




# 3045 PARK BLVD , PALO ALTO


MARKET READY  
IMPROVEMENTS UNDERWAY

±31,582 SF AVAILABLE, DIVISIBLE TO ±15,000 SF , FULL FLOOR  
UNPARALLELED 2 STORY CLASS A R&D/OFFICE BUILDING


 Surface/Underground Parking

 Parking Ratio: 4/1,000

 8 EV stalls and 28 EV Ready Stalls

 Dramatic Two-Story Building Lobby

 Lushly Landscaped Patio Area

 Walking Distance to Caltrain & Downtown California Avenue

 Gateway to Stanford Research Park



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**NEWMARK**



JAY PAUL  
COMPANY



**3045 PARK BLVD**  
PALO ALTO

# SITE DATA

2- story R&D Building at 31,582 Sq. Ft.  
(0.5 FAR)

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116 cars at 1/250

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63 cars at grade  
53 cars in basement

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# LOCATION MAP

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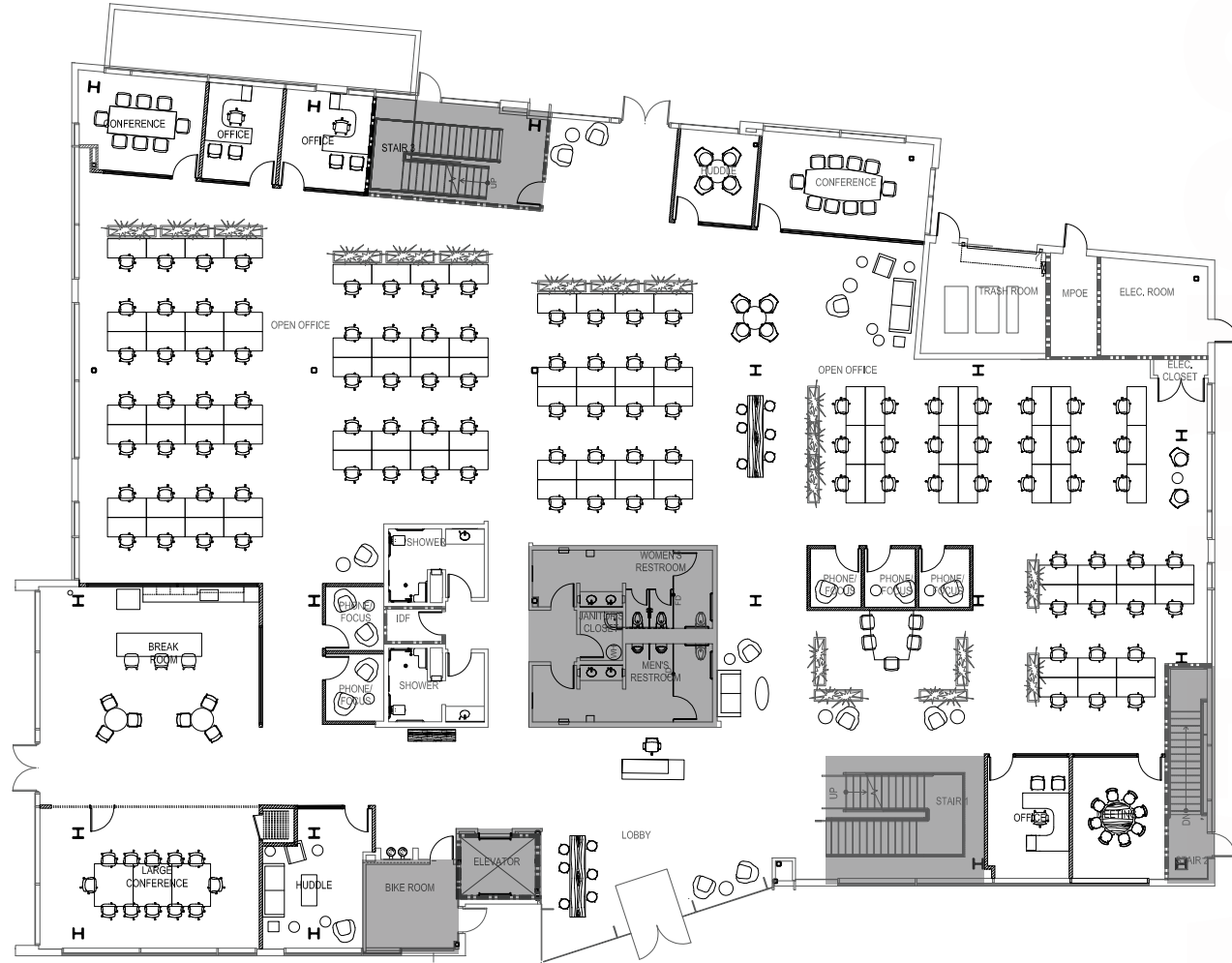
jszabo@ngkf.com



