

2197 E. BAYSHORE ROAD

PALO ALTO, CALIFORNIA



±22,961 SF Available for Lease

**Newmark
Knight Frank**

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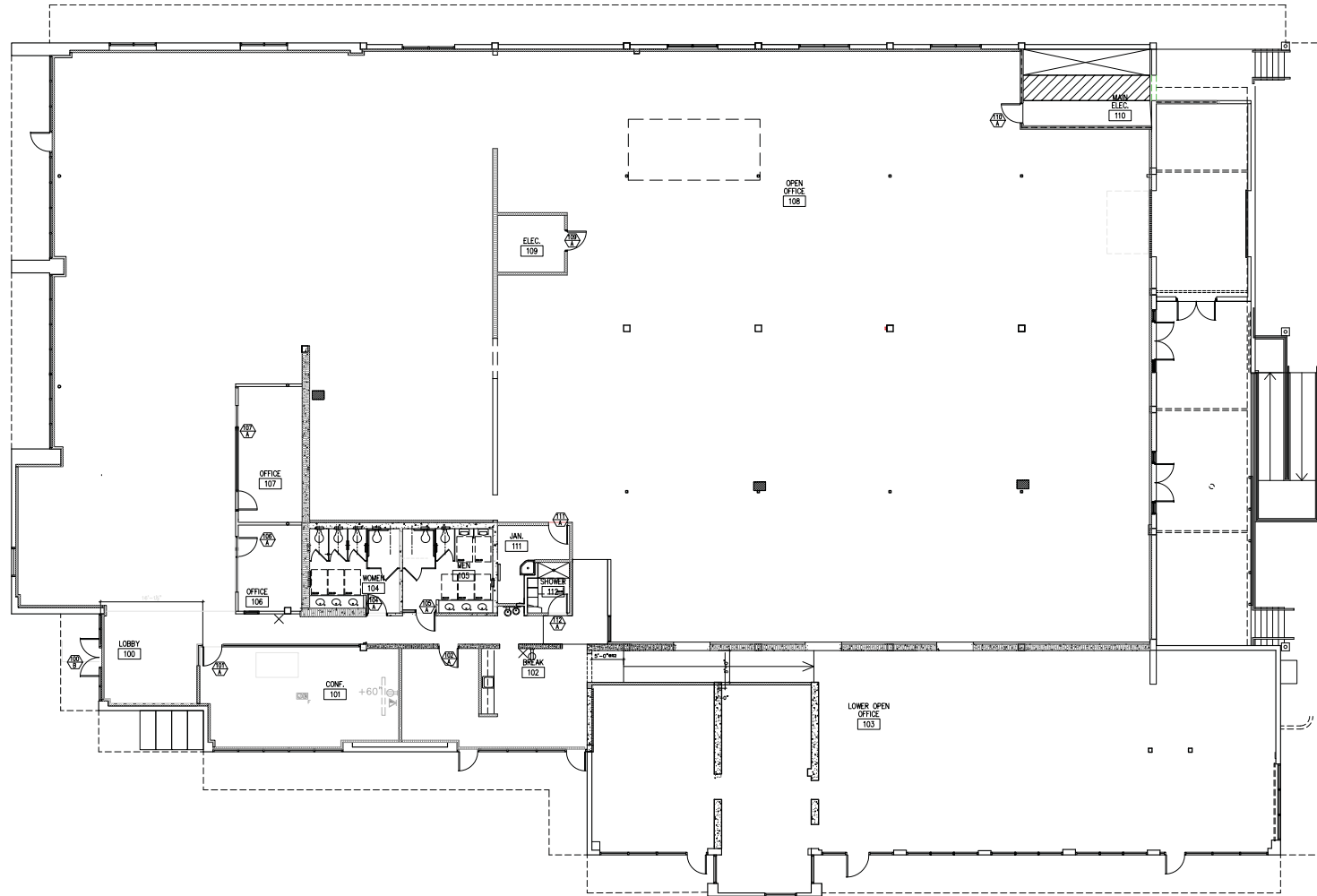
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Project Highlights

