

2555 PARK

BOULEVARD

PALO ALTO, CALIFORNIA

±29,989 sf

**3 STORY CLASS A+
OFFICE BUILDING**

NEW CONSTRUCTION

1 BLOCK TO CALTRAIN & CALIFORNIA AVENUE

BEN STERN

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**Newmark
Knight Frank**



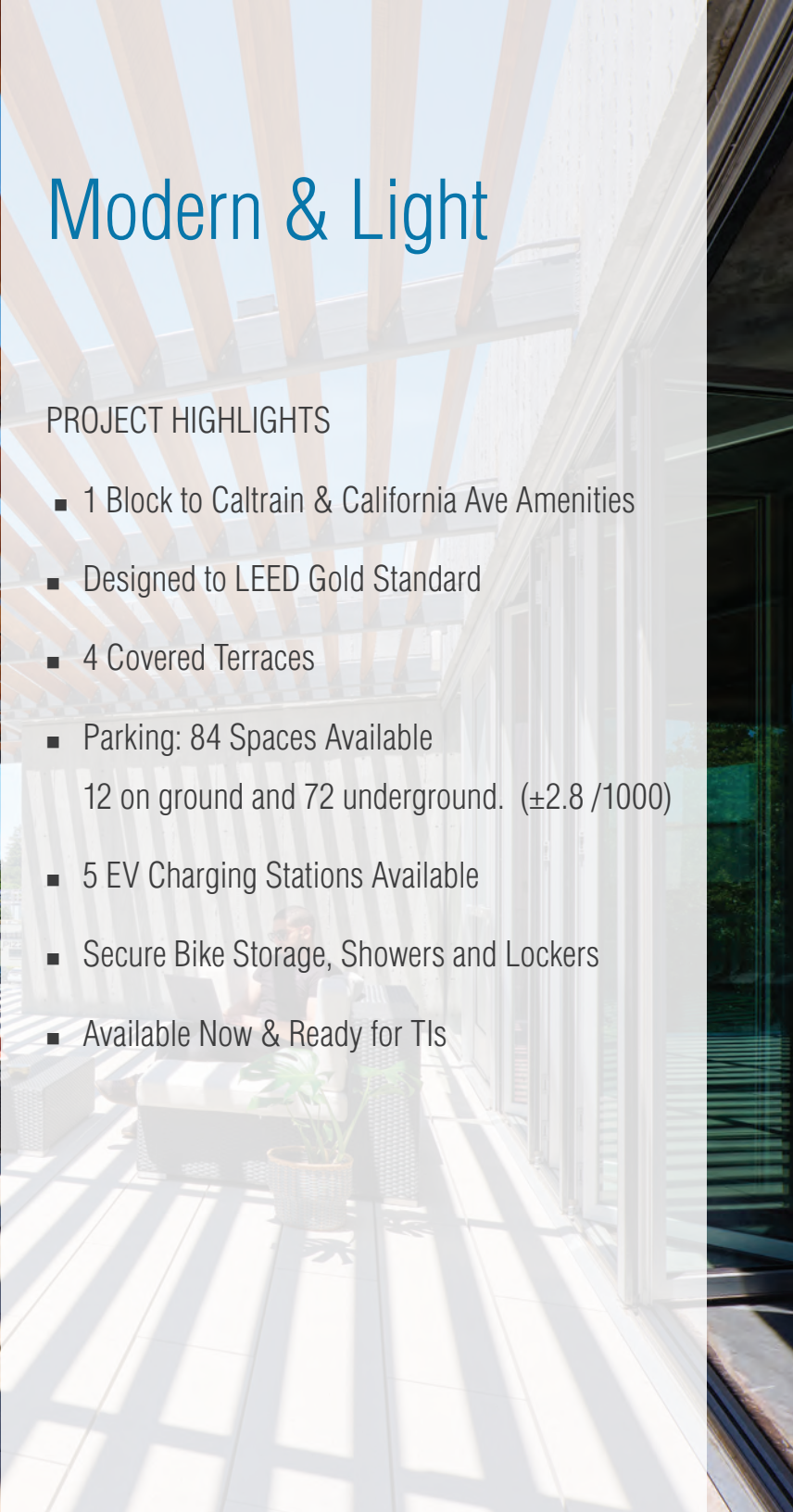
KENSON
VENTURES REAL ESTATE



Modern & Light

PROJECT HIGHLIGHTS

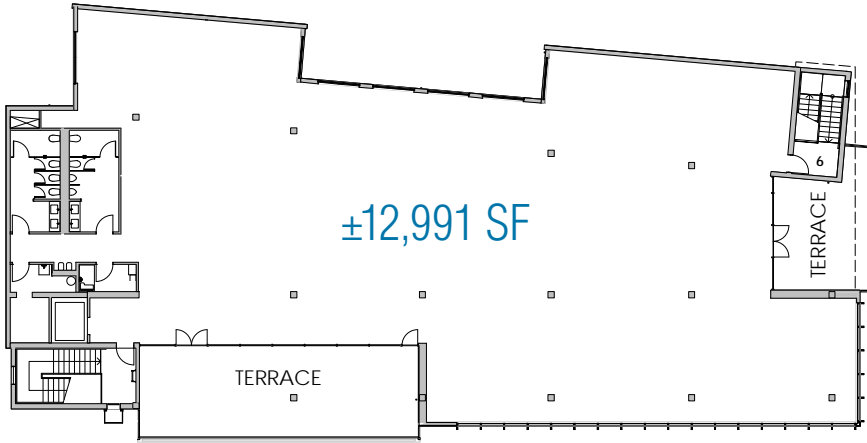
- 1 Block to Caltrain & California Ave Amenities
- Designed to LEED Gold Standard
- 4 Covered Terraces
- Parking: 84 Spaces Available
12 on ground and 72 underground. ($\pm 2.8 / 1000$)
- 5 EV Charging Stations Available
- Secure Bike Storage, Showers and Lockers
- Available Now & Ready for TIs



