



# For Sublease

## Rare Dental Office in Downtown Palo Alto

555 Middlefield Road, Palo Alto, CA 94301



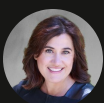
<b>LEASE RATE</b>	<b>\$7.75 SF/MONTH/NNN</b>
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### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±10,752 SF
<b>AVAILABLE SF:</b>	±1,657 SF
<b>YEAR BUILT:</b>	1956
<b>RENOVATED:</b>	2020
<b>ZONING:</b>	RM-30
<b>TOURING:</b>	Call Broker

### PROPERTY HIGHLIGHTS

- Rarely available Class "A" dental office sublease opportunity in downtown Palo Alto
- ±1,657 SF room for five operatories, a dedicated lab, a reception/waiting area, and ample storage/closet space
- Fully plumbed and ready for dental use, allowing for a seamless transition and reduced upfront build-out costs
- Ideal for a specialty dental practice such as endodontics, periodontics, orthodontics, oral surgery, or similar uses
- Modern, elevator-served professional building with recent capital upgrades
- Prime downtown Palo Alto location with excellent access to Stanford University, major medical facilities, and nearby retail amenities



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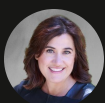




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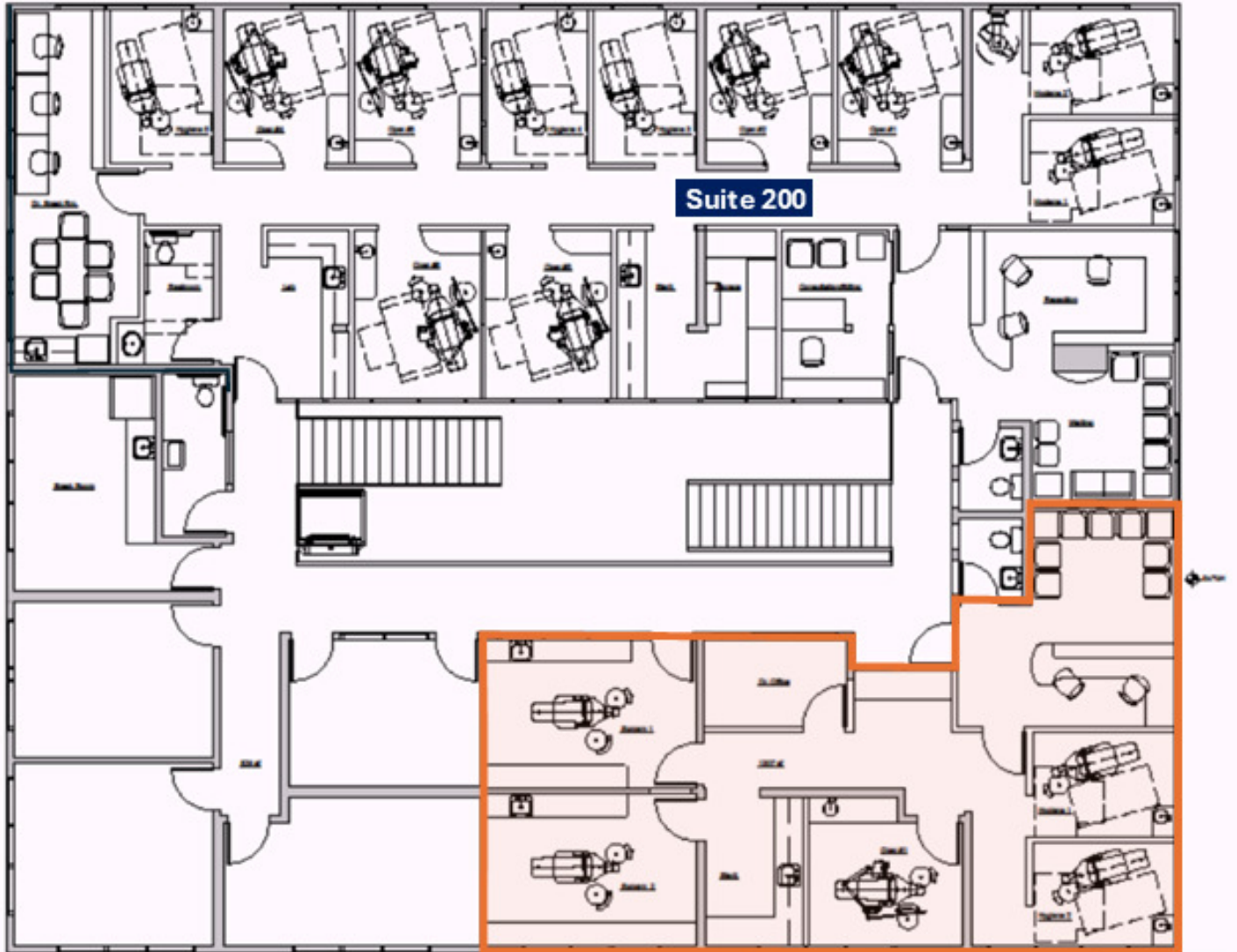
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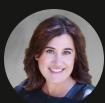
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**Suite 200**



**±1,657 SF**  
**Available for Sublease**

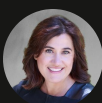


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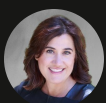
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,804	7,597	21,186
<b>AVERAGE AGE</b>	49	46	42
<b>AVERAGE AGE (MALE)</b>	46	44	41
<b>AVERAGE AGE (FEMALE)</b>	51	48	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	832	3,520	8,565
<b># OF PERSONS PER HH</b>	2.2	2.2	2.5
<b>AVERAGE HH INCOME</b>	\$267,901	\$267,639	\$266,912
<b>AVERAGE HOUSE VALUE</b>	\$1,981,962	\$2,023,158	\$2,015,333

Demographics data derived from AlphaMap



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