



525  
UNIVERSITY

Palo Alto



UNIVERSITY  
PARK

# Highlights

- Centrally located in Downtown Palo Alto
- Prestigious tenant mix
- Abundant natural light
- 360 degree views of Silicon Valley and the Bay Area
- Outdoor collaboration and tenant event space
- On site maintenance staff and 24/7 security
- 2.75/1000 parking in secure garage with EV charging stations
- LEED Gold certified
- Professionally managed by Orchard Commercial

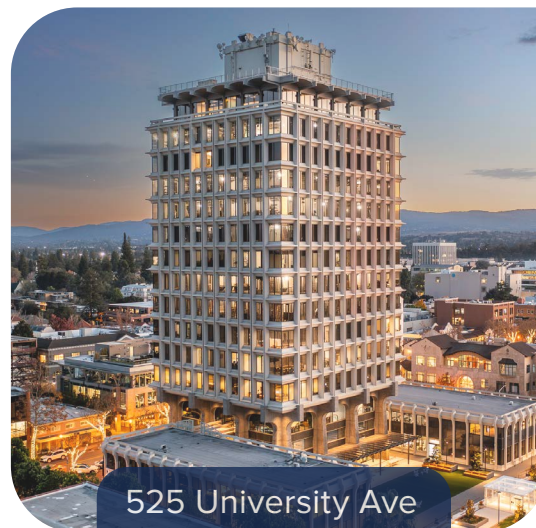


Welcome to

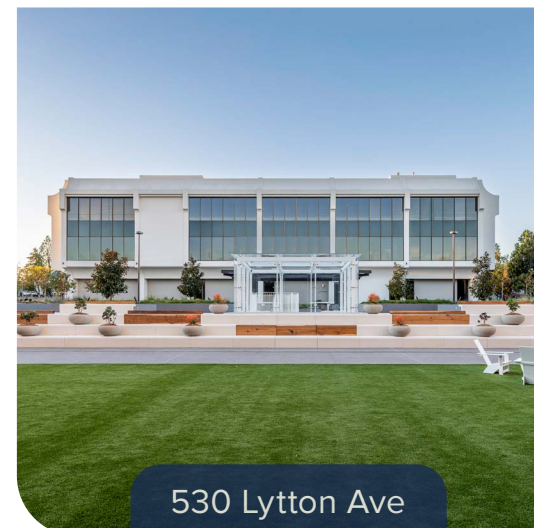


# UNIVERSITY PARK

University Park is downtown Palo Alto's premier Class A office destination, featuring 325,000 square feet of workspace centered around an open-air plaza, with curated amenities, top tenants, and seamless access to downtown.