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# 1ST FLOOR

## HYPOTHETICAL FLOORPLAN



■ EXISTING BUILDOUT

- 103 WORKSTATIONS
- 106 HEADCOUNT
- 3 PRIVATE OFFICES
- 1 LG CONFERENCE ROOMS
- 3 MED CONFERENCE ROOMS
- 7 HUDDLE/PHONE

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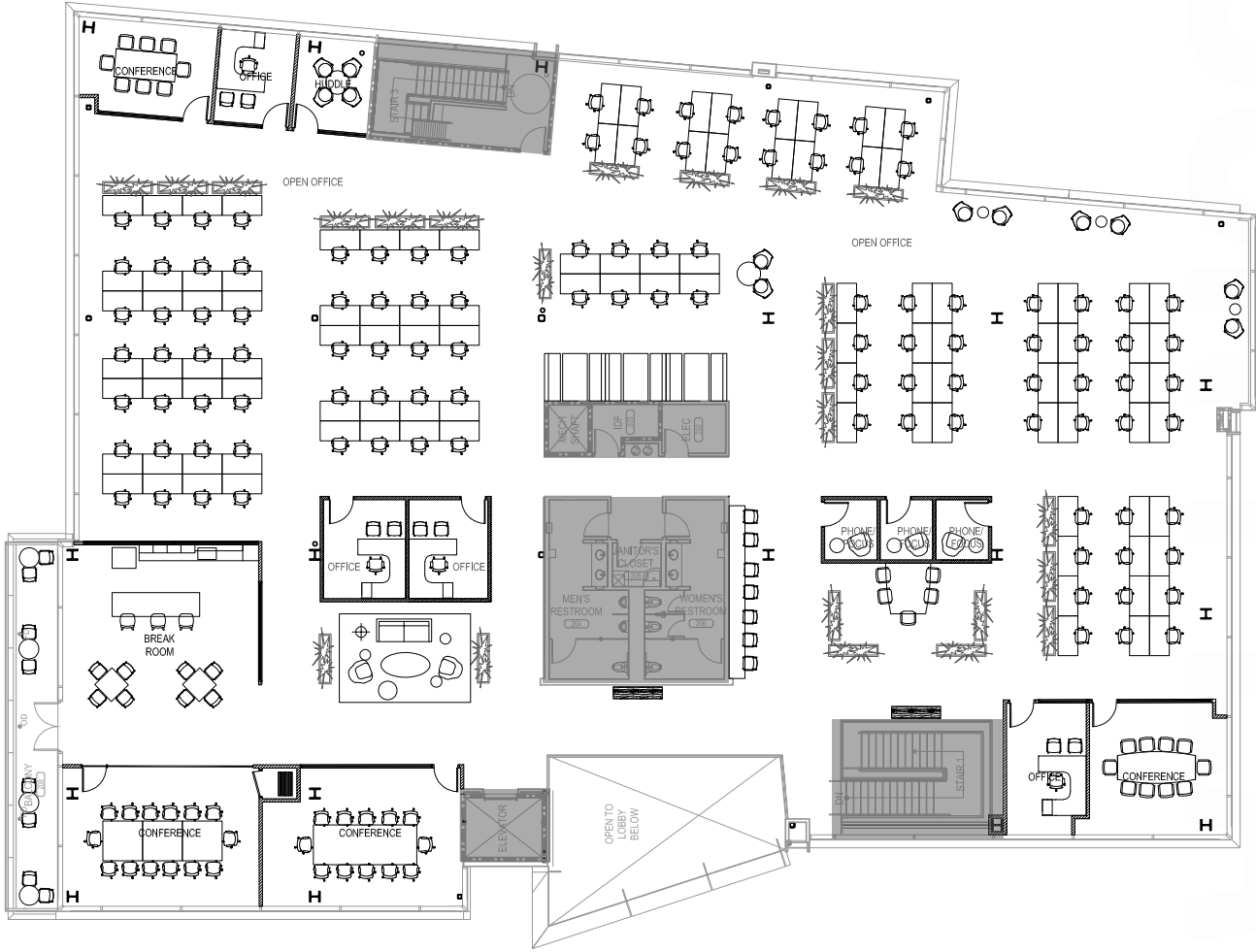
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# 2ND FLOOR

