

UNIVERSITY CIRCLE

1900-2000 UNIVERSITY AVENUE EAST PALO ALTO

Silicon Valley's PREMIER Class A Office Buildings

New Spaces Available!
Varying Suite Sizes

MIKE COURSON | 650.688.8527
mcourson@ngkf.com
CA RE License #01358961

HOWIE DALLMAR | 650.688.8530
hdallmar@ngkf.com
CA RE License #00864566

CHRISTIAN PRELLE | 650.688.8504
cprelle@ngkf.com
CA RE License #01888351





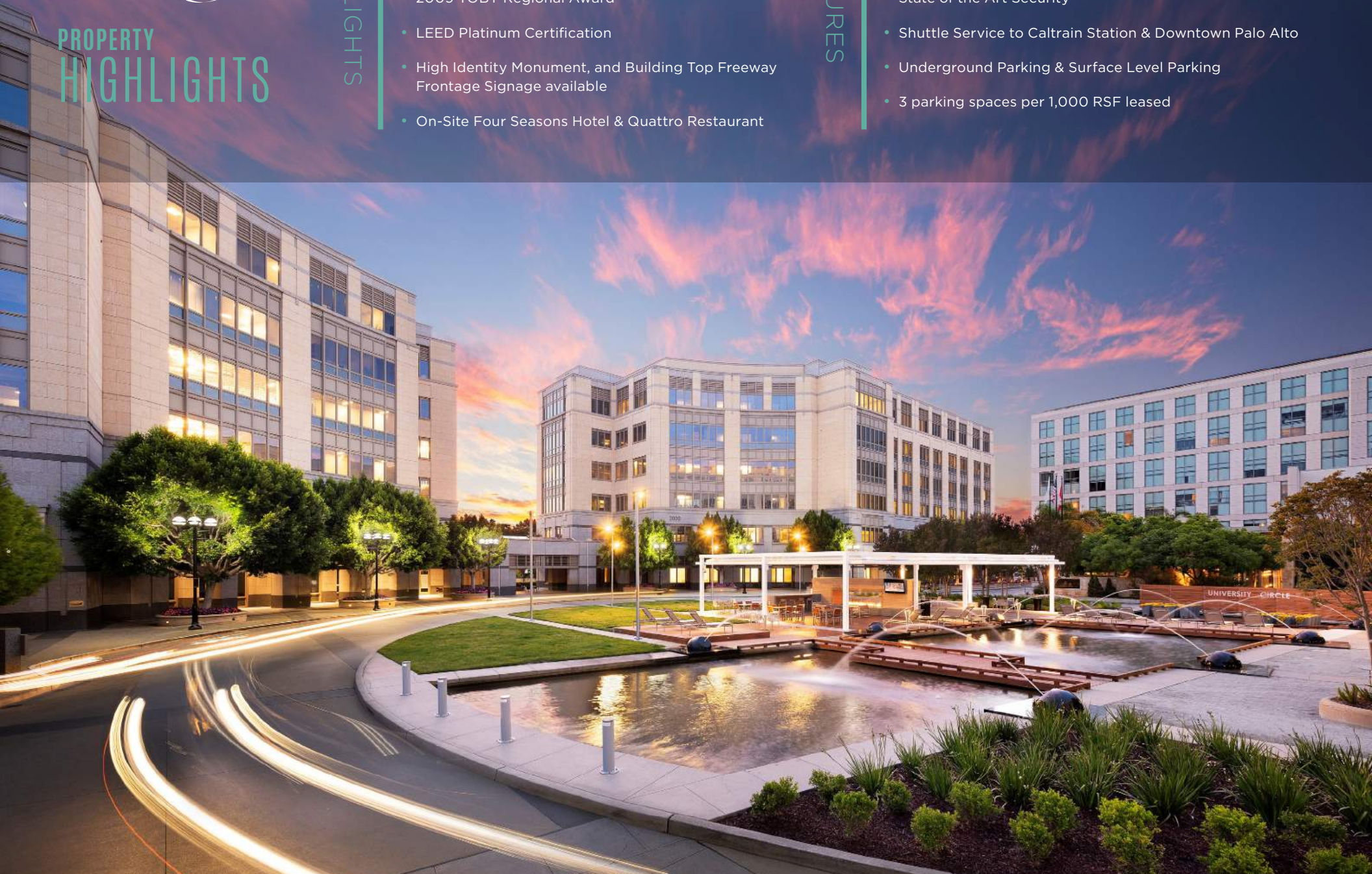
PROPERTY HIGHLIGHTS

HIGHLIGHTS

- Enhanced Class A View Space
- Ideally Located at University Avenue & US 101
- 2009 TOBY Regional Award
- LEED Platinum Certification
- High Identity Monument, and Building Top Freeway Frontage Signage available
- On-Site Four Seasons Hotel & Quattro Restaurant