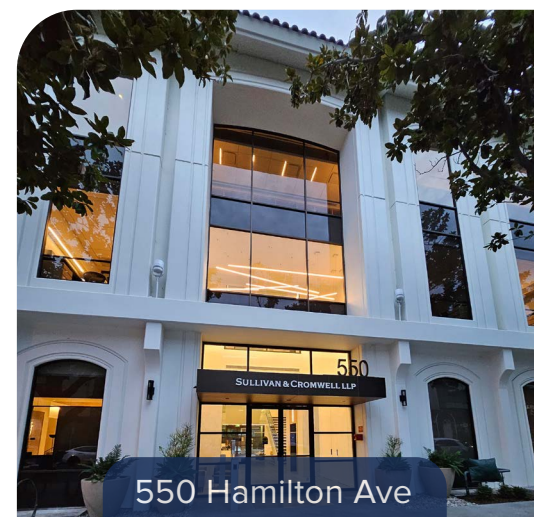
525 University Ave



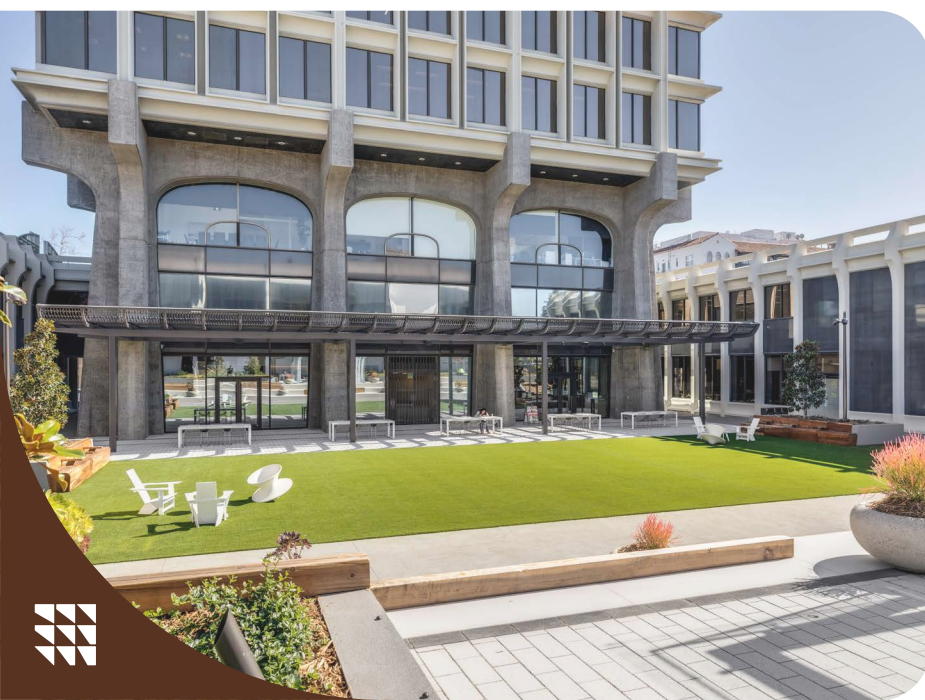
530 Lytton Ave



435 Tasso St

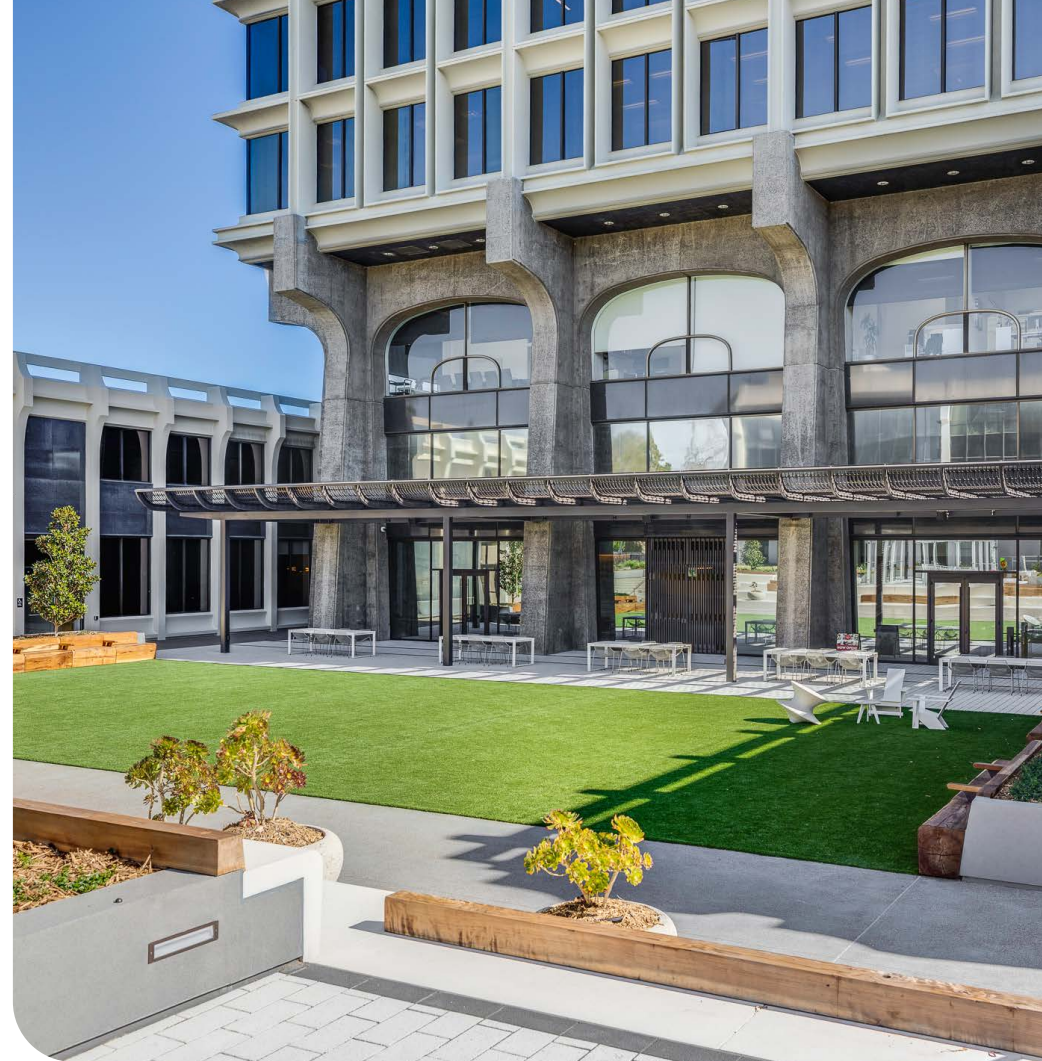


550 Hamilton Ave



[www.universityparkpalalto.com](http://www.universityparkpalalto.com)