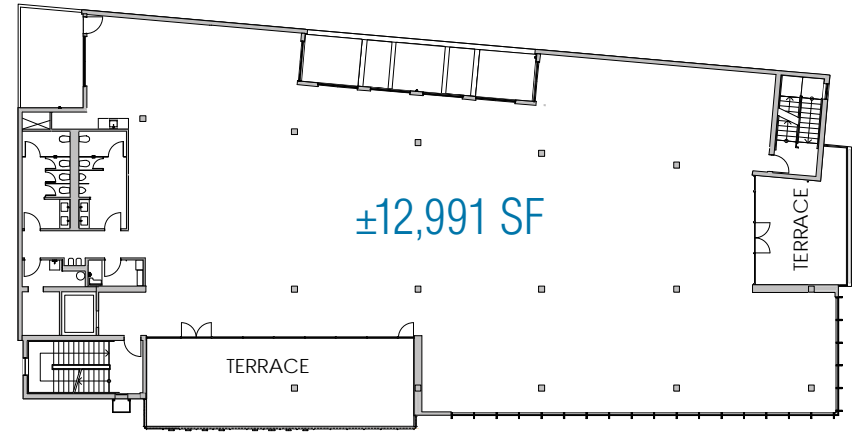


Designed to LEED Gold Standards

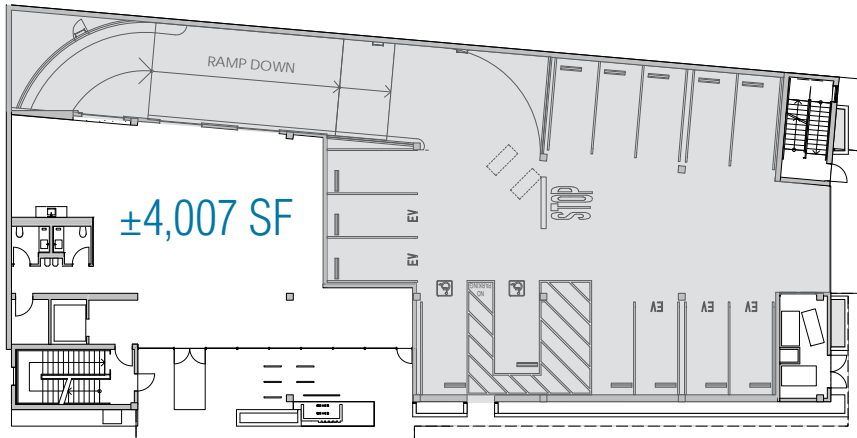
Floor Plans



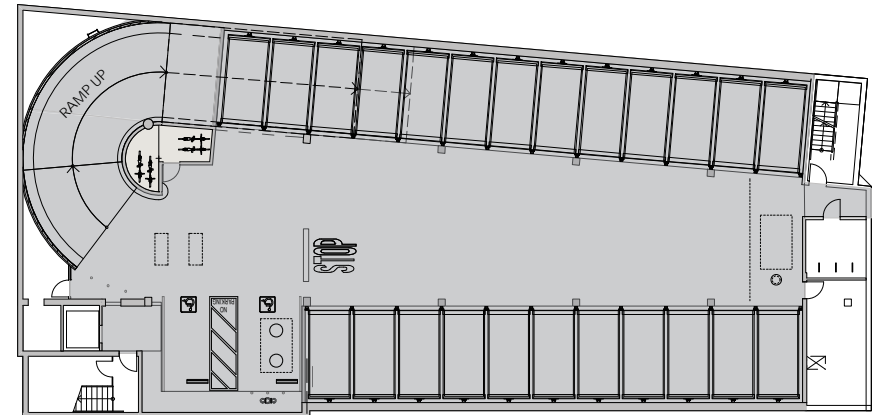
3rd Floor



2nd Floor



1st Floor



