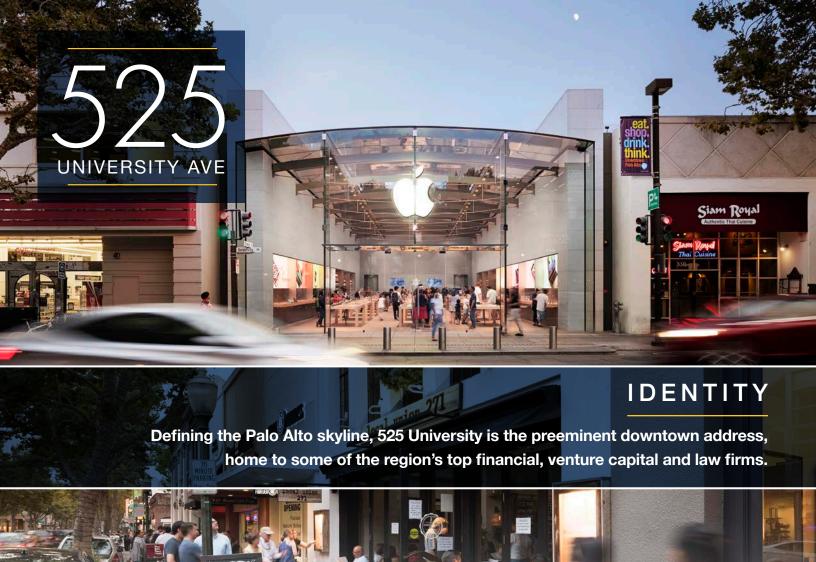




Upon its completion, 525 University immediately became a symbol of Palo Alto's stature as the region's only high-rise office tower and continues to be one of the most prestigious locations throughout Silicon Valley. A leader in sustainability, 525 University was the first major building in downtown Palo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



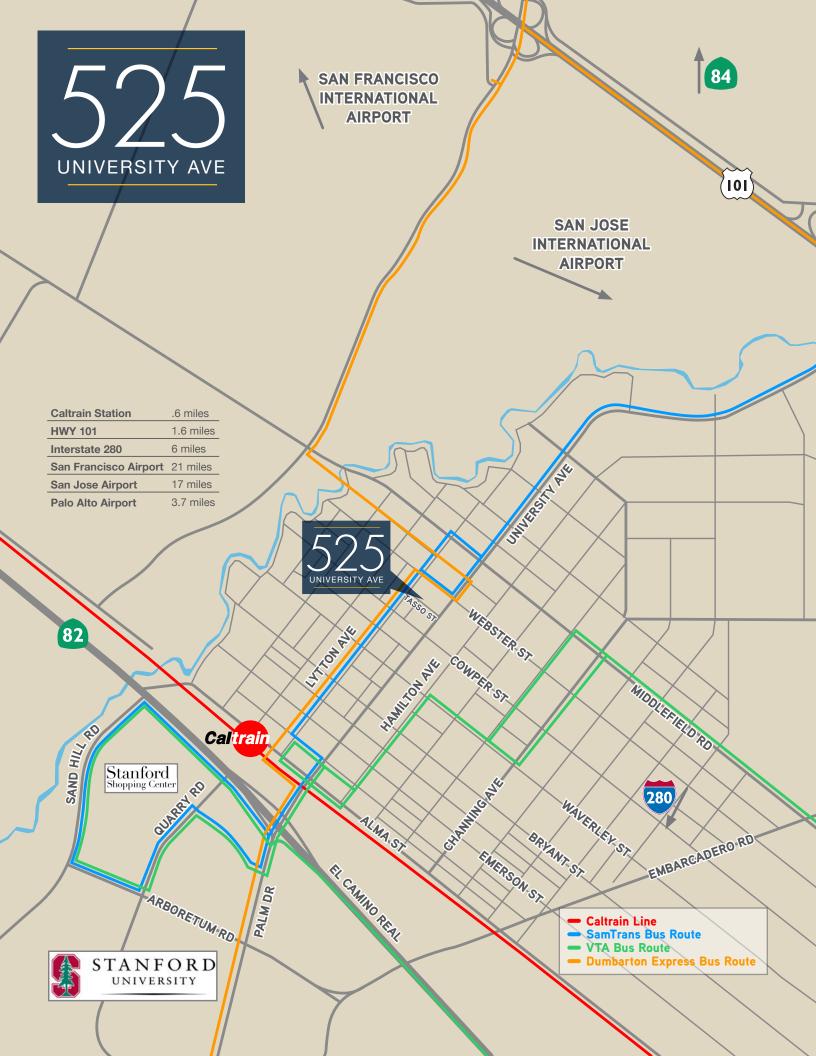
- Top tier Palo Alto asset located in the heart of downtown
- 15 stories, totaling ±170,000 SF
- Efficient ±9,000 SF floorplates
- LEED Gold certified
- Abundant natural light with 360-degree views of Silicon Valley and the Santa Cruz mountains
- On-site property management and security
- Bike storage 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