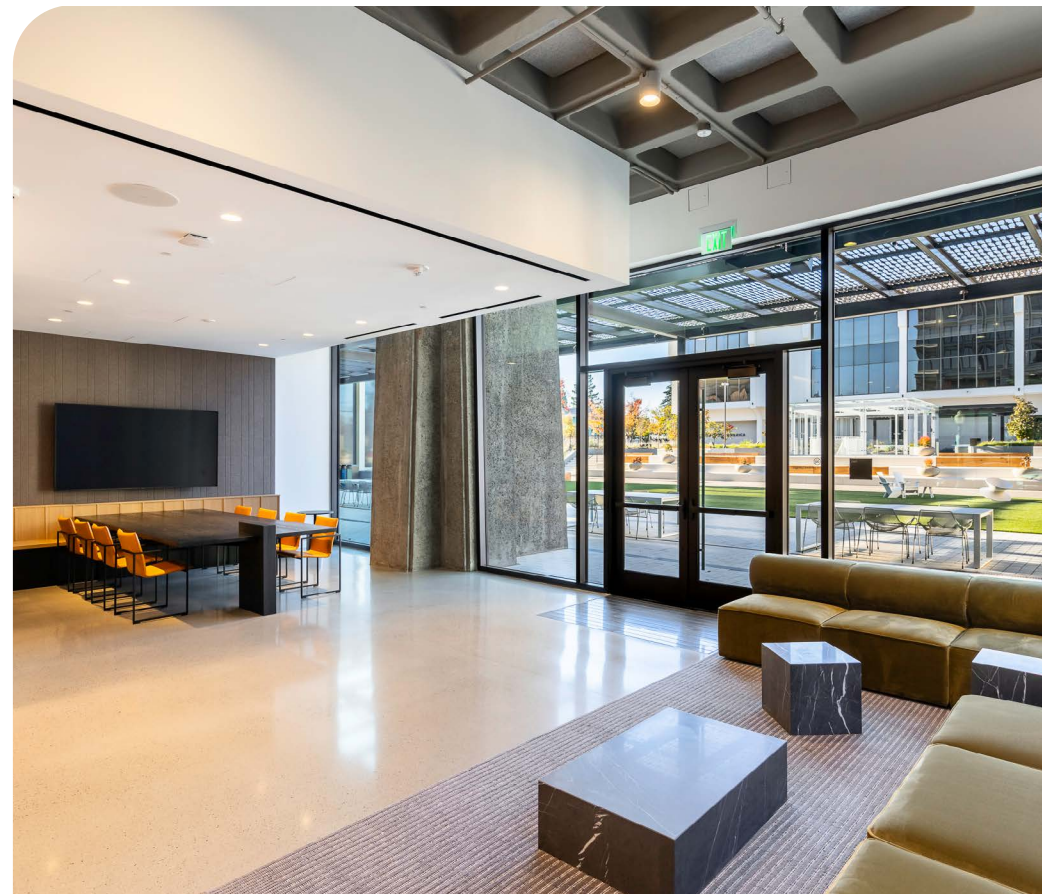
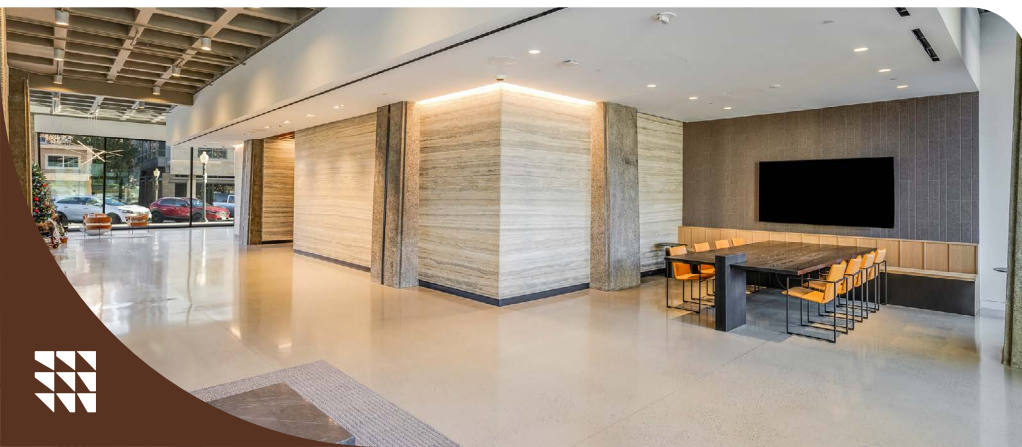
# The Plaza

The open-air plaza at University Park offers tenants an inspiring venue for events and collaborative activities.