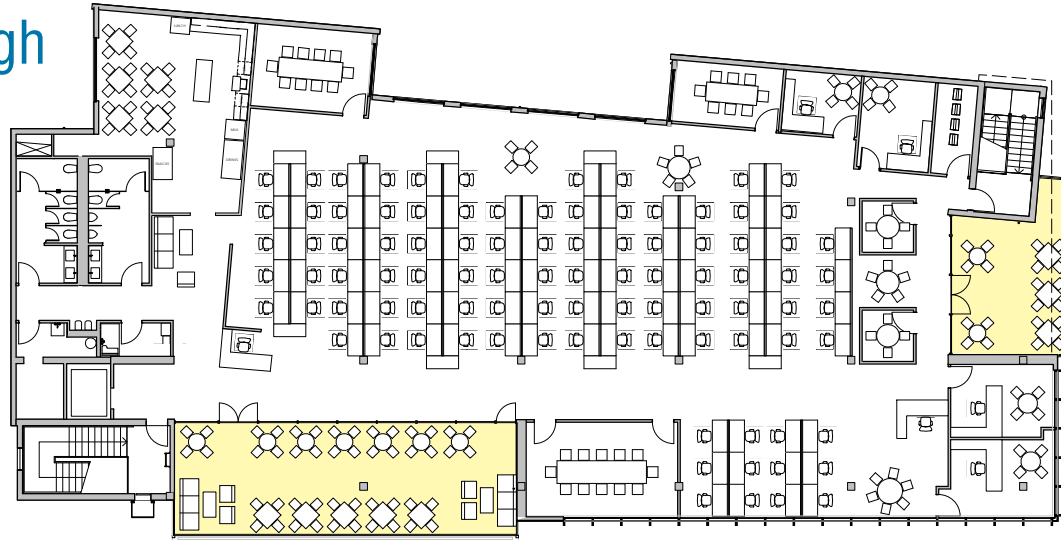
Basement

Tenant Plans

Technology/High Density Buildout

Density Per Floor: 100

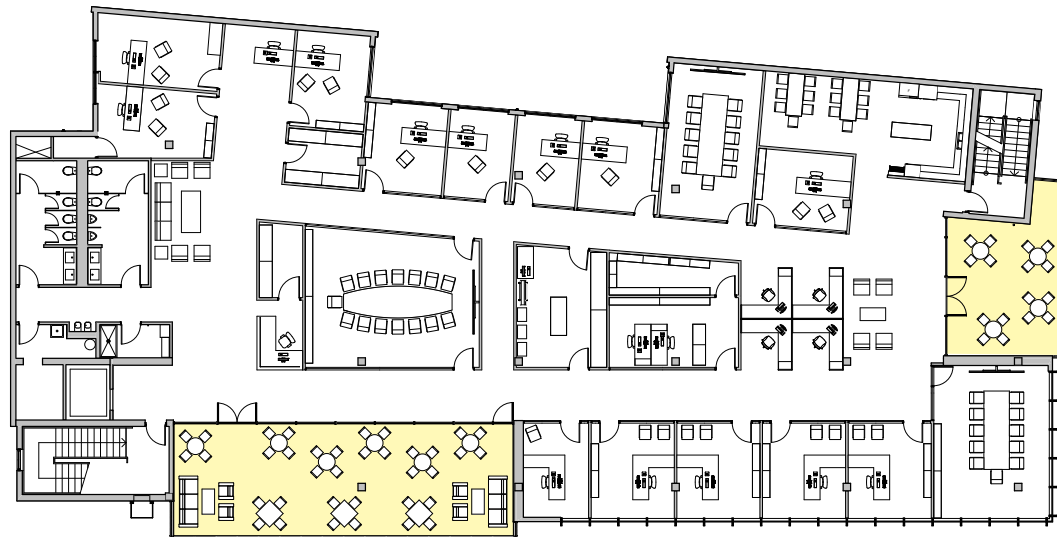
Conference Rooms: 2
Board Rooms: 1
Private Offices: 4
Benches: 94