ACCESS

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



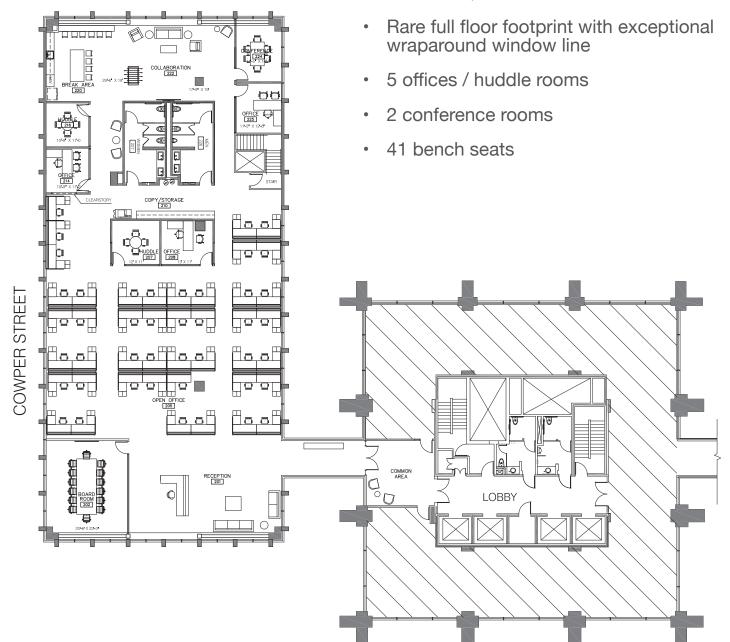


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Suite 220 Hypothetical Plan

- ±8,935 Rentable Square Feet
- Spec construction underway
- Open floor plan, no center core, private restrooms, and direct street access

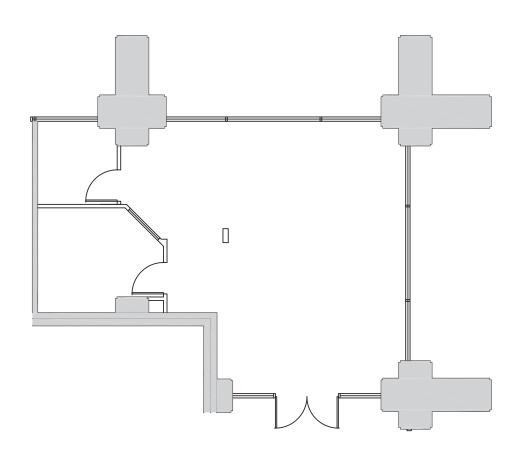


UNIVERSITY AVENUE



Suite 103 Floor Plan

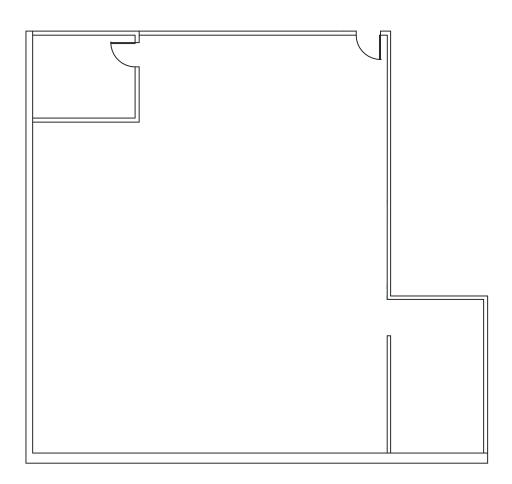
- ±929 Rentable Square Feet
- Flexible short term lease opportunity
- Recently renovated
- Full height glass
- Prominent lobby identity





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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