## HYPOTHETICAL FLOORPLAN



■ EXISTING BUILDOUT

- 96 WORKSTATIONS
- 100 HEADCOUNT
- 4 PRIVATE OFFICES
- 2 LG CONFERENCE ROOMS
- 4 MED CONFERENCE ROOMS
- 4 HUDDLE/PHONE

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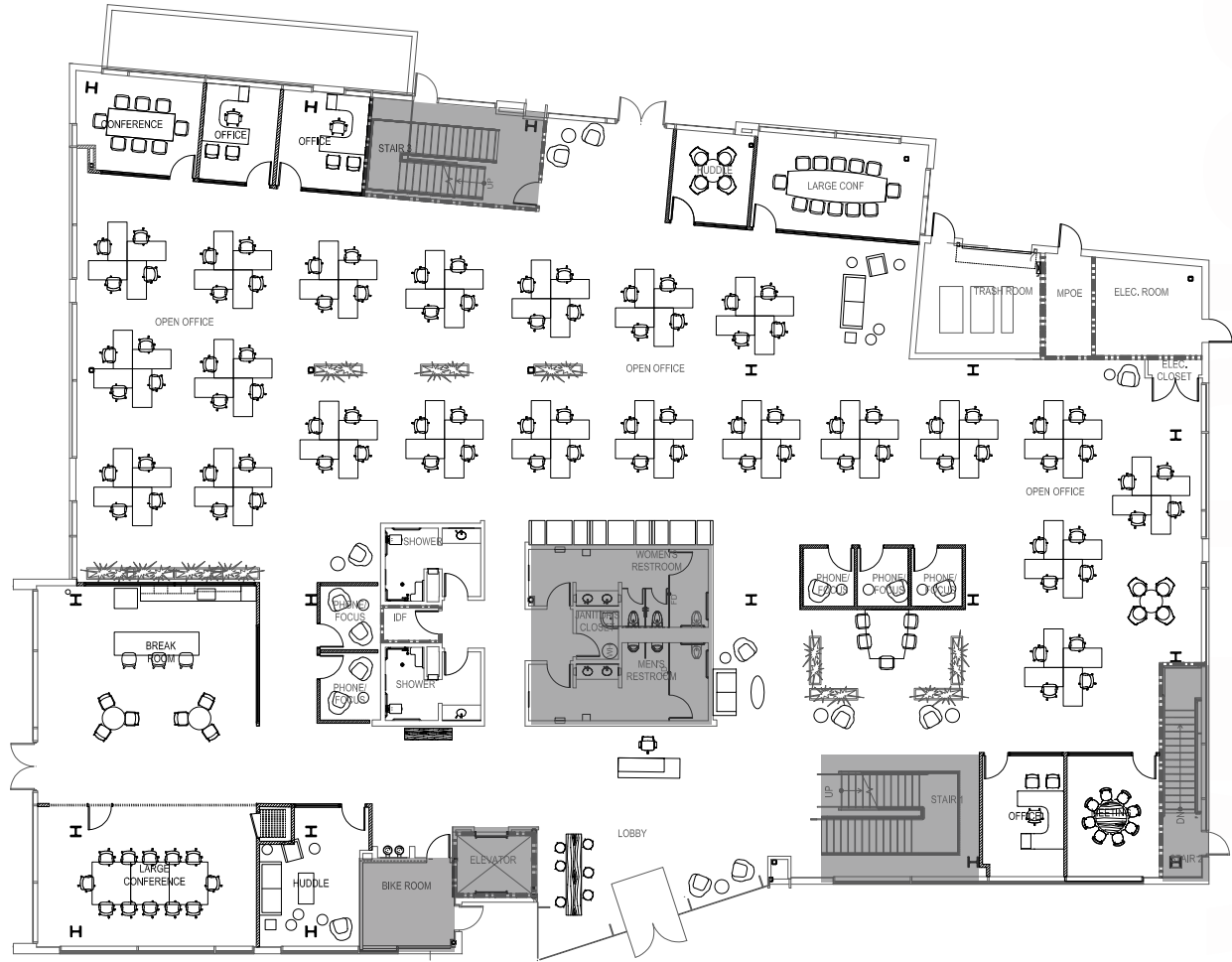


