

Marcus & Millichap

AVAILABLE FOR LEASE

429-447 LAMBERT AVE | PALO ALTO, CA 94306

2,654-7,417

**TOTAL SQUARE
FOOTAGE**

- 439 Lambert – 2,654 SF
- 445 Lambert – 4,763 SF
- 5 Year Term
- Asking \$6.50 NNN

BILL ALLEN

SENIOR MANAGING DIRECTOR

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PROPERTY HIGHLIGHTS

- Prime Palo Alto location, California Avenue, Cal Train, Bus Stop nearby
- 439 features 24-foot clear height (estimated) with a car lift, office, bathroom kitchen and storage
- 445 features a 2nd floor, high end finishes, a custom car lift, glass and metal railings, wet bar, in ceiling speakers and projector, and full bath with shower
- Well suited for car collectors, automotive enthusiasts, specialty auto operators, or more traditional uses including office and retail

ZONING

CS (Service Commercial) Zoning permits Office, Retail, Personal Services, Schools/Clubs and some other uses. Warehousing, Distribution and Automotive are permitted with a conditional use permit (CUP). Automotive is permitted under the current CUP. Office use exceeding 5,000 sf requires a CUP. There may be limits on a change in use. Please contact the City for more details.

PROPERTY PHOTOS



439 LAMBERT AVENUE - EXTERIOR



439 LAMBERT AVENUE - INTERIOR



445 LAMBERT AVENUE - EXTERIOR



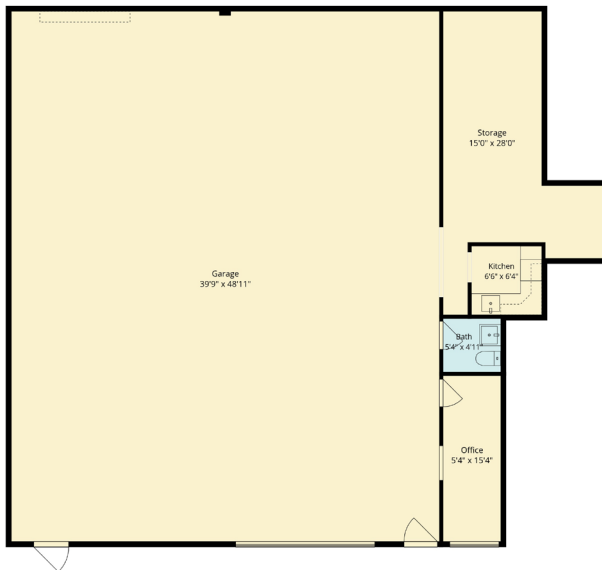
445 LAMBERT AVENUE - INTERIOR

INTERIOR PHOTOS - 445 LAMBERT



FLOOR PLANS

439 LAMBERT AVENUE
TOTAL: 2,654 SQ. FT



445 LAMBERT AVENUE
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