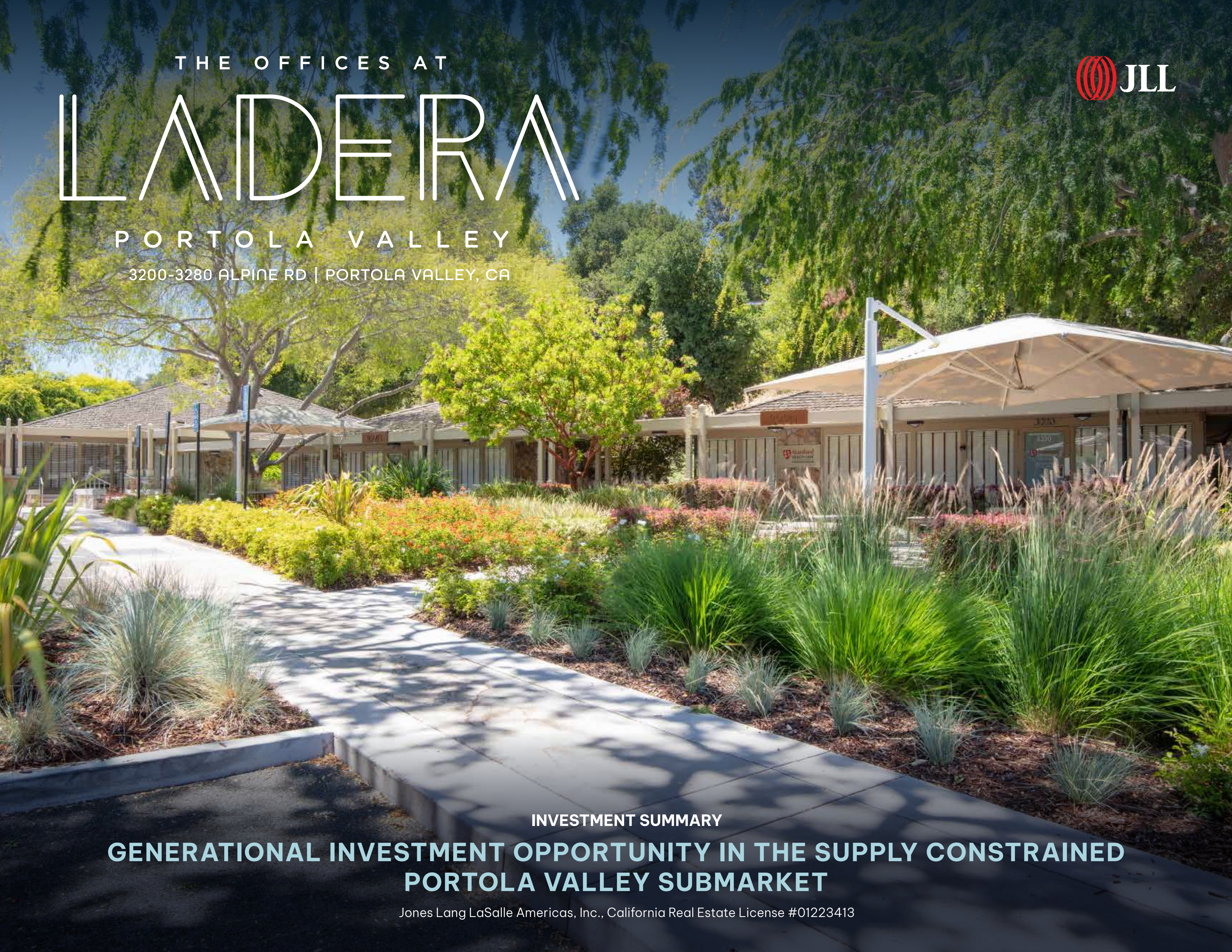


THE OFFICES AT

LADERA

PORTOLA VALLEY

3200-3280 ALPINE RD | PORTOLA VALLEY, CA

JLL

INVESTMENT SUMMARY

GENERATIONAL INVESTMENT OPPORTUNITY IN THE SUPPLY CONSTRAINED PORTOLA VALLEY SUBMARKET

THE OFFICES AT
LADERA
PORTOLA VALLEY

The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 3200-3280 Alpine Rd ("The Offices at Ladera" or the "Campus"). The Campus is comprised of seven, one-story buildings totaling 29,156 square feet. Originally constructed in 1967 and only sold once since development, The Offices at Ladera represents a generational opportunity to acquire a high-quality Campus leased to a premier roster of venture capital firms and Stanford Medical. The Campus is 100% leased with 2.8 years of WALT as of January 2026 and offers investors a substantial mark-to-market opportunity over the next few years.

