

455A PORTAGE AVENUE

PALO ALTO



4 Minute Ride
to Caltrain

CLICK HERE FOR



INTERACTIVE VIEW



BEN STERN

650.688.8509

ben.stern@ngkf.com

CA RE License #01365215

BRANDON SERVICE

650.473.4773

bservice@ngkf.com

CA RE License #01980264

CHRISTINA LEGARDA

650.688.8501

christina.legarda@ngkf.com

CA RE License #02075946

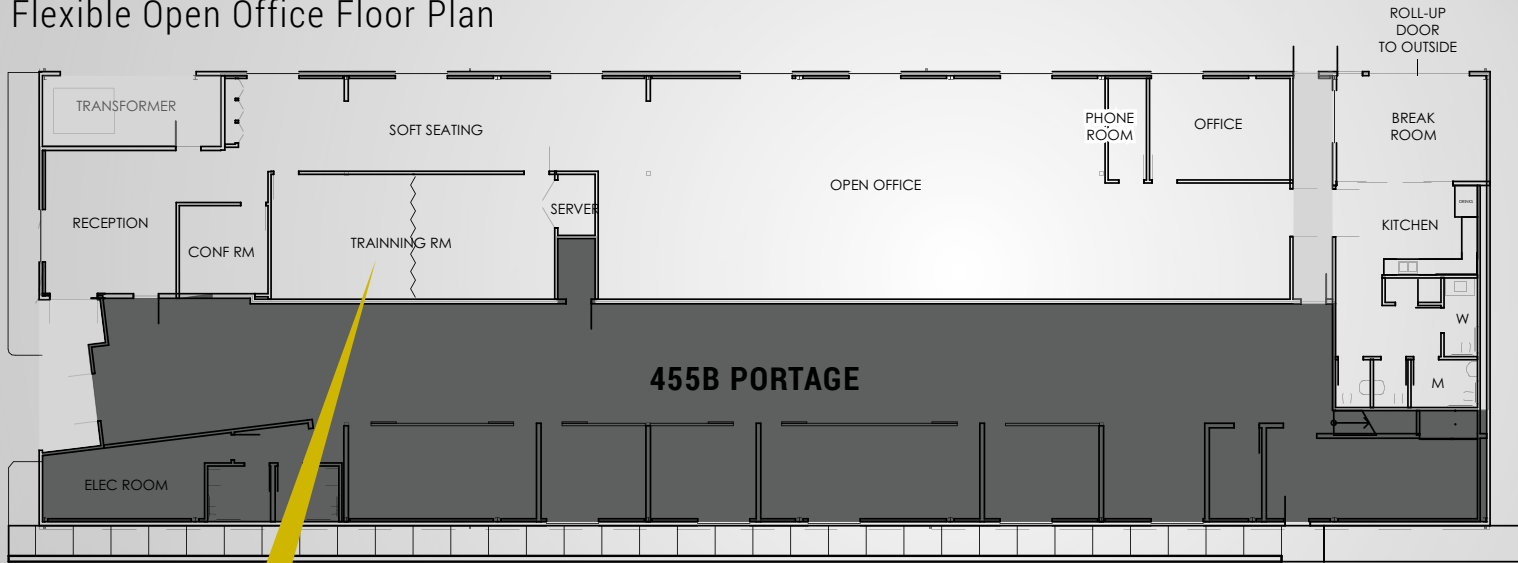
PROJECT HIGHLIGHTS

- ±5,902 Rentable Square Feet Available
- Available Now
- ±0.7 Miles (15 Minute Walk) to California Avenue Caltrain
- Fully Furnished - Max Density Plan for 56 Workstations
- 20' Exposed Ceilings
- Ideally Located Near the Prestigious Stanford Research Park
- Adjacent to Equinox Fitness Club
- Private Restrooms
- Fiber Available
- 14 Parking Spaces
- Break Room with Garage Roll-Up Door to Outside



