



SINGLE TENANT NNN LEASED INVESTMENT OPPORTUNITY

643 EMERSON STREET
PALO ALTO, CA 94301



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Sale Price: \$6,500,000 5,590 RSF
4.8% CAP Rate
Existing lease expires 6/30/2031
Current rent: \$4.64 PSF +
NNN - below market rent
Tenant responsible for building
maintenance costs

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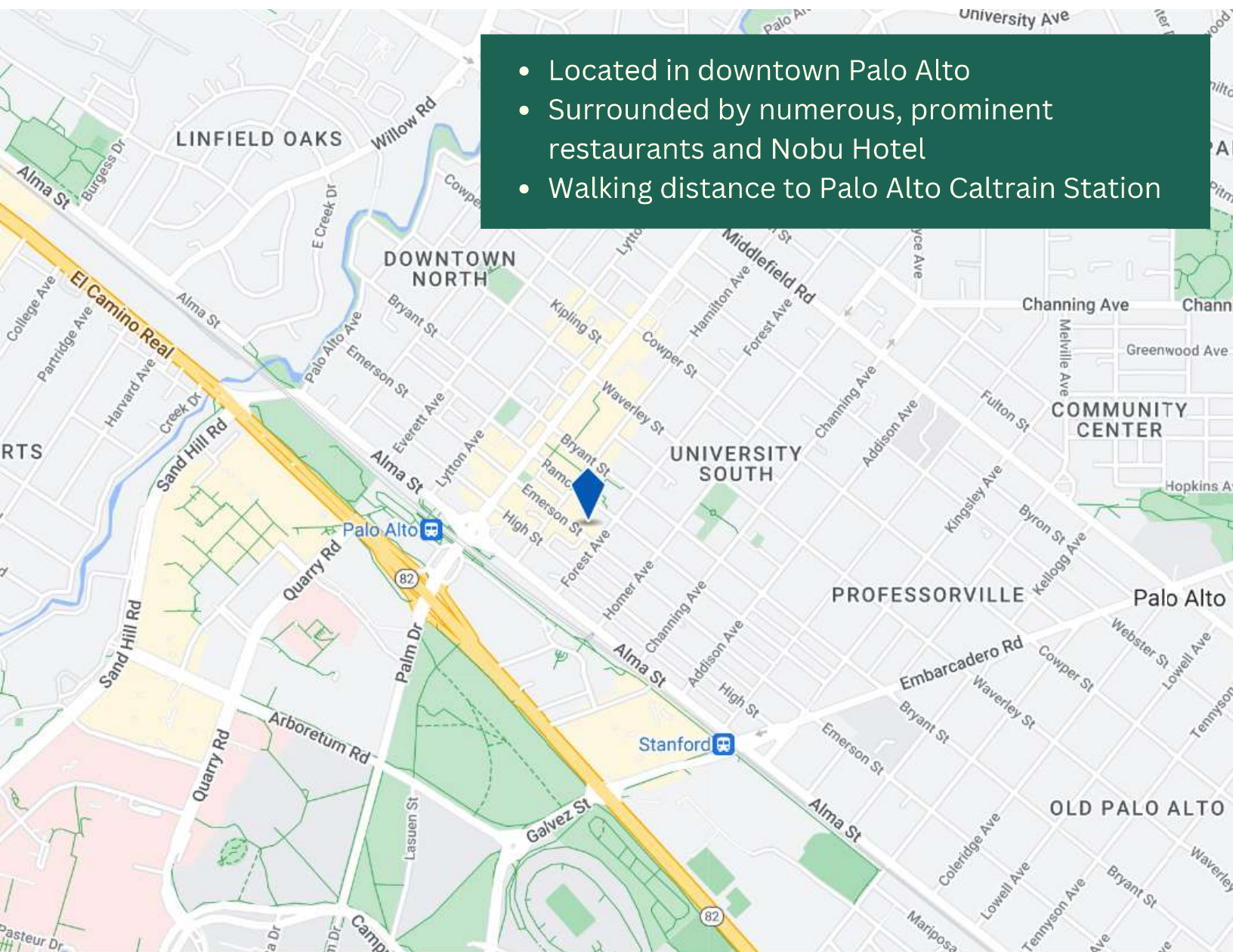


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643 EMERSON STREET PALO ALTO, CA 94301

- Located in downtown Palo Alto
- Surrounded by numerous, prominent restaurants and Nobu Hotel
- Walking distance to Palo Alto Caltrain Station



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