The Offices at Ladera presents a compelling opportunity to acquire a well-leased, meticulously maintained multi-tenant office Campus in the supply-constrained submarket of Portola Valley. The Campus is positioned within a walkable, mixed-use environment serving one of the San Francisco Peninsula's most affluent communities.

PROPERTY SUMMARY

Address	3200-3280 Alpine Rd, Portola Valley, CA 94028
Buildings	Seven (7)
Stories	One (1)
Property Type	Office & Medical Office
Property SF (As Leased)	24,109 SF
Property SF (BOMA)	29,156 SF
Year Built	1967
Parking	108 Stalls (4.2/1,000 SF)
Occupancy (As of Jan-26)	100%[1]
WALT (As of Jan-26)	2.8 Years
# of Tenants	Five (5)
APNs	077-172-310 077-172-320

[1]Canvas Ventures (Suite 3200) operates under a month-to-month lease extension effective August 1, 2025, terminable by either party with thirty (30) days' written notice.

Investment Highlights

- LARGEST OFFICE CAMPUS IN PORTOLA VALLEY WITH 7,400 SF AVAILABLE FOR IMMEDIATE REPOSITIONING OR OCCUPANCY
- STRATEGICALLY POSITIONED WITHIN THE SUPPLY-CONSTRAINED PORTOLA VALLEY SUBMARKET
- DIVERSIFIED RENT ROLL FEATURING STABLE, LONG-TERM ANCHOR TENANCY WITH DURABLE CASH FLOW
- HIGHLY AMENITIZED LOCATION WITH WALKABLE AMENITIES INCLUDING THE LADERA COUNTRY SHOPPER AND LADERA OAKS SWIM CLUB
- AFFLUENT SILICON VALLEY LOCATION WITH CONVENIENT ACCESS TO EXECUTIVE COMMUNITIES ALONG I-280
- ESTABLISHED HUB FOR VENTURE CAPITAL & PRIVATE EQUITY USERS

THE OFFICES AT LADERA PORTOLA VALLEY

PREMIER MEDICAL & FINANCIAL TENANCY IN THE HEART OF SILICON VALLEY

The Offices at Ladera is anchored with Stanford Medical, a tenant at the Campus since 2013. In addition to Stanford, the Campus is leased to variety of venture capital firms. The dynamic setting along Alpine Road, premier Portola Valley address and rare location on the west side of Interstate 280, make the Campus a highly-compelling opportunity to tenants.

HEADQUARTERED AT THE OFFICES AT LADERA

Stanford MEDICINE

Tenant	Stanford Medical
Industry	Family Medicine
In-Place SF (% of RSF)	10,337 SF (42.8%)
BOMA SF (% of RSF)	12,935 SF (44.3%)
Lease Expiration	6/30/2029
Ownership	Private
Website	stanfordhealthcare.org

- Houses a medical staff of 9 primary care physicians
- Delivers comprehensive primary care services including routine examinations, diagnostics, and chronic condition management
- ***Long-term tenancy with over 12 years of occupancy at The Offices at Ladera***

CHANGE FORCES

Tenant	Change Forces
Industry	Venture Capital
In-Place SF (% of RSF)	1,800 SF (7.4%)
BOMA SF (% of RSF)	1,800 SF (6.2%)
Lease Expiration	3/9/2028
Ownership	Private
Website	changeforcescap.com

- Founded in 2024 as an investment arm of King Philanthropies
- Invests in sustainability initiatives, climate solutions, food systems, and biotechnology
- Notably invested in Switch Bioworks, which secured $17M in Series Seed funding in September 2024
- ***Headquartered at The Offices at Ladera since inception***

SIGNIFICANT VALUE APPRECIATION VIA MARK-TO-MARKET RENT UPSIDE

The Offices at Ladera presents a compelling mark-to-market investment opportunity, with current in-place rents ~32% below prevailing Sand Hill Road asking rents. Located within a high-barrier-to-entry submarket, the property features a lease expiration profile extending through 2030, establishing a clear framework for investors to capture substantial NOI growth.