- ±22,961 SF Renovated Single Story Building
- New Market Ready Interiors with Exposed Ceilings
- Direct access to Highway 101 and Shuttle to Caltrain
- 5 Minutes to Downtown Palo Alto, California Avenue District, & Stanford University
- 2 Dual (4 Total) EV Charging Stations
- Available Now
- Low Operating Expenses
- Shower
- New Landscaping
- Signage Available
- Walking Distance to Edgewood Plaza (Starbucks, Chase Bank, etc.) & Neighborhood Amenities Including US Post Office

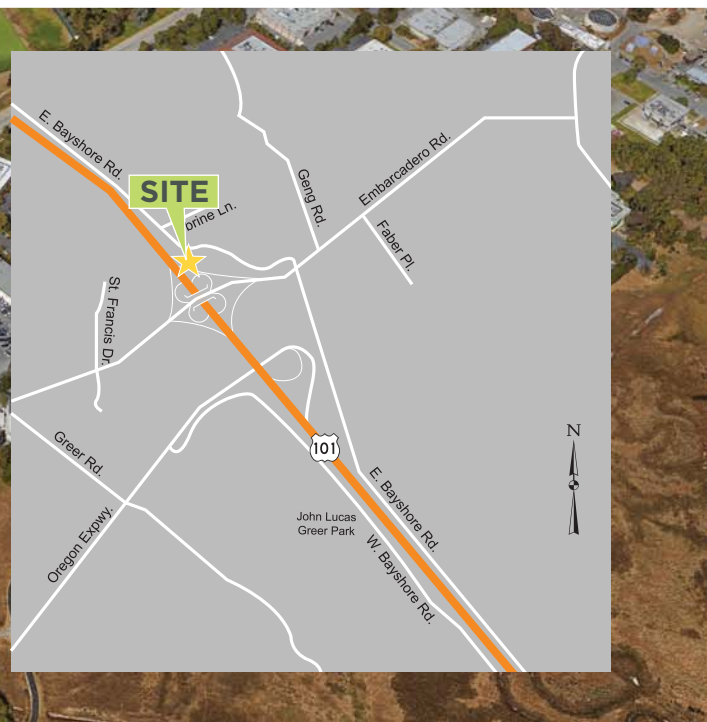
Floorplan



1 PROPOSED FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

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amenities map

- 1** Bay Cafe
- 2** Cafe Vie

SHOPPING CENTERS

- 4** **EDGEWOOD PLAZA**
Chase Bank
House of Bagels
Starbucks
Shell Gas Station
Greenstreets Cleaners & Tailors
Super Cuts
Orangetheory Fitness
Chef Zhao Kitchen
- 5** **MIDTOWN**
Safeway
CVS
7-Eleven
Round Table Pizza
Chase Bank
Wells Fargo Bank
Sancho's Taqueria
Mike's Cafe
Indochine
Nature's Alley
Como Esta Taqueria
The UPS Store
Peninsula Hardware

8 TOWN & COUNTRY VILLAGE

Apparel & Shoes

- Athleta
- B.Real Women's Apparel
- Fillmore & 5th
- Francesca's Collections
- Honeys and Heroes
- In Her Shoes
- Intermix
- Jarbo
- J.McLaughlin
- Malia Mills
- Margaret O'Leary
- Mom's the Word
- Patrick James
- Planet Blue
- RUTI
- Tennis Town & Country
- The Walking Company
- U Threads

Beauty

- HALO - A Blow Dry Bar
- LaBelle Day Spa & Salon
- Snip-its

Entertainment

- Peninsula Box Office

Food & Restaurants

- Asian Box
- Belcampo Meat Company
- Calafia Cafe & Market a-Go-Go
- Cold Stone Creamery
- Honeys and Heroes
- Gott's Roadside
- Howie's Artisan Pizza
- Jamba Juice
- Kara's Cupcakes
- Kirk's Steamburgers
- Lulu's at Town & Country
- Mayfield Bakery & Cafe
- Peet's Coffee & Tea
- Scott's Seafood
- Sushi House
- Tava Indian Kitchen
- Tin Pot Creamery
- Tout Sweet
- Trader Joe's
- Village Cheese House

