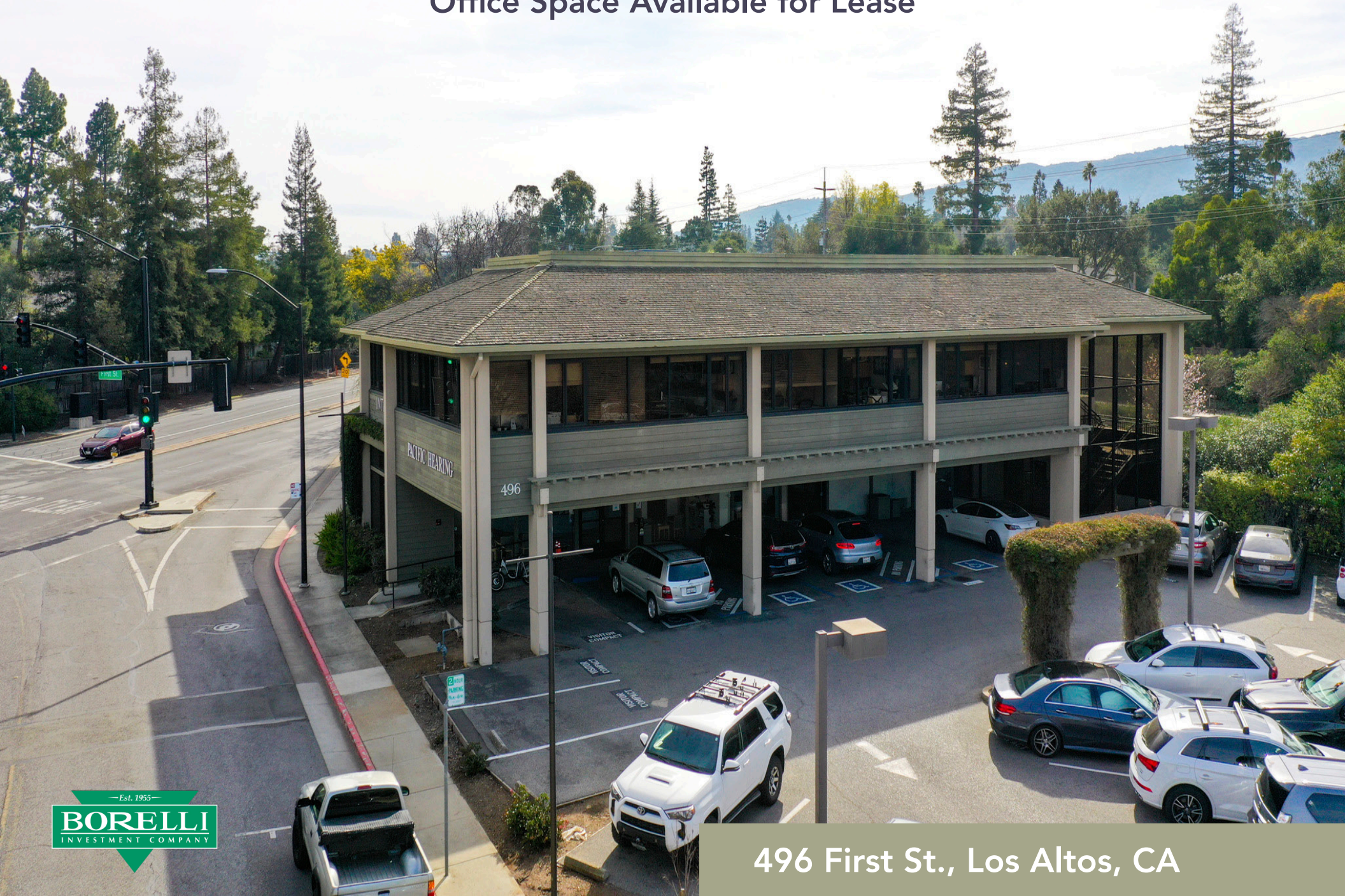


LOS ALTOS GATEWAY

Office Space Available for Lease



496 First St., Los Altos, CA

THE PROPERTY

Convenient location at Foothill Expressway & S. San Antonio Rd.,
and immediate walking distance to Downtown Los Altos



Walking distance to many major retailers & dining options
in Downtown Los Altos

Two-story, 20,278 RSF building

Monument signage available

Ample on-site parking

First floor, recently refurbished common area
restrooms

LOS ALTOS GATEWAY

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting, or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.