HEADQUARTERED AT THE OFFICES AT LADERA

LIGHTSTONE VENTURES

Tenant	Lightstone Venture Partners
Industry	Venture Capital
In-Place SF (% of RSF)	1,813 SF (7.5%)
BOMA SF (% of RSF)	1,813 SF (6.2%)
Lease Expiration	12/31/2027
Ownership	Private
Website	www.lightstonevc.com

- Founded in 2012 in Menlo Park, with additional offices in Boston and Dublin
- Invests in early-staged biotech and medtech companies
- Raised over $850M across funds and closed $375M Fund III in 2021
- ***Moved headquarters from Sand Hill Road to The Offices at Ladera***

HEADQUARTERED AT THE OFFICES AT LADERA

G2 Venture Partners

Tenant	G2 Venture Partners
Industry	Venture Capital
In-Place SF (% of RSF)	4,152 SF (17.2%)
BOMA SF (% of RSF)	5,076 SF (17.4%)
Lease Expiration	12/31/2030
Ownership	Private
Website	g2vp.com

- Founded in 2005 with 35 employees
- Invests in growth-stage sustainability and digital transformation companies
- Closed $500M Fund II in 2021 and raised $750M Fund III in late 2024
- ***Has occupied The Offices at Ladera since 2021***

Portola Valley: Supply-Constrained Market Serving Elite Executive Talent

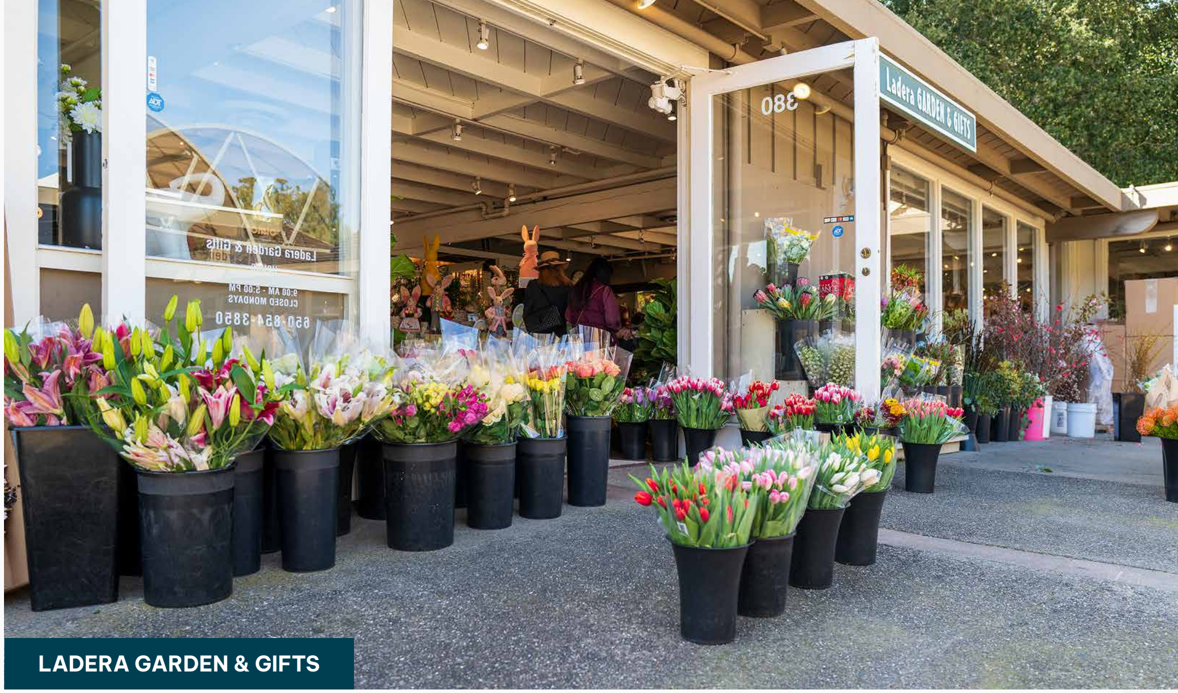
Portola Valley is among Silicon Valley's most exclusive and supply-constrained office submarkets, defined by its limited commercial footprint and anchored by an affluent, highly educated workforce. With virtually no new development and a strong emphasis on open space and residential quality of life, the market creates a curated environment for tenants seeking privacy, prestige, and long-term stability. Within this context, The Offices at Ladera stands out as one of few commercial properties in the unincorporated Ladera area, benefiting from San Mateo County jurisdiction that supports a broader range of uses and a streamlined entitlement process.

