



PREMIER
PROPERTIES
COMMERCIAL
REAL ESTATE

FOR LEASE

706 COWPER STREET

Palo Alto, CA

±500 - 6,000 Sq. Ft.
HISTORIC OFFICE BUILDING



BRAD EHIKIAN

Partner
dre license #01736391
☎ | 650.618.3001
✉ | brad.ehikian@prprop.com

JON GOLDMAN

Partner
dre license #01295503
☎ | 650.618.3003
✉ | jon.goldman@prprop.com

JESSE EBNER

Vice President
dre license #02055989
☎ | 650.618.3017
✉ | jesse.ebner@prprop.com

PROPERTY DESCRIPTION

- ▶ Office Space Available in the Historic Downing House
- ▶ Convenient Location on the Edge of Downtown Palo Alto
- ▶ Beautiful Building on the National Register of Historic Places
- ▶ Individual Offices Available Throughout Building
- ▶ Full Basement and Third Floor Can Be Leased in Their Entirety
- ▶ Basement Enjoys Good Natural Light and Private Exterior Entrance
- ▶ Private Balcony Outside of Third Floor Suite
- ▶ Flexible Lease Terms
- ▶ Walking Distance to Downtown Restaurants & Amenities
- ▶ Available Immediately

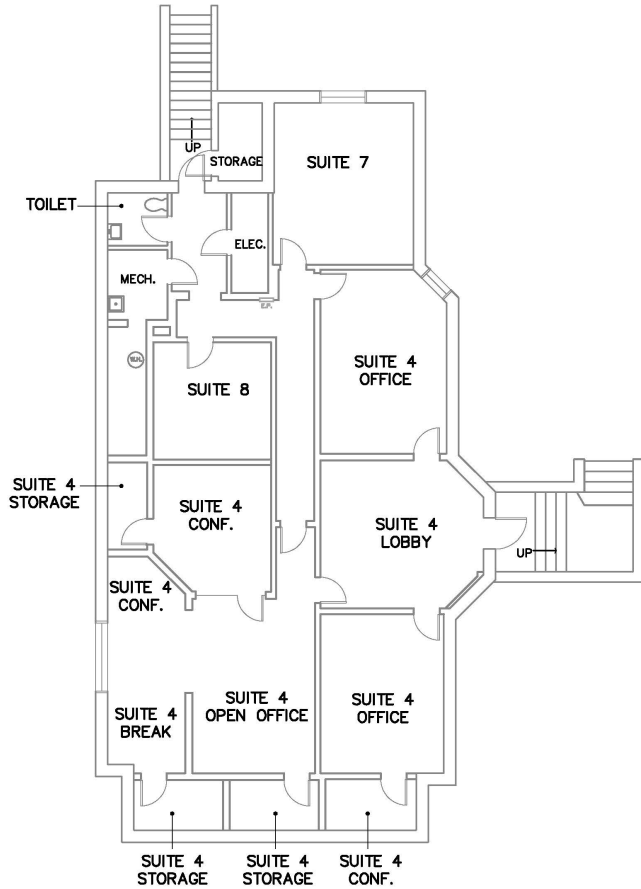


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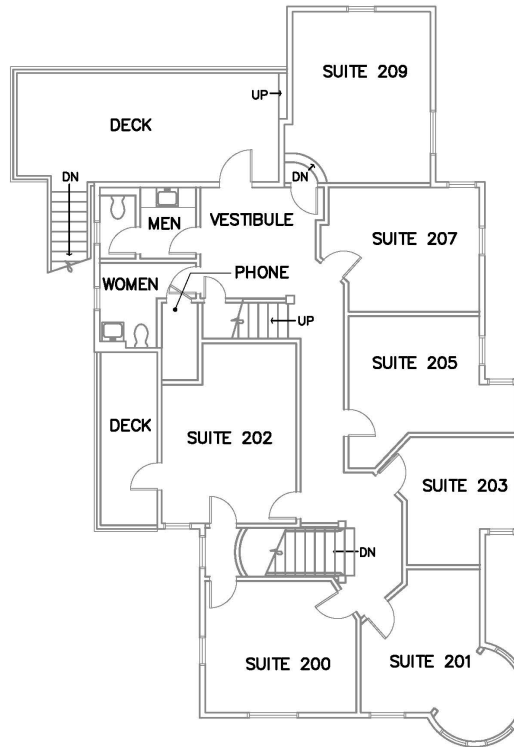
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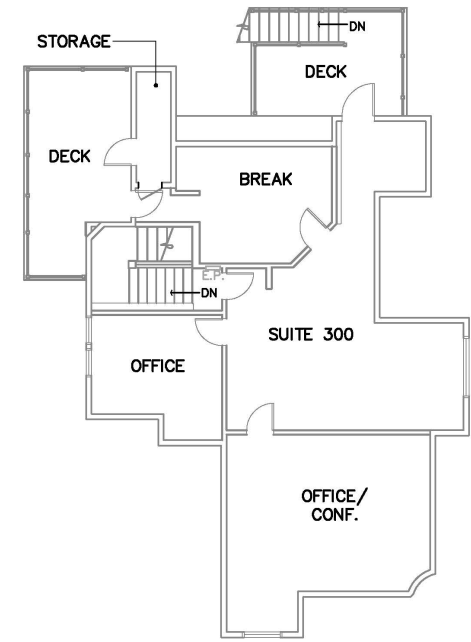
FLOOR PLAN



BASEMENT FLOOR



SECOND FLOOR



THIRD FLOOR



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INTERIOR PHOTOS



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AMENITY MAP



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TRANSPORTATION AERIAL



PLANES

SJC - 16 miles
SFO - 19 miles
OAK - 28 miles



TRAINS

San Francisco - 58 min
Milbrae - 37 min
San Jose - 17 min



AUTOMOBILES

San Francisco - 38 miles
Downtown San Jose - 19 miles
Downtown Oakland - 34 miles

Downtown San Francisco →

San Francisco
Int. Airport

Bayshore Fwy
(227,900 VPD)

101

Downtown
Redwood City

Middlefield Rd (13,415 VPD)

Downtown
Menlo Park

Stanford
Medical Center

Stanford
Shopping Center

Sand Hill Rd (31,468 VPD)

Stanford
University

Downtown
Palo Alto

Palm Dr

Caltrain

University Ave (18,700 VPD)

706 Cowper Street



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DEMOGRAPHICS



ONE-MILE POPULATION: 23,675

MEDIAN AGE

40.0

MEDIAN NET WORTH



FAMILIES



PER CAPITA
INCOME

5,334



Average Household Income

\$172,546

Average Household Size: 2.35

Owner Occupied Housing Units: 4,569

Renter Occupied Housing Units: 5,301

Median Household Income: \$172,546

MAJOR EMPLOYERS:

| Data for all businesses in area | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| Total Businesses: | 2,526 | 7,917 | 14,489 |
| Total Employees: | 30,833 | 127,815 | 213,464 |
| Total Residential Population: | 17,926 | 145,779 | 265,830 |
| Employee / Residential Population Ratio (per 100 Residents) | 49 | 88 | 80 |



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