

# 3197

PARK BOULEVARD  
PALO ALTO, CA

NEW SPEC IMPROVEMENTS COMPLETE



**NEWMARK**

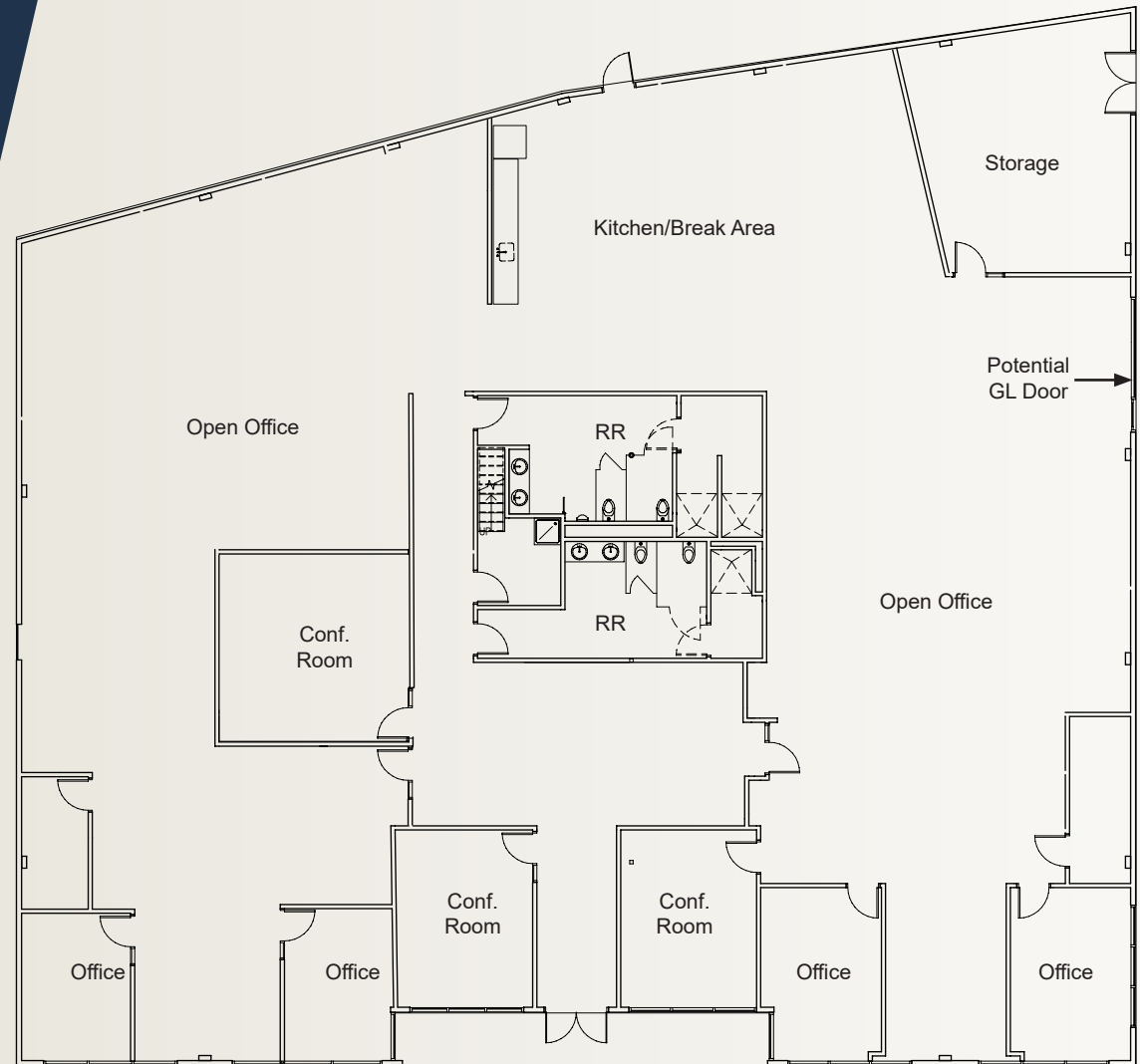


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# PROJECT HIGHLIGHTS

- 10,000 SF of Office/R&D for Lease
- New Spec Improvements Completed July 2024
- Amenity Rich Location just 0.5 Miles from California Avenue Restaurants & Caltrain
- Dedicated Parking (33 Stalls)
- 10-14' Clear Heights
- Ability to Add Grade Level Roll-Up Door
- Fiber Installed
- Available Now