Health & Wellness

- CVS / Pharmacy
- Dr. Lisa Berkowitz, O.D.
- For Eyes
- GNC Live Well

- 3** Cafe Vie
- Midtown Hair Studio
- Midtown Shoe Repair
- 6** **GATEWAY 101**
Home Depot
Sports Authority
Office Depot
Mi Pueblo Food Center
McDonald's
Taco Bell
- 7** **IKEA**

- The Bar Method
- Wilby Optical
- Xercise Lab

Home Furnishings & Accessories

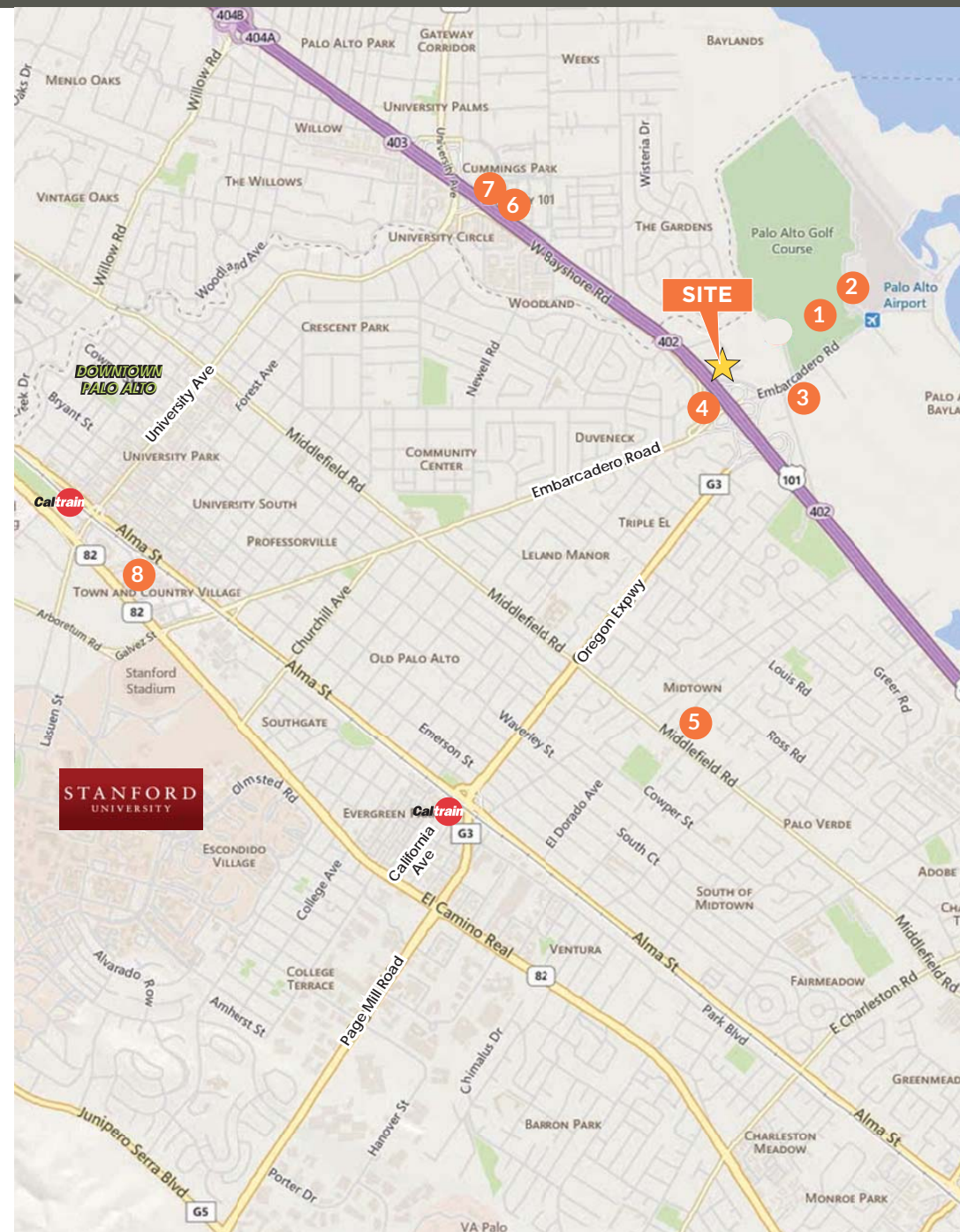
- Cisco Home
- Scandia Home
- Sur La Table