# The Lobby

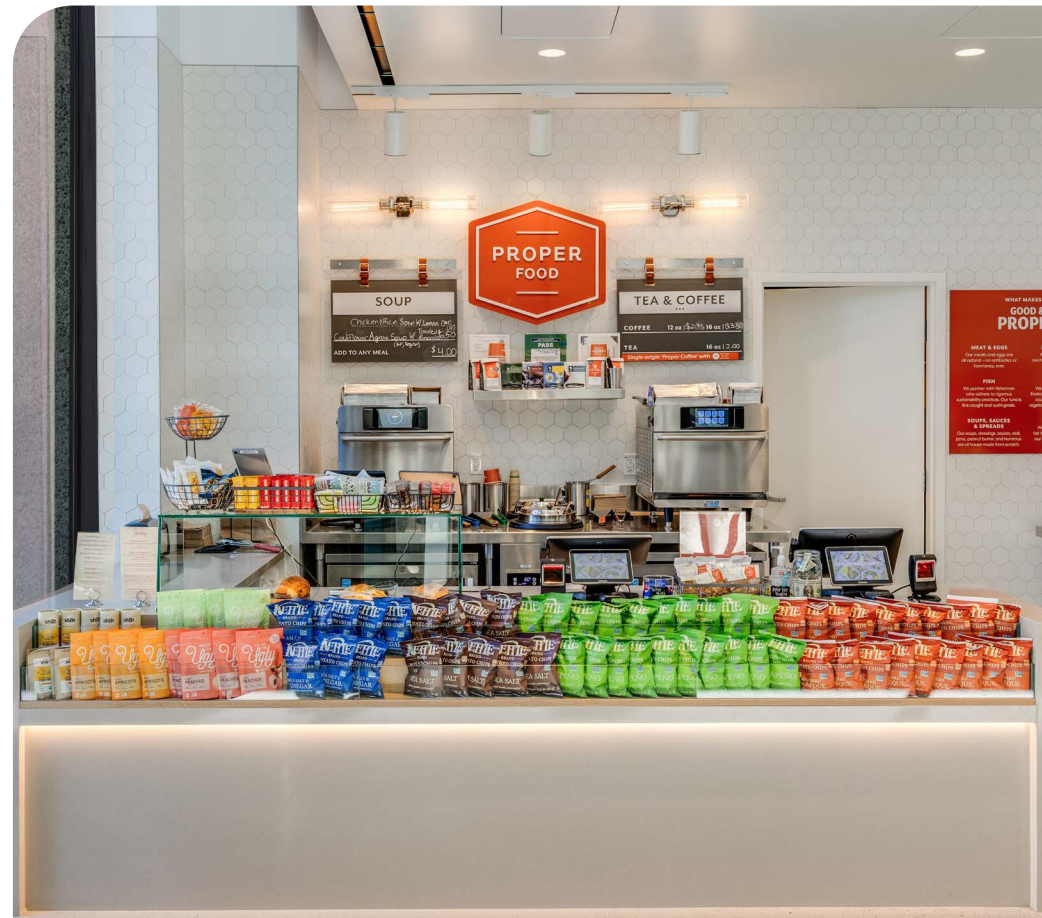
A spacious, modern lobby at 525 University welcomes tenants and guests with refined seating and a vibrant living wall as its natural focal point.





