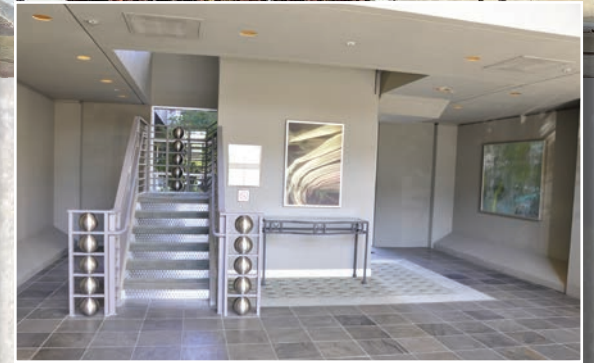
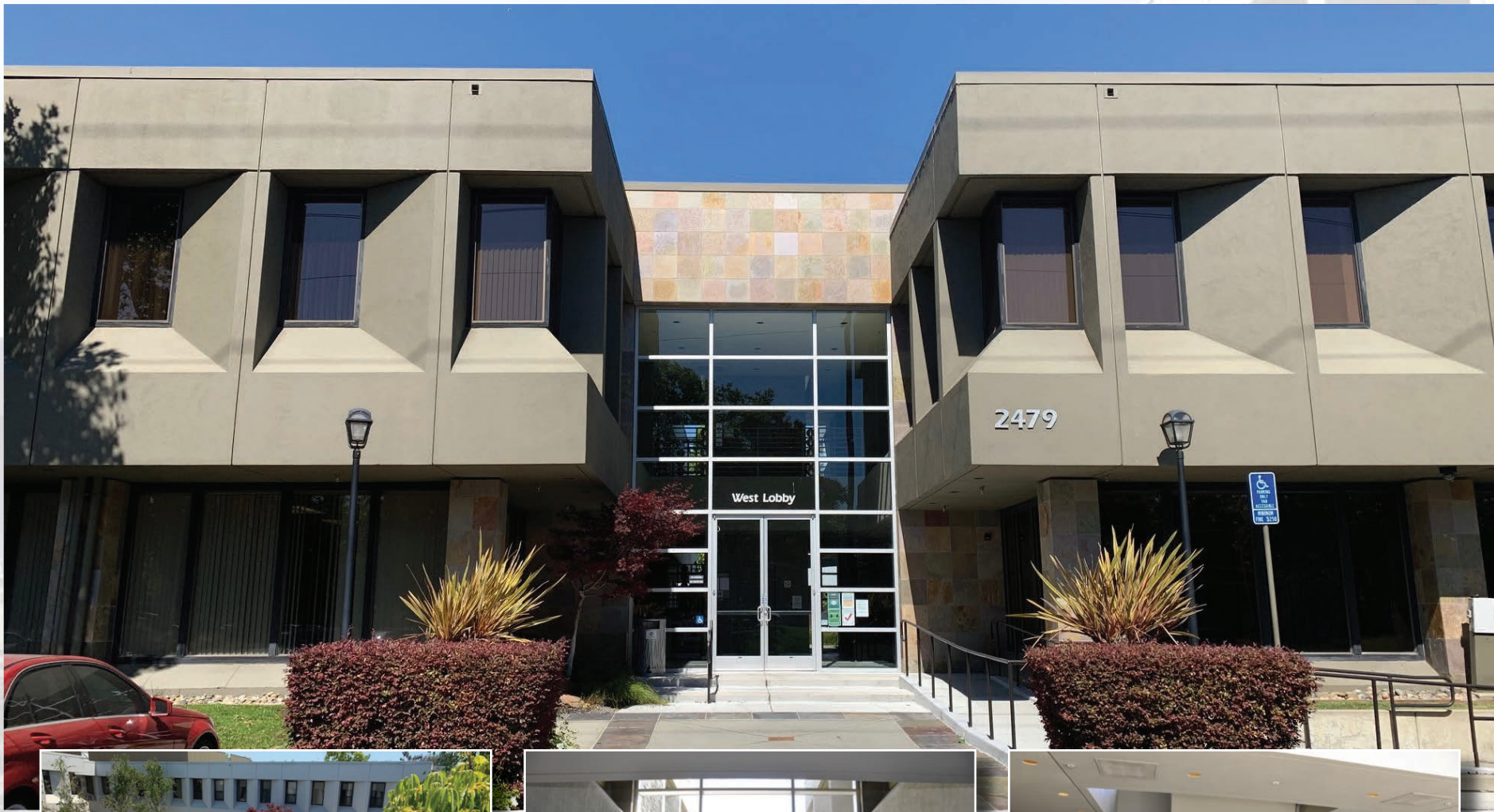