Services

- Chase Bank
- The UPS Store
- Town & Country Cleaners
- Specialty & Gifts
- Ambassador Toys
- The Coin Broker

Specialty & Gifts

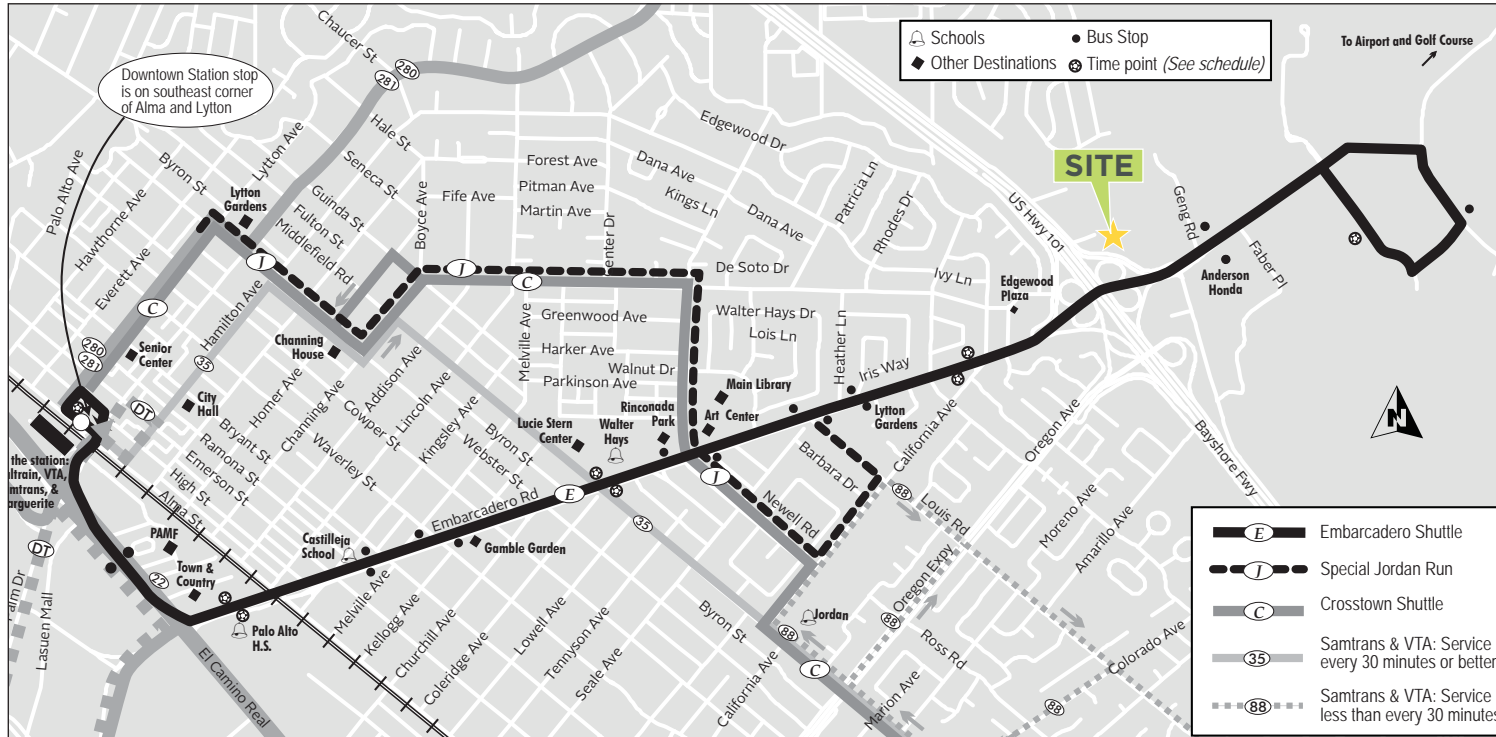
- Create It Ceramics
- Diptyque
- ELLA
- Hudson Grace
- Lisa DeNeffe Photography
- Neil Dahl Jewelers
- Street Bike Named Desire
- Toss Designs, Inc.



