



3 2 2 3 H A N O V E R S T, P A L O A L T O

± 119,700 RSF

STATE-OF-THE-ART CLASS A OFFICE BUILDING

AVAILABLE FOR LEASE

IN THE HEART OF STANFORD RESEARCH PARK

BUILDING 1 DELIVERING FOURTH QUARTER 2019

 SAND HILL PROPERTY COMPANY

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3223 HANOVER

Sitting in the heart of perhaps the most storied technological hub in the world, the cutting-edge design of 3223 Hanover will reflect the attributes that make Stanford Research Park and Silicon Valley so unique: innovation, efficiency, sustainability, and functionality. Comprised of $\pm 120,000$ RSF and characterized by stunning architectural features, 3223 Hanover is set to become an instant landmark. Surrounded by modern technology pioneers, prestigious law firms, global financial institutions, Fortune 500 companies, and Stanford University, 3223 Hanover will attract and inspire the best.



±119,700 RSF | BUILDING 1
DELIVERS Q4 2019



PROJECT SPECS

BUILDING ADDRESS

3223 Hanover Street, Palo Alto,
California 94304

ARCHITECT

Form4 Architecture, Inc.

LANDSCAPE ARCHITECT

Studio 5 | Design

BUILDING 1 SF

119,700 RSF

Level 1 - 55,000 RSF

Level 2 - 64,700 RSF

EXTERIOR MATERIAL

Aluminum, steel, wood, and glass

PARKING RATIO

3.2 / 1,000 RSF

SLAB-TO-SLAB HEIGHT

±14.5 feet

POWER

Flexible power with
minimum of 2,000 amps



3223 Hanover's architecture relies on a dynamic mix of materials and textures. Metal and wood components contrast to provide striking aesthetics, while full-pane glass windows allow natural light to flow into the building and across the floors. One of the most distinct design features, modern clerestories, allow well-balanced natural daylight to flow into the space.

ARCHITECTURE



3223 Hanover's efficient and modern elements effectively communicate a culture of innovation. Highly amenitized, with a large central courtyard, extensive balconies, and decks reflect the evolution of the modern office environment in its embrace of a seamless interaction between the indoor/outdoor to achieve greater employee productivity and retention.

