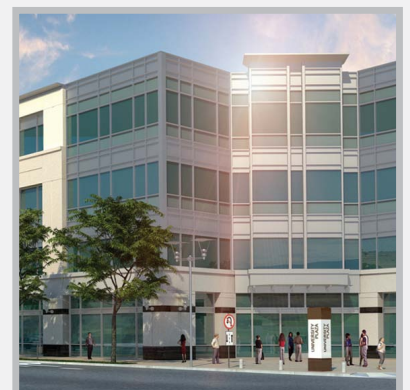


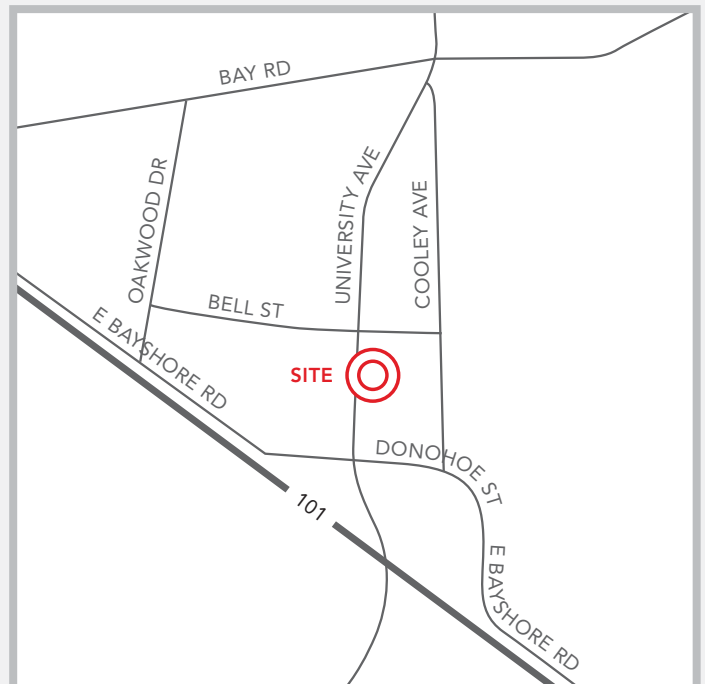


## 2100 University Avenue – Phase I

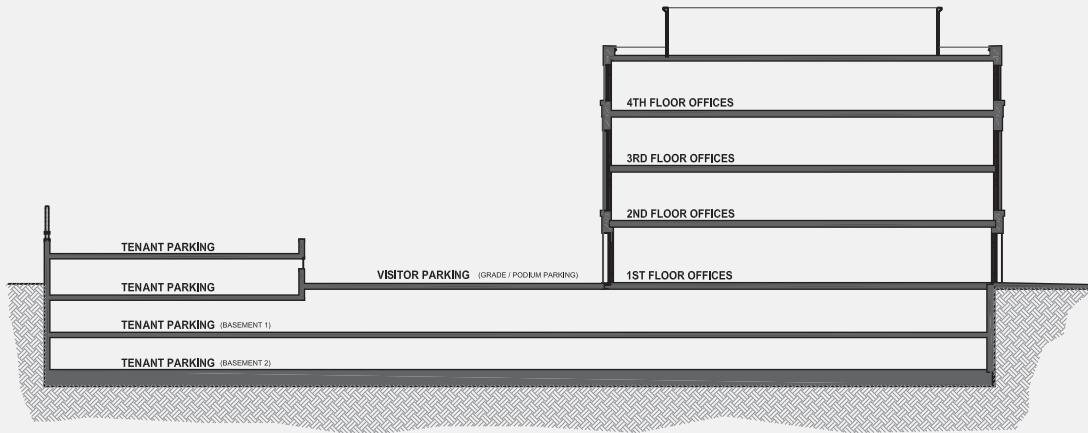
Class A Office Campus  
208,000 Square Feet Available (Divisible to 80,000)

- New construction
- Two Levels of secure underground parking at 3.1/1,000, guest surface parking
- Convenient access to Highway 101, Dumbarton Bridge, and downtown Palo Alto
- Large exterior courtyard
- Capable of LEED Gold certification
- Prime mid-peninsula location
- Walking distance to retail center
- Shipping/receiving with dedicated freight elevators
- Possible sky bridge to connect buildings
- Phase II expansion up to 500,000 SF

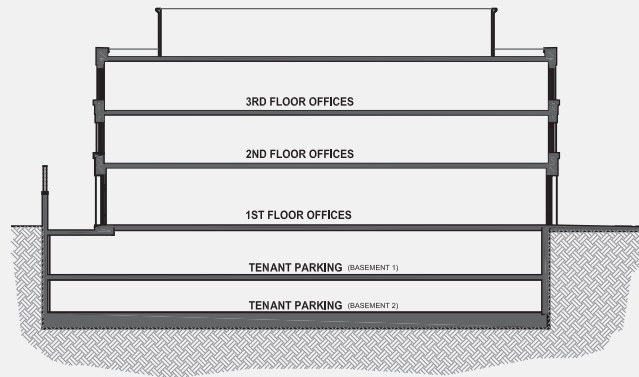








UNIVERSITY BUILDING NORTH – SOUTH BUILDING SECTION



PALM BUILDING NORTH – SOUTH BUILDING SECTION

**UNIVERSITY PLAZA**

Site Description	Gross Square Footage
Total site area	approx. 119,790 ( $\pm 2.75$ Ac)
Floor plates: University Building	32,000
Floor plates: Palm Building	26,700
University Building area @ 4 stories	127,924
Palm Building area @ 3 stories	80,200
Total building area	208,134

Parking Description	Parking Spaces
Above ground parking	114
Underground parking	540
Total parking	654

1. Parking spaces provided are 9'-0" x 18'0" typical
2. Total spaces are based on 3.14 cars/1,000 gross S.F.

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**SOBRATO**

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The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective tenant should verify all information contained herein.

