

FOOTHILL RESEARCH CENTER

PALO ALTO / CA



4001-4015 MIRANDA AVENUE
PALO ALTO, CALIFORNIA

HUDSONPACIFICPROPERTIES.COM

SERENE & CONVENIENT



FEATURES AND AMENITIES

4
TWO-STORY
BUILDINGS

**STANFORD
RESEARCH PARK**
LOCATION

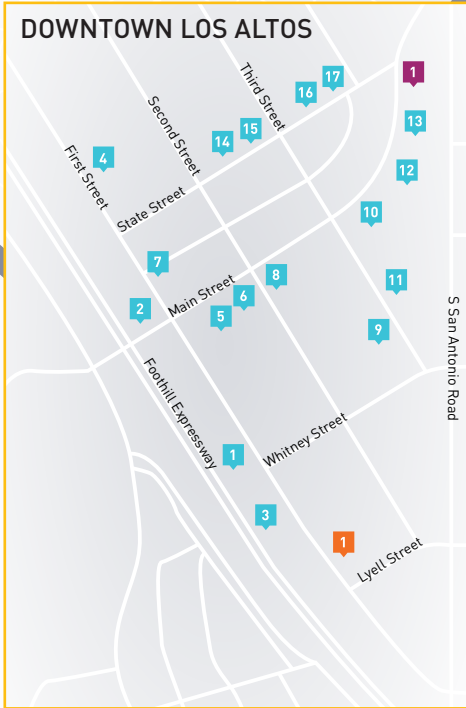
195,386
TOTAL
SQUARE FEET

CAMPUS INFO

- + Class A R&D Campus
- + **IDEALLY SUITED FOR LIFE SCIENCE AND TECH USERS**
- + Less than 5 Minutes to Los Altos & 10 Minutes to Downtown Palo Alto & Many Restaurants & Amenities
- + Immediate Access to Highway 280 & Foothill Expressway
- + Beautiful Courtyard Settings
- + Showers & Bike Lockers
- + Expansion Capabilities
- + Walking Distance to Free Marguerite Shuttle Stop (Every 30 Minutes to California Avenue District)
- + Connected to Palo Alto Commercial Fiber Backbone



WELCOME TO THE NEIGHBORHOOD



PALO ALTO FOOD & DRINK

- 1 Cal Ave Shopping District
 - + Anatolian Kitchen
 - + Baume
 - + Cafe Pro Bon
 - + Joanie's Cafe
 - + Palo Alto Sol
 - + Pastis
 - + Peking Duck
 - + Printers Cafe
 - + Spice Kit Mollie Stone's Markets
 - + Terun
 - + The Counter
 - + La Bodeguita Del Medlo

- 2 Caffe Riace
- 3 Chipotle
- 4 Starbucks
- 5 INDO Restaurant & Lounge
- 6 Mandarin Roots
- 7 Odori Sushi
- 8 The Fish Market
- 9 Corner Bakery Cafe
- 10 Hong Kong Restaurant

ACCOMMODATIONS

- 1 Creekside Inn
- 2 Comfort Inn
- 3 Stanford Terrace Inn
- 4 Hilton Garden Inn
- 5 Hotel Parmani
- 6 Dinah's Garden Hotel

HEALTH AND FITNESS

- 1 Equinox
- 2 Amity CrossFit
- 3 Avalon Yoga
- 4 Functional Lifestyle
- 5 Performance Gains
- 6 24 Hour Fitness

DOWNTOWN LOS ALTOS FOOD & DRINK

- 1 Draeger's
- 2 Cetrella
- 3 Bella Vita
- 4 Bumble
- 5 Opa!
- 6 Le Boulanger
- 7 Tin Pot Creamery
- 8 Turn
- 9 Akane Japanese
- 10 Casa Lupe
- 11 Los Altos Grill
- 12 Lulu's
- 13 The American Italian Deli
- 14 Asa
- 15 Tour Eiffel Vietnamese
- 16 Ambience
- 17 Pompeii

ACCOMMODATIONS

- 1 Enchante Boutique Hotel

HEALTH AND FITNESS

- 1 Yoga of Los Altos

REIMAGINING NOW. TO CREATE WHAT'S NEXT.



