

# 245 LYTTON AVENUE PALO ALTO, CALIFORNIA

DOWNTOWN PALO ALTO  
CLASS A OFFICE FOR LEASE  
±6,411 SF Available



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## PROJECT HIGHLIGHTS

- Ground Floor - Suite 150: ±6,411 SF
- Prime Class A Office Building in Downtown Palo Alto
- Elegant and Highest Quality Common Area Finishes
- Exceptional Exterior Windowline
- Available June 1, 2021
- Within Walking Distance to Caltrain Station, Restaurants and Business Services
- 16 Dedicated Parking Stalls in Secured Underground Parking Garage
- Gardens with Spectacular Seasonal and Annual Landscaping
- Direct Lease with Mozart Development Company
- Call Agents to Tour

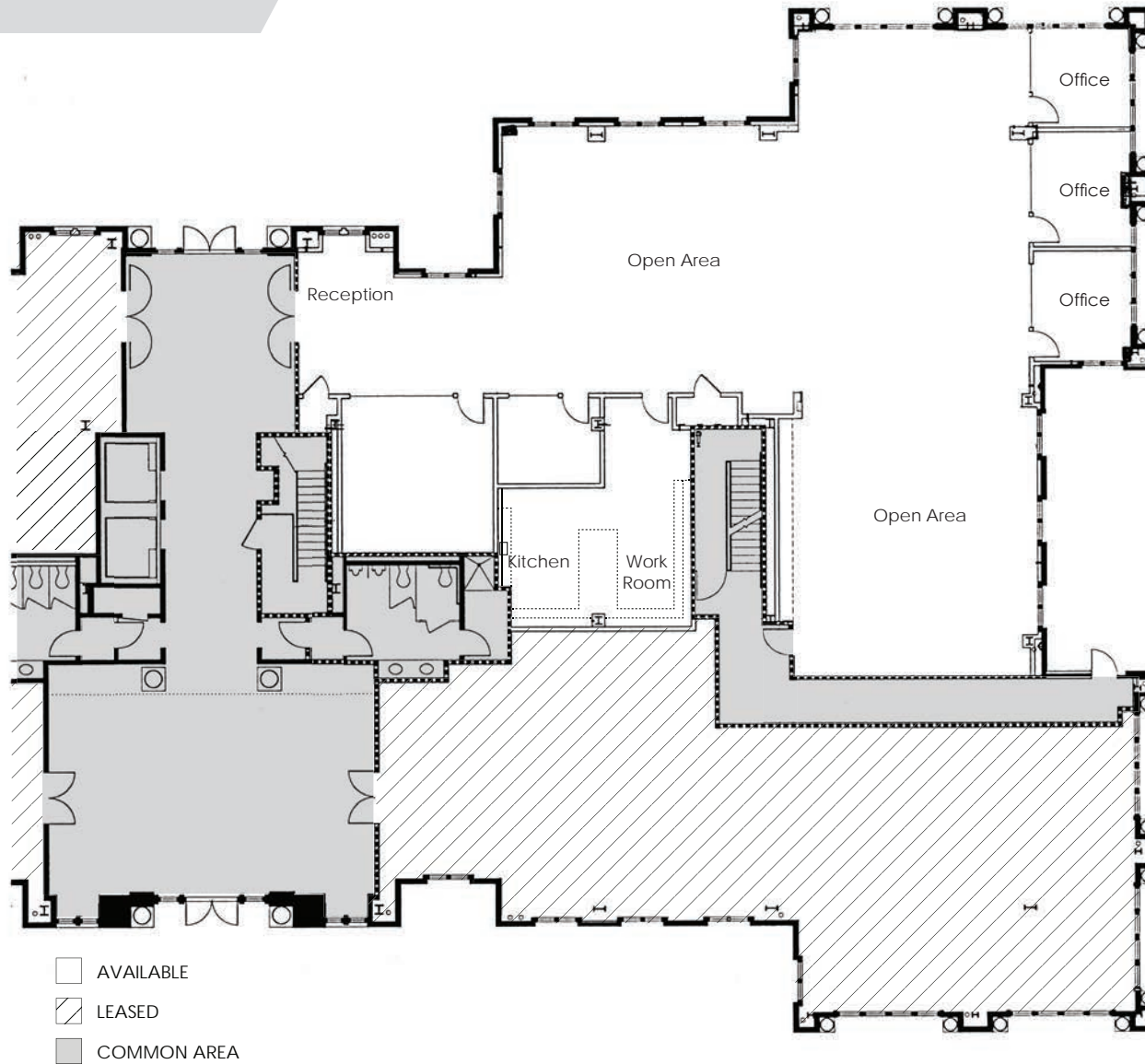




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## FLOORPLAN





245 LYTTON AVENUE

 **CALTRAIN**  
PALO ALTO STATION

HAWTHORNE AVE

EVERETT AVE

LYTTON AVE

UNIVERSITY AVE

 **BIRD DOG**  
CALIFORNIA CUISINE

 **NOLA**  
NEW ORLEANS CUISINE

 **HOZZ**

 **EVVIA**  
GREEK DINING

 **COUPA CAFÉ**  
VENEZUELAN RESTAURANT

 **SWEETGREEN**  
ECO-CHIC DINING

HAMILTON AVE

 **CITY HALL**

 **REPOSADO**  
MEXICAN CUISINE

FOREST AVE

 **PAMPAS**  
BRAZILIAN RESTAURANT

 **TACOLICIOUS**  
TAQUERIA

RAMONA ST

BRYANT ST

 **PALANTIR**

HOMER AVE

 **CITICORP**  
BROADREACH CAPITAL

 **PHILZ**  
COFFEE

 **IDEO**

 **WHOLE FOODS**  
MARKET

 **PEET'S**  
COFFEE

EMERSON ST

CHANNING AVE

EL CAMINO REAL

 **PALO ALTO**  
MEDICAL CENTER

**TOWN & COUNTRY**  
↓

ALMA ST

HIGH ST