LOS ALTOS GATEWAY

SUITE 200

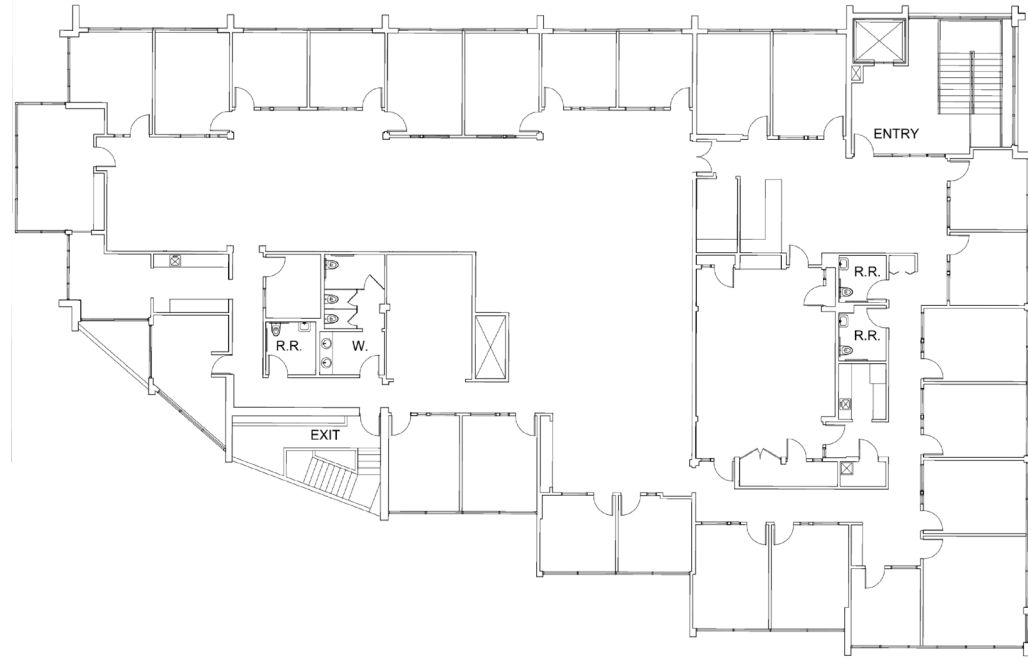
11,239 RSF

Available Now

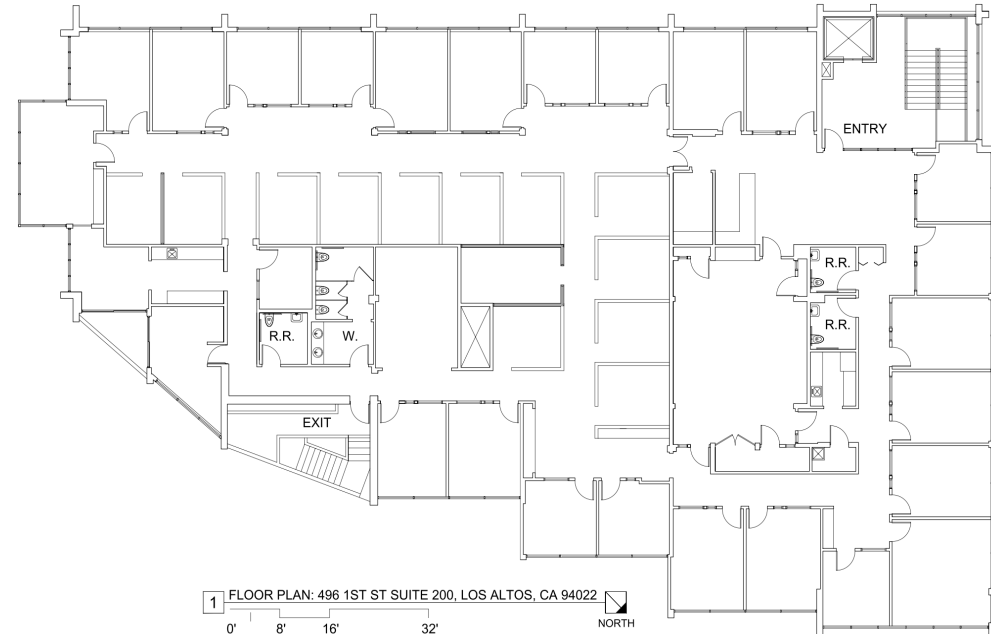
For the first year of occupancy, the effective NNN rate is \$5.21/RSF/month, based on a minimum three-year lease.

