



FOR SUBLEASE

459 Hamilton Ave

Suite 301 | Palo Alto, CA

Asking Price:

\$6.75 NNN

+ 1.48 Net Opex

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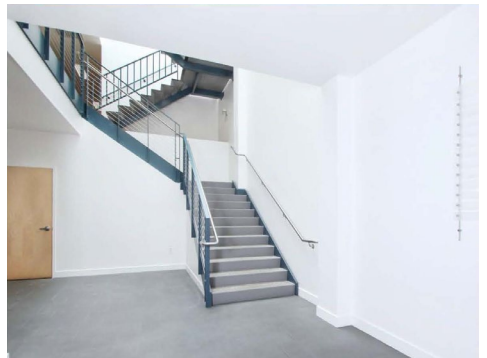
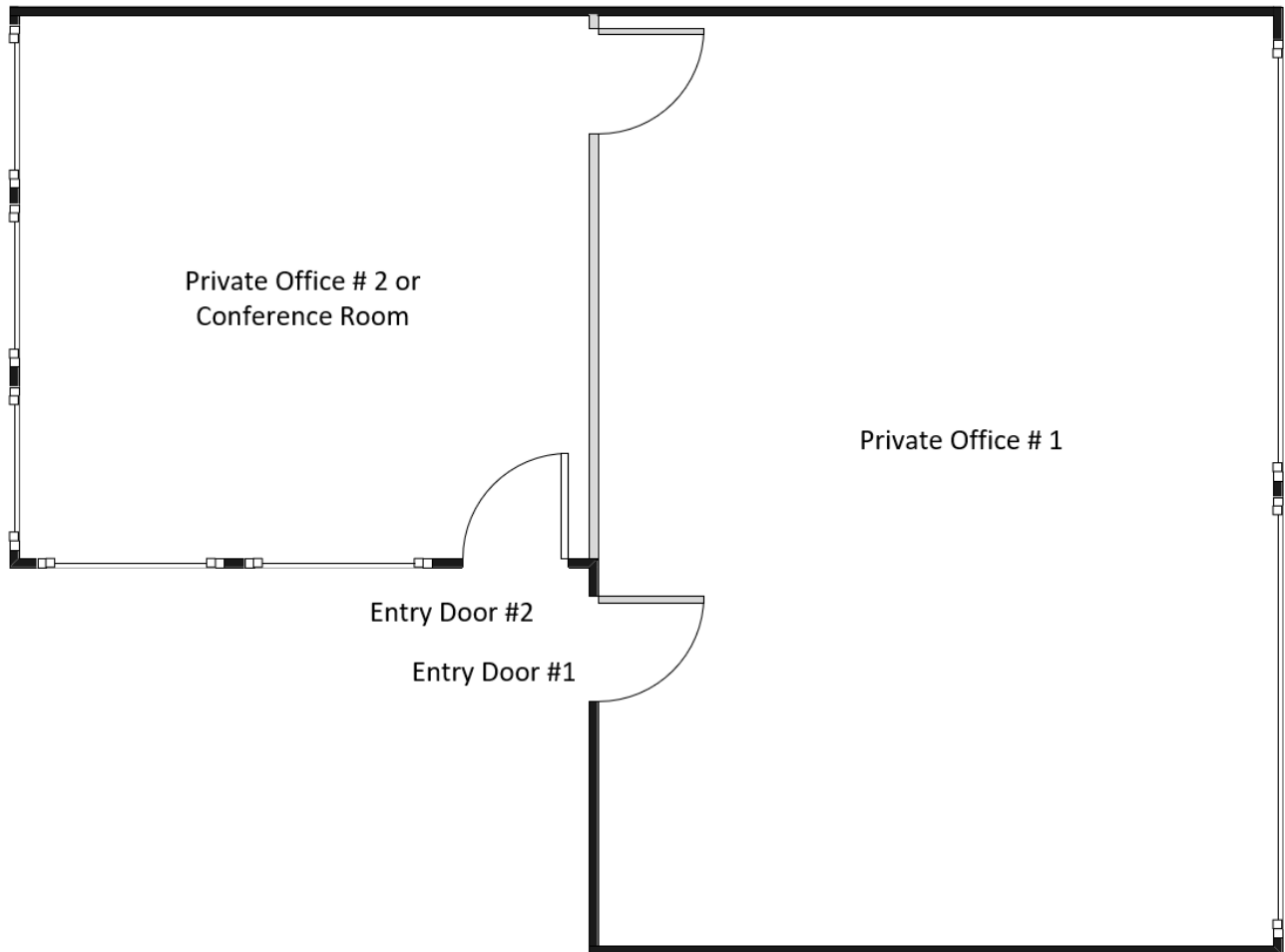
±480 RSF Office Suite Located in the
Heart of Downtown Palo Alto

Property Highlights

- Pricing includes janitorial and electric
- Tenant has their own Comcast account for Internet
- Landlord open to going Direct
- Walking distance to CalTrain, local restaurants, and all downtown amenities
- Open layout + Offices / Conference rooms
- Floor to ceiling windows and natural light
- LED: 12/1/2026

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Floor Plan



Location Map