UNINCORPORATED ZONING ADVANTAGE

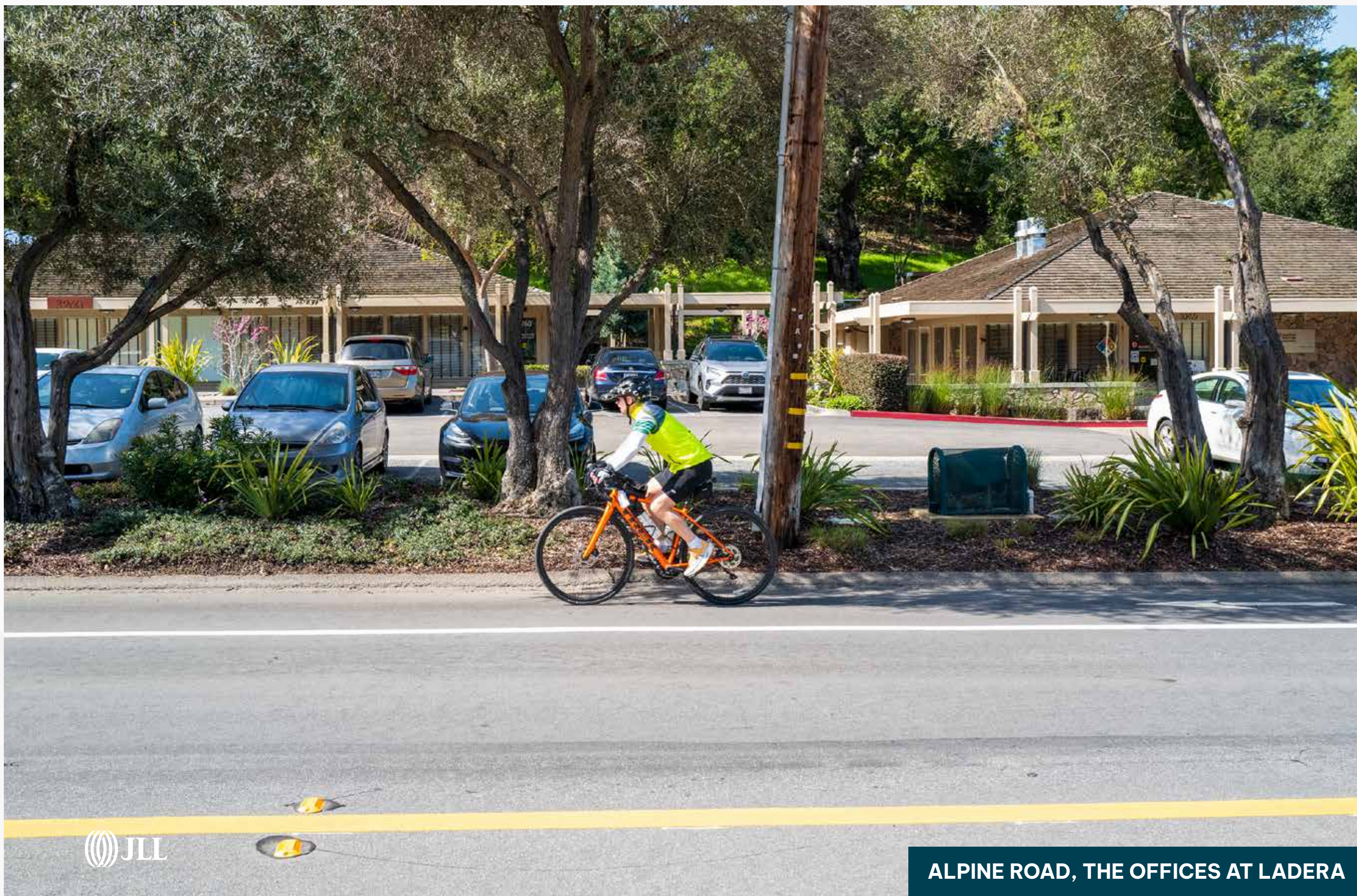
APNs	077-172-310 077-172-320
Zoning	Neighborhood Commercial (C-1)
Jurisdiction	San Mateo County
Permitted Uses	Office, retail, commercial and mixed-use
Benefits	• One of few commercial Campuses in the Ladera unincorporated area of San Mateo • Scarcity value enhanced as majority of nearby Portola Valley properties are restricted to stringent zoning • County-administered entitlement process provides a more efficient pathway for approvals, tenant improvements, and long-term adaptability