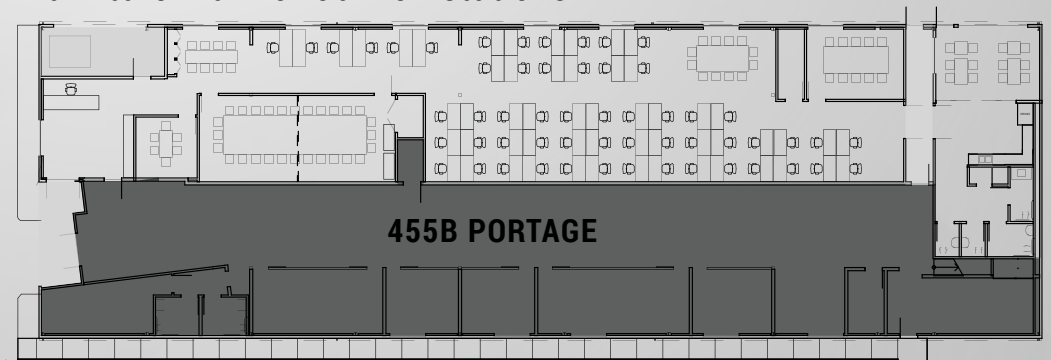
FLOOR PLAN: ±5,902 SF

Flexible Open Office Floor Plan



Training Room with Accordion Door for Divisibility

Furniture Plan for 56 Workstations



455A PORTAGE AVENUE
PALO ALTO

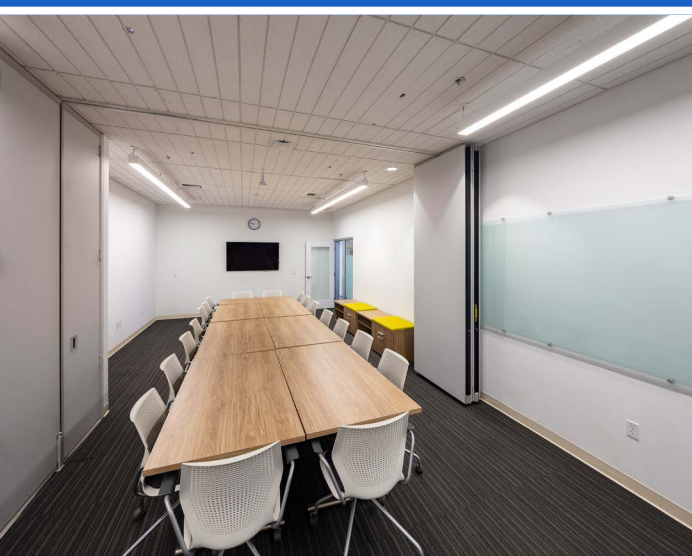
BEN STERN
650.688.8509
ben.stern@ngkf.com
CA RE License #01365215

BRANDON SERVICE
650.473.4773
bservice@ngkf.com
CA RE License #01980264

CHRISTINA LEGARDA
650.688.8501
christina.legarda@ngkf.com
CA RE License #02075946