EMBARCADERO CORPORATE CENTER



2479 E. Bayshore Road

Palo Alto, California

Patty McGuigan 650.688.8519 [patty.mcguigan@nmrk.com](mailto:patty.mcguigan@nmrk.com) CA RE License #00800652

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## PROJECT HIGHLIGHTS

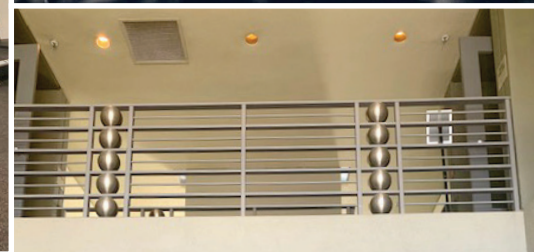
This premier Class A multi-tenant office project centrally located in Palo Alto offers incredible nearby amenities such as panoramic views of the Palo Alto Baylands lined with bike and running paths, the adjacent Palo Alto Municipal Golf course, an on-site deli coupled with on-site management, restaurants within steps of the project and just minutes from downtown Palo Alto.

- Suite 220/230:  $\pm 4,667$  SF  
Suite 235:  $\pm 1,144$  SF  
Suite 260:  $\pm 10,540$  SF  
Suite 270:  $\pm 2,892$  SF  
Suite 290:  $\pm 4,240$  SF
- Centrally located along the Peninsula in Palo Alto, with direct access to Highway 101
- Caltrain Shuttle to downtown Palo Alto
- Direct proximity to restaurants and cafes
- Adjacent to Palo Alto Municipal Golf Course and Beautiful Baylands
- Abundant expansion opportunities
- Wrap-around window line
- On-site property management
- Signage in upgraded lobbies
- Attractive courtyard
- Modern fitness center
- EV charging stations

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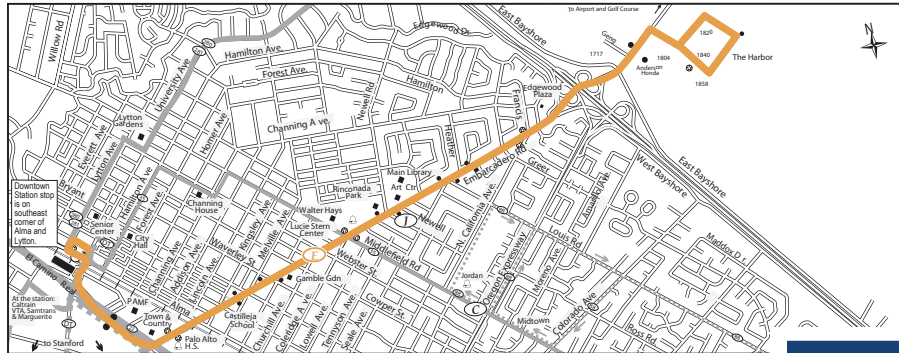


