

±22,446 SF Available



ALEXANDRIA®  
*Building the Future of Life-Changing Innovation®*

PALO ALTO

# 2475 HANOVER STREET





## Campus Features

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Parking ratio - 2.75/1000



Prime Stanford Research  
Park Location off of Page Mill Rd



Easy Access to Highway US-101  
& I-280






Marguerite Shuttle stop  
to California Avenue and

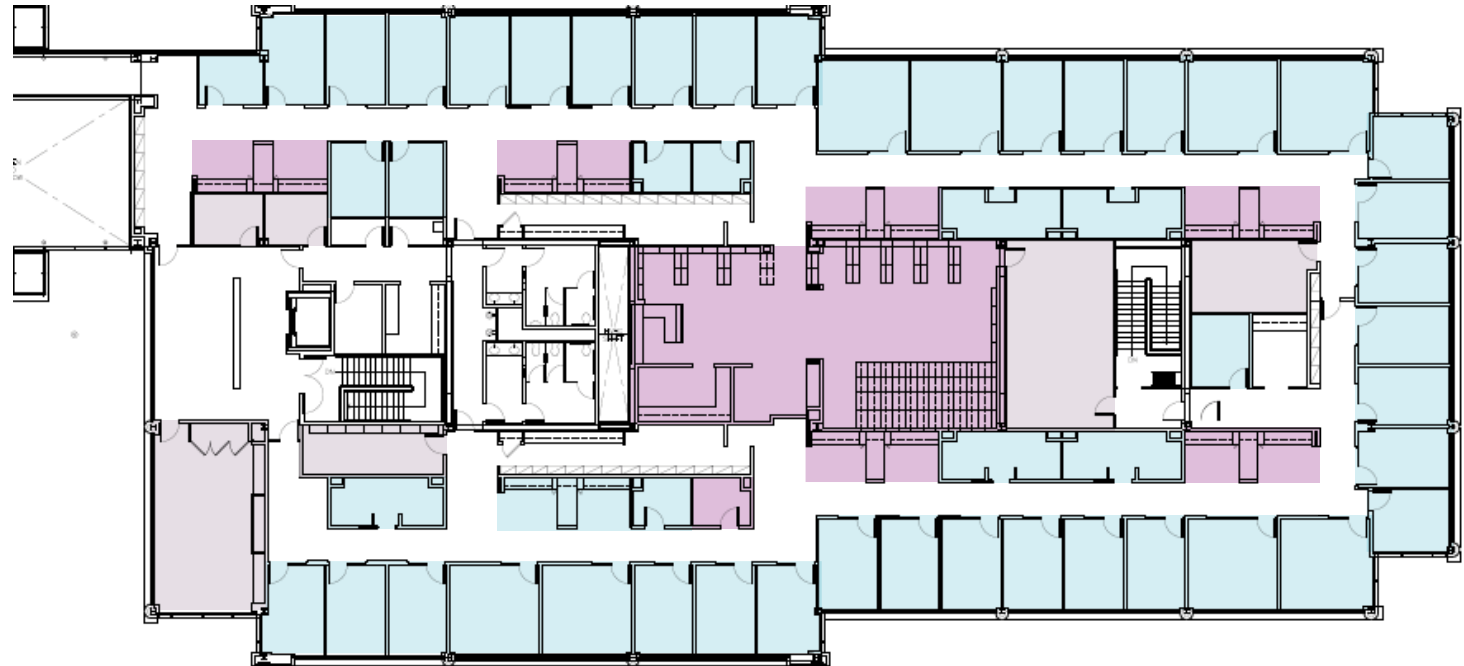
# 2475 Hanover Street

**±22,446**  
Square Feet

*As-built*  
*2nd Floor*

## LEGEND

-  Office
-  Open Office
-  Conference/Lounge/  
Phone/Wellness Room



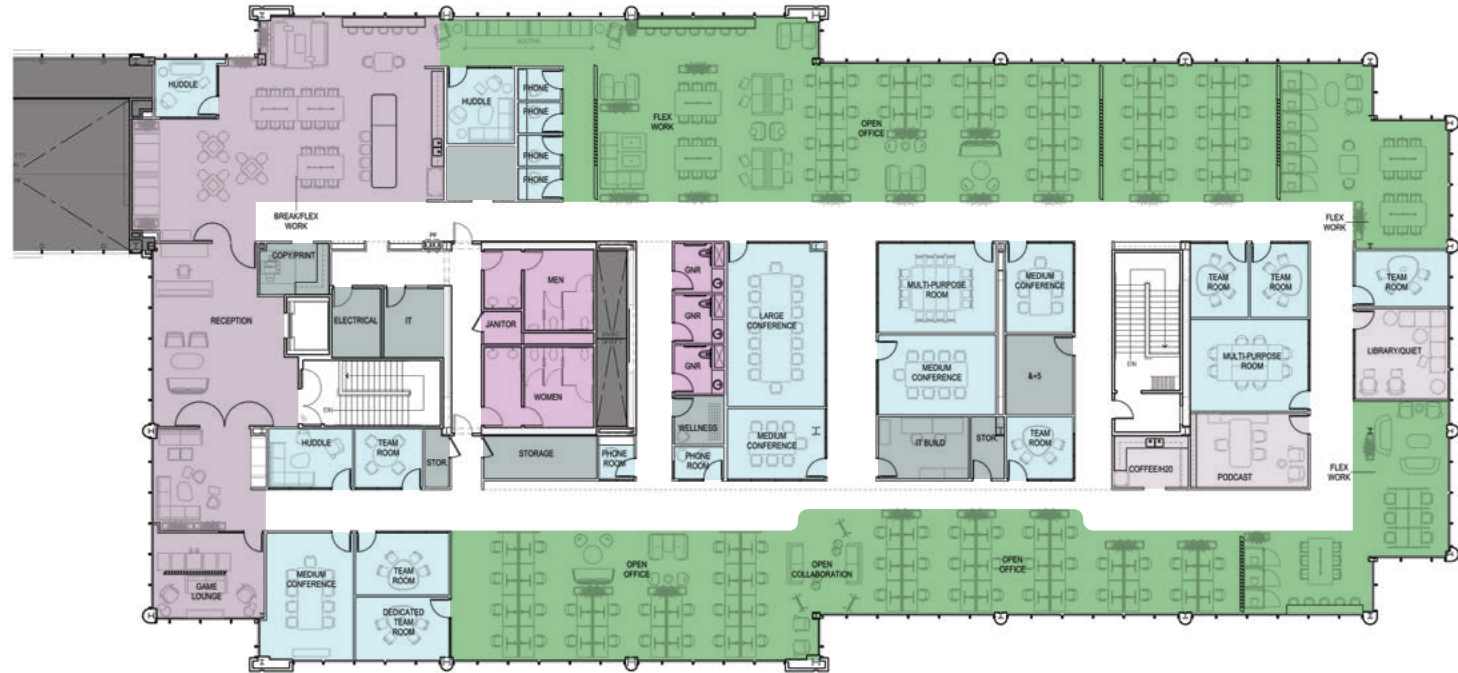
# 2475 Hanover Street

**±22,446**  
Square Feet


## Hypothetical Layout 2nd Floor

### LEGEND

- Conference/Meeting/Phone
- Restrooms
- Social
- Open Office
- Support



# Transportation / Amenities

**6**  
MINS TO CALIFORNIA AVE CALTRAIN 

**6**  
MINS TO STANFORD UNIVERSITY 

- DOWNTOWN PA**
- |                  |               |
|------------------|---------------|
| Blue Bottle      | LYFE Kitchen  |
| Coupa Cafe       | Pampas        |
| Tacolicious      | Rangoon Ruby  |
| Pizzeria Delfina | Philz Coffee  |