WORK ENVIRONMENT

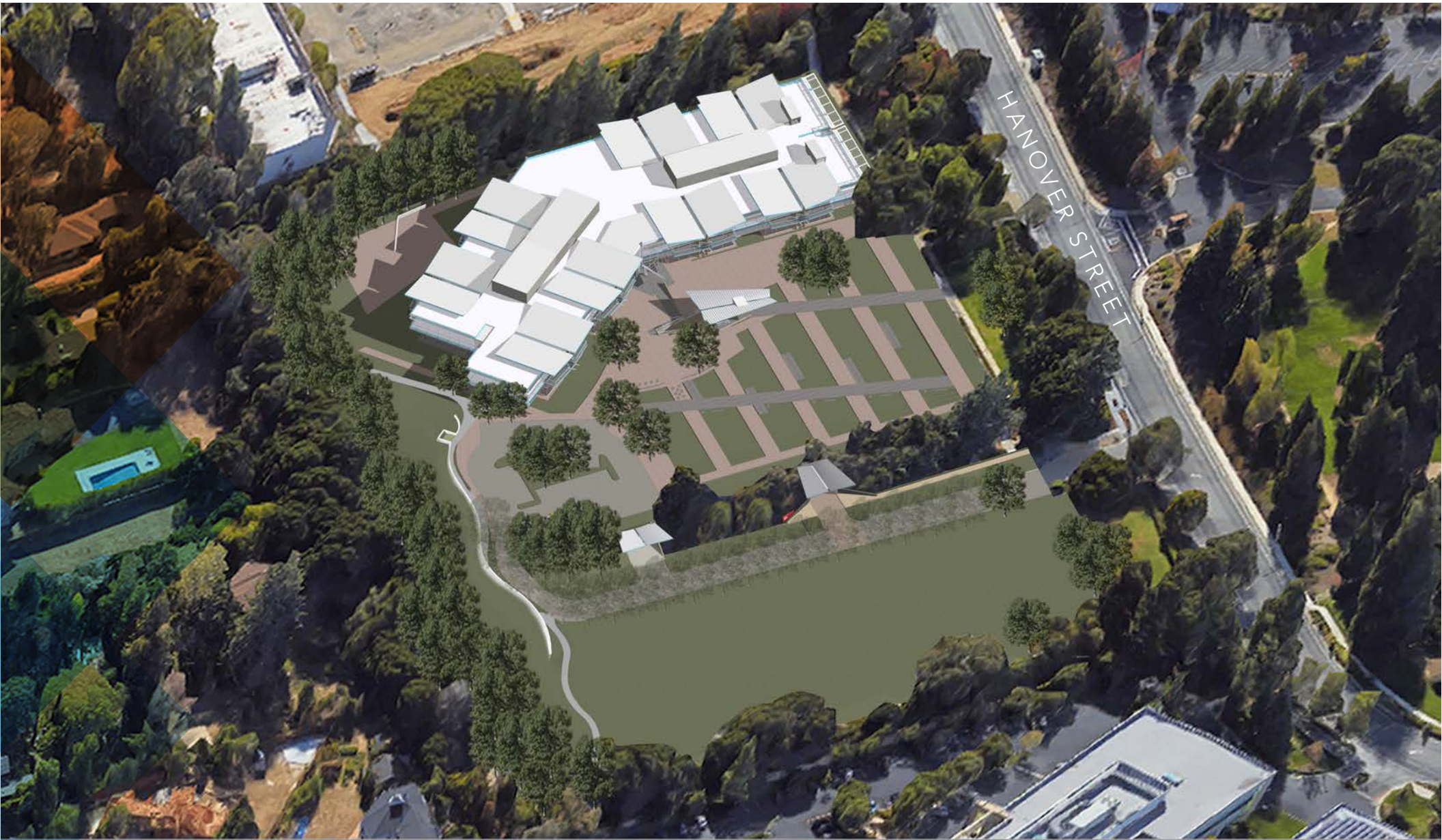


SUSTAINABILITY

3223 Hanover will be built to LEED silver standards. The building, placed in a park-like setting, will be sustainable and low impact on the environment, while also producing significant operating cost savings.



