

LEASE SUMMARY

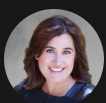
LEASE RATE:	Call for Rate
BUILDING SIZE:	±6,588 SF
AVAILABLE SF:	±950 SF
YEAR BUILT:	1963
RENOVATED:	2021
ZONING:	CN - Neighborhood Commercial
MARKET:	Palo Alto
SUBMARKET:	Midtown
APN:	127-34-106

PROPERTY OVERVIEW

Well-located two-story multi-tenant office/retail building located in the Midtown submarket of Palo Alto. The property benefits from several retail amenities within a short walk and ample free parking in the adjacent city-owned lot. The property is perfect for small to established firms looking for a convenient suburban location with ample parking.

PROPERTY HIGHLIGHTS

- ±950 SF office suite available for sublease
- Efficient layout featuring two private offices and an open work area
- Potential plug-and-play opportunity
- Abundant natural light with skylights throughout the space
- Access to common area restrooms and shared coffee bar
- Free parking available in adjacent city-owned parking lot
- Sublease term through November 30, 2028, with potential for a direct lease



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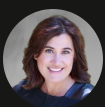
For Sublease

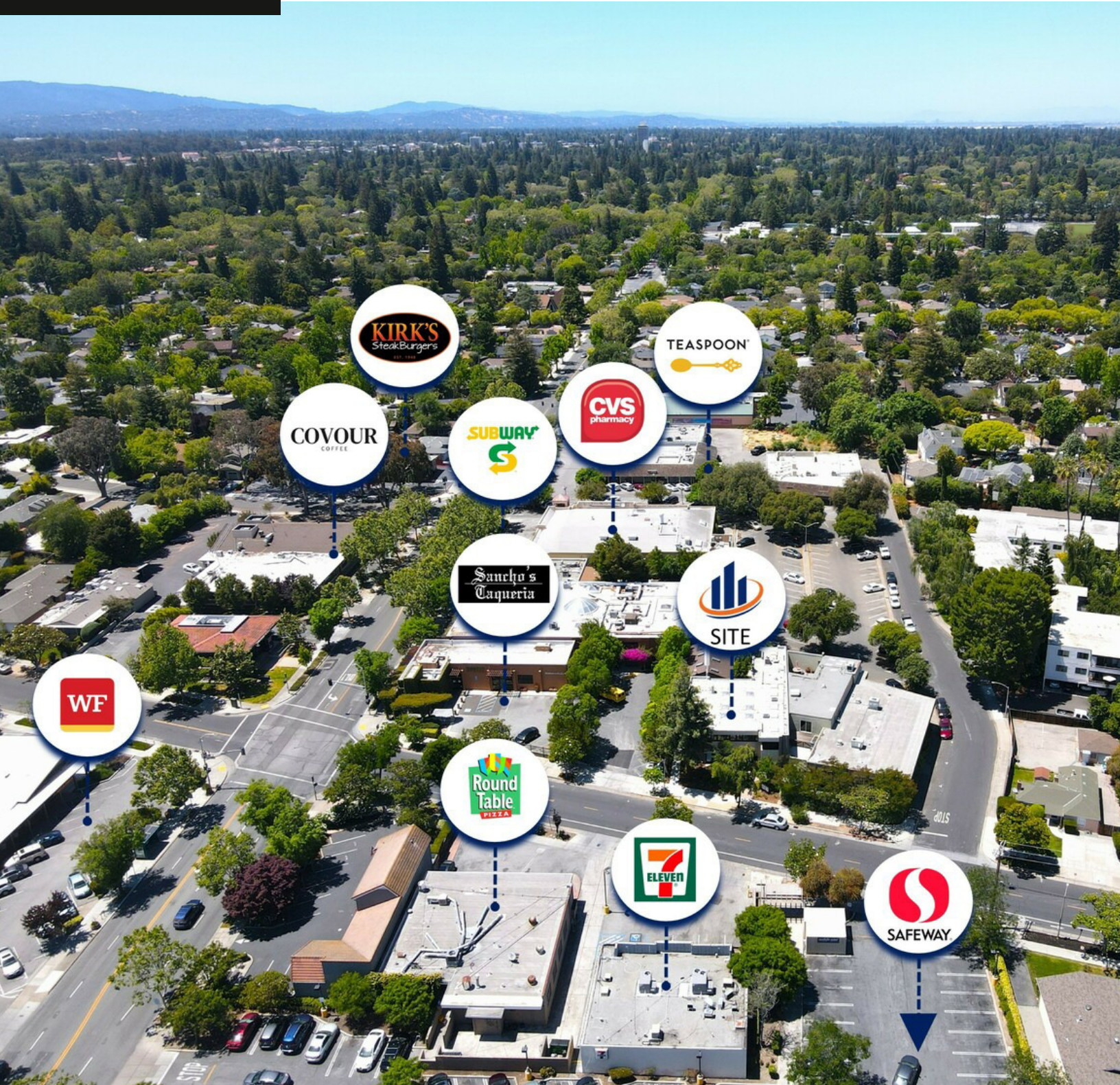
Colorado Business Offices

715 Colorado Avenue, Suite A, Palo Alto, CA 94303

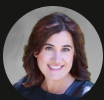


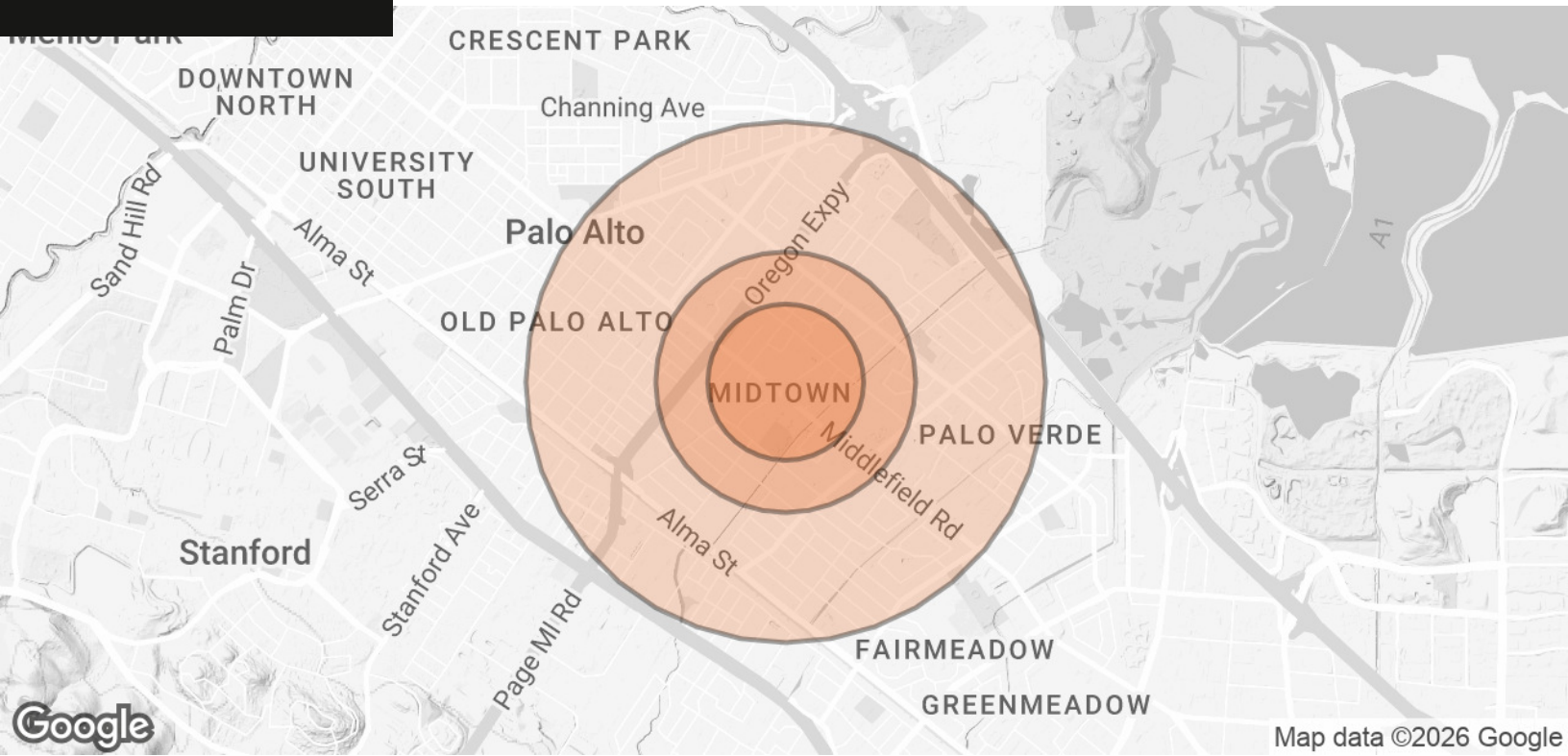
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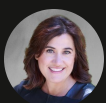
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,407	5,842	23,053
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	42	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	514	2,089	8,366
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$303,704	\$299,799	\$308,573
AVERAGE HOUSE VALUE	\$2,154,215	\$2,159,678	\$2,143,759

2020 American Community Survey (ACS)



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