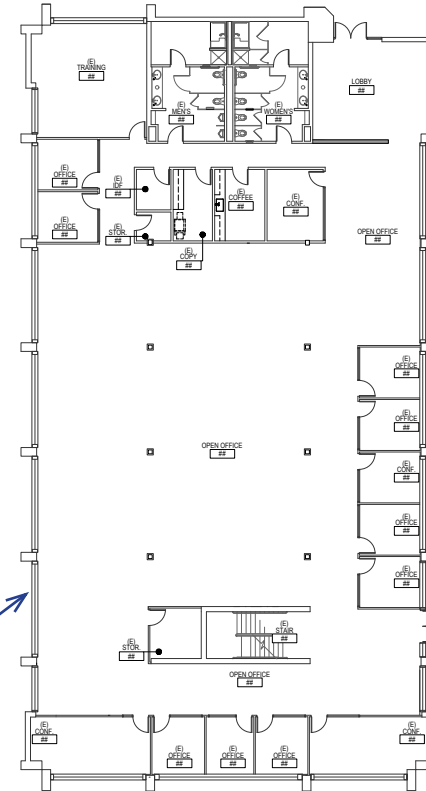
11,338 RSF
Bldg C, Level 3

Building C

Building D

12,115 RSF
Bldg D, Level 1

Building D - First Level



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Views





Outdoor Seating



...Situated squarely in the heart of Silicon Valley's business community and minutes from Palo Alto's lively University and California Avenues, 3440 Hillview is close to popular social spots and a rich arts and culture scene.

Amenities

STANFORD UNIVERSITY

- | | |
|---------------|---------------------|
| Zareen's | Pecking Duck |
| Cafe ProBono | Taqueria Azteca |
| The Counter | Antatolian Kitchen |
| Palo Alto Sol | Antonio's Nut House |
| Terun | Subway |
| Cafe Brioche | Starbucks |
| Joanie's Cafe | Mollie Stones |
| Bistro Elan | Calave |
| La Boheme | Izzy's Bagel |



Stanford Dish Trail



Stanford Playing Fields

Cal Ave Restaurants

Cafe Riace

Cafe Machiavello

The Movable Feast
Food Trucks

Equinox

The Fish Market
Hotel Parmani
Mc Donald's

Cinema Arts
Movie Theatre

The Varian Cafe

Food Truck Hub

TIBCO Cafe

Foothills Tennis/Swim Club

Bon Appétit Café

University Club

Cafe 8147

SAP Café
Run by Bon Appétit

82

82

Oregon Expy

Page Mill Rd

Junipero Serra Blvd

Foothill Expy

Alma Street

El Camino Real

Corporate Neighbors













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...a short Marguerite shuttle ride to the Caltrain station at University Avenue, Silicon Valley's vibrant "Main Street." Direct access to California Ave Caltrain station and Highways 101 and 280.

CORE PROGRAMS

- TMA Participation by largest companies and property managers
- Full time Transportation Manager
- Stanford Research Park website
- Real-time mobility information
- 1:1 company and commuter engagement
- Robust on-going marketing effort Trip planner and tracker at SRPGO.com
- Enhanced Guaranteed Ride Program
- Points rewards program
- Free Zipcar registration and \$25 use credit
- Cal Ave lunch-time shuttle

	VTA Express Buses https://vta.org
	VTA Local & Rapid Buses https://vta.org
	Dumbarton Express https://dumbartonexpress.com
	Stanford Marguerite (to Palo Alto) https://transportation.stanford.edu/marguerite
	Stanford Marguerite (to Campus) https://transportation.stanford.edu/marguerite
	SRP Research Park Shuttle https://stanfordresearchpark.com/transportation
	SRPGO California Ave. Mid-Day https://stanfordresearchpark.com/transportation
	SRPGO Commuter Buses https://stanfordresearchpark.com/transportation



- VTASmartPass
- Free Caltrain shuttle services
- San Francisco and South Bay Commuter Buses



- Scoop carpool promotion and subsidies
- SRPGO vanpool coordination and subsidies



- Free on-site bike tune-ups and cycling clinics
- Bicycle Champions Advisory Group
- Women on Wheels Social Group
- Park-wide Bike to Work Day

3440 HILLVIEW



Public Transportation

Caltrain peninsula rail operates between San Francisco and San Jose providing a fast and convenient way to reach Palo Alto.

Marguerite Shuttle

The Stanford Marguerite Shuttle service is available, for FREE, and provides frequent service between the Downtown Palo Alto Caltrain station and Stanford Research Park during commute hours.



Bicycling

Bicycling is an easy way to fit fun and exercise into your busy day. Combine bicycling with public transit to cover long distances quickly.

Car & Vanpools

Carpooling is a popular way to get to Stanford Research Park, help the environment, and enjoy the company of your colleagues. Vanpools let larger groups of people move more efficiently.





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VIEW SITE SPECIFIC
COVID - 19
PREVENTION PLAN

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