FOR MORE INFORMATION CONTACT: 950 TOWER LANE, SUITE 1800, FOSTER CITY / CA 94404 +1 650 200 2900

WHERE WE WORK IS NOT JUST WHERE WE WORK. IT'S PART OF WHO WE ARE AND HOW WE THRIVE. AT HUDSON PACIFIC PROPERTIES, THAT'S WHAT DRIVES US TO STAY ONE STEP AHEAD, LOOKING FOR OPPORTUNITIES IN JUST THE RIGHT PLACES TO BRING INNOVATION TO LIFE.

When you partner with us you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.

We're driven to find the next amazing space for today and tomorrow's leading companies – building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties everything is possible.

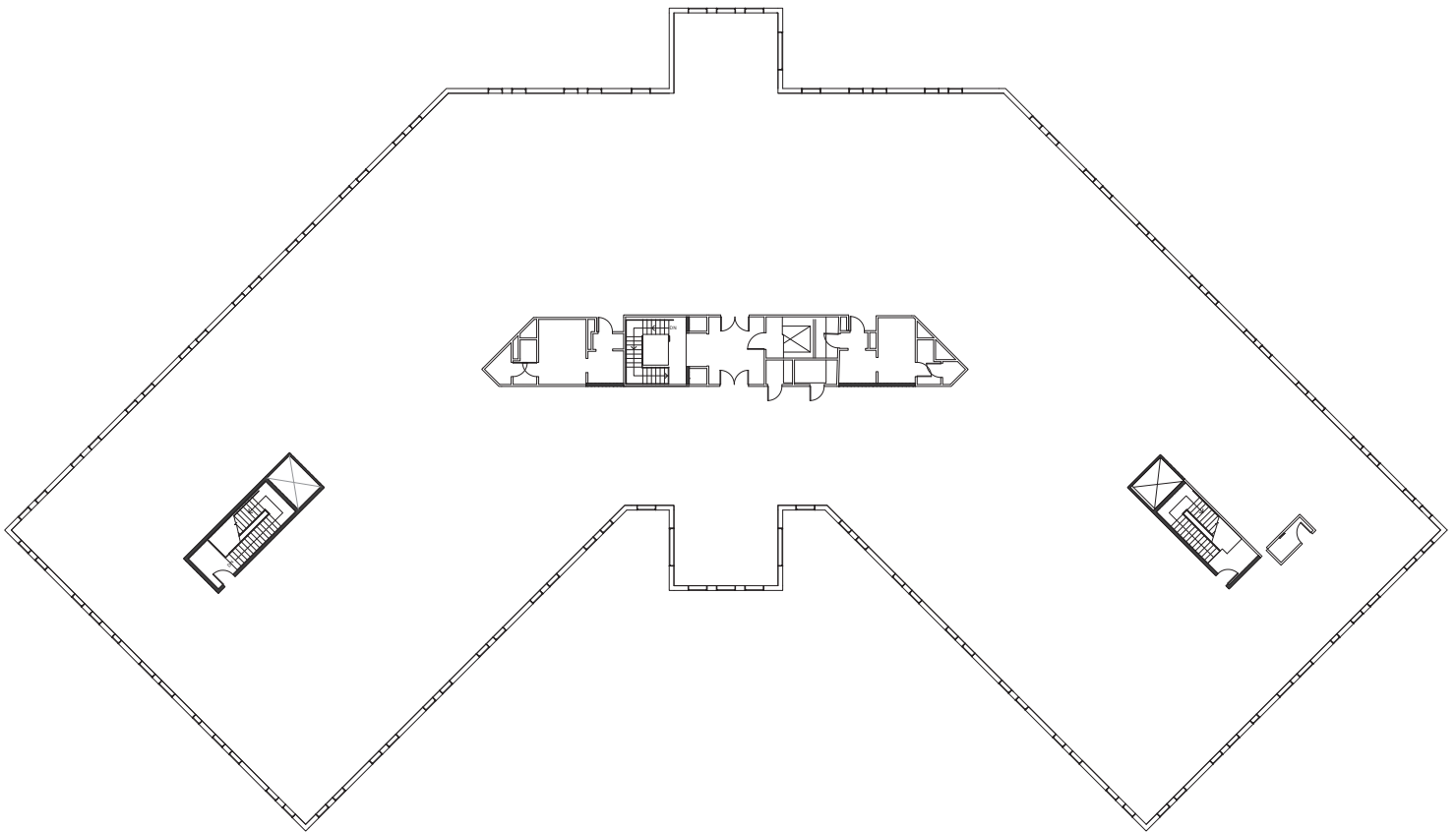


LOS ANGELES • SILICON VALLEY
SAN FRANCISCO • SEATTLE

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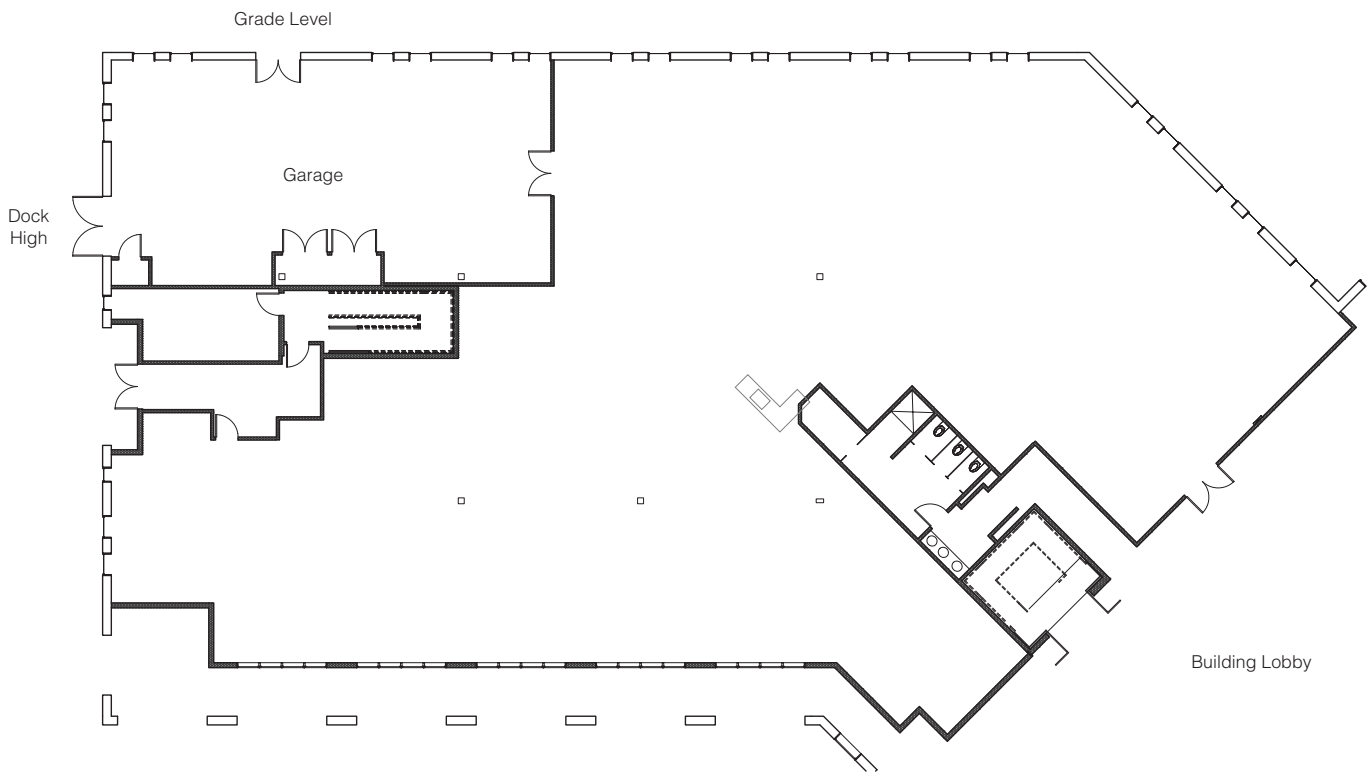
4005 Miranda

- Second Floor: ±30,057 SF



4009 Miranda

- Suite 150: ±13,860 SF



4009 Miranda

- Second Floor: ±30,080 SF