# On-site Eatery

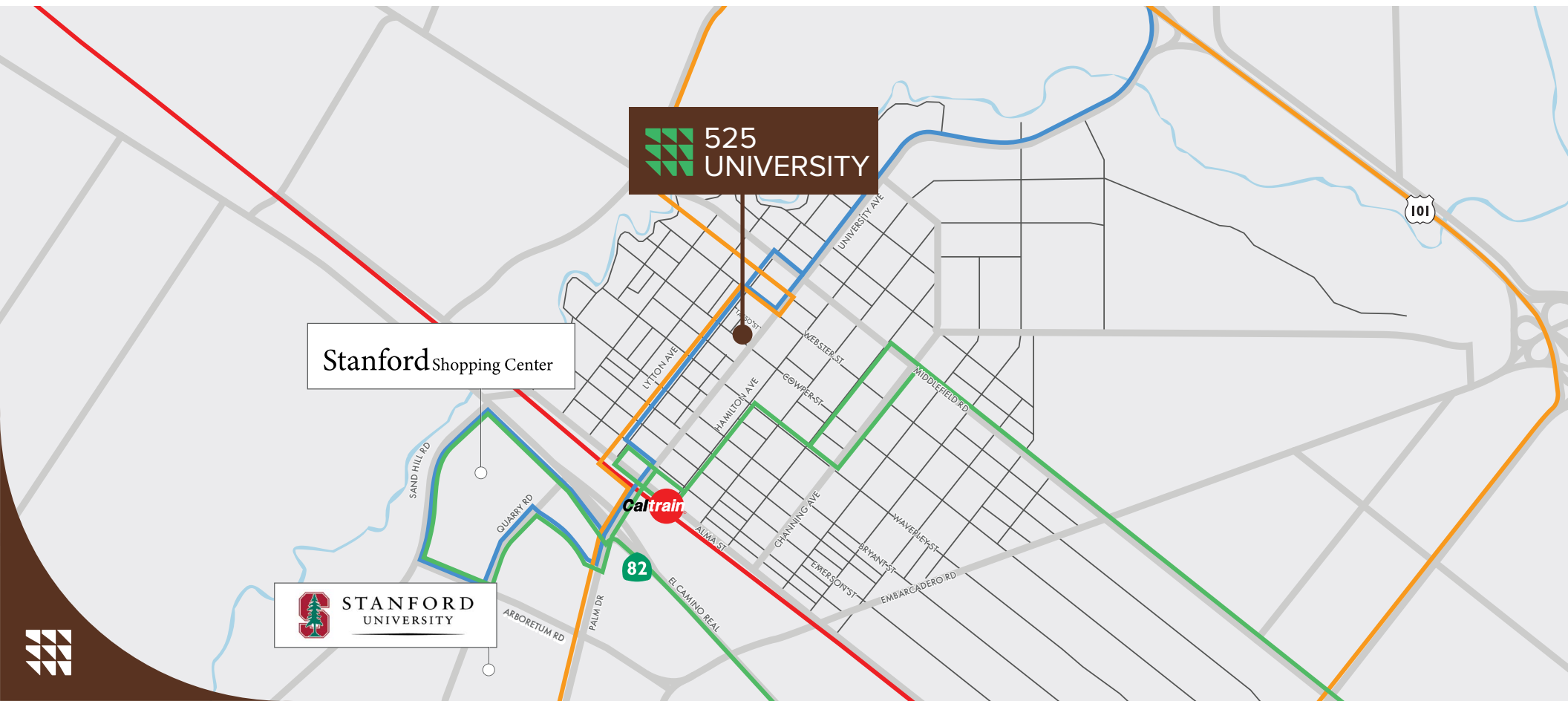
Convenient, delicious eats from Proper Food, accessible on the Plaza. Offering coffee, lunch, catering services and more.



