

FOR SUBLEASE

## **445 SHERMAN AVENUE**

Palo Alto, California

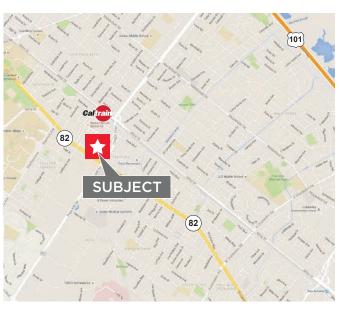


## **Property Highlights**

- ±2,500 RSF Available Immediately
- Immediate Proximity to All Retail Amenities on California Avenue
- Three (3) Blocks from Caltrain Station
- Renovated Office Building Surrounding Central Courtyard
- LED August 31, 2020

#### **Steve Gargiulo**

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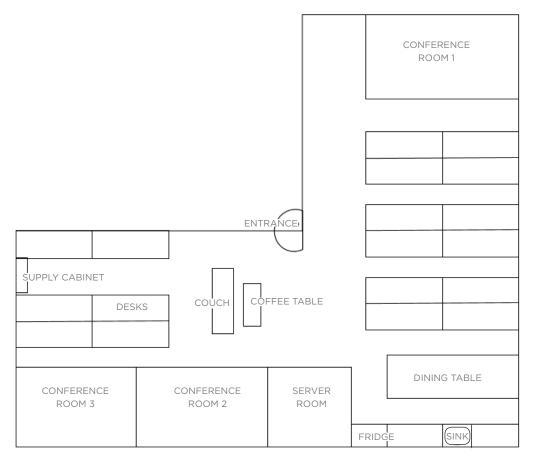
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### Floor Plan

Suite 230: ± 2,500 RSF



Floor plan not to scale





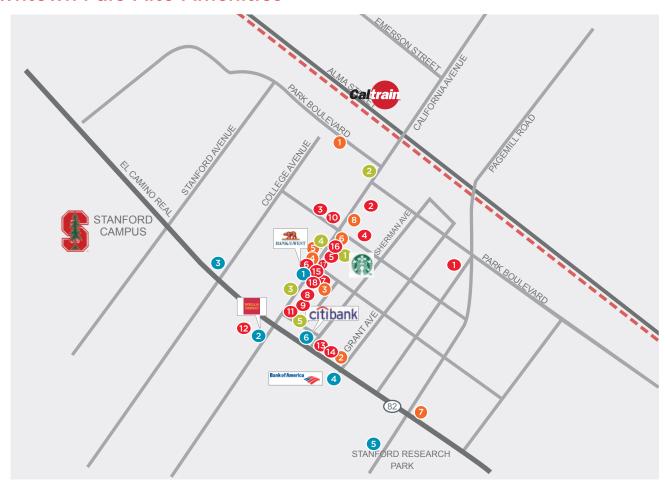


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### **Downtown Palo Alto Amenities**



#### **RESTAURANTS**

- 1 Caffe Riace
- 2 Baumé
- The Oaxcan Kitchen
- Cafe ProBono
- The Counter
- 6 Palo Alto Sol
- Spalti
- 8 Cafe Brioche
- Joanie's Cafe
- 10 Bistro Elan

- 11 La Bodequita Del Medio
- Pecking Duck
- Olive Garden
- 14 Chipotle
- 15 Meditarranean Wraps
- 16 Antonio's Nut House
- Palo Alto Baking Company
- Subway

#### **COFFEE SHOPS**

Starbucks

- 2 Mollie Stones
- 3 County Sun
- 4 Printers Inc.
- 5 Izzy's Bage

#### RETAIL

- Maximart Pharmacy
- 2 T-Mobile
- 3 Zombie Runner
- 4 Village Stationers
- 6 Accent Arts

- 6 Avenue Florist
- 7 AT&T
- 8 FedEx

#### **BANKS**

- 1 Bank of the West
- Wells Fargo
- 3 First Republic Bank
- Bank of America
- 5 SVB Financial Group
- Citibank

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Palo Alto, California

### Caltrain Schedule



Moming	Schedule

Southbound Train #	210	216	220	226	230
Train arrives California Ave.	7:30	-	8:30	-	9:30
Train arrives Palo Alto	-	8:01	-	9:01	-
Northbound Train #	217	323	227	-	135
Train arrives California Ave.	7:31	-	8:31	-	9:37
Train arrives Palo Alto	-	8:05	-	-	-
California Ave. Station	7:33	-	8:33	-	9:39
Palo Alto Station	-	8:08	-	9:04	-
925 Page Mill Road	7:38	8:18	8:38	9:14	9:44
HP Lobby 20AP	7:41	8:21	8:41	9:17	9:47
HP Lobby 3U	7:44	8:24	8:44	9:20	9:50
3165 Porter	7:47	-	8:47	9:23	9:53
3300 Hillview Ave. (Bus Stop)	7:48	-	8:48	9:24	9:54
3406 Hillview Ave. (Bus Stop)	7:49	-	8:49	9:25	9:55
3412 Hillview Ave. (Bus Stop)	7:50	-	8:50	9:26	9:56
1070 Arastradero Dr.	7:54	-	8:54	9:30	10:00
Tesla Motors 3500 Deer Creek (Bus Stop)	7:54	-	8:54	9:30	10:00
HP 3475 Deer Creek	7:55	-	8:55	9:31	10:01

AM - italics | \* Connecting Trains

#### Afternoon Schedule

Alternoon Schedule					
HP 3475 Deer Creek	3:38	4:34	-	5:37	6:35
Tesla Motors 3500 Deer Creek (Bus Stop)	3:39	4:35	-	5:39	6:37
1070 Arastradero Dr.	3:40	4:36	-	5:39	6:37
3412/3431 Hillview Ave. (Bus Stop)	3:41	4:37	-	5:40	6:38
3401 Hillview Ave. (Bus Stop)	3:42	4:38	-	5:41	6:39
3373 Hillview Ave. (Bus Stop)	3:43	4:39	-	5:42	6:40
3165 Porter	3:47	4:43	-	5:46	6:44
HP Lobby 3U	3:50	4:46	5:11	5:49	6:47
HP Lobby 20AP	3:52	4:48	5:13	5:51	6:49
925 Page Mill Road	3:57	4:53	5:18	5:56	6:54
California Ave. Station	4:04	5:00	5:25	6:03	7:01
Northbound Train # California Ave.	<b>261</b> 4:11	<b>269/271*</b> 5:11	-	<b>279</b> 6:11	<b>289</b> 7:06
Southbound Train # California Ave.	<b>156</b> 4:07	<b>262</b> 5:05	<b>268</b> 5:42	<b>272</b> 6:06	-
O					

\* Connecting Trains
NOTE: Shuttles wait 5 minutes for delayed trains.

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