| Paxti's Pizza    | Whole Foods   |
| Oren's Hummus    | Buca di Beppo |
| Curry Up Now     | JOYA          |
| The Patio        | Pluto's       |
| Nola             | Gong Cha      |
| Il Fornaio       | Cafe Venetia  |

- RAVENSWOOD**
- Jamba Juice
  - Togo's
  - Wingstop
  - The Home Depot
  - Nordstrom Rack
  - Office Depot
  - Starbucks
  - Mi Pueblo

- EDGEWOOD PLAZA**
- House of Bagels
  - Starbucks
  - Orange Theory
  - Chase Bank
  - Chef Zhao
  - Kitchen
  - Supercuts

- MIDTOWN**
- Round Table Pizza
  - Mike's Cafe
  - Starbucks
  - Subway
  - Wells Fargo
  - Chase
  - Sancho's
  - Walgreens
  - CVS
  - Safeway

- STANFORD SHOPPING CENTER**
- |                     |                 |
|---------------------|-----------------|
| Fleming's           | The Melt        |
| Urban Outfitters    | Starbucks       |
| Bloomingdale's      | Banana Republic |
| Jamba Juice         | Finish Line     |
| Pottery Barn        | Sprinkles       |
| Abercrombie & Fitch | Victoria Secret |
| J.Jill              | Sephora         |
| Macy's              | Neiman Marcus   |
| True Food Kitchen   | Gap             |

