

3 2 2 3 H A N O V E R S T , P A L O A L T O  
B U I L D I N G 2

**±72,662 SF**

DELIVERING FOURTH QUARTER 2020



 SAND HILL PROPERTY COMPANY

**MARK BODIE**  
+1 650 480 2212  
mark.bodie@am.jll.com  
Lic # 01941415

**TOSS VALLENTINE**  
+1 650 480 2133  
toss.valentine@am.jll.com  
Lic # 01742629

**SCOTT MATHISEN**  
+1 650 480 2182  
scott.mathisen@am.jll.com  
Lic # 00898695



Jones Lang LaSalle Brokerage Inc.  
Lic # 01856260





# 3223 HANOVER

Sitting in the heart of 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. 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.



# PROJECT SPECS

## BUILDING ADDRESS

3223 Hanover Street, Palo Alto,  
California 94304

## ARCHITECT

Form4 Architecture, Inc.

## LANDSCAPE ARCHITECT

Studio 5 | Design

## BUILDING 2:

±72,662 RSF

Level 1 - 33,739 RSF

Level 2 - 38,923 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







# SUSTAINABILITY & ARCHITECTURE

3223 Hanover is being built to LEED silver standards: sustainable with a low impact on the environment, while also producing significant operating cost savings.

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.



# WORK ENVIRONMENT



3223 Hanover's efficient and modern elements effectively communicate a culture of innovation. Highly amenitized, with a large central courtyard, park-like setting, 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.



