



# FOR LEASE

409 Sherman Ave  
Palo Alto, CA



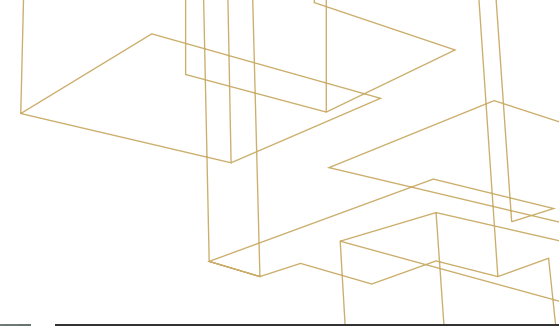
Kidder  
Mathews



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# 409 Sherman Ave

PALO ALTO, CA



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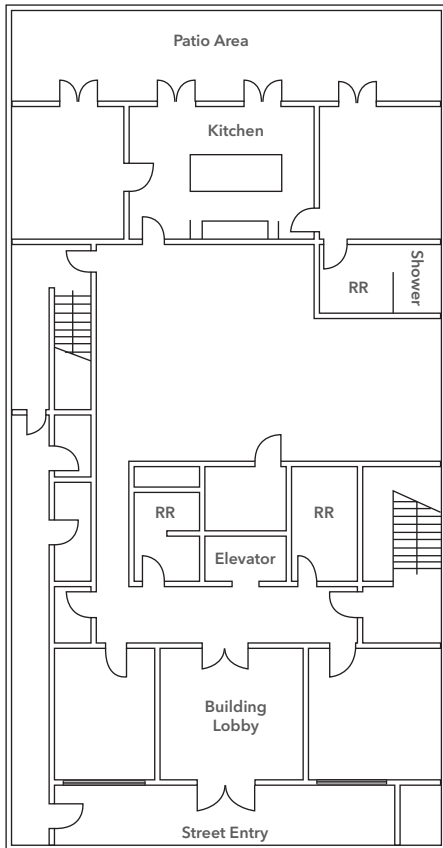
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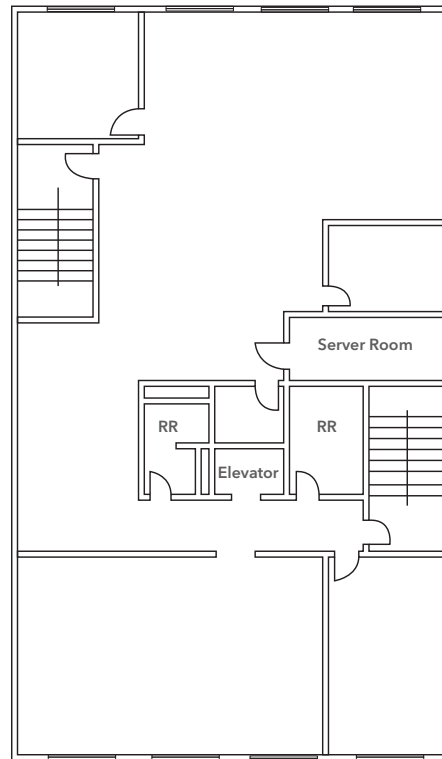
PALO ALTO, CA

## Floor Plan

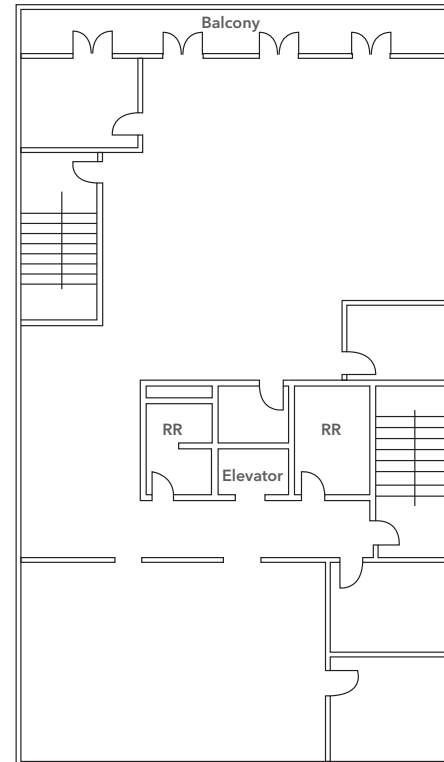
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR PLAN NOT TO SCALE