ROSSOTTI'S ALPINE INN


LADERA OAKS SWIM & TENNIS CLUB



LADERA GARDEN & GIFTS



ALPINE ROAD, THE OFFICES AT LADERA

Key Portola Valley Market Highlights

- SUPERIOR MIXED-USE, AMENITY BASE RELATIVE TO SAND HILL ROAD
- EXCLUSIVE EXECUTIVE HOUSING COMMUNITY WITH SOME OF THE BAY AREA'S HIGHEST INCOMES
- EXTREMELY LIMITED COMMERCIAL DEVELOPMENT DRIVING LONG-TERM VALUE VIA SCARCITY
- IMMEDIATE ACCESS TO STANFORD UNIVERSITY AND WORLD-CLASS RESEARCH ECOSYSTEM
- STUNNING NATURAL ENVIRONMENT

THE OFFICES AT
LADERA
PORTOLA VALLEY

Dynamic Office Setting Within Portola Valley's Prestigious Community

The Offices at Ladera provide a rare professional setting in the heart of Portola Valley, combining modern workspace with the charm of a low-density, nature-infused environment. Positioned at the intersection of education, capital, and lifestyle, the Campus is surrounded by premier amenities including the Stanford Dish hiking trails, Rosewood Sand Hill, Stanford Shopping Center, and the vibrant retail and dining of Downtown Palo Alto. The location offers seamless access to world-class institutions, executive housing, and recreational amenities, creating an environment that balances prestige, convenience, and natural beauty. Offering a distinct blend of exclusivity and accessibility, the property delivers a unique office setting unmatched in the region.


THE OFFICES AT
LADERA
PORTOLA VALLEY
DOWNTOWN
PALO ALTO
Sand Hill Rd
Caltrain
Stanford
University
GOLF COURSE
Stanford Dish Hiking Trail
Stanford Dish Hiking Trail
STANFORD RESEARCH PARK
JPMorganChase
SAP
TESLA
LOCKHEED MARTIN
Alpine Rd
LADERA COUNTRY SHOPPER
AMIGOS GRILL
CHASE
KOMA SUSHI
BIANCHINI'S MARKET
ups
Diane's Salon
Ladera Oaks
Swim & Tennis Club
INTERSTATE
280
THE OFFICES AT
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PORTOLA VALLEY
Felt Lake
ROSSOTTI'S
ALPINE INN
3 Minute Drive
N
JLL

THE OFFICES AT

LADERA

PORTOLA VALLEY

3200-3280 ALPINE RD | PORTOLA VALLEY, CA

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