455A PORTAGE AVENUE
PALO ALTO



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

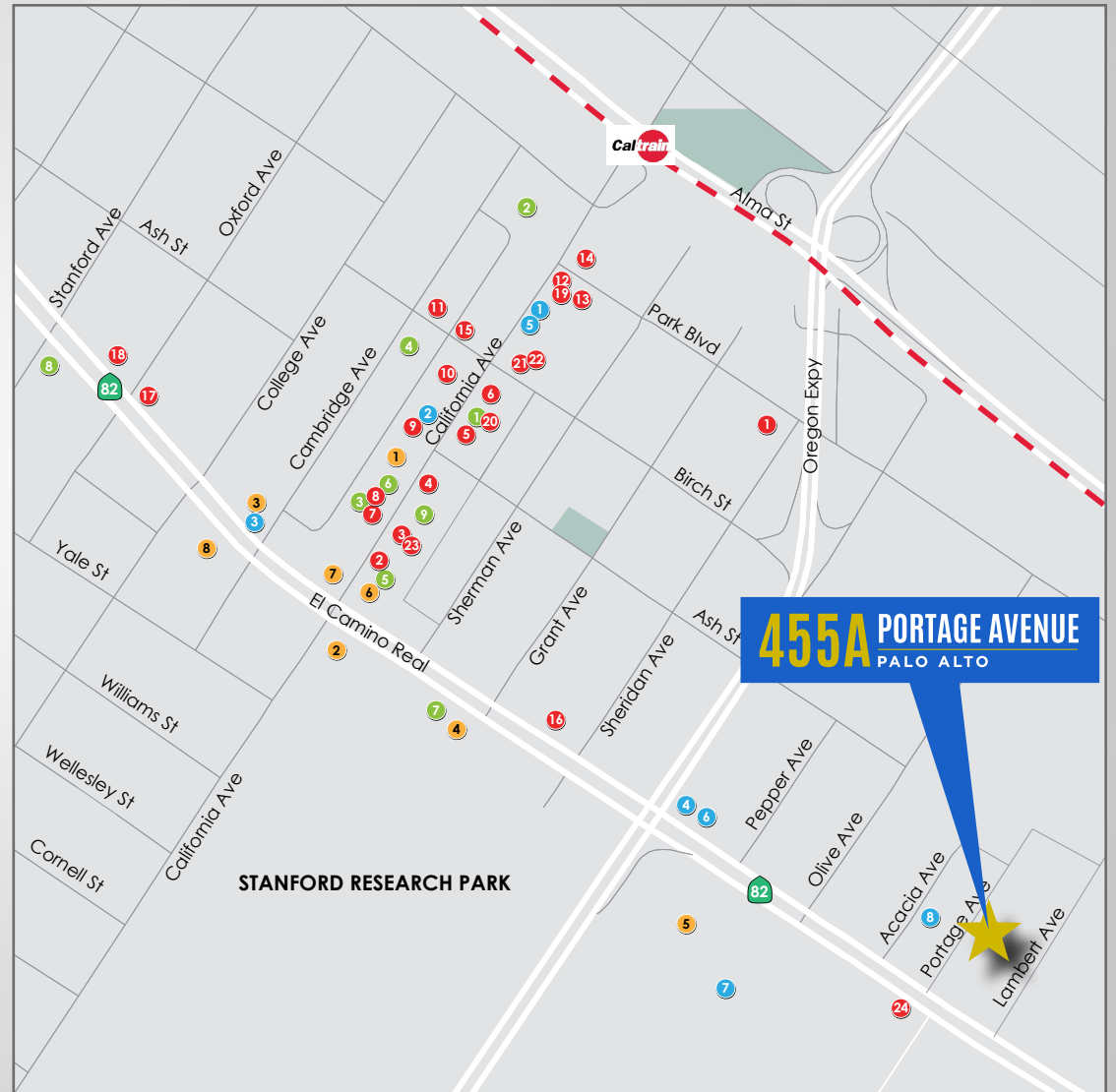
1. Starbucks
2. Mollie Stone's Markets
3. Country Sun
4. Printers Cafe
5. Izzy's Brooklyn Bagels
6. Backyard Brew
7. Fambrini's Cafe
8. Starbucks
9. Zombie Runner