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# 1ST FLOOR

## HYPOTHETICAL FLOORPLAN

### SOCIAL DISTANCED



■ EXISTING BUILDOUT

- 94 WORKSTATIONS
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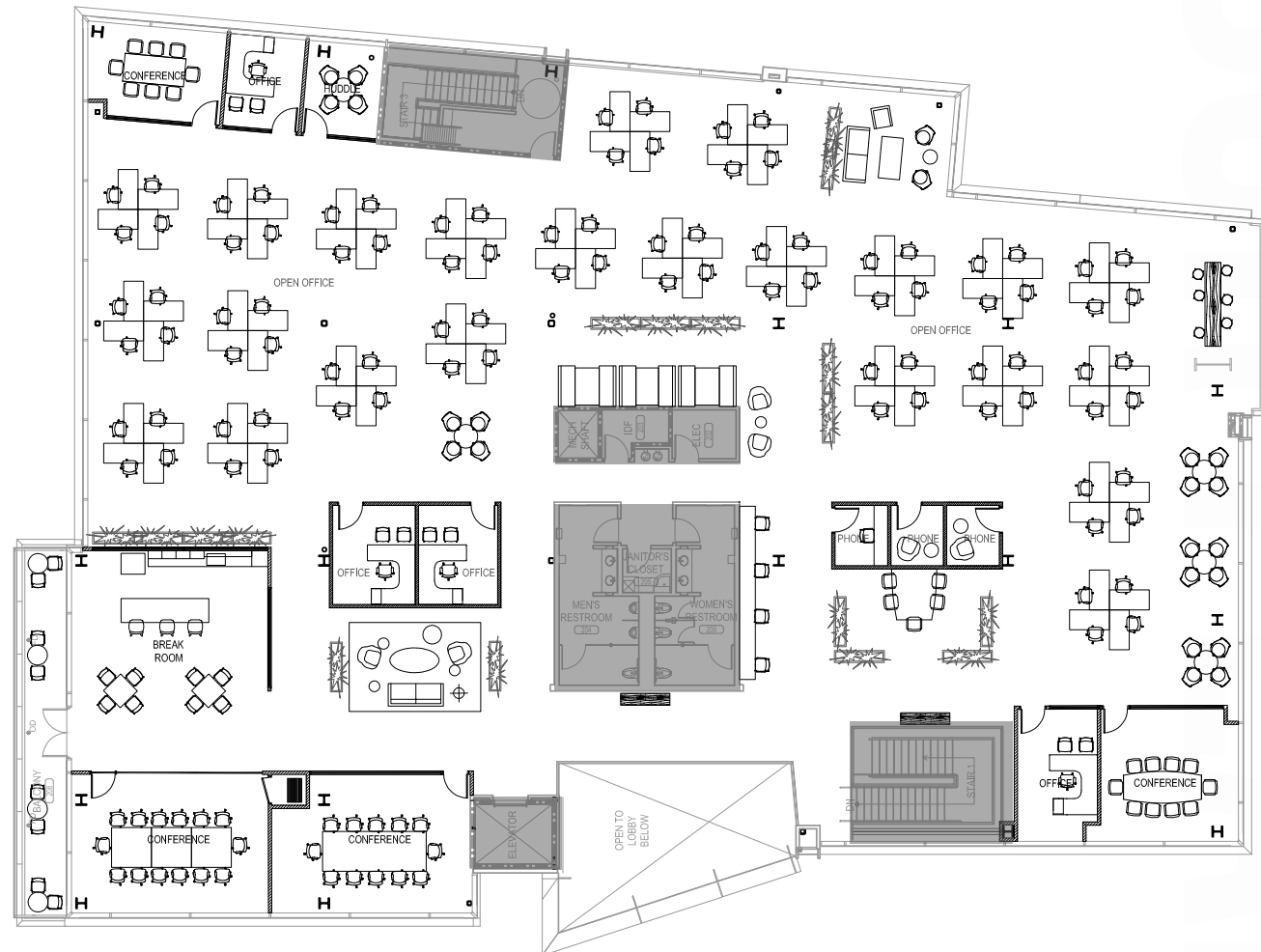