# Transportation

- Caltrain Line
- SamTrans Bus Route
- VTA Bus Route
- Dumbarton Express Bus Route

|                                                                                   |                       |           |
|-----------------------------------------------------------------------------------|-----------------------|-----------|
|  | Caltrain Station      | 0.6 miles |
|  | HWY 101               | 1.6 miles |
|  | Interstate 280        | 6 miles   |
|  | San Francisco Airport | 21 miles  |
|  | San Jose Airport      | 17 miles  |
|  | Palo Alto Airport     | 3.7 miles |





# Amenities

All that Downtown Palo Alto has to offer. University Park has an extremely high walk score of 95, within a 10-minute walk you'll find:

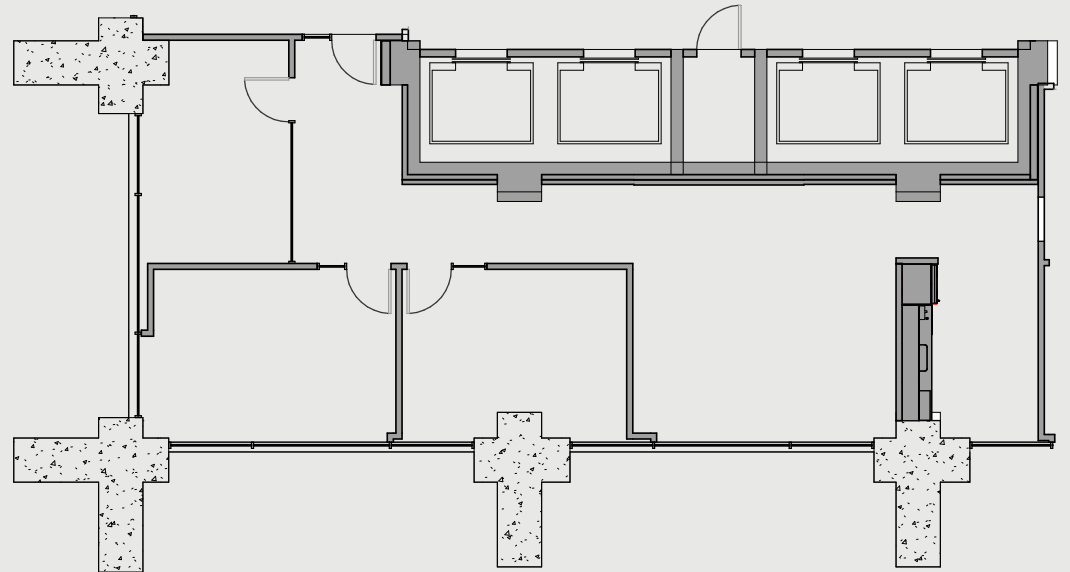
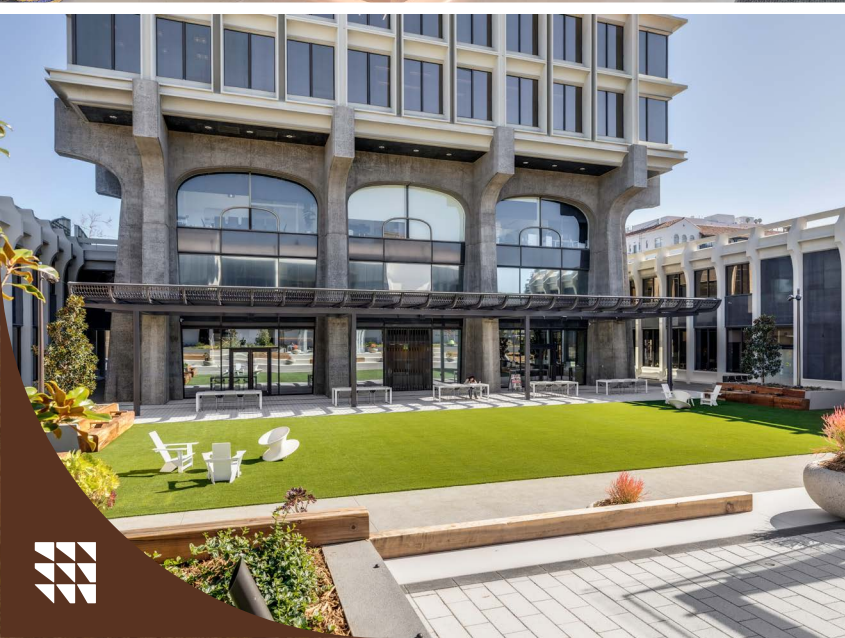
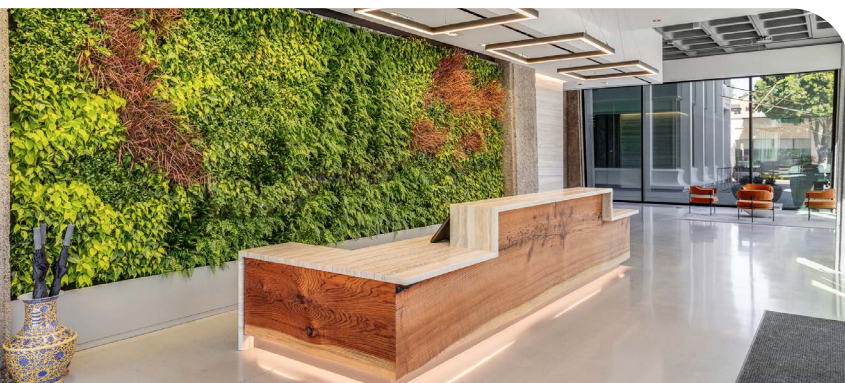
-  Palo Alto CalTrain Station
-  Over 30+ Restaurants
-  8 Hotels, with an Upcoming New Location Steps Away
-  5 Fitness Centers
-  More than 5 Major Retail and Grocery Locations