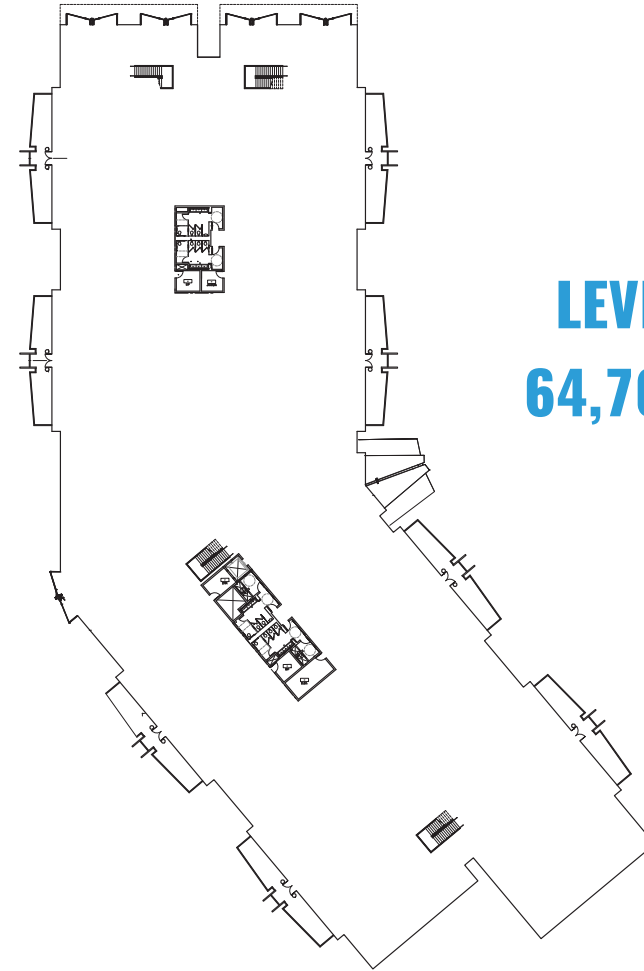
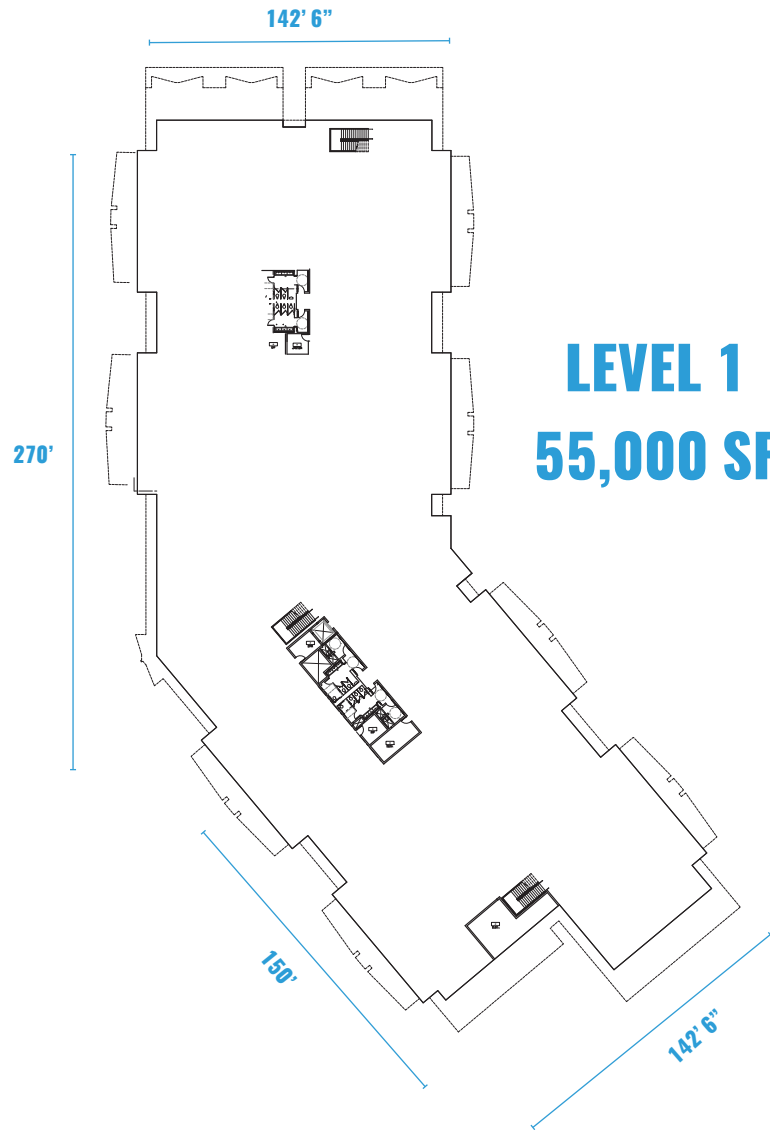
SITE PLAN