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# 2ND FLOOR

## HYPOTHETICAL FLOORPLAN

### SOCIAL DISTANCED



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**AERIAL MAP**

**STANFORD UNIVERSITY**

**CALIFORNIA AVE RESTAURANTS**

- |                        |                          |
|------------------------|--------------------------|
| BAUME                  | PECKING DUCK             |
| CAFE PROBONO           | CHIPOTLE                 |
| THE COUNTER            | ANTONIO'S NUT HOUSE      |
| PALO ALTO SOL          | PALO ALTO BAKING COMPANY |
| SPALTI                 | SUBWAY                   |
| BRIOCHE                | STARBUCKS                |
| JOANIE'S CAFE          | MOLLIE STONES            |
| BISTRO ELAN            | COUNTRY SUN              |
| LA BODEQUITA DEL MEDIO | IZZY'S BAGEL             |

**STANFORD PLAYING FIELDS**  
(2 MINUTE DRIVE, 10 MINUTE WALK)

**STANFORD DISH TRAIL**  
(4 MINUTE DRIVE)

**UNIVERSITY CLUB**

**CAFE 8147**

**Caffe Riace**



**FOOTHILLS TENNIS/SWIM CLUB**  
(4 MINUTE DRIVE)

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## BANKS

1. Bank of the West
2. Wells Fargo
3. First Republic Bank
4. Bank of America
5. Silicon Valley Bank
6. First Technology Credit Union
7. Citibank
8. Technology Credit Union
9. Provident Credit Union