- Class A second-floor office suite
- Glass atrium lobby with elevator
- 4 executive offices
- 8 larger offices
- 9 standard offices/private rooms
- Large open office area
- 1 large corporate conference room
- 2 standard conference rooms
- 3 standard single fixture restrooms
- 1 large women's restroom
- Server room with dedicated 2 ton A/C unit
- Building & monument signage available
- Parking ratio: 4/1000

Available without cubes, allowing for large open space



Available with cubes, allowing for extra working space



LOS ALTOS GATEWAY

NEARBY AMENITIES

Within Immediate Walking Distance in Downtown Los Altos:

35+

Restaurants & Dining Options

Los Altos Grill, the Pho Cabin, Rustic House Oyster Bar & Grill, Urfa Bistro, etc.

15+

Shopping Destinations

Chicos, Footwear, etc., Skateworks, Olivia Boutique, etc.

15+

Banks & Financial Services

Comerica Bank, Bank of America, Chase Bank, Citibank, Wells Fargo Bank, etc.

10+

Coffee Shops & Bakeries

Starbucks, Peet's Coffee, Le Boulanger, Red Berry Coffee Bar, Rick's Cafe, etc.

10+

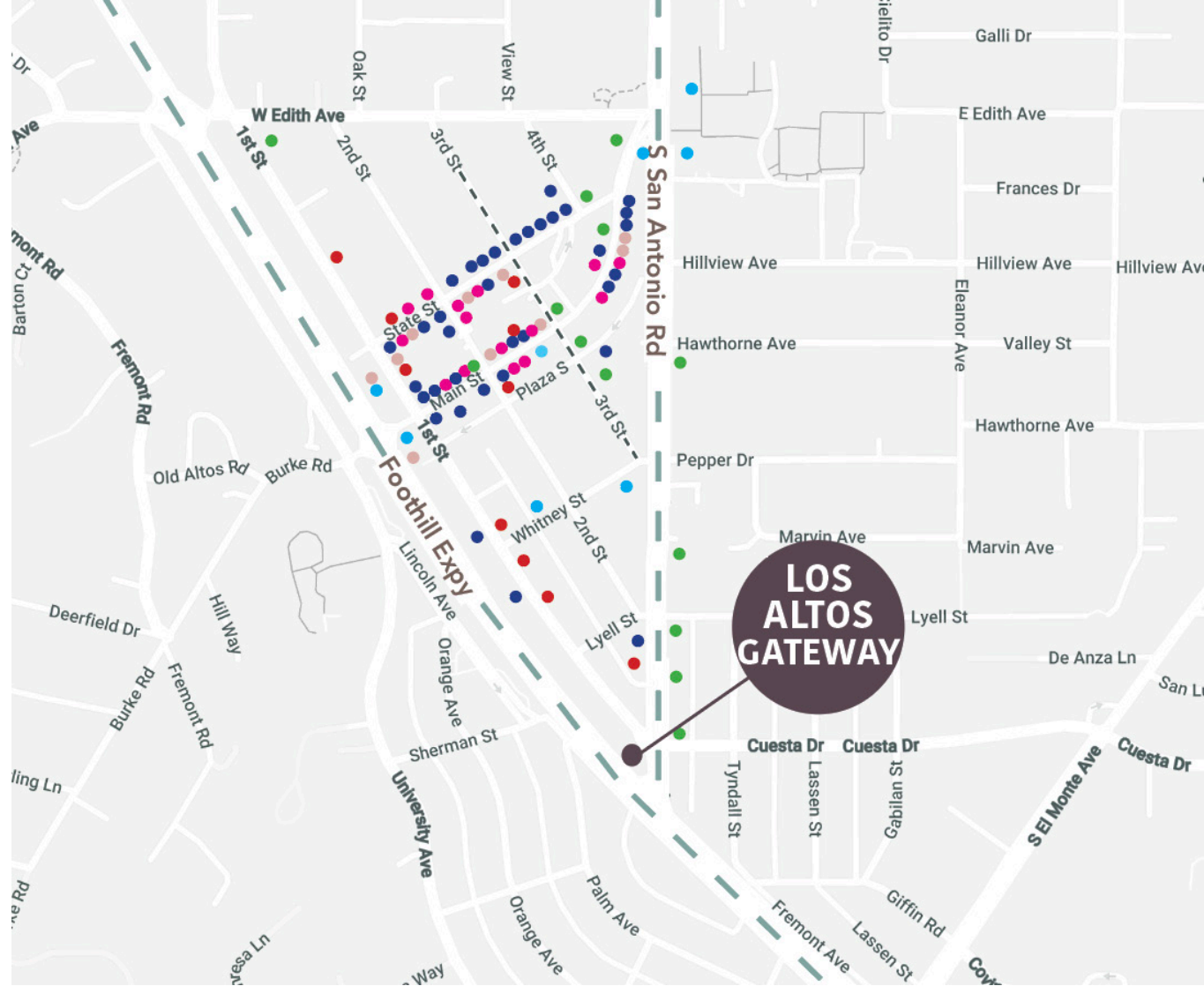
Exercise Studios & Gyms

Empowered Body Pilates, Yoga of Los Altos, Pilates Athletic Center, etc.

