For Sublease

Rare Dental Office in Downtown Palo Alto

555 Middlefield Road, Palo Alto, CA 94301

LEASE RATE	$7.50 SF/MONTH/NNN

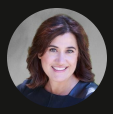
OFFERING SUMMARY

BUILDING SIZE:	±10,752 SF
AVAILABLE SF:	±1,657 SF and ±1,085 SF
YEAR BUILT:	1956
RENOVATED:	2020
ZONING:	RM-30
TOURING:	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 professional office
- 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

SPACES	LEASE RATE	SPACE SIZE
SUITE 205 & 206	$7.50 SF/month	1,657 - 2,742 SF
SUITE 204	$7.50 SF/month	1,085 - 2,742 SF



Mary Blaser
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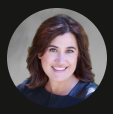

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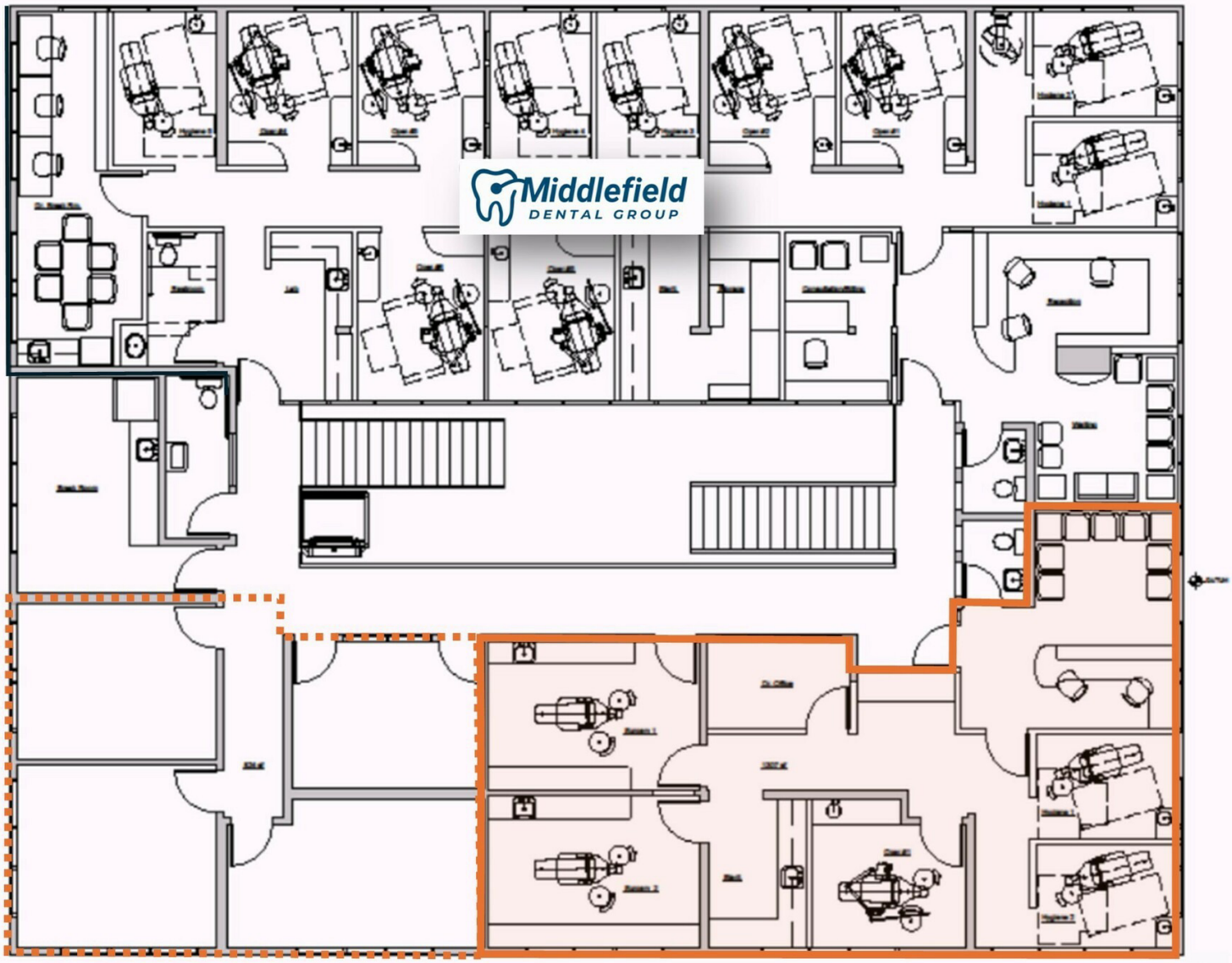
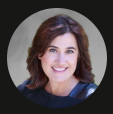


Suite 204: ±1,085 SF
(can be combined with adjacent Suite)

Suite 205 & 206: ±1,657 SF
(can be combined with adjacent Suite)



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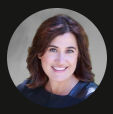

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SVN COMMERCIAL REAL ESTATE ADVISORS

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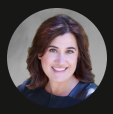
POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,804	7,597	21,186
AVERAGE AGE	49	46	42
AVERAGE AGE (MALE)	46	44	41
AVERAGE AGE (FEMALE)	51	48	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	832	3,520	8,565
# OF PERSONS PER HH	2.2	2.2	2.5
AVERAGE HH INCOME	$267,901	$267,639	$266,912
AVERAGE HOUSE VALUE	$1,981,962	$2,023,158	$2,015,333

Demographics data derived from AlphaMap



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