## COFFEE SHOPS/MARKETS

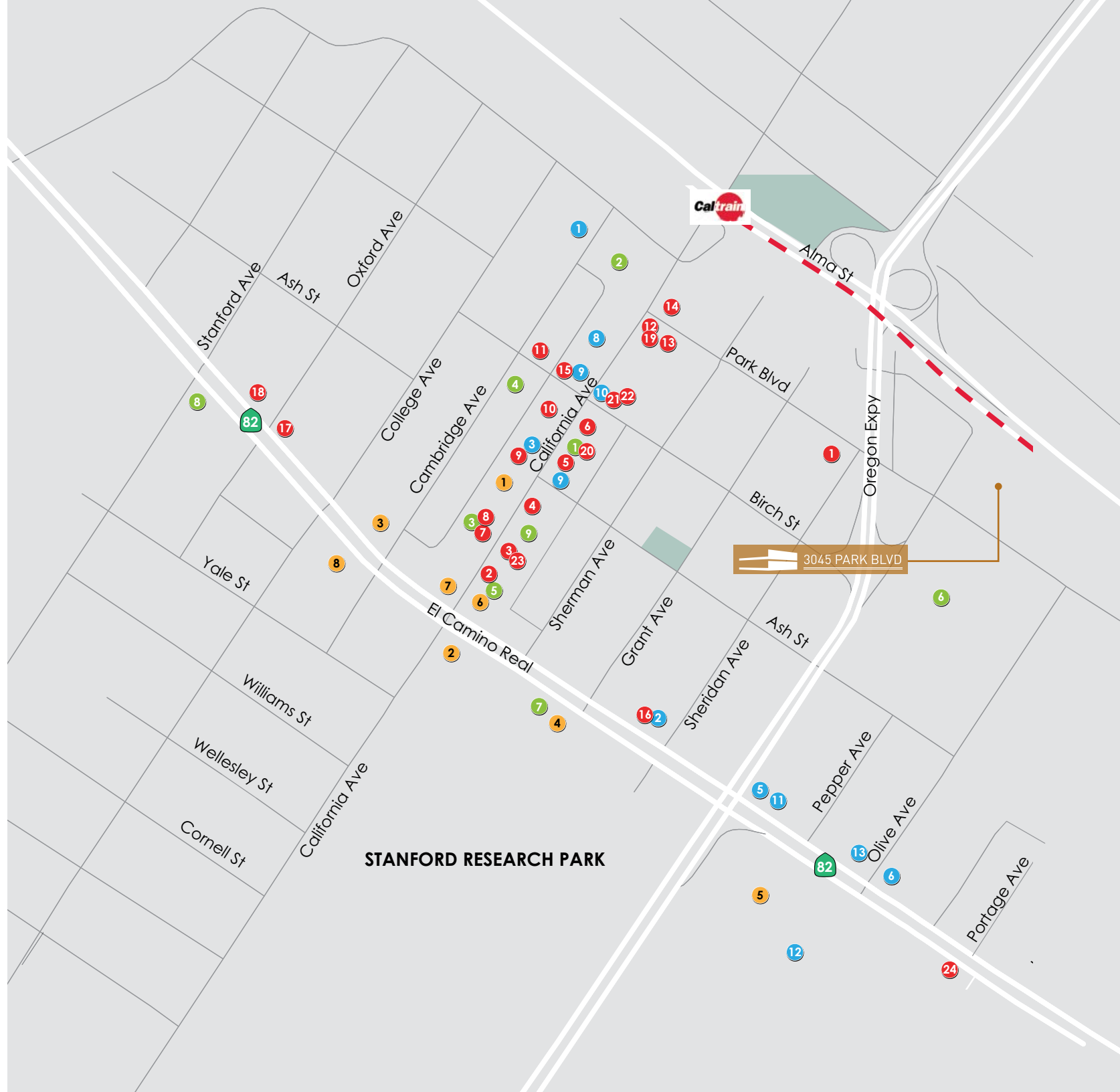
1. Starbucks
2. Mollie Stone's Markets
3. Country Sun
4. Printers Cafe
5. Izzy's Brooklyn Bagels
6. Beet Cafe
7. Fambrini's Cafe
8. Starbucks
9. Zombie Runner