8+

Convenience Locations

Chevron, US Post Office, Los Altos City Hall, Walgreens, Safeway, etc.



Add an exceptional social aspect to your employees' daily schedules, with a countless number of ways to spend lunch breaks and post-meeting celebrations

LOS ALTOS GATEWAY

ACCESSIBILITY



DRIVE TIMES

0.1 mi
Foothill Expressway

1.1 mi
Interstate 280

1.6 mi
Foothill College

1.9 mi
El Camino Real

2.6 mi
Highway 237

3.4 mi
Highway 85

Los Altos Gateway simplifies your daily commute. Its ideal location at S. San Antonio Rd. and Foothill Expressway connects nearly every corner of the Silicon Valley to your business. Less than five minutes away is Interstate 280, allowing for enviable efficiency and convenience. Plus, your employees can take advantage of amenities in Downtown Los Altos, including dozens of nearby banks, restaurants, and coffee shops - all within walking distance. Contact us today to schedule a tour and see your business thrive at Los Altos Gateway.

Los Altos Gateway

496 First St.
Los Altos, CA 94022

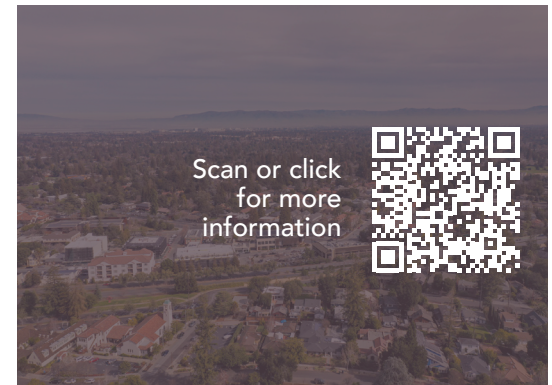


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for more
information

