

FOR SALE



235 ALMA STREET
Palo Alto, California



Unique Office or Live/Work Purchase Opportunity in Prime Downtown Palo Alto Location

NEWMARK

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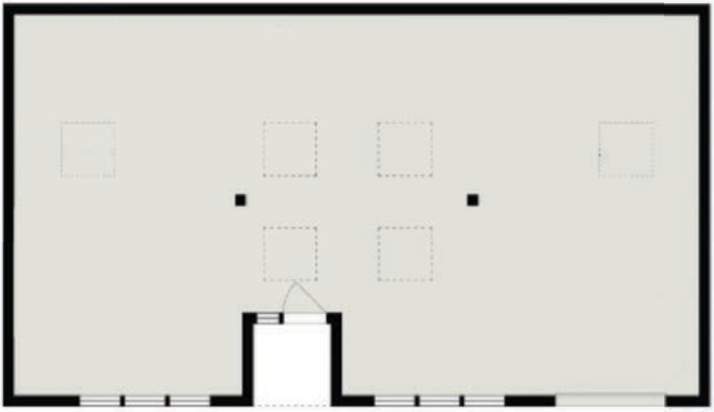
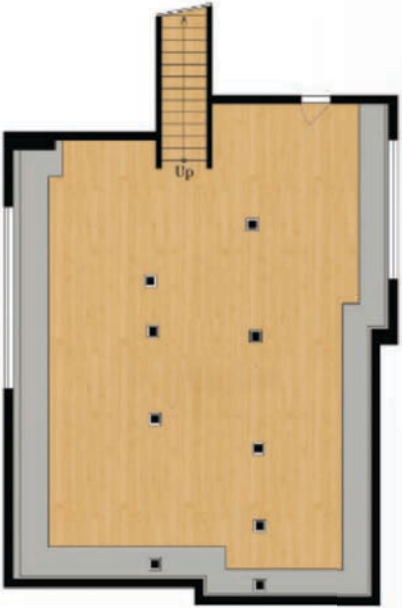
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PROPERTY HIGHLIGHTS

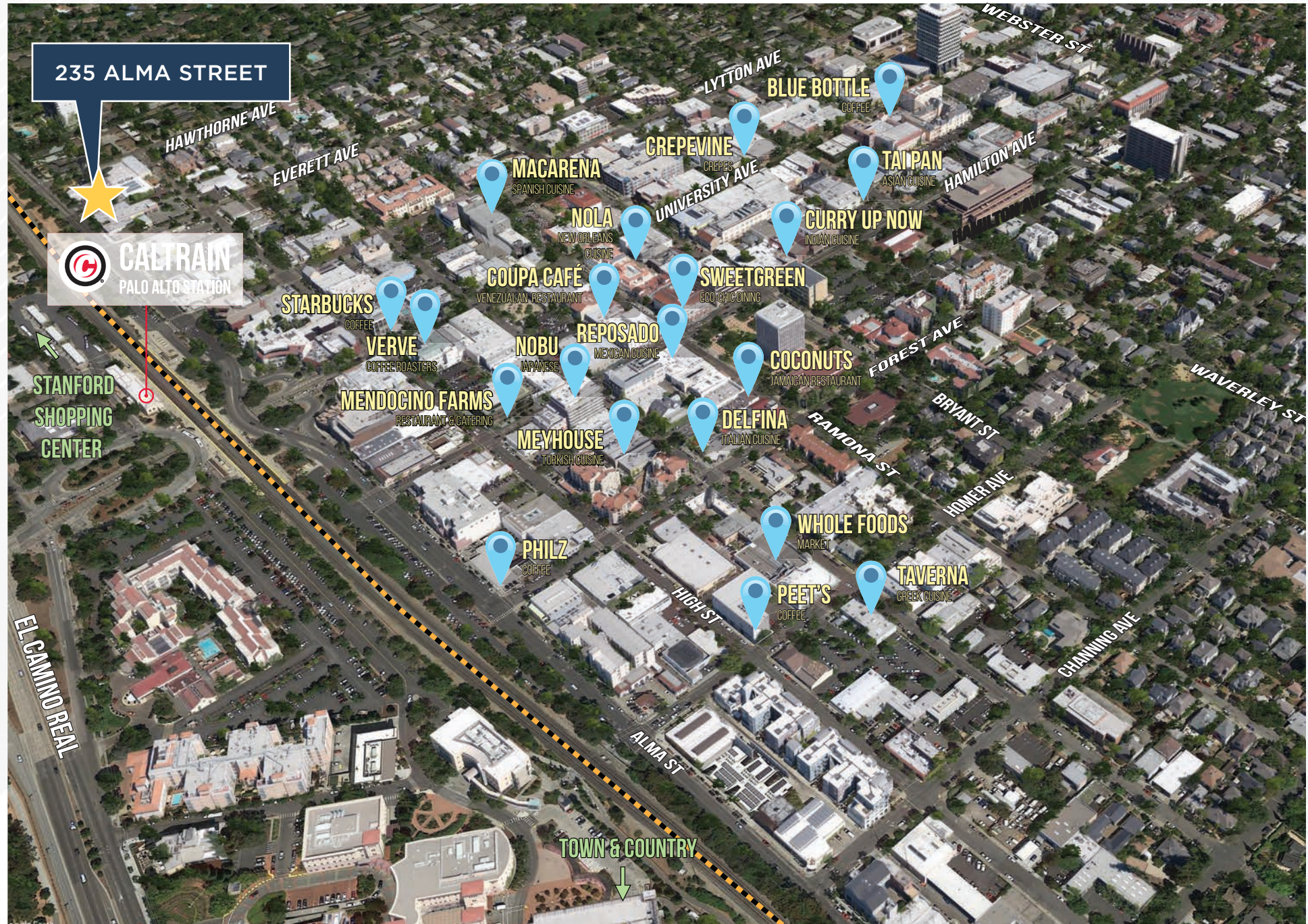
- ±3,940 RSF Total Among Two Buildings
- ±5,625 SF Parcel Size
- Front Building: ±2,560 RSF
 - Office Main Level: ±1,190 RSF
 - Office Upper Level: ±415 RSF
 - Office Lower Level: ±955 RSF
- Rear Building
 - Office/Flex: ±1,380 SF
- Extensive Exterior Renovations Recently Completed
- Clean, Brand New Interiors
- Professional landscaping
- Excellent natural light in both buildings
- Prominent downtown Palo Alto location with a serene private setting
- On-site parking & street parking nearby
- Close proximity to Palo Alto caltrain station
- Zoned CD-N(P)
 - SFR use is legal non-conforming use
 - CA Senate Bill 79 (SB 79) applicable
- Sale Price: \$4,495,000



FLOOR PLANS



NEARBY AMENITIES





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