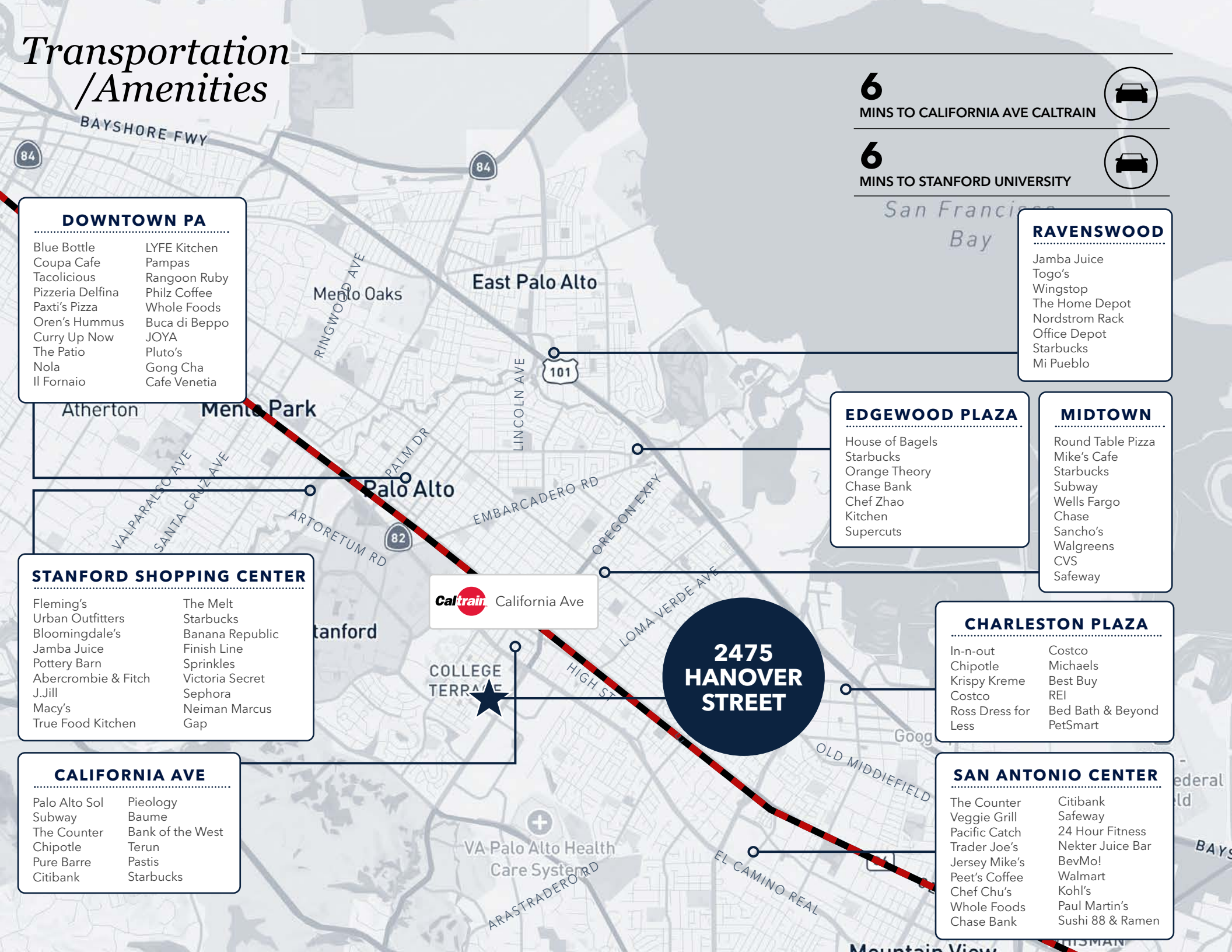
- CHARLESTON PLAZA**
- |                     |                   |
|---------------------|-------------------|
| In-n-out            | Costco            |
| Chipotle            | Michaels          |
| Krispy Kreme        | Best Buy          |
| Costco              | REI               |
| Ross Dress for Less | Bed Bath & Beyond |
|                     | PetSmart          |

- CALIFORNIA AVE**
- |               |                  |
|---------------|------------------|
| Palo Alto Sol | Pieology         |
| Subway        | Baume            |
| The Counter   | Bank of the West |
| Chipotle      | Terun            |
| Pure Barre    | Pastis           |
| Citibank      | Starbucks        |