FEATURES

- New Food Service on Ground Floor of 1950 Building
- On-Site Management
- State of the Art Security
- Shuttle Service to Caltrain Station & Downtown Palo Alto
- Underground Parking & Surface Level Parking
- 3 parking spaces per 1,000 RSF leased





1900-2000
UNIVERSITY AVENUE

WHAT'S NEW AT UNIVERSITY CIRCLE



Our new circle enhancements @ University Circle will create a destination to be at the project. A much more inviting setting that will be useful for any type of event or occasion including: Corporate Mixers, Marketing Events, Weddings, or even workout/yoga classes.

Substantial Common Area Amenities Added:

- New Soft Seating
- A BBQ Pit
- Reliable WiFi
- Audio/Visual Equipment
- Outdoor Fireplace
- Cocktail Reception Area
- Water Feature Accents





CONTIGUOUS FLOORS
5TH & 6TH
 (TOP FLOOR)
 BLOCK OF ~60K SF



MAJOR RENOVATION
 TO THE COMMON CIRCLE AREA

AVAILABILITY LIST & MULTIPLE GROWTH OPTIONS AVAILABLE OVER TIME

1900 UNIVERSITY AVENUE

- SUITE 106 1,025 RSF

1950 UNIVERSITY AVENUE

- SUITE 220 9,782 RSF (Market Ready Underway)
- SUITE 500 28,846 RSF
- SUITE 600 28,592 RSF
- 57,438 RSF (CONTIGUOUS)