Professional Service Layout

Density Per Floor: 21

Conference Rooms: 2
Board Rooms: 1
Private Offices: 13
Workstations: 6



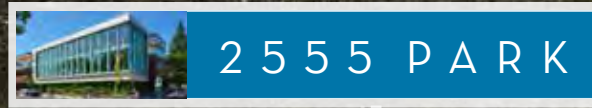
A photograph of a modern outdoor patio. The patio is covered by a pergola with thick, dark-stained wooden beams. The floor is made of light-colored tiles. In the center, there is a white outdoor sofa with dark wicker frames and several colorful cushions. A matching dark wicker coffee table sits in front of the sofa. To the right, a woman in a patterned dress and red heels stands by a glass railing, looking out over a city street with trees and buildings. The background shows a clear blue sky and a building with a dome. The overall atmosphere is bright and sunny.

Designed for Indoor/Outdoor Functionality

49 Minutes to San Francisco via Caltrain

DOWNTOWN PALO ALTO

To Highway 101
1.9 Miles / 5 Minutes

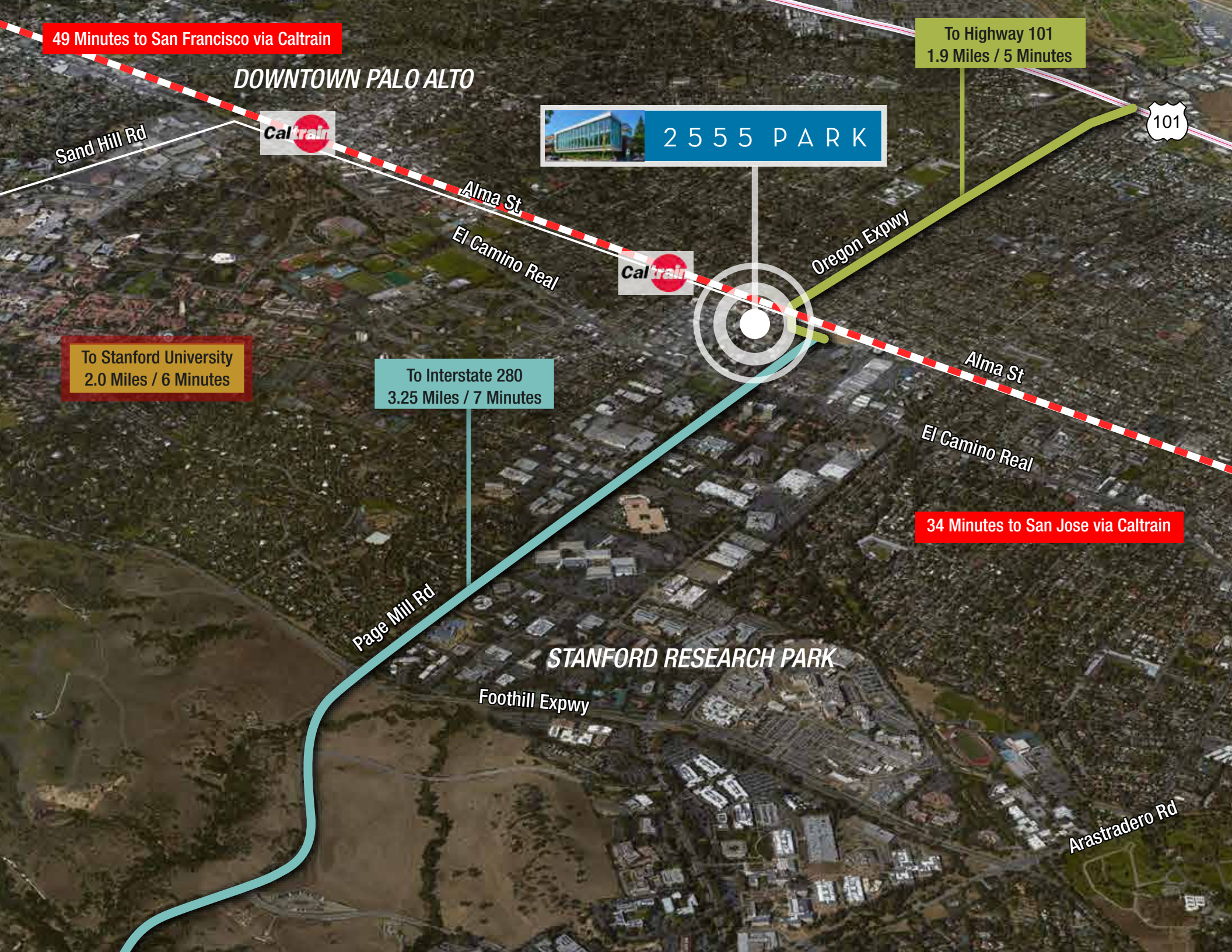


To Stanford University
2.0 Miles / 6 Minutes

To Interstate 280
3.25 Miles / 7 Minutes

34 Minutes to San Jose via Caltrain

STANFORD RESEARCH PARK



Sand Hill Rd



Alma St

El Camino Real

Oregon Expwy



Alma St

El Camino Real

Page Mill Rd

Foothill Expwy

Arastradero Rd

Ample Amenities

BANKS

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

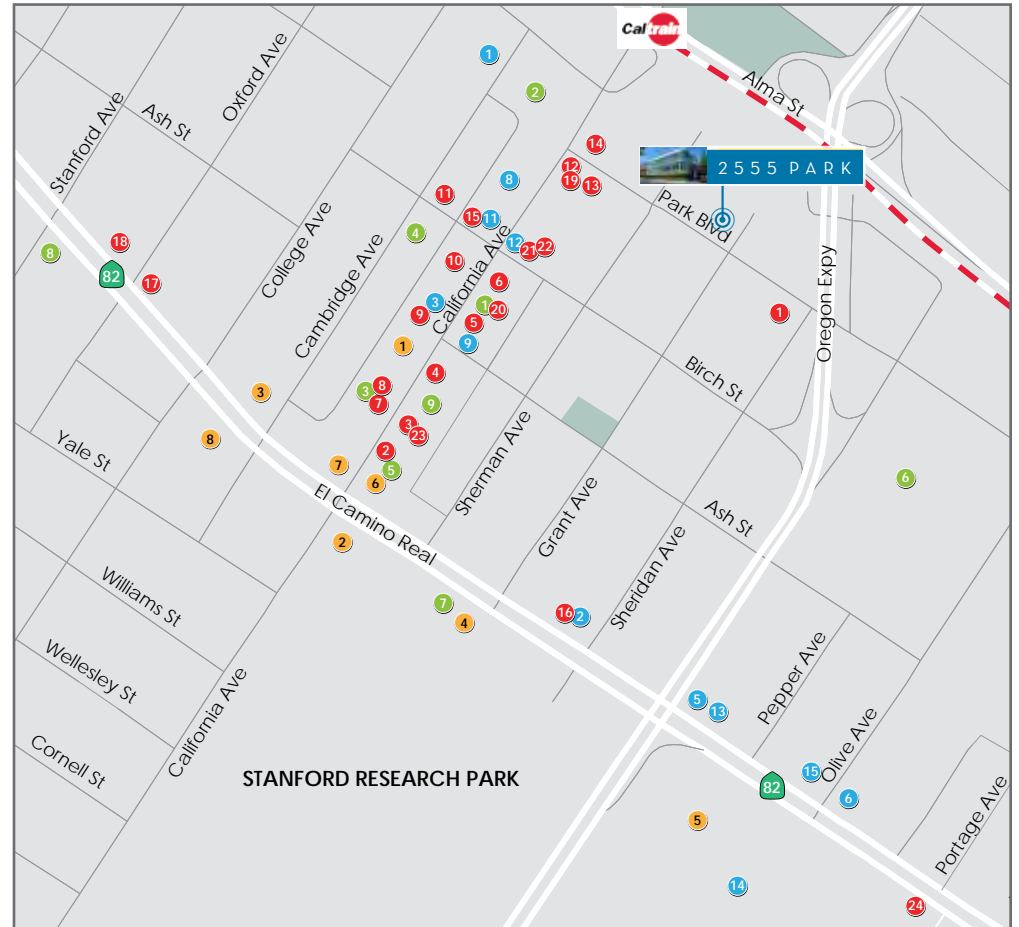
SHOPPING & SERVICES

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

11. Keeble & Shuchat Photography
12. Pure Barre
13. Xfinity
14. CineArts
15. 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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P A R K

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