- SAN ANTONIO CENTER**
- |               |                  |
|---------------|------------------|
| The Counter   | Citibank         |
| Veggie Grill  | Safeway          |
| Pacific Catch | 24 Hour Fitness  |
| Trader Joe's  | Nekter Juice Bar |
| Jersey Mike's | BevMo!           |
| Peet's Coffee | Walmart          |
| Chef Chu's    | Kohl's           |
| Whole Foods   | Paul Martin's    |
| Chase Bank    | Sushi 88 & Ramen |

**2475 HANOVER STREET**

**Caltrain** California Ave





# Marguerite Shuttle

Easy connections to caltrain with free Marguerite shuttle stop

## AM Weekday Service (Mon - Fri)

(#216)	(#127)	(#183)	(#184)	(#255)	(#186)	(#193)	(#190)
PATC BU DEPOT BAY #3	ON EL CAMINO REAL SB CALIFOR A AVE	ON PAGI MILL RD EL CAMINO REAL SB	1290 PAG MILL RD HANOVE ST	3170 PORTE DRIVE	ON HILLVIE AVENUE COYOTE HILL ROA	ARASTRA ERO ROA @ FRON DOOR	3475 DEER CREEK ROAD
6:54 a	7:00 a	7:03 a	7:05 a	7:08 a	7:12 a	7:14 a	7:21 a
7:06 a	7:12 a	7:15 a	7:17 a	7:20 a	7:24 a	7:26 a	7:33 a
7:21 a	7:27 a	7:30 a	7:32 a	7:35 a	7:39 a	7:41 a	7:48 a
7:54 a	8:00 a	8:03 a	8:05 a	8:08 a	8:12 a	8:14 a	8:21 a
8:06 a	8:12 a	8:15 a	8:17 a	8:20 a	8:24 a	8:26 a	8:33 a
8:21 a	8:27 a	8:30 a	8:32 a	8:35 a	8:39 a	8:41 a	8:48 a
8:54 a	9:00 a	9:03 a	9:05 a	9:08 a	9:12 a	9:14 a	9:21 a
9:06 a	9:12 a	9:15 a	9:17 a	9:20 a	9:24 a	9:26 a	9:33 a
9:21 a	9:27 a	9:30 a	9:32 a	9:35 a	9:39 a	9:41 a	9:48 a
9:46 a	9:52 a	9:55 a	9:57 a	10:00 a	10:04 a	10:06 a	10:13 a

## PM P.M. Weekday Service (Mon - Fri)

(#191)	(#193)	(#195)	(#256)	(#197)	(#218)	(#126)	(#86)
3500 DEER CREEK ROAD	1070 ARASTRA ERO ROAD @ FRONT DOOR	3405 HILLVIE AVENUE	3165 PORTER DRIVE	ACROSS FROM 1290 PAGE MILL ROAD @ HANOVE STREET	ON EL CAMINO REAL NB OREGON EXPY	ON EL CAMINO REAL NB CAL. AVENUE	UNI. CIRCLE CALTRAI PLATFOR
3:19 p	3:21 p	3:24 p	3:28 p	3:32 p	3:35 p	3:37 p	3:48 p
3:35 p	3:37 p	3:40 p	3:44 p	3:48 p	3:51 p	3:53 p	4:04 p
3:45 p	3:47 p	3:50 p	3:54 p	3:58 p	4:01 p	4:03 p	4:14 p
4:19 p	4:21 p	4:24 p	4:28 p	4:32 p	4:35 p	4:37 p	4:48 p
4:35 p	4:37 p	4:40 p	4:44 p	4:48 p	4:51 p	4:53 p	5:04 p
4:45 p	4:47 p	4:50 p	4:54 p	4:58 p	5:01 p	5:03 p	5:14 p
5:18 p	5:20 p	5:23 p	5:27 p	5:31 p	5:34 p	5:36 p	5:47 p
5:35 p	5:37 p	5:40 p	5:44 p	5:48 p	5:51 p	5:53 p	6:04 p
5:45 p	5:47 p	5:50 p	5:54 p	5:58 p	6:01 p	6:03 p	6:14 p
6:18 p	6:20 p	6:23 p	6:27 p	6:31 p	6:34 p	6:36 p	6:47 p

±1.2 Miles

Page Mill Rd

±2.5 Miles

Interstate 280

±3.8 Miles

Highway 101

Weekdays (Including Martin Luther King, and winter campus closure)

Research Park

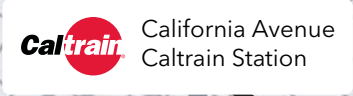
Marguerite Stop

# Stanford Research Park Alexandria Portfolio

Other Alexandria owned properties in Stanford Research Park



**2475  
HANOVER  
STREET**



PALO V





# 2475 HANOVER STREET



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