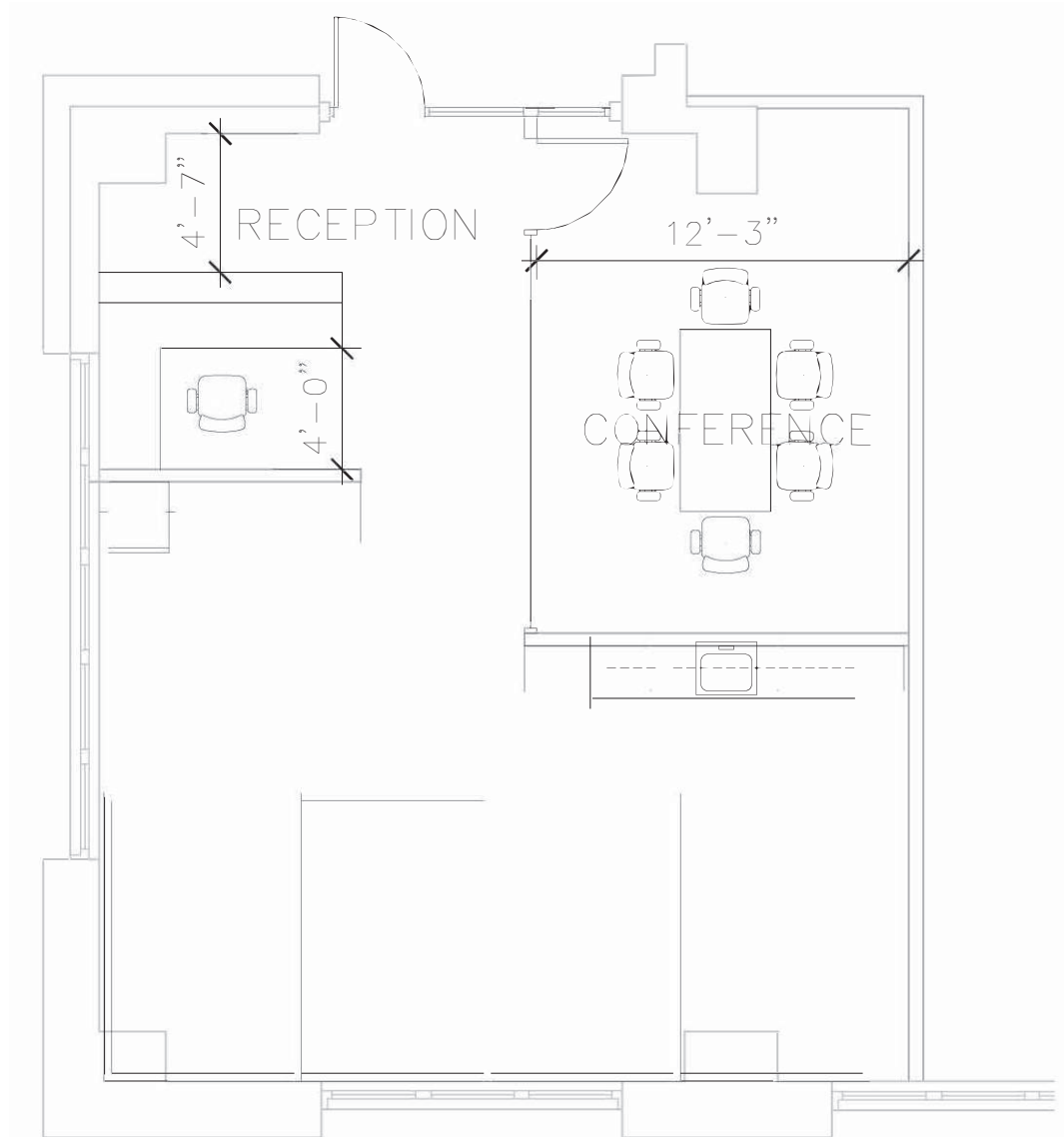
2000 UNIVERSITY AVENUE

- SUITE 602 8,504 RSF (Market Ready Upgrades Complete)