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## Caltrain Schedule



**KEY**

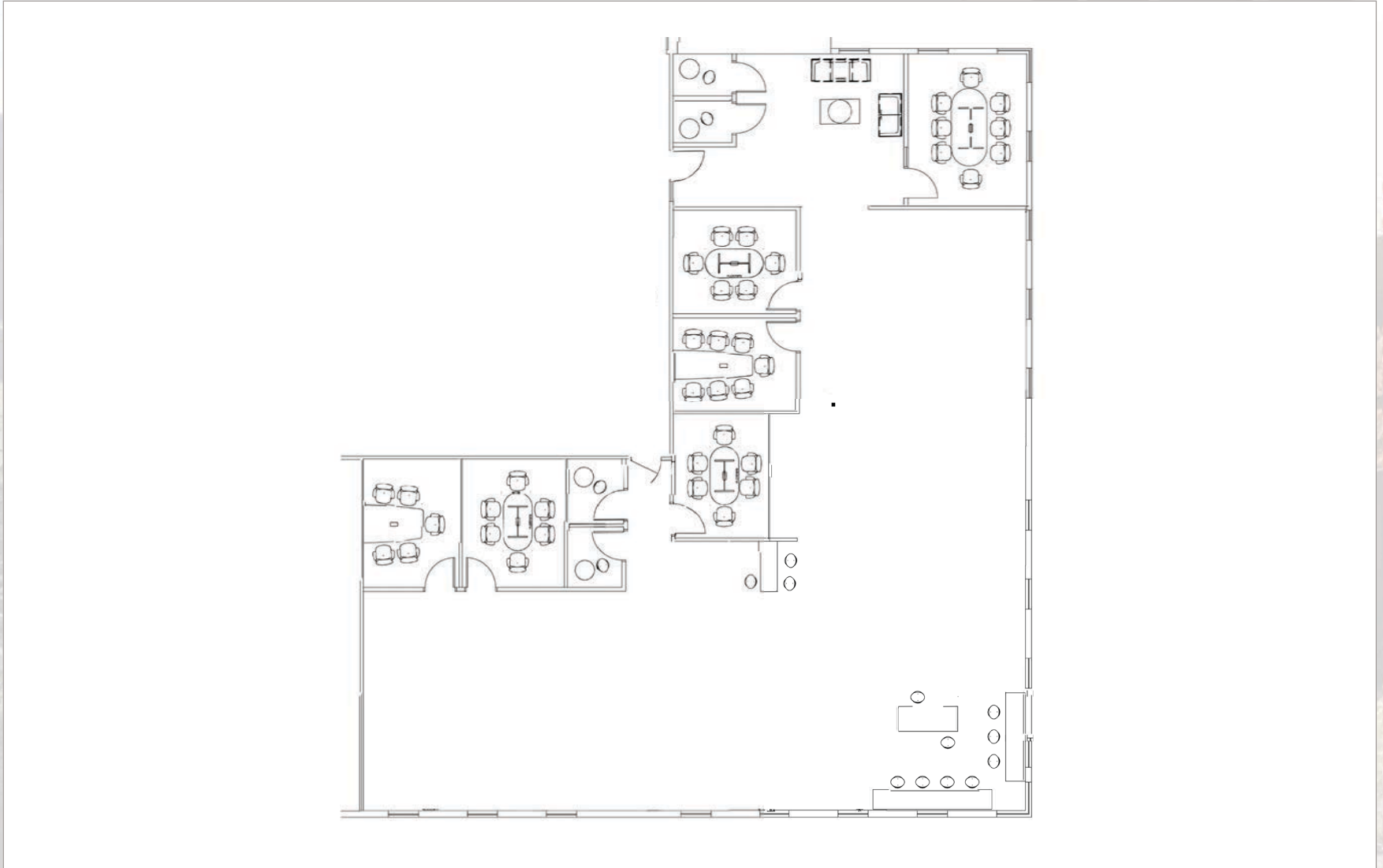
- Embarcadero Shuttle
- Samtrans & VTA: Service every 30 minutes or better
- Samtrans & VTA: Service less than every 30 minutes
- Bus Stops
- Timepoint bus stop
- Key Landmarks
- Schools

Caltrain Station	Harbor Place	Caltrain Station
<b>MORNING SCHEDULE</b>		
7:06	7:19	7:34
7:15	7:28	7:43
7:34	7:47	8:02
7:49	8:07	8:22
8:06	8:19	8:34
8:28	8:41	8:56
8:53	9:06	9:21
9:21	9:34	9:49
<b>LUNCHTIME SCHEDULE</b>		
	11:45	12:00
12:04	12:17	12:32
12:34	12:47	1:02
1:04	1:17	1:32
1:34	1:47	

