

525

UNIVERSITY AVE

PALO ALTO, CA

PROMINENCE

IDENTITY

ACCESS



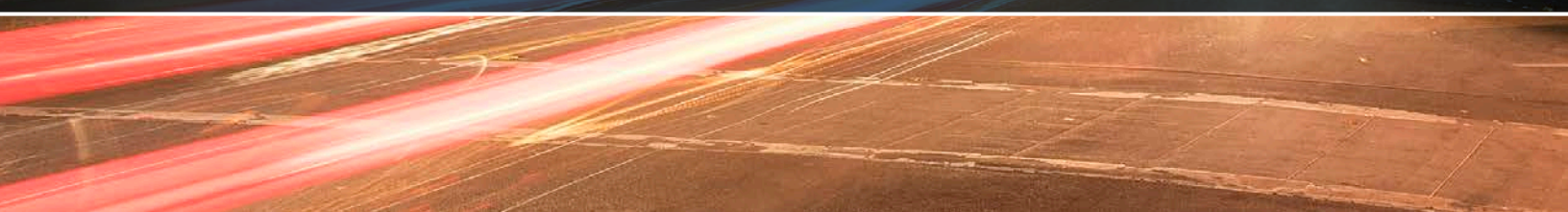
525

UNIVERSITY AVE



PROMINENCE

Upon its completion, 525 University immediately became a symbol of Palo Alto's stature as the region's only high-rise office tower and continues to be one of the most prestigious locations throughout Silicon Valley. A leader in sustainability, 525 University was the first major building in downtown Palo Alto to achieve LEED certification.



525

UNIVERSITY AVE



IDENTITY

Defining the Palo Alto skyline, 525 University is the preeminent downtown address, home to some of the region's top financial, venture capital and law firms.



- Top tier Palo Alto asset located in the heart of downtown
- 15 stories, totaling $\pm 170,000$ SF
- Efficient $\pm 9,000$ SF floorplates
- LEED Gold certified
- Abundant natural light with 360-degree views of Silicon Valley and the Santa Cruz mountains
- On-site property management and security
- Bike storage and showers
- Five levels of secure underground parking with EV charging stations
- Minutes to Caltrain, Hwy 101, Stanford University and Sand Hill Road
- Steps from over 100 dining, retail and entertainment options

525

UNIVERSITY AVE



ACCESS

Centrally located in downtown, 525 University offers immediate access to CalTrain, Highway 101 and over 100 dining, entertainment and retail options.



525

UNIVERSITY AVE

SAN FRANCISCO
INTERNATIONAL
AIRPORT

SAN JOSE
INTERNATIONAL
AIRPORT

84

101

Caltrain Station	.6 miles
HWY 101	1.6 miles
Interstate 280	6 miles
San Francisco Airport	21 miles
San Jose Airport	17 miles
Palo Alto Airport	3.7 miles

525

UNIVERSITY AVE

82

Caltrain

Stanford
Shopping Center

280



- Caltrain Line
- SamTrans Bus Route
- VTA Bus Route
- Dumbarton Express Bus Route

RESTAURANTS					
1	Evvia	420 Emerson St	20	Joe and the Juice	500 University
2	Blue Bottle Coffee	456 Univeristy	21	Cafe Venitia	419 University
3	Joya	339 University	22	Il Fornaio	520 Cowper
4	Dan Gordons	640 Emerson	23	Philz Coffee	101 Forest
5	Peets Coffee	436 University	24	Coupa Cafe	538 Ramona
6	Rangoon Ruby	445 Emerson	25	Rose and Crown	547 Emerson
7	Reposado	236 Hamilton	26	Gravity Bistro	544 Emerson
8	Starbucks	376 University	27	Wahlburgers	185 University
9	Umami Bruger	452 University	28	Pizza My Heart	220 University
10	Zola	565 Bryant St	29	Crepevine	367 University
11	Arte Ristorante	473 University	30	Arte	473 University
12	Bird Dog	420 Ramona St	31	Tamarine	566 University
13	Kanpai	330 Lytton	32	Yayo!	403 University
14	Cafe Epi	405 University	33	Nola	535 Ramona
15	Local Union 271	271 University	34	Sancho's	491 Lytton
16	Oren's Hummus	261 University	35	Bangkok Cuisine	407 Lytton
17	Pluto's	482 University	36	Sushimoto	448 University
18	Shushiritto	448 University	37	MacArthur Park	27 University
19	Tai Pan	560 Waverly	38	Gyro Gyro	498 University

OTHER AMENITIES		
1	Apple Store	340 University
2	Whole Foods Market	774 Emerson
3	UPS Store	555 Bryant
4	LuluLemon Athleta	432 University
5	Town & Country Village	855 El Camino
6	Trader Joes	855 El Camino
7	HanaHaus	456 Univeristy

HOTELS		
1	Epiphany Hotel	180 Hamilton Ave
2	Four Seasons	2050 University
3	The Clement Hotel	711 El Camino Real
4	Garden Court Hotel	520 Cowper St
5	Sheraton	625 El Camino Real
6	Westin Hotel	675 El Camino Real