Suite 106

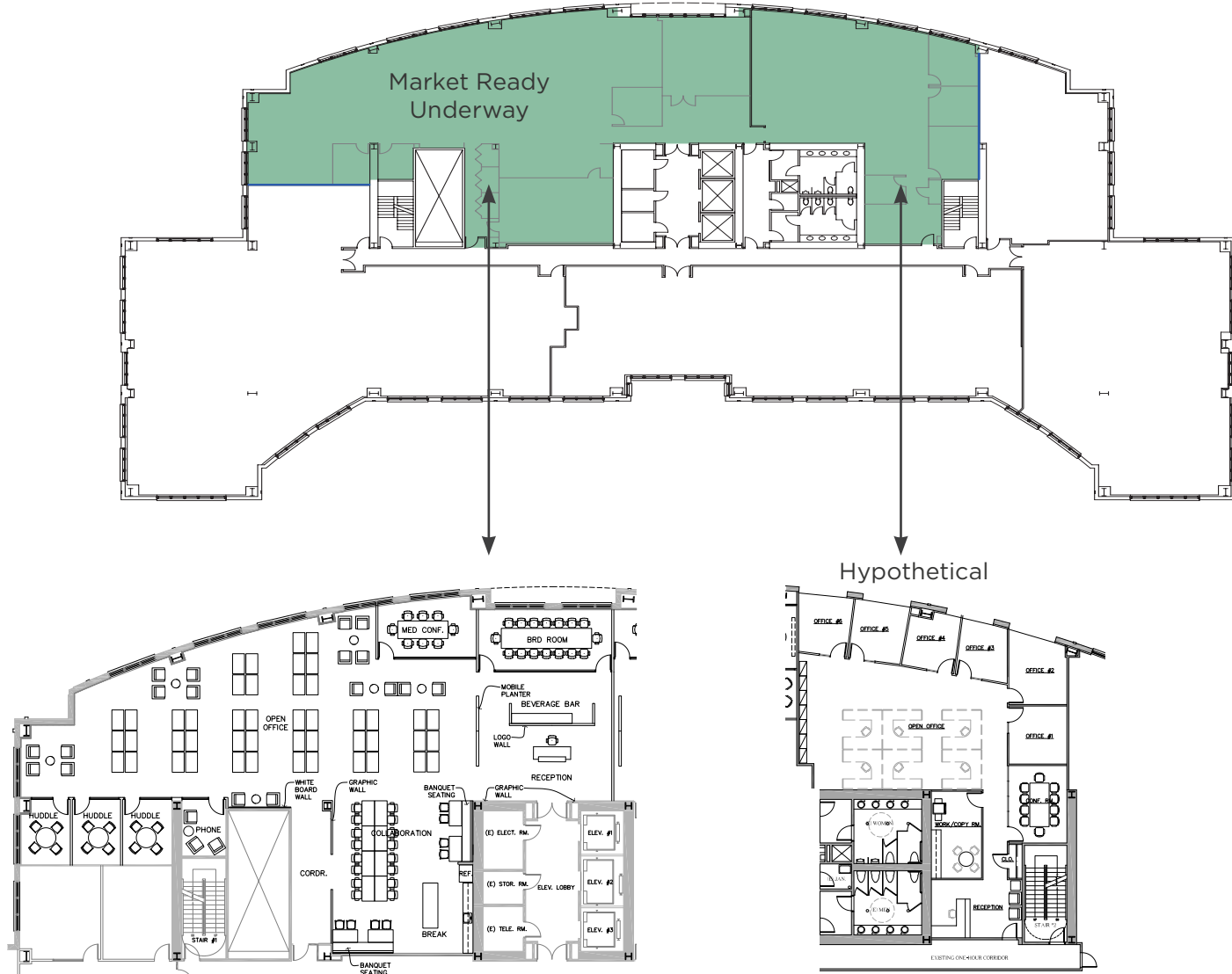
1,025 RSF



Suite 220

9,782 RSF

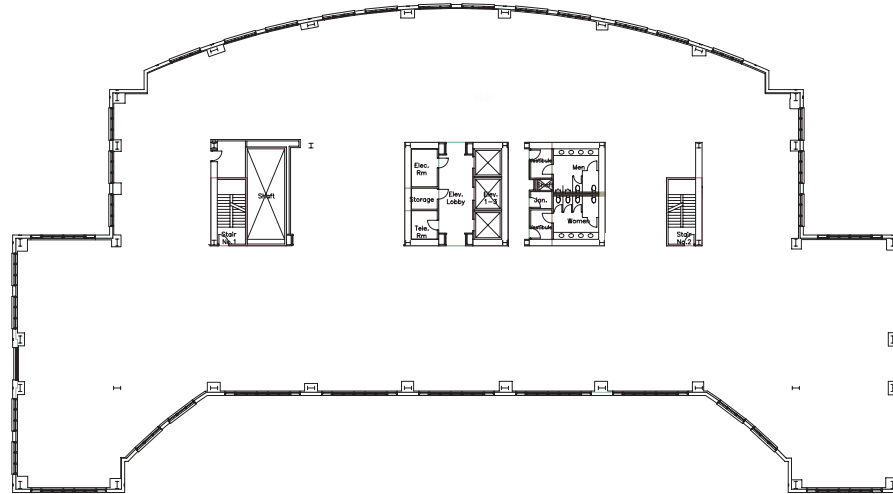
Divisible to Approx 6,500 & 3,300 SF
(Market Ready Underway)



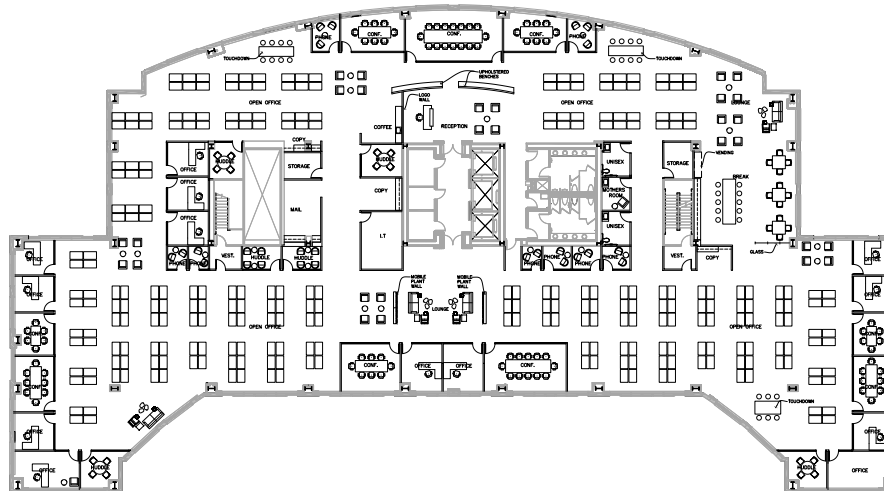
Suite 500

28,846 RSF (Full Floor)