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# Suite 230

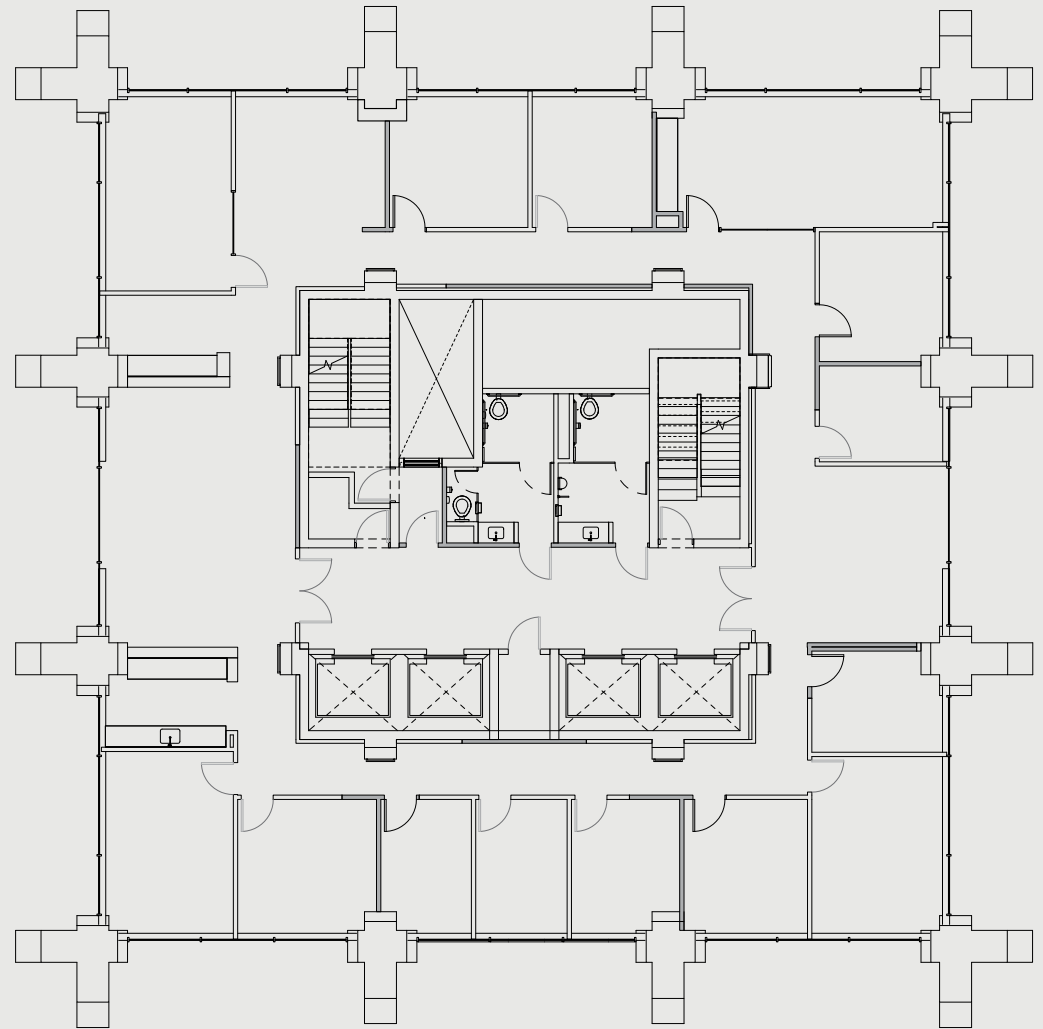
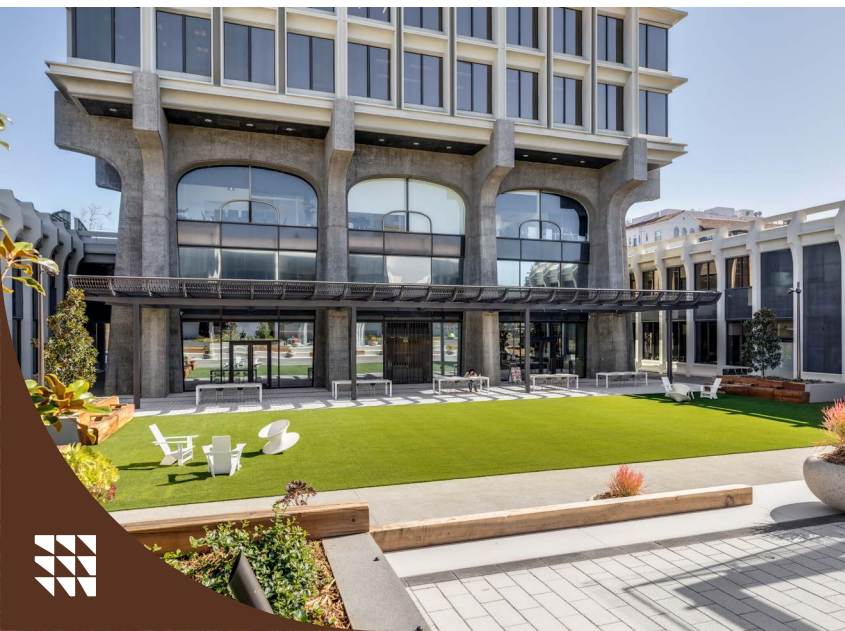
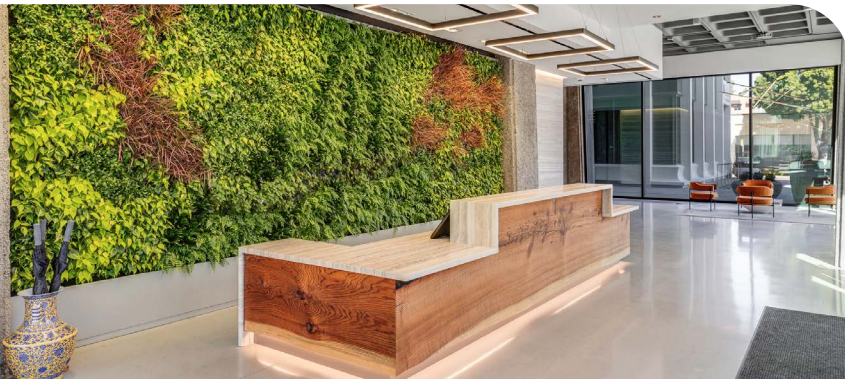
- ±1,684 RSF
- Exceptional windowline
- Rare small office availability
- Kitchenette
- High ceilings