Caltrain Station	Harbor Place	Caltrain Station
<b>AFTERNOON SCHEDULE</b>		
3:05	3:18	3:33
3:25	3:38	3:53
3:35	3:48	4:03
3:55	4:08	4:23
4:05	4:18	4:33
4:25	4:38	4:53
4:35	4:48	5:03
4:55	5:08	5:23
5:06	5:19	5:34
5:25	5:38	5:53
5:35	5:48	6:03
5:55	6:08	6:23
6:06	6:19	6:34
6:23	6:36	6:51



Suite 220/230: ±4,667 Square Feet

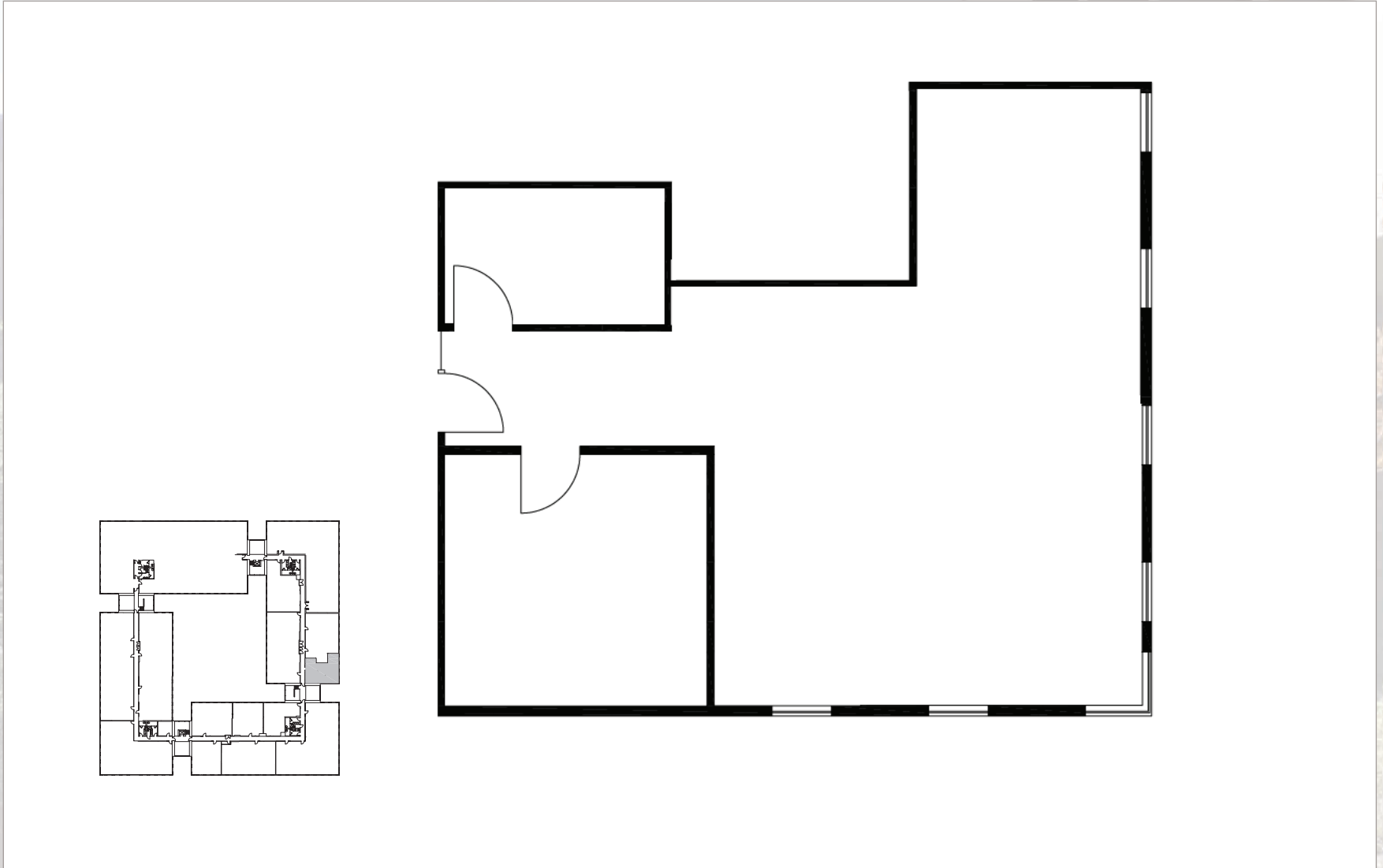


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Suite 235: ±1,144 Square Feet