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BUILDING 1 FLOOR PLANS



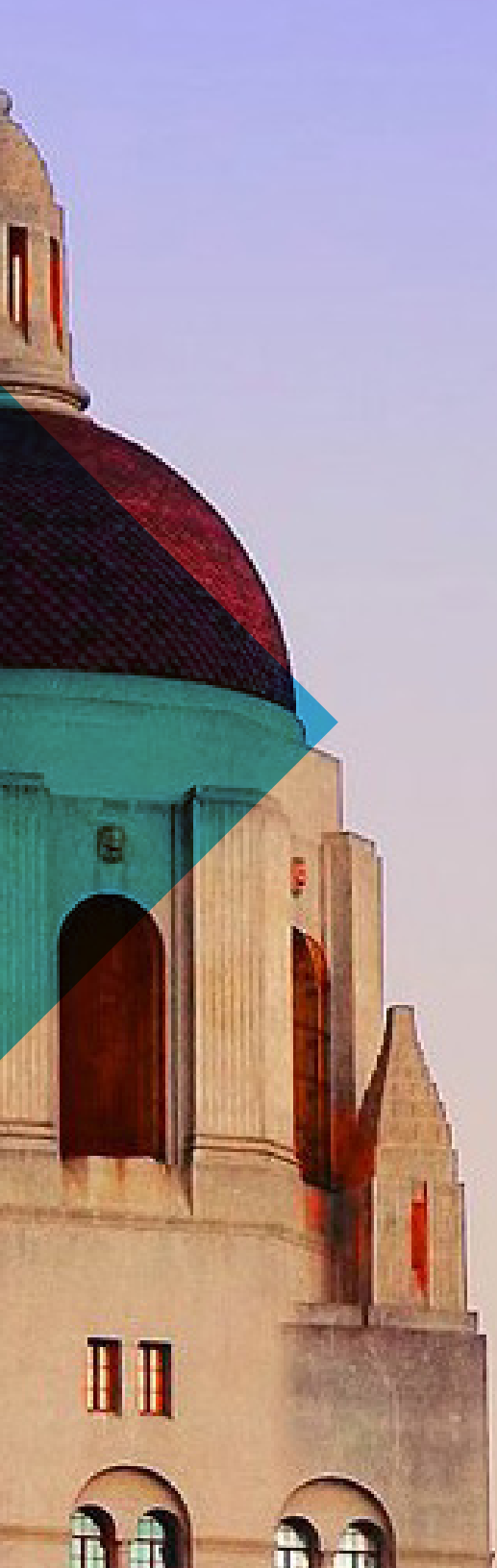
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STANFORD RESEARCH PARK

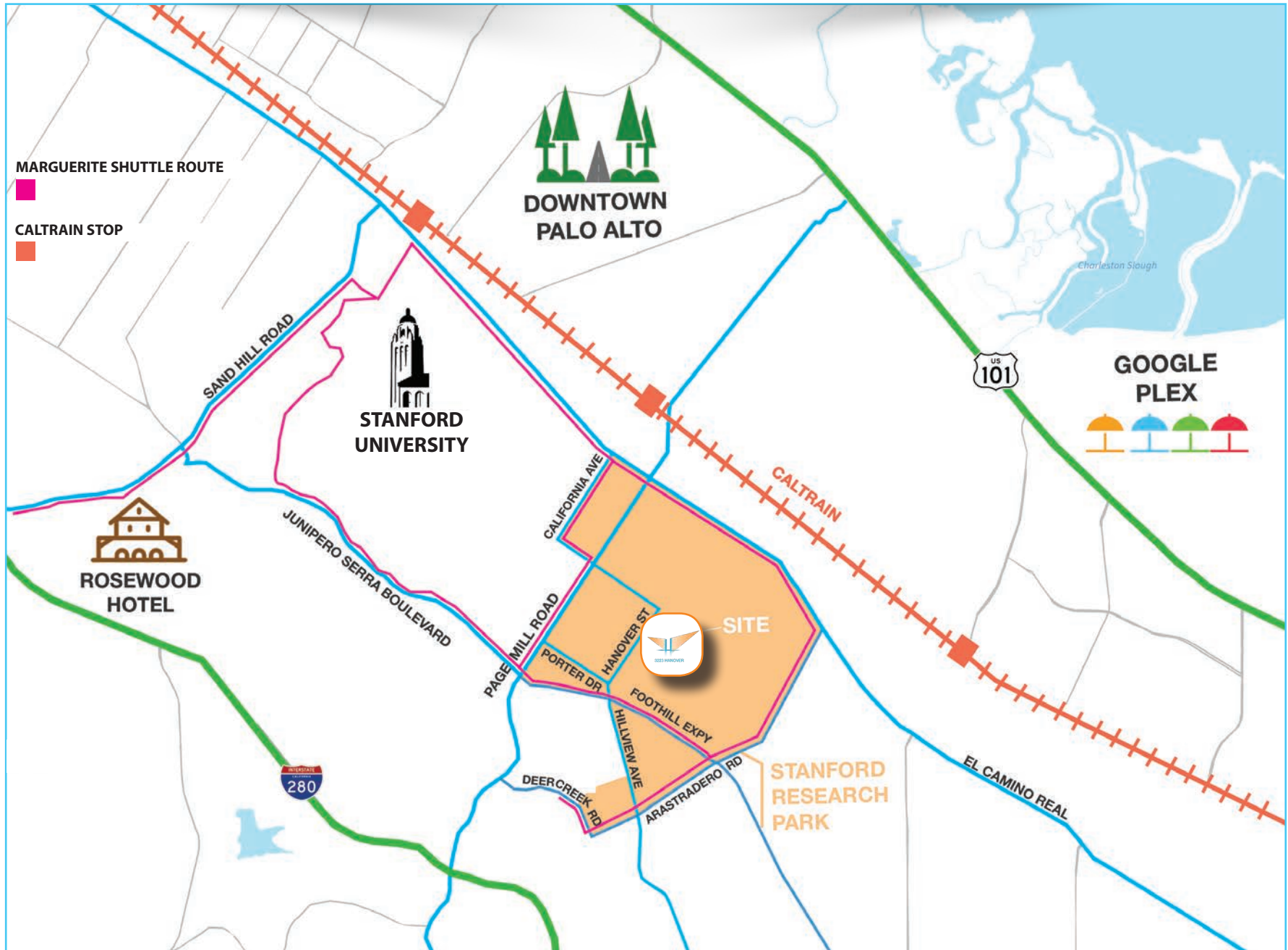
With its distinguished Palo Alto address, proximity to countless venture capital firms, and its access to Stanford and its alumni, Stanford Research Park is a sustainable and reputable location for all kinds of tenants. The Park's diverse tenant roster includes Fortune 500 companies such as Ford Motor Company and Hewlett-Packard, as well as innovative companies like Tesla and Nest. Stanford Research Park's proximity to Stanford University lends many entrepreneurial alumni a home for both start-up and headquarter companies, making it a center for innovation and creativity.





