

PLUG & PLAY SUBLEASE

# 456 UNIVERSITY AVE

PALO ALTO, CA 94301



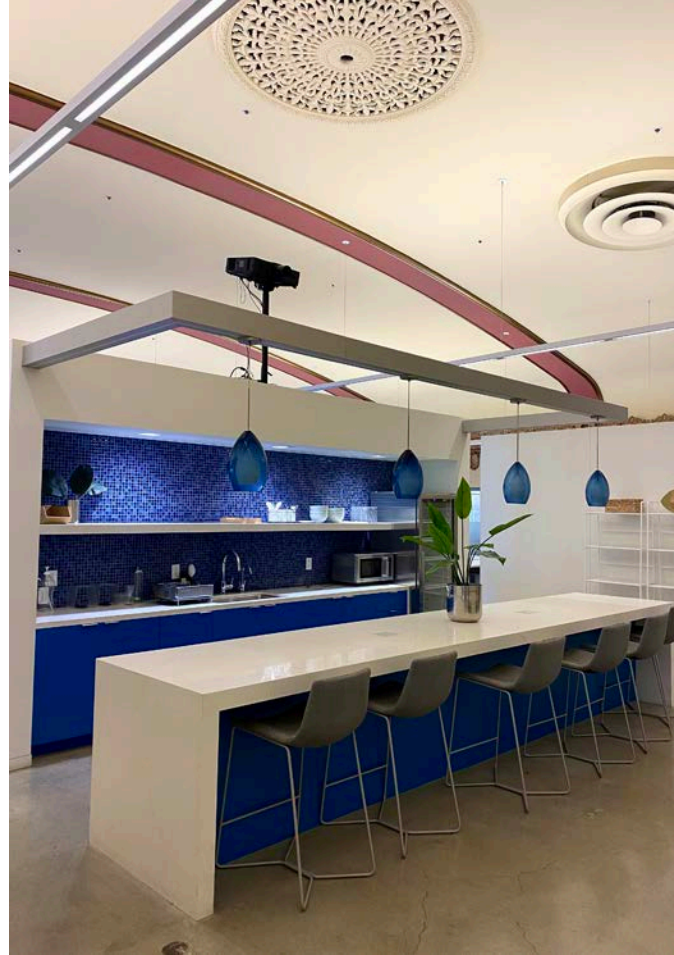




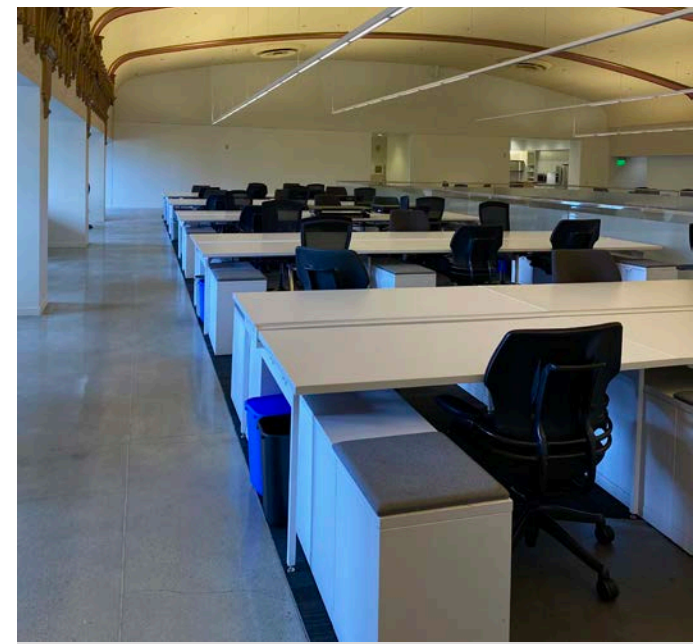
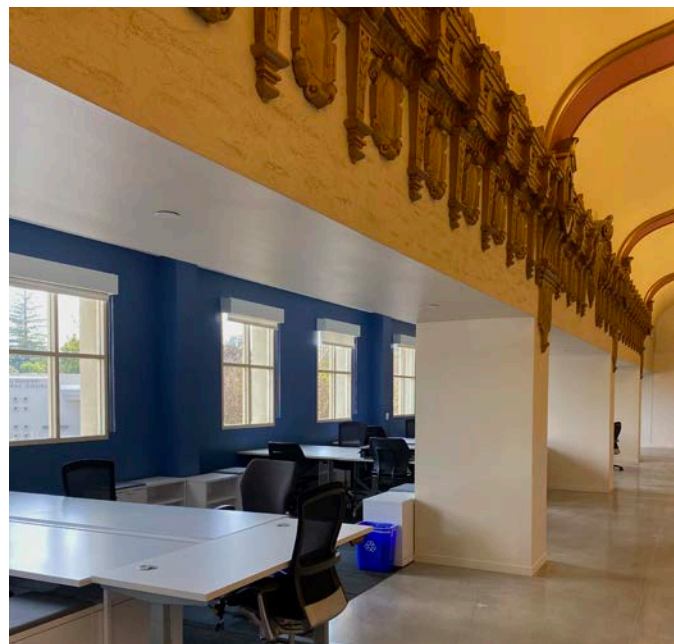
# PROPERTY HIGHLIGHTS

- ±11,600 SF Plug And Play Sublease
- Entire Second Floor
- 90 Desks, 6 Conference Rooms, 4 Phone Rooms, And 2 Showers
- 4 Blocks Away From Caltrain
- Located In The Heart Of Downtown Palo Alto
- Credit Sublessor
- Available Immediately
- LED: January 31, 2025