OPEN PLAN
(Demo 100% Complete)



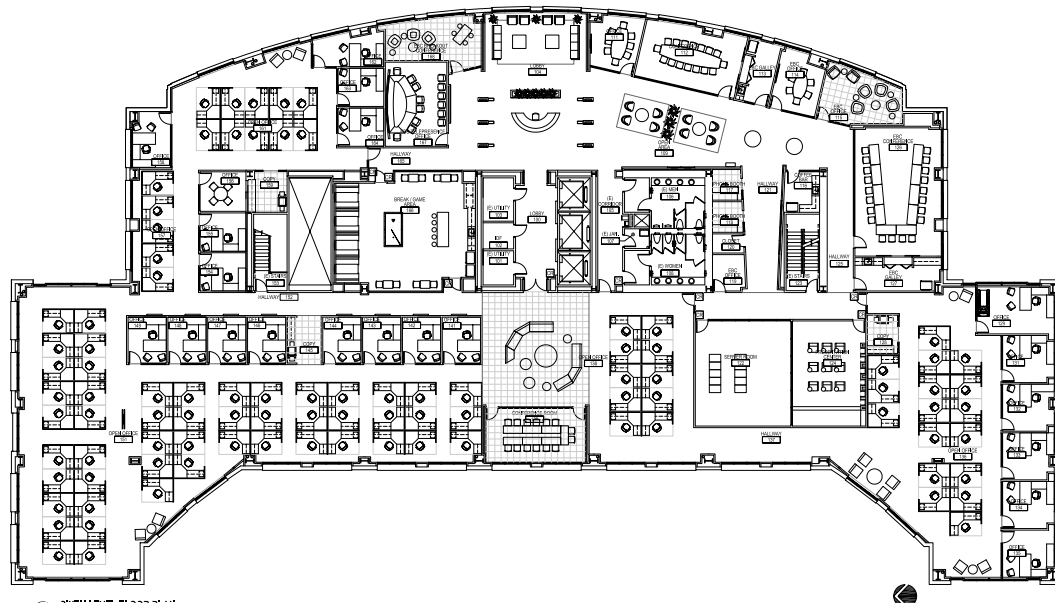
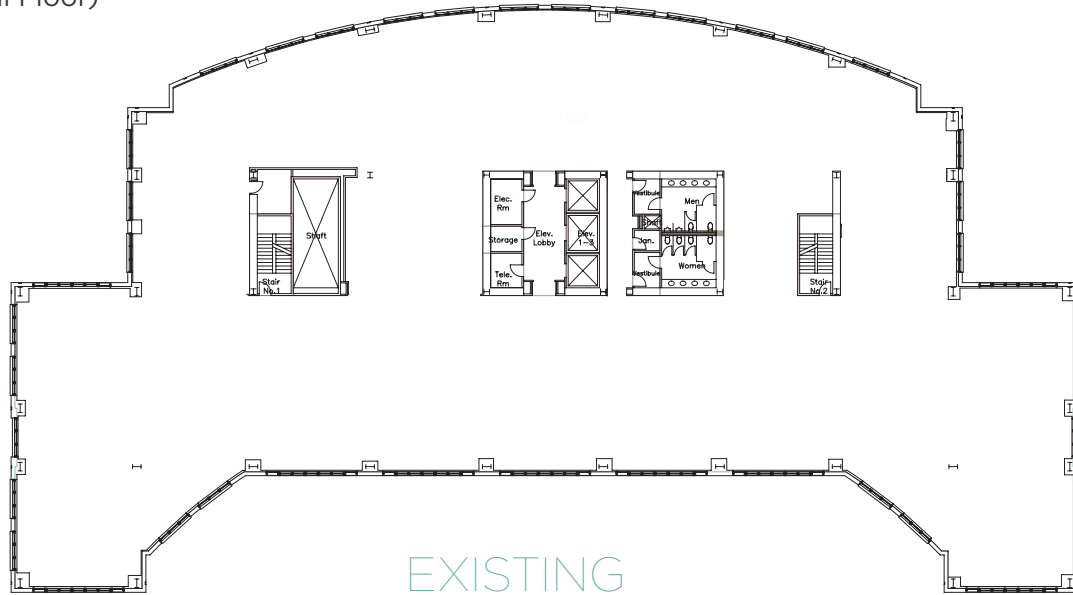
HYPOTHETICAL