# SITE PLAN



MARK BODIE  
+1 650 480 2212  
mark.bodie@am.jll.com  
Lic # 01941415

TOSS VALLENTINE  
+1 650 480 2133  
toss.valentine@am.jll.com  
Lic # 01742629

SCOTT MATHISEN  
+1 650 480 2182  
scott.mathisen@am.jll.com  
Lic # 00898695

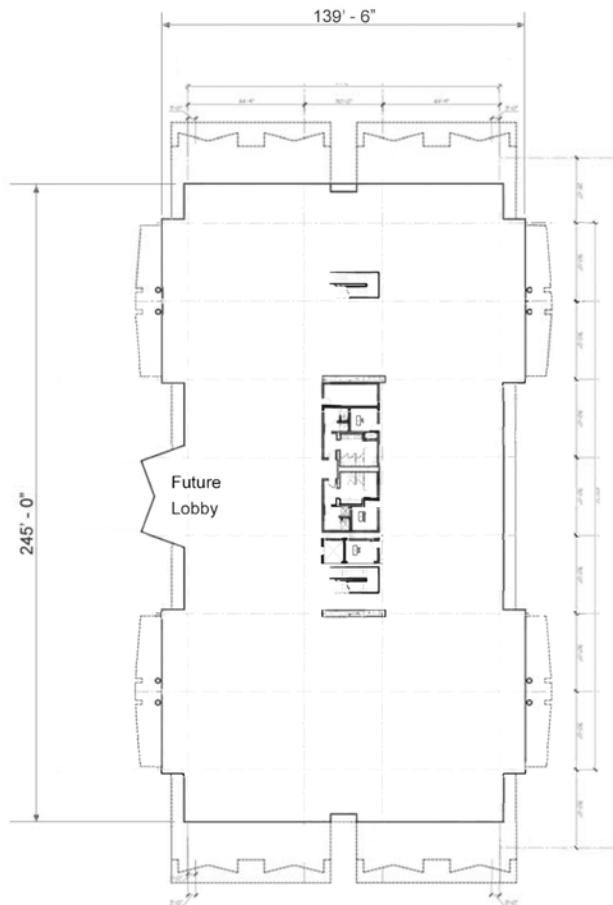


Jones Lang LaSalle Brokerage Inc.  
Lic # 01856260

# BUILDING 2 FLOOR PLANS

## GROUND FLOOR

±33,739 SF



## SECOND FLOOR

±38,923 SF



MARK BODIE  
+1 650 480 2212  
mark.bodie@am.jll.com  
Lic # 01941415

TOSS VALLENTINE  
+1 650 480 2133  
toss.valentine@am.jll.com  
Lic # 01742629

SCOTT MATHISEN  
+1 650 480 2182  
scott.mathisen@am.jll.com  
Lic # 00898695



Jones Lang LaSalle Brokerage Inc.  
Lic # 01856260



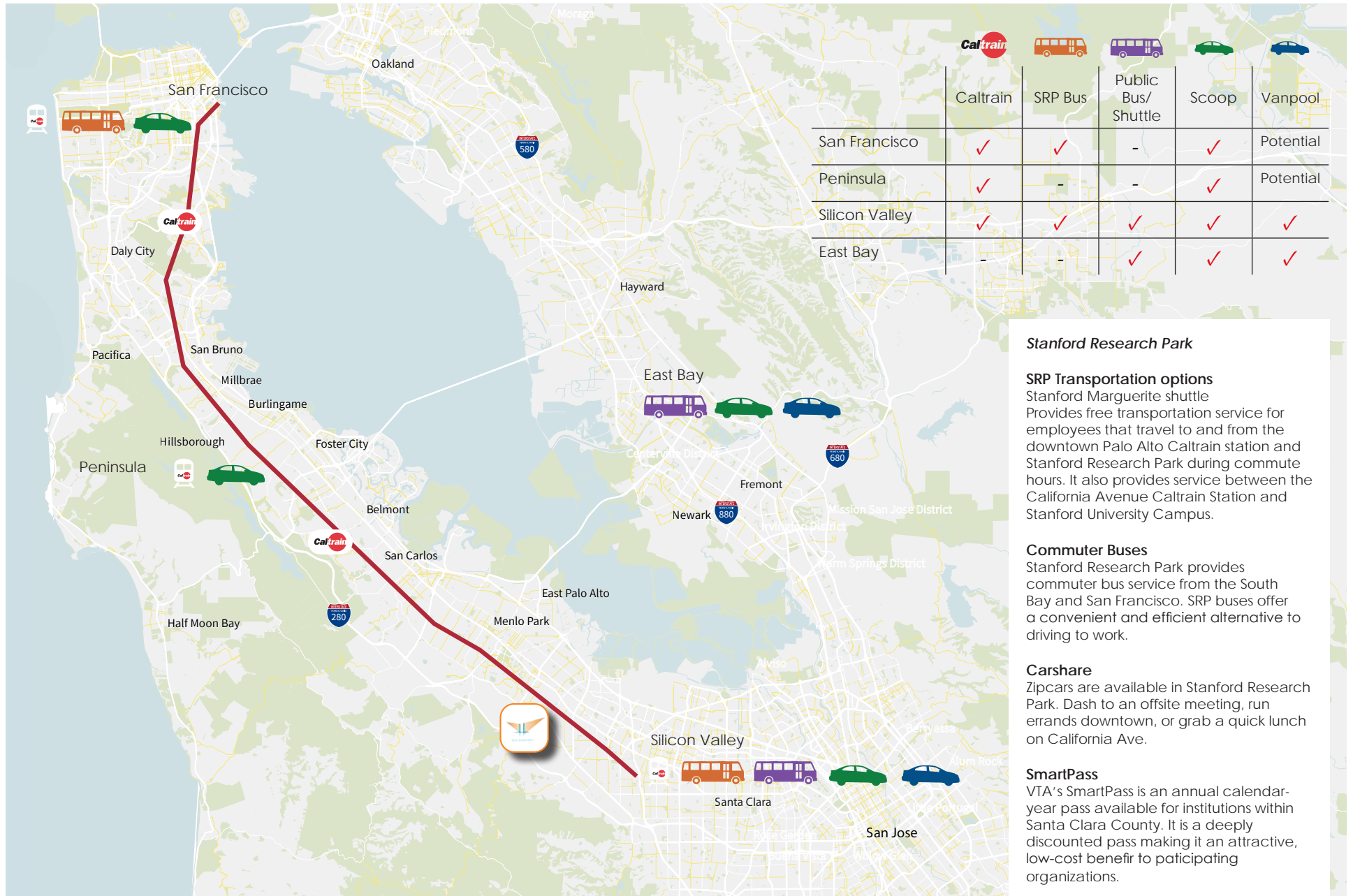
# STANFORD RESEARCH PARK

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 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 location on the Stanford University campus lends many entrepreneurial alumni a home for both start-up and headquarter companies, making it a center for innovation and creativity.