# PHOTOS





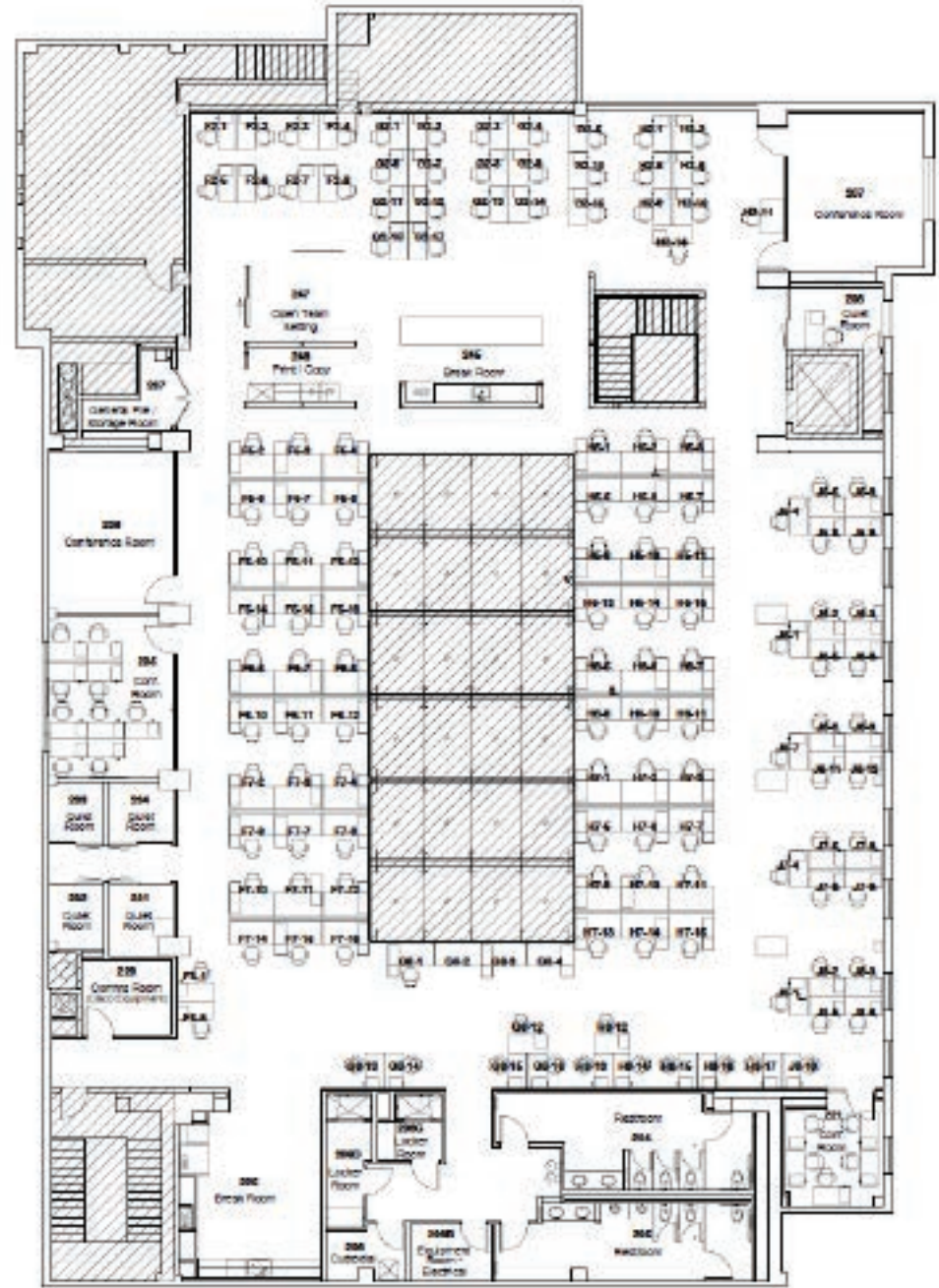
# FLOORPLAN

- Available Now
- ±11,600 SF
- LED: January 31, 2025 With Opportunity For Longer Term

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# AMENITIES MAP

## DINING

- 1 Arya Steakhouse
- 2 Cafe Venetia
- 3 Coconuts Caribbean Restaurant
- 4 Coupa Cafe
- 5 Crepevine Restaurants
- 6 Curry Up Now
- 7 Ettan
- 8 Evvia Estiatorio
- 9 Joya Restaurant & Lounge
- 10 JOYA Restaurant and Lounge
- 11 NOLA Restaurant & Bar
- 12 Oren's Hummus
- 13 Palo Alto Creamery
- 14 Philz Coffee
- 15 Ramen Nagi
- 16 Rangoon Ruby
- 17 Sushirrito
- 18 Tamarine Restaurant
- 19 Vino Locale
- 20 YAYOI
- 21 Zola + BarZola

## RETAIL

- 22 Apple Palo Alto
- 23 AT&T Store
- 24 Bell's Book Store
- 25 Walgreens Pharmacy
- 26 CVS
- 27 Five Ten Gifts
- 28 Footwear etc.
- 29 G V Palo Alto
- 30 Ace Hardware
- 31 Kahuna Organics
- 32 KEEN Garage
- 33 Leafy
- 34 Lululemon Athletica
- 35 Palo Alto Bicycles
- 36 Patagonia
- 37 Patagonia Palo Alto
- 38 Peninsula Optical
- 39 Romi Boutique
- 40 The Shade Store
- 41 Vans
- 42 VeloTech Cycles
- 43 Verizon
- 44 Warby Parker
- 45 West Elm

## TRANSPORTATION

- 5 Minutes Caltrain Station
- 7 Minutes to Hwy 101
- 17 Minutes to Hwy 280
- 25 Minutes to SFO







## CONTACT INFO

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