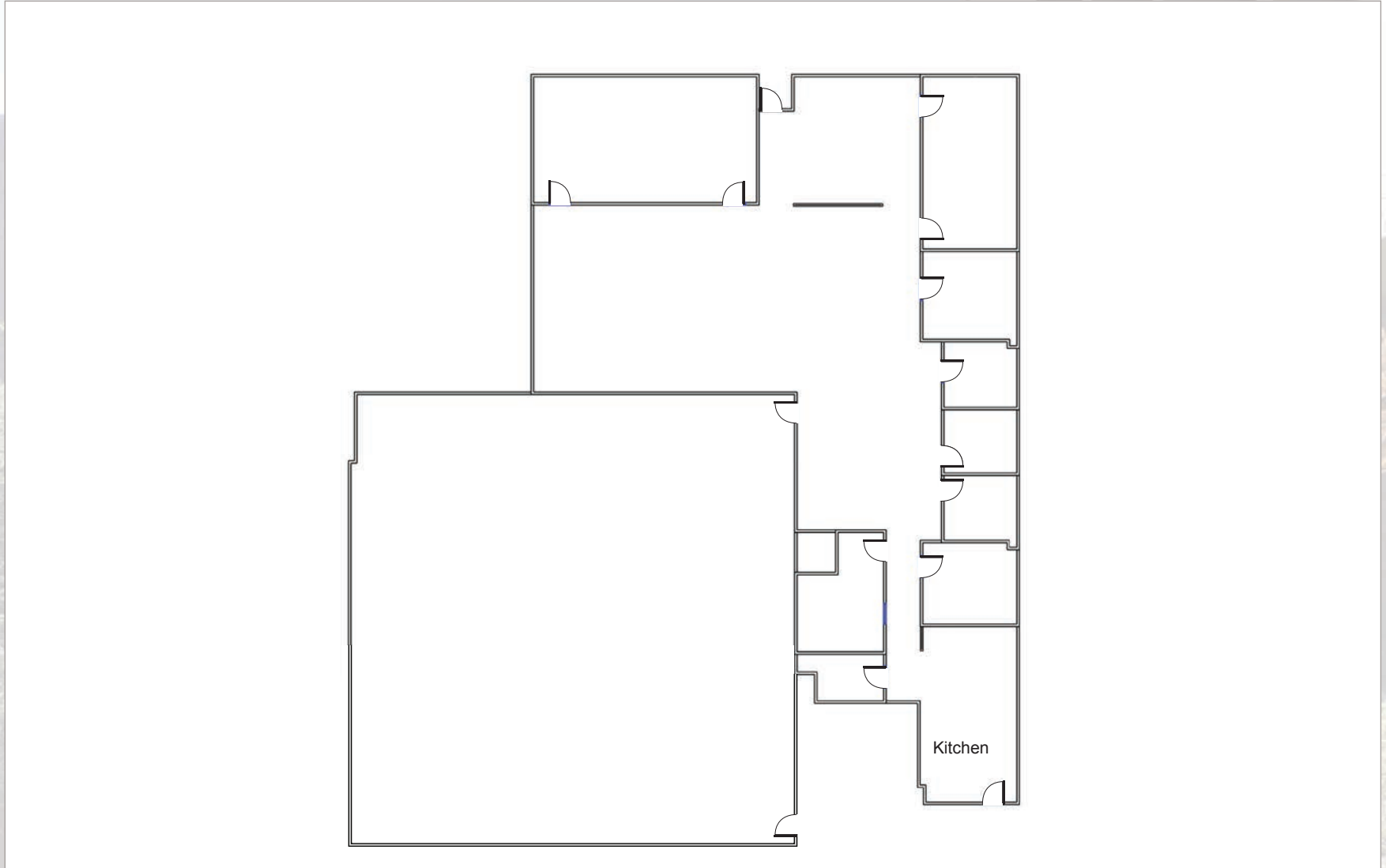


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Suite 260: ±10,540 Square Feet