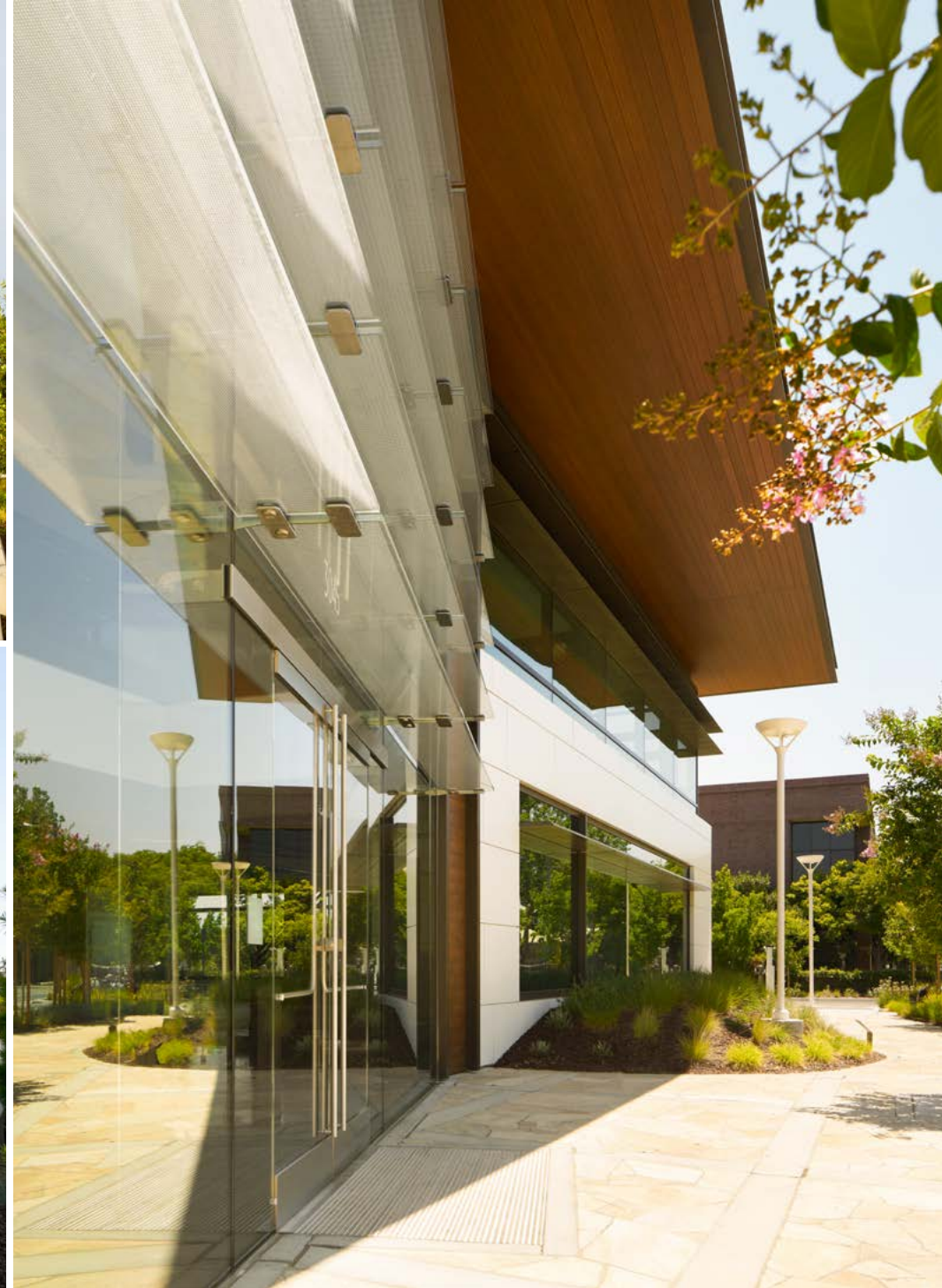
## SHOPPING & SERVICES

1. Maximart Pharmacy
2. T-Mobile
3. Avalon Yoga
4. Village Flower Shop
5. AT&T
6. Mike's Bikes
7. Fry's Electronics
8. GreenEarth Cleaning
9. Keeble & Shuchat Photography
10. Pure Barre
11. Xfinity
12. CineArts
13. Verizon Wireless

## 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. Palo Alto 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 Brioche
24. The Fish Market





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