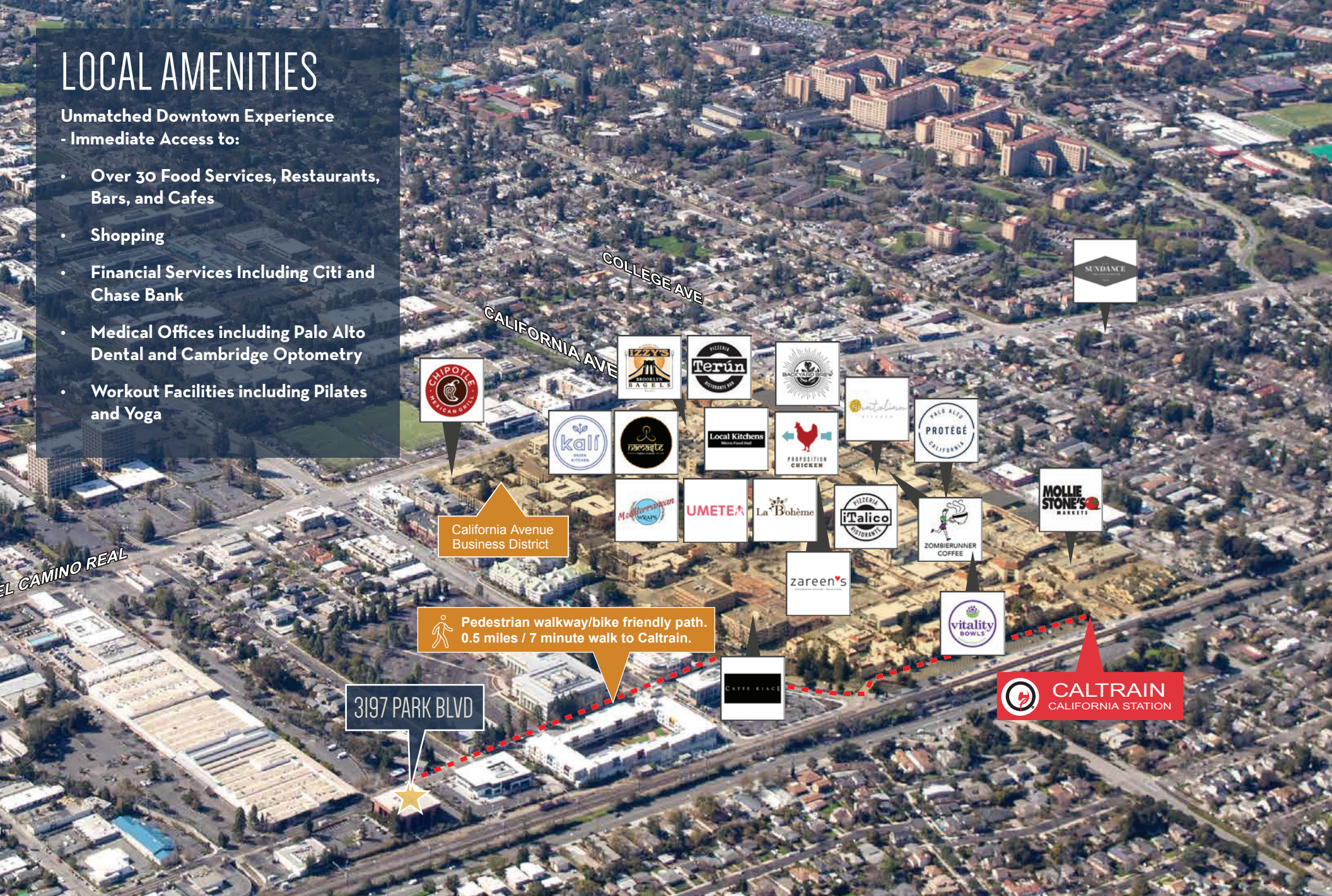


# LOCAL AMENITIES

## Unmatched Downtown Experience

### - Immediate Access to:

- Over 30 Food Services, Restaurants, Bars, and Cafes
- Shopping
- Financial Services Including Citi and Chase Bank
- Medical Offices including Palo Alto Dental and Cambridge Optometry
- Workout Facilities including Pilates and Yoga



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