SHOPPING & SERVICES

1. FedEx Kinkos
2. Avalon Yoga
3. Village Flower Shop
4. AT&T
5. Pure Barre
6. Xfinity
7. CineArts
8. Equinox

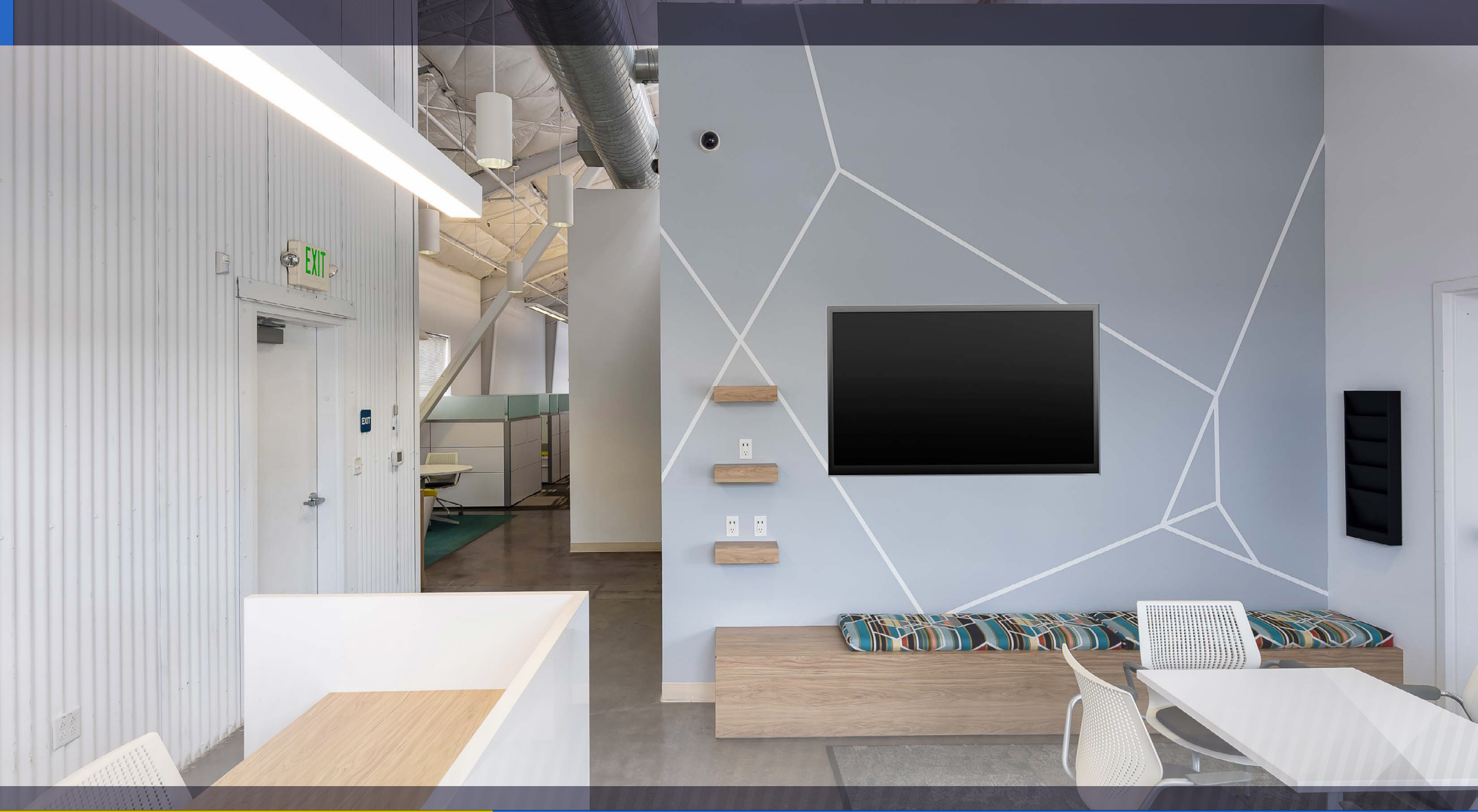
RESTAURANTS

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. Legends 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 Brioché
24. The Fish Market



455A PORTAGE AVENUE

PALO ALTO



245 Lytton Avenue, Suite 150, Palo Alto, CA 94301

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 20-0339 09/20

BEN STERN

650.688.8509

ben.stern@ngkf.com

CA RE License #01365215

BRANDON SERVICE

650.473.4773

bservice@ngkf.com

CA RE License #01980264

CHRISTINA LEGARDA

650.688.8501

christina.legarda@ngkf.com

CA RE License #02075946