Suite 600

28,592 RSF (Full Floor)

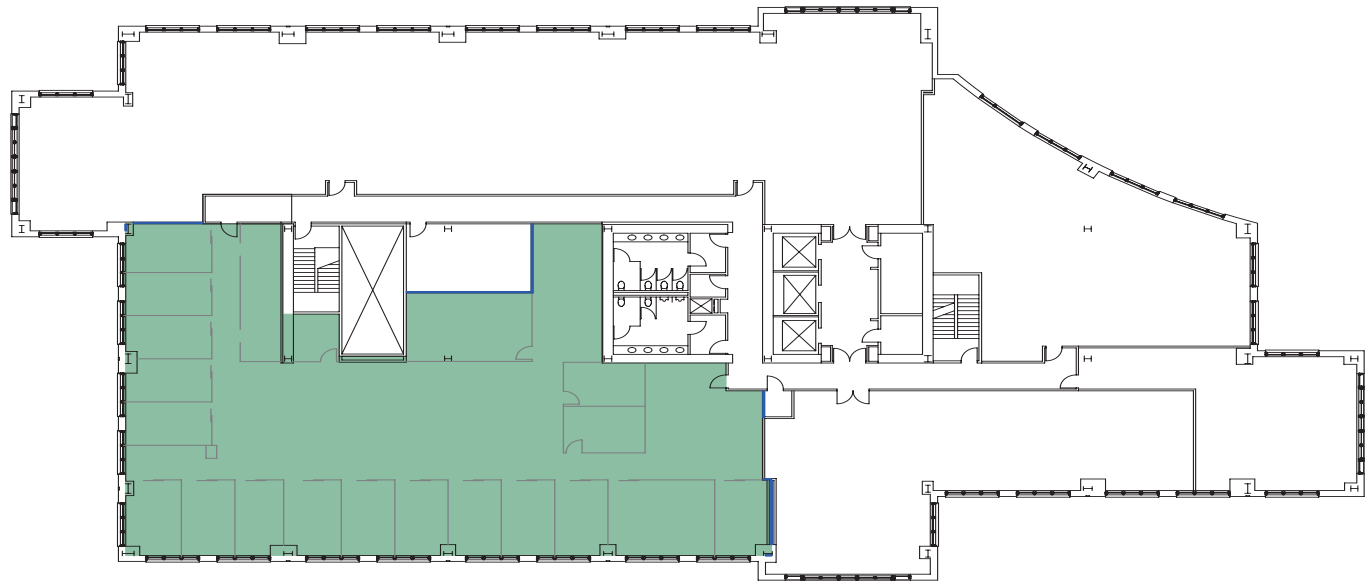
OPEN PLAN



Suite 602

8,504 RSF

Market ready upgrades include new lighting, select demolition, and paint.





TRANSPORTATION MAP

- ### DOWNTOWN PALO ALTO
1. THE CHEESECAKE FACTORY
 2. THE PATIO
 3. LYFE KITCHEN
 4. PAMPAS
 5. TACOLICIOUS
 6. NOLA
 7. APPLE PALO ALTO
 8. BIRD DOG
 9. COCONUTS
 10. OREN'S HUMMUS SHOP
 11. PLUTO'S
 12. JOYA

- ### STANFORD SHOPPING CENTER
1. SOULCYCLE
 2. BLOOMINGDALE'S
 3. ANTHROPOLOGIE & CO
 4. POTTERY BARN
 5. BURBERRY
 6. WILLIAMS-SONOMA
 7. APPLE STANFORD
 8. BROOKS BROTHERS
 9. MACY'S
 10. GAP
 11. TIFFANY & CO
 12. PRESSED JUICERY
 13. J. CREW
 14. NORDSTROM