# LOCATION







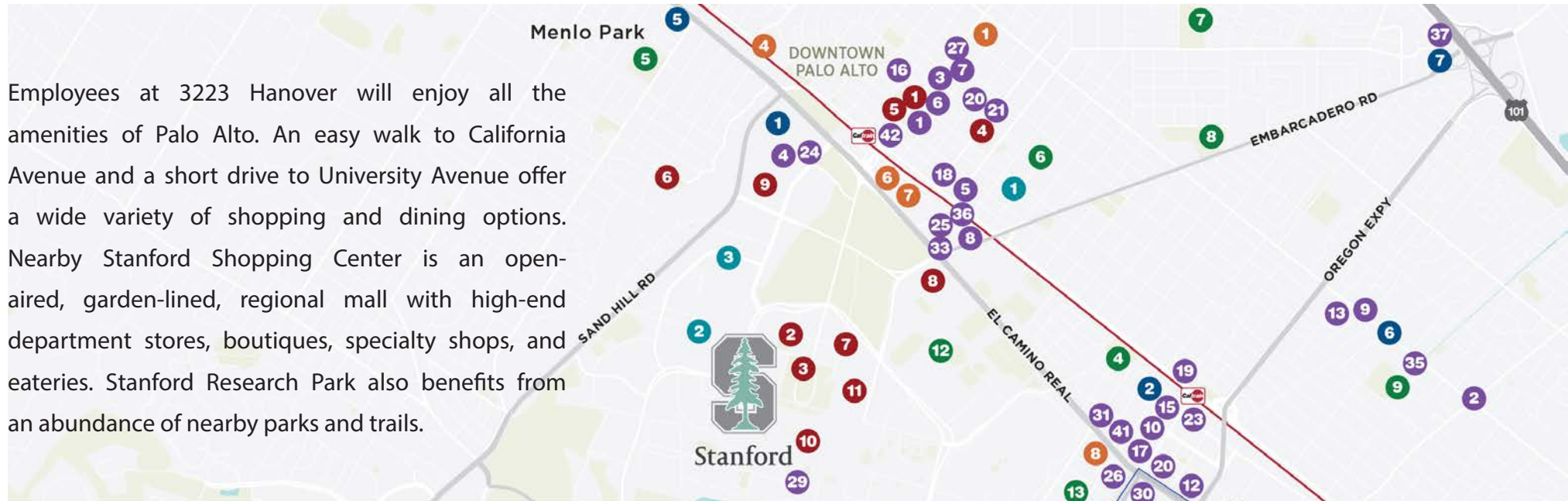
- ARGO
- Google
- StartX
- Morgan Lewis
- STRIVR
- W&R
- PERKINScoie
- GORDON AND BETTY MOORE FOUNDATION
- MERCARI
- svb Silicon Valley Bank
- hp
- KODIAK
- MACHINEZONE
- LUMINAR
- Jazz Pharmaceuticals
- rubrik
- DU PONT
- FXPAL
- parc A Xerox Company
- nest
- lyft
- HANSEN WAY
- VARIAN medical systems
- cloudera
- TESLA
- SAP
- vmware
- UBER
- ARASTRADERO RD
- venrock
- Ford
- Cooley
- LOCKHEED MARTIN
- TIBC
- Google

CORPORATE  
NEIGHBORS



# 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-air, 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

- 22 The Fish Market
- 23 Palo Alto Pizza Company
- 24 Fleming's Prime Steakhouse
- 25 Calafia Café & Market
- 26 The Cheese Steak Shop
- 27 Joya
- 28 Hobe's Restaurant
- 29 The Treehouse
- 30 Pizz'a Chicago
- 31 Cardinal Sushi
- 32 Fuki Sushi
- 33 Gott's Roadside
- 34 Su Hong Chinese
- 35 Mike's Café
- 36 Scott's Seafood
- 37 Izzy's Brooklyn Bagels
- 38 Bistro @ 3160
- 39 TIBCO Cafe
- 40 Café Bon Appetit @ Vmware
- 41 Palo Alto Sol Restaurant
- 42 The Patio

## 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



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

B U I L D I N G 2

±72,662 SF

DELIVERING FOURTH QUARTER 2020

 SAND HILL PROPERTY COMPANY

**MARK BODIE**  
+1 650 480 2212  
mark.bodie@am.jll.com  
Lic # 01941415

**TOSS VALLENTINE**  
+1 650 480 2133  
toss.vallentine@am.jll.com  
Lic # 01742629

**SCOTT MATHISEN**  
+1 650 480 2182  
scott.mathisen@am.jll.com  
Lic # 00898695



Jones Lang LaSalle Brokerage Inc.  
Lic # 01856260