# 11,874 SF

**FREESTANDING OFFICE BUILDING**

**DIVISIBLE** by floor to  $\pm 4,000$  SF or  $\pm 8,000$  SF

**IDEAL** opportunity for a creative technology company

**OPEN** layout with numerous conference rooms throughout layout

**OUTDOOR** patio & 3rd floor balcony

**OPERABLE** windows & doors bring in lots of fresh air

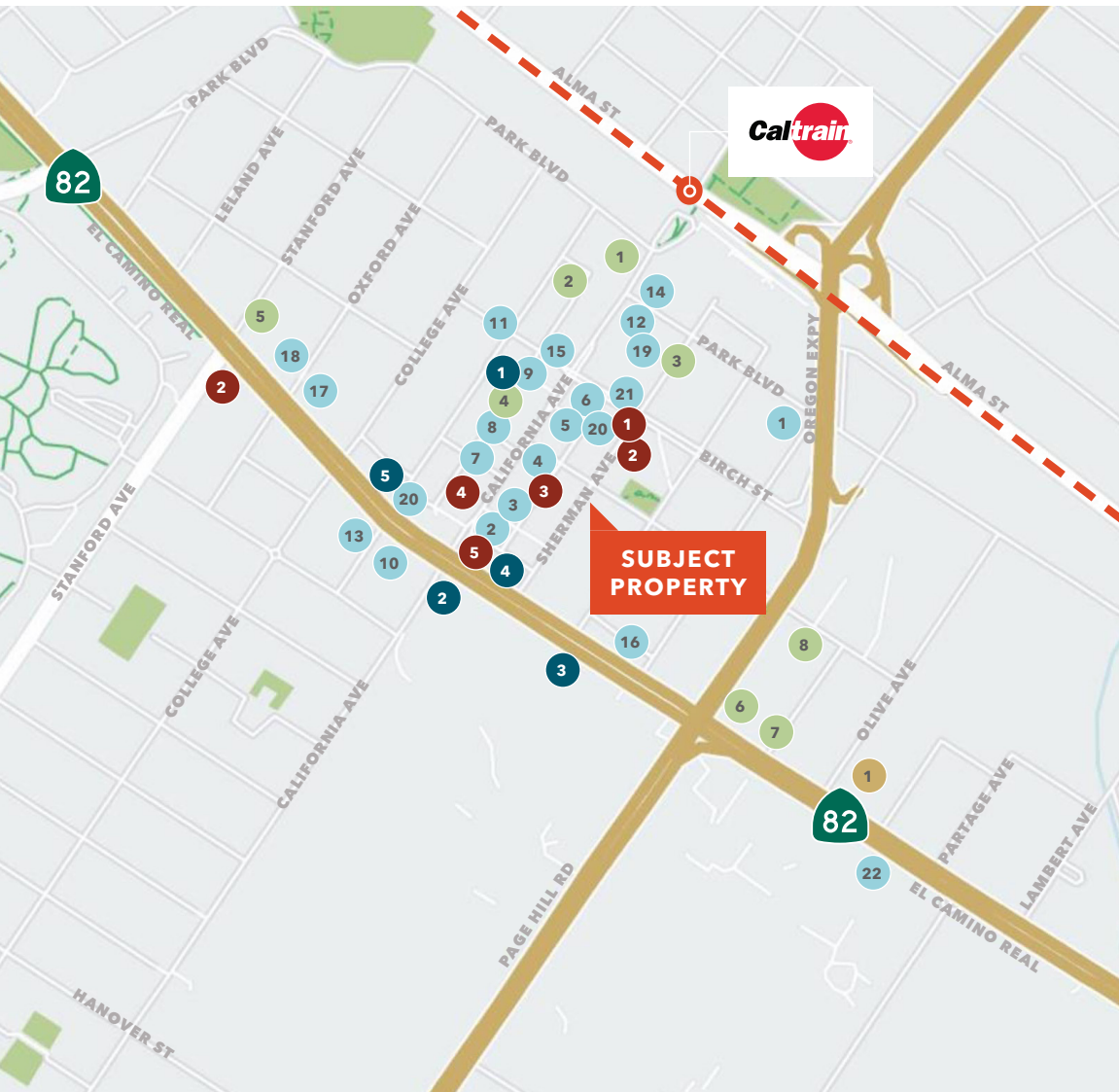
**SKYLIGHTS** on the 3rd floor

**VERY LOW** operating expenses (\$0.66 to Gross)

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## RESTAURANTS

- 1 Caffe Riace
- 2 La Bodeguita Del Medio
- 3 Pastis
- 4 Mediteranean Wraps
- 5 The Counter
- 6 Antonio's Nut House
- 7 Jin Sho
- 8 Terun
- 9 Palot Alto Sol
- 10 Panda Express
- 11 Anatolian Kitchen
- 12 Baume
- 13 Jack in the Box
- 14 Peking Duck
- 15 Bistro Elan on Birch St
- 16 Chipotle
- 17 Ordori Sushi
- 18 Cardinal Sushi
- 19 Vitality Bowls
- 20 Pizza Chicago
- 21 CALAVE Wine Bar
- 22 The Fish Market

## COFFEE SHOPS

- 1 Printer's Cafe
- 2 Starbucks
- 3 Zombie Runner
- 4 Backyard Brew
- 5 Izzy's Brooklyn Bagels

## HEALTH & FITNESS

- 1 Equinox

## BANKS

- 1 Bank of the West
- 2 Wells Fargo
- 3 Bank of America
- 4 Citibank
- 5 First Republic Bank

## ENTERTAINMENT & ARTS

- 1 Mollie Stone's Markets
- 2 United States Postal Service
- 3 FedEx Office Print & Ship
- 4 Country Sun Natural Foods
- 5 The Bike Connection
- 6 AT&T Store
- 7 Xfinity Store
- 8 Kelly Moore Paints

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## LOCATION HIGHLIGHTS

**LOCATED** one block from California Ave

**THREE** blocks to Caltrain Station

**GREAT** access to Highway 101 & 280

**ACROSS** the street from the brand new 3 story Palo Alto parking garage

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