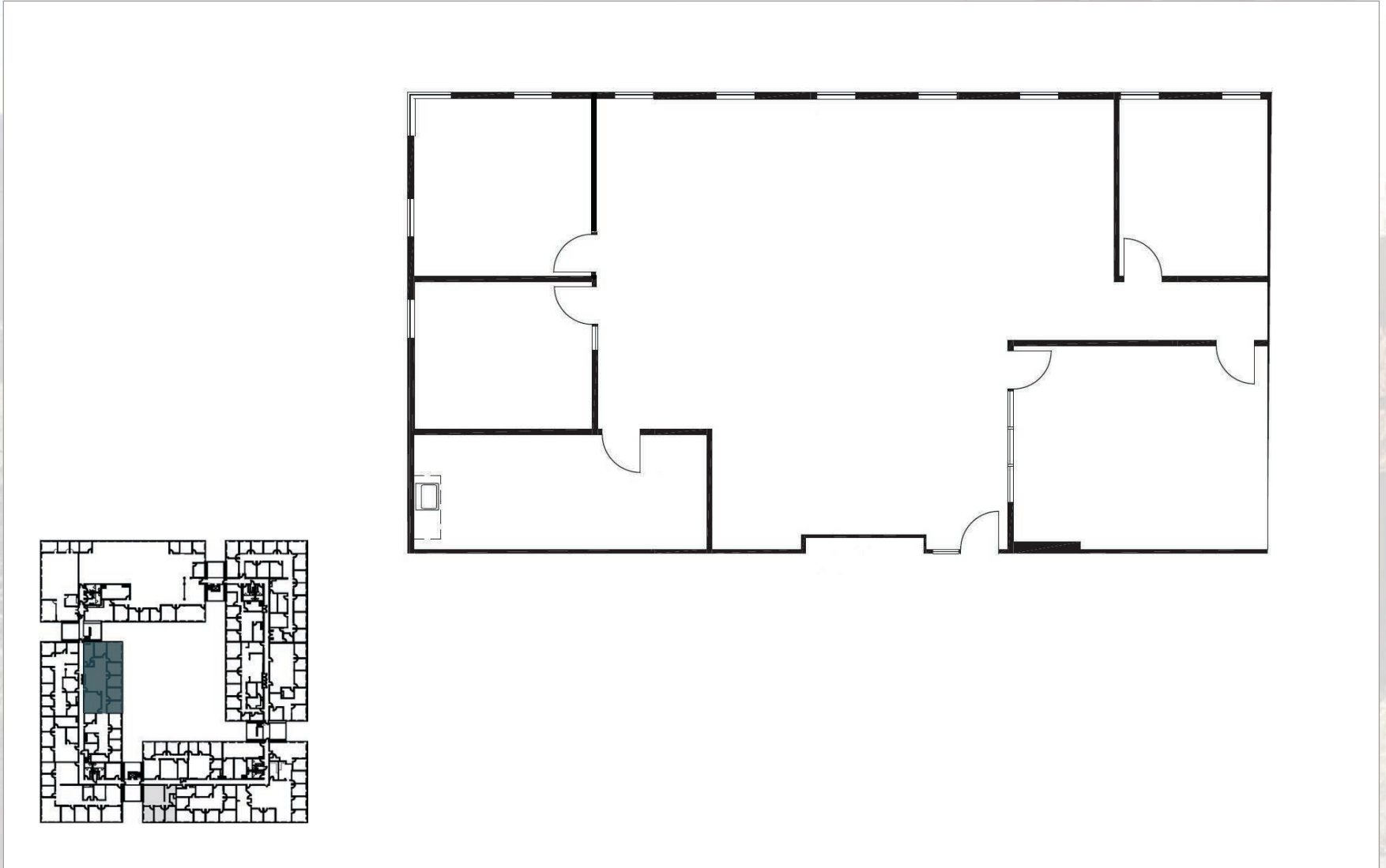


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Suite 270: ±2,892 Square Feet