FITNESS CENTERS		
1	Form Fitness	445 Bryant
2	Reach Fitness	707 High
3	Vivre	611 Emerson
4	Yoga Source	158 Hamilton

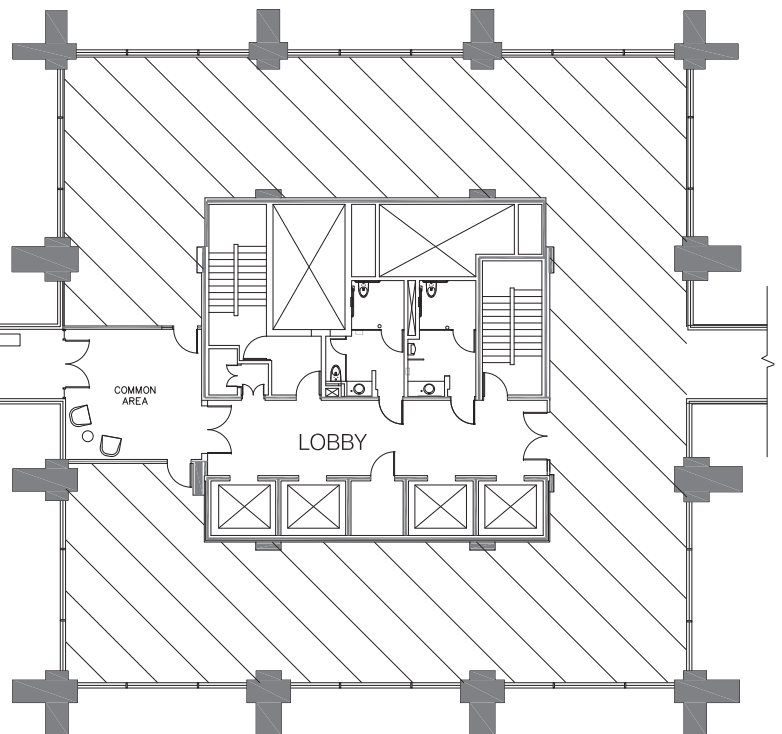
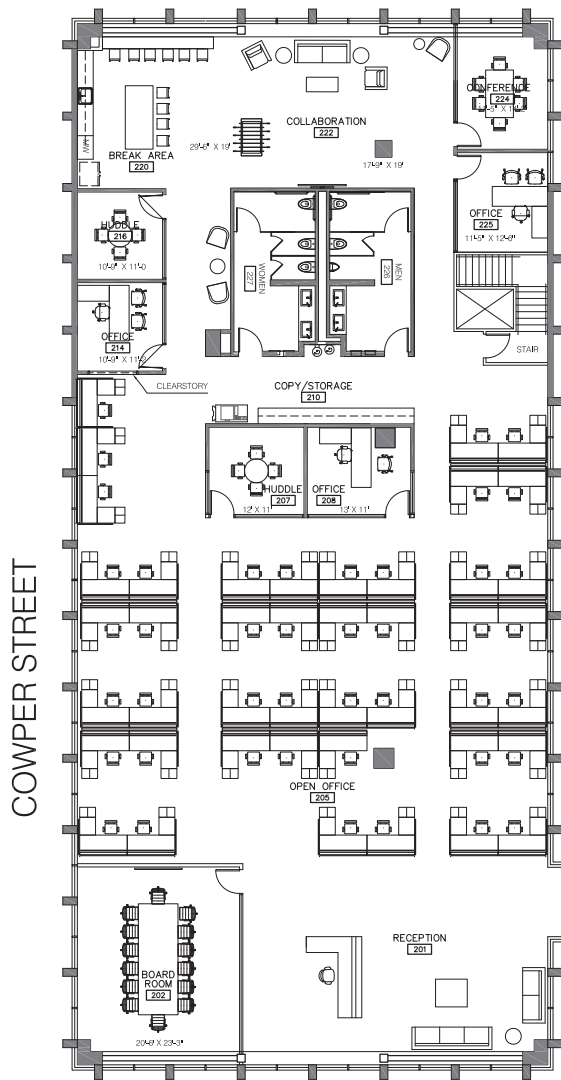