Located in the center of Silicon Valley's business community and just a few miles from California Avenue's abundant shopping and dining options, Stanford Research Park is ideally situated in an area rich in both art and culture. Just two miles away, Stanford University offers tenants a variety of amenities such as lectures, events, museums, walking trails, and more. The Park also offers easy access via a short Marguerite shuttle ride to Caltrain at University Avenue, also known as Silicon Valley's "Main Street."

LOCATION





CORPORATE NEIGHBORS

Google

Startx

MERCK

W&R

MZ MACHINEZONE

DUPONT

cloudera

VARIAN medical systems

Hewlett Packard Enterprise

Cooley

LOCKHEED MARTIN

TIBC

Ford

venrock

Google

UBER

vmware

EPRI

SAP

TESLA

parc A Xerox Company

nest

FXPAL

Jazz Pharmaceuticals

CORNING

PERKINScoie

GORDON AND BETTY MOORE FOUNDATION

hp

svb Silicon Valley Bank

Morgan Lewis

Infosys

CALIFORNIA AVE

PAGE MILL RD

PORTER DR

HANOVER ST

HILLVIEW AVE

FOOTHILL EXPY

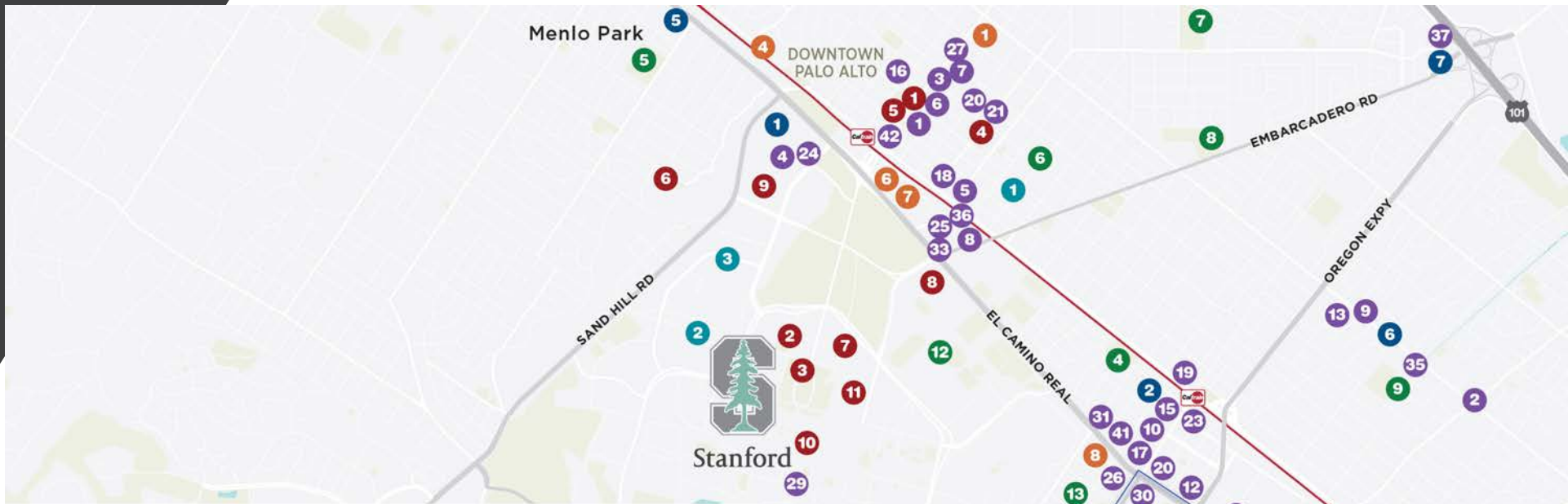
DEER CREEK RD

EL CAMINO REAL



AMENITIES

Employees at 3223 Hanover will enjoy all the amenities of Palo Alto. An easy walk to California Avenue and a short drive to University Avenue offer a wide variety of shopping and dining options. Nearby Stanford Shopping Center is an open-aired, garden-lined, regional mall with high-end department stores, boutiques, specialty shops, and eateries. Stanford Research Park also benefits from an abundance of nearby parks and trails.



DISTANCE

Caltrain Stations:
 California Avenue: 2 minutes
 University Avenue: 7 minutes

GROCERS

- 1 Sigona's Farmers Market
- 2 Mollie Stone's
- 3 Euromart
- 4 Grocery Outlet Bargain Market
- 5 Safeway
- 6 The Fresh Market

EATERIES

- 1 The Wine Room
- 2 Philz Coffee
- 3 Chantal Guillon Macarons & Teas
- 4 La Baguette
- 5 Palo Alto Creamery
- 6 Coupa Café
- 7 The Prolific Oven
- 8 Mayfield Bakery & Café
- 9 Palo Alto Café
- 10 Printers Café
- 11 Jamba Juice
- 12 Chipotle Mexican Grill
- 13 Mountain Mike's Pizza
- 14 Good Earth Patio Café
- 15 Spalti Ristorante
- 16 Evvia Estiatorio
- 17 Pastis
- 18 Saint Michael's Alley
- 19 Baume French Cuisine
- 20 Nola Restaurant & Bar
- 21 Old Pro Bar & Grill

ENTERTAINMENT

- 1 The Stanford Theater
- 2 Cantor Arts Center
- 3 Rodin Garden
- 4 The Museum of American Heritage
- 5 Aquarius Theatre
- 6 Allied Arts Guild
- 7 Bing Concert Hall
- 8 Stanford Stadium
- 9 Stanford Shopping Center
- 10 Stanford Memorial Church
- 11 Hoover Tower
- 12 CinéArts Theater

PARKS

- 1 Juana Briones Park
- 2 Cornelis Bol Park
- 3 The Dish - Stanford Foothills
- 4 Peers Park
- 5 Nealon Park
- 6 Palo Alto Heritage Park
- 7 Eleanor Pardee Park
- 8 Rinconada Park & Pool
- 9 Hoover Park
- 10 Palo Alto/Stanford Playing Fields
- 11 Robles Park
- 12 Sunken Diamond - Stanford Baseball
- 13 Cameron Park
- 14 Werry Park
- 15 Weisshaar Park
- 16 Kite Hill
- 17 Terman Park

HOSPITALITY

- 1 Garden Court Hotel
- 2 Creekside Inn
- 3 The Zen Hotel
- 4 Stanford Park Hotel
- 5 Crowne Plaza Palo Alto
- 6 Sheraton Palo Alto Hotel
- 7 Stanford Terrace Inn
- 8 The Westin Palo Alto

HEALTH CARE

- 1 Palo Alto Medical Foundation
- 2 Stanford Hospital & Clinic
- 3 Lucile Packard Children's Hospital

LOCAL AMENITIES





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