UNIVERSITY CIRCLE

amazon

WELLS FARGO

DLA PIPER

ROPES & GRAY

HGGC

TRAVEL TIMES	BIKE	DRIVE
Downtown Palo Alto	8 min	6 min
Stanford Shopping Center	14 min	10 min
Stanford University	19 min	11 min
Palo Alto Caltrain Station	12 min	12 min
Stanford Research Park	26 min	14 min
Downtown Menlo Park	17 min	15 min
San Jose International Airport	-	16 min
San Francisco International Airport	-	25 min

— Exclusive Shuttle Service

University Circle Four Seasons Hotel Shuttle Service Monday through Friday



SHUTTLE SERVICE



MORNING COMMUTER SERVICE				
Palo Alto - Train Arrives			UC Schedule	
From	Train	Time	Departure From Station	Arrival at Campus
San Jose	305	6:08 Bullet		
San Jose	309	6:26 Bullet		
San Jose	207	6:38		
San Francisco	206	6:54		
San Jose	313	7:12 Bullet	7:15 AM	7:25 AM
San Francisco	208	7:14		
San Francisco (New)	310	7:21 Bullet		
San Jose	215	7:21		
San Jose	319	7:26 Bullet		
San Francisco (New)	212	7:33	7:35 AM	7:50 AM
San Francisco	314	7:37 Bullet		
San Jose	217	7:38		
San Francisco	216	7:52	8:05 AM	8:20 AM
San Jose	323	8:12 Bullet		
San Francisco	218	8:14		
San Jose	225	8:21		
San Francisco (New)	320	8:21 Bullet		
San Jose	329	8:26 Bullet		
San Francisco (New)	222	8:33	8:35 AM	8:50 AM
San Francisco	324	8:37 Bullet		
San Jose	227	8:40		
San Francisco	226	8:52	9:05 AM	9:20 AM
San Jose	233	9:11		
San Francisco	228	9:14		
San Francisco (New)	330	9:21 Bullet		
San Francisco (New)	232	9:33	9:35 AM	9:50 AM
San Jose	135	9:46		
San Francisco	134	10:00	10:05 AM	10:20 AM

MORNING PICK-UP LOCATION

Valet canopy in the MacArthur Park Parking Lot

AFTERNOON COMMUTER SERVICE				
UC Schedule		Palo Alto - Train Arrives		
Departure From Campus	Arrival at Station	To	Train	Time
3:00 PM	3:15 PM	San Jose	254	3:32
		San Francisco	159	3:47
3:30 PM	3:45 PM	San Jose	156	4:00
		San Francisco	261	4:15
4:00 PM	4:12 PM	San Jose	258	4:26
		San Francisco	263	4:33
		San Francisco	365	4:44 Bullet
		San Jose	360	4:46 Bullet
4:30 PM	4:55 PM	San Francisco	267	4:59
		San Jose	262	5:04
		San Francisco	371	5:05 Bullet
		San Jose	366	5:15 Bullet
		San Francisco	269	5:20
5:00 PM	5:20 PM	San Francisco	273	5:29
		San Francisco	375	5:40 Bullet
		San Jose	268	5:43
5:30 PM	5:50 PM	San Jose	370	5:55 Bullet
		San Francisco	277	5:59
		San Francisco	381	6:05 Bullet
		San Jose	272	6:08
		San Jose	376	6:15 Bullet
		San Francisco	279	6:20
6:00 PM	6:20 PM	San Francisco	283	6:29
		San Francisco	385	6:40 Bullet
		San Jose	278	6:43
6:30 PM	6:50 PM	San Jose	380	6:55 Bullet
		San Francisco	287	7:01
		San Jose	282	7:04
		San Francisco	289	7:06
		San Jose	386	7:15 Bullet
		San Francisco	191	7:40

AFTERNOON DROP-OFF LOCATION

Driveway extension south of the parking lot on Alma St & Lytton Ave



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PREMIER Class A Office Buildings

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EAST PALO ALTO

MIKE COURSON

Vice Chairman
650.688.8527
mccourson@ngkf.com
CA RE License # 01358961

HOWIE DALLMAR

Vice Chairman
650.688.8530
hdallmar@ngkf.com
CA RE License # 00864566

CHRISTIAN PRELLE

Executive Vice President
650.688.8504
cprelle@ngkf.com
CA RE License # 01888351

245 LYTTON AVENUE, SUITE 150, PALO ALTO, CA

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