Suite 220

Hypothetical Plan

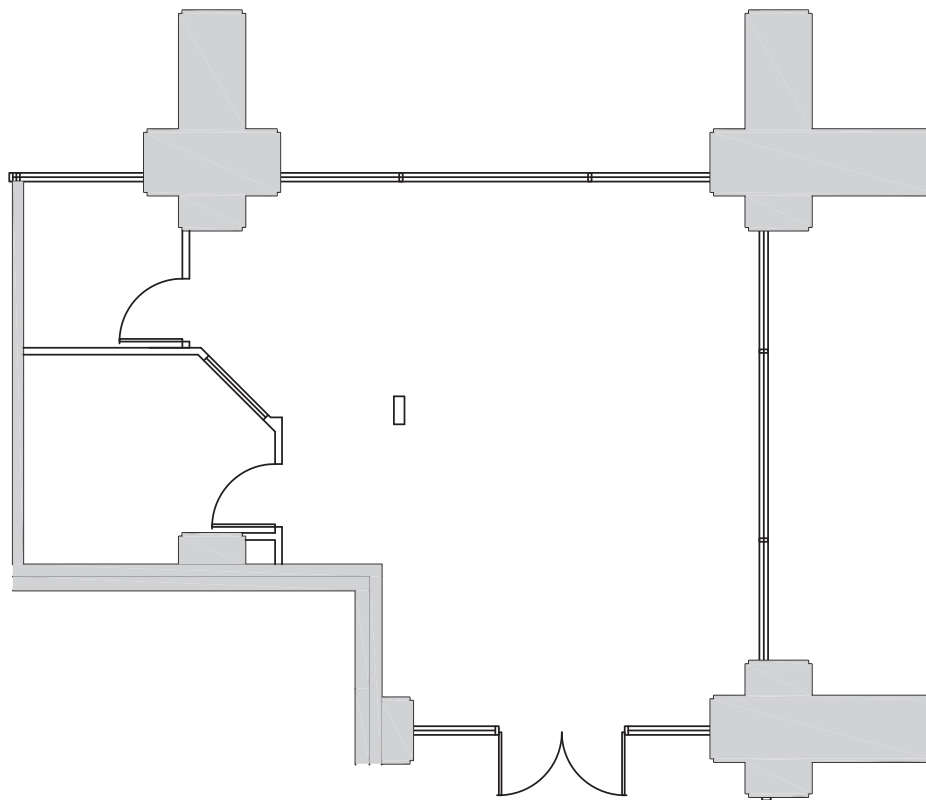
- ±8,935 Rentable Square Feet
- Spec construction underway
- Open floor plan, no center core, private restrooms, and direct street access
- Rare full floor footprint with exceptional wraparound window line
- 5 offices / huddle rooms
- 2 conference rooms
- 41 bench seats





Suite 103 Floor Plan

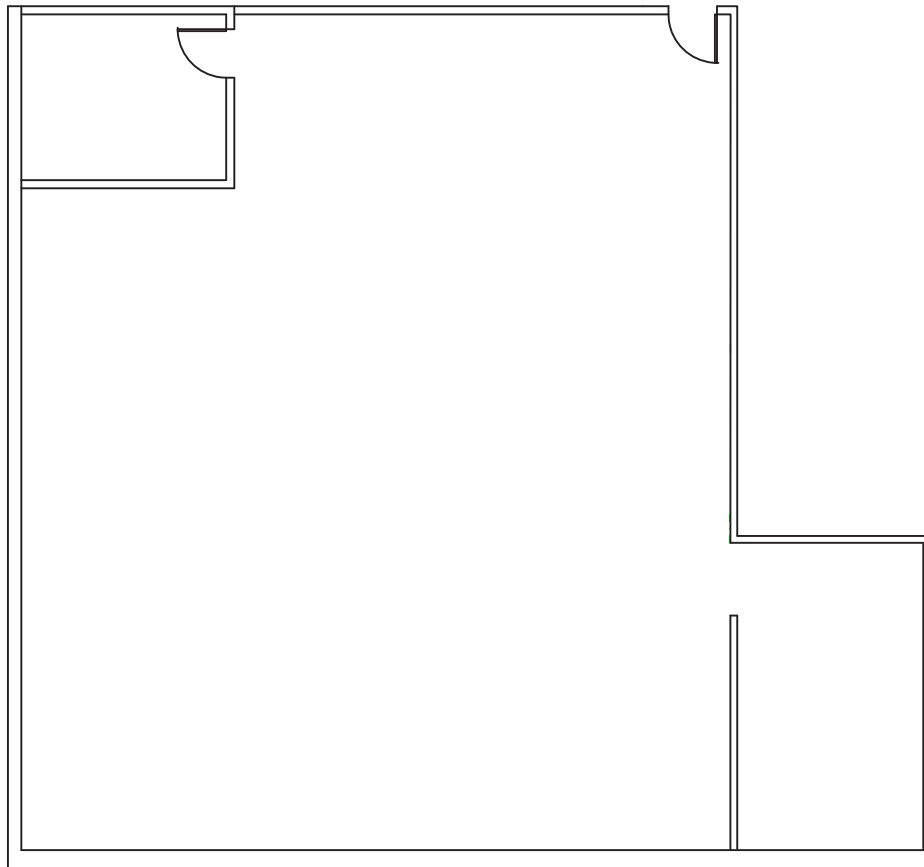
- ±929 Rentable Square Feet
- Flexible short term lease opportunity
- Recently renovated
- Full height glass
- Prominent lobby identity





Suite A34 Floor Plan

- ±2,655 Rentable Square Feet
- Lower level
- \$3.00 NNN PSF
- Great value for prime downtown Palo Alto location



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