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# Suite 300

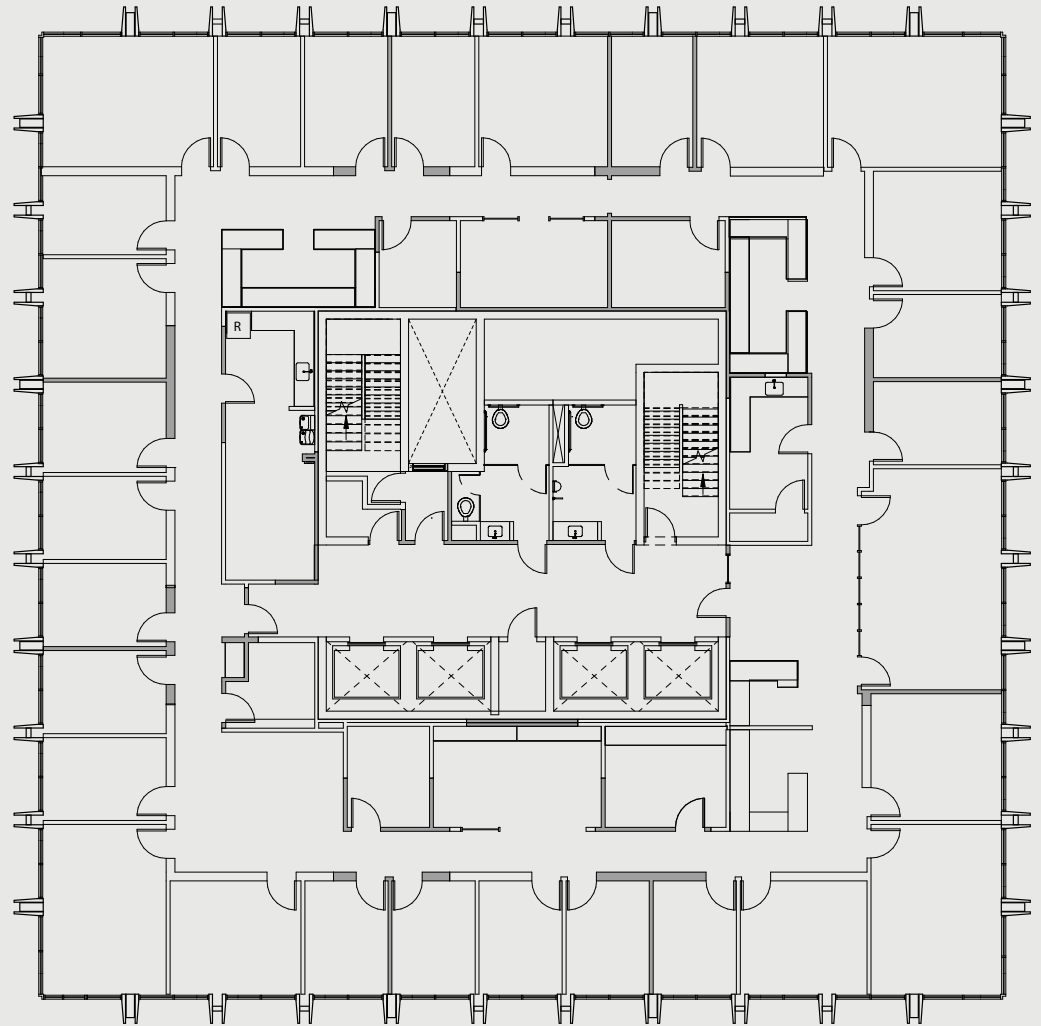
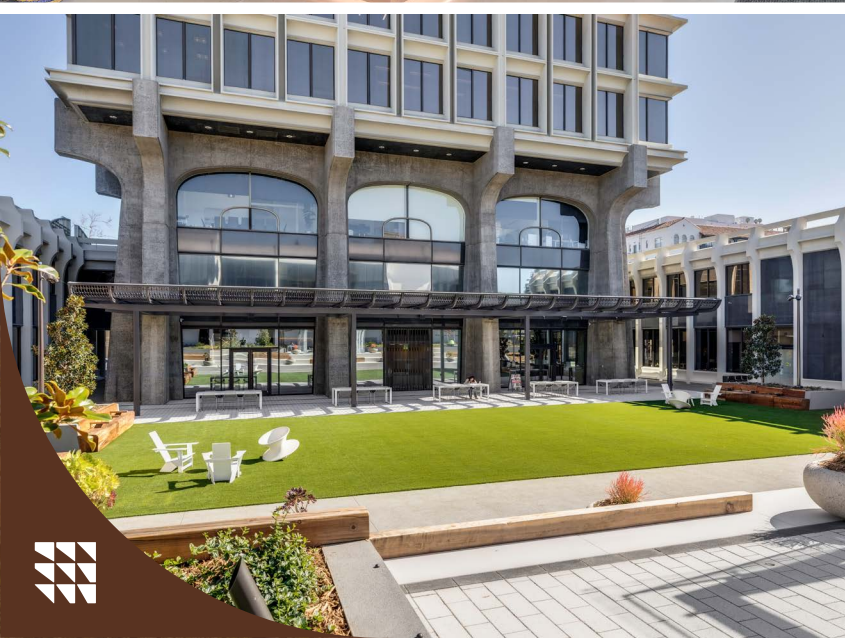
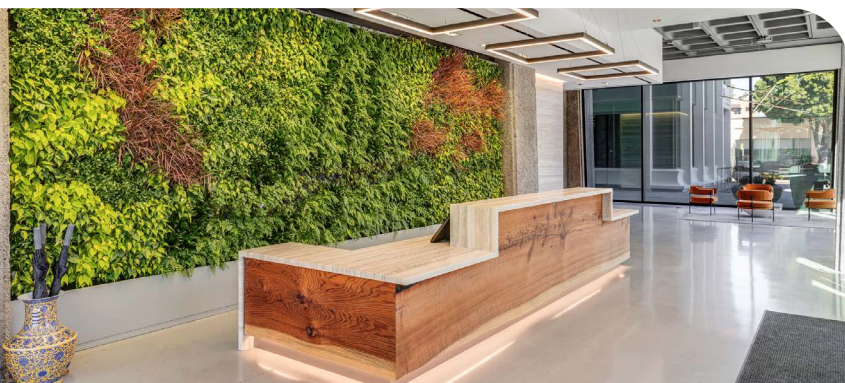
- ±6,438 RSF
- Full floor overlooking new Plaza
- Exceptional windowline
- Expansive kitchen area



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# Suite 400

- ±10,797 RSF
- Full floor opportunity
- 360 degree windowline





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[universityparkpaloalto.com](http://universityparkpaloalto.com)

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