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Embarcadero shuttle



Embarcadero Shuttle

FREE SHUTTLE SERVICE

MORNING COMMUTE SERVICE

Station	Palo Alto High School	Middlefield/Embarcadero	N California/Embarcadero	Harbor Place	N California/Embarcadero	Middlefield/Embarcadero	Palo Alto High School	Station
7:08	7:12	7:14	7:17	7:21	7:25	7:29	7:32	7:36
7:20	7:24	7:26	7:29	7:33	7:37	7:41	7:44	7:48
7:36	7:40	7:42	7:45	7:49	7:53	7:57	8:00	8:04

AM TRIP TO JORDAN MIDDLE SCHOOL

Station	Lytton Gardens	Jordan	N California/Embarcadero	Harbor Place	N California/Embarcadero	Middlefield/Embarcadero	Palo Alto High School	Station
7:49	7:52	8:01	8:03	8:07	8:11	8:15	8:18	8:22

Station	Palo Alto High School	Middlefield/Embarcadero	N California/Embarcadero	Harbor Place	N California/Embarcadero	Middlefield/Embarcadero	Palo Alto High School	Station
8:06	8:10	8:12	8:15	8:19	8:23	8:27	8:30	8:34
8:28	8:32	8:34	8:37	8:41	8:45	8:49	8:52	8:56
8:53	8:57	8:59	9:02	9:06	9:10	9:14	9:17	9:21
9:21	9:25	9:27	9:30	9:34	9:38	9:42	9:45	9:49

AFTERNOON COMMUTE SERVICE

PM TRIP FROM JORDAN MIDDLE SCHOOL

Station	Lytton Gardens	Jordan	N California/Embarcadero	Harbor Place	N California/Embarcadero	Middlefield/Embarcadero	Palo Alto High School	Station
-	-	-	-	-	-	3:10	3:19	3:23

Station	Palo Alto High School	Middlefield/Embarcadero	N California/Embarcadero	Harbor Place	N California/Embarcadero	Middlefield/Embarcadero	Palo Alto High School	Station
3:25	3:29	3:31	3:34	3:38	3:42	3:46	3:50	3:54
3:35	3:39	3:41	3:44	3:48	3:53	3:59	4:05	4:09
3:55	3:59	4:01	4:04	4:08	4:13	4:19	4:25	4:29
4:10	4:14	4:16	4:19	4:23	4:27	4:33	4:39	4:43
4:30	4:34	4:36	4:39	4:43	4:47	4:53	4:59	5:03
4:45	4:49	4:51	4:54	4:58	5:02	5:08	5:14	5:18
5:05	5:09	5:11	5:14	5:18	5:22	5:28	5:34	5:38
5:20	5:24	5:26	5:29	5:33	5:37	5:43	5:49	5:53
5:40	5:44	5:46	5:49	5:53	5:57	6:03	6:09	6:13
5:55	5:59	6:01	6:04	6:08	6:12	6:18	6:24	6:28
6:15	6:19	6:21	6:24	6:28	6:32	6:38	6:44	6:48