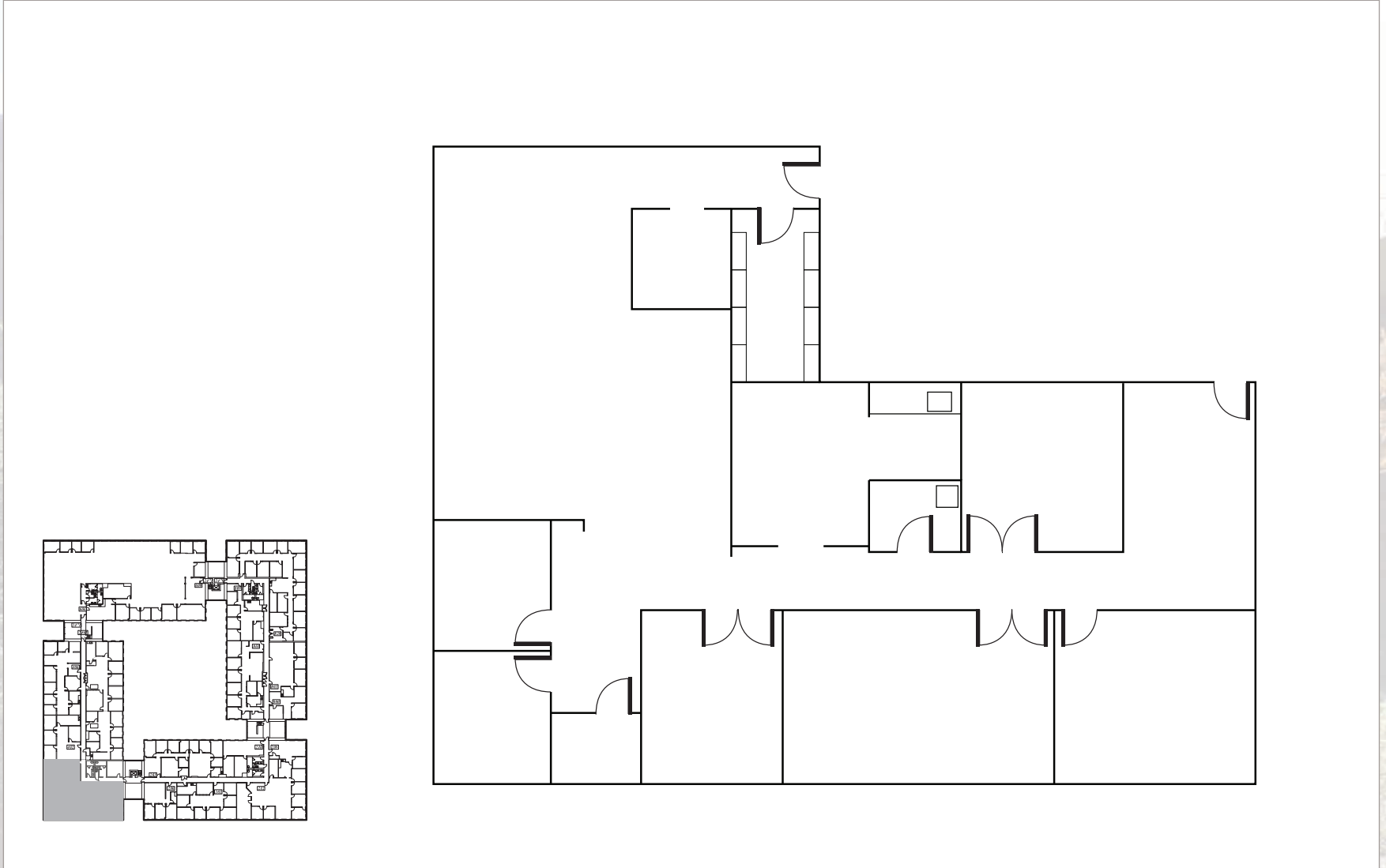


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Suite 290: ±4,240 Square Feet



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