



INNOVATION PROPERTIES GROUP



# 550 S California Ave

Downtown Palo Alto  
Office Building

5,600-12,600 RSF AVAILABLE

Palo Alto, CA

**Innovation Properties Group** | CL 02031924

**Mitchell Hickman** | Senior Associate | (650) 464-8890  
[mitchell@ipgsf.com](mailto:mitchell@ipgsf.com) | BRE 02090901

**Sequoia Realty Services** | CL 01856435

**Joey Alftin** | Brokerage Services | (650) 520-0324  
[joey@seq-rs.com](mailto:joey@seq-rs.com) | BRE 02090452





## Space Highlights:

- Multiple space availabilities: Single suite up to 3 floors
- Upcoming expansion options for a full building user
- Flexible layouts and TI allowance for buildout
- Floor 1: 1,400sf
- Floor 2: 5,600sf
- Floor 3: 2,200-5600sf
- Amazing windowline with great natural light throughout
- Building signage opportunity
- Private parking lot with 4/1000 parking ratio
- Full HVAC w/ afterhour use
- Private bathrooms/kitchens on each floor
- Upcoming interior lobby renovations
- Close proximity to Caltrain (7 minute walk) and easy access to 101/280 Freeways
- Walkable to countless restaurants and amenities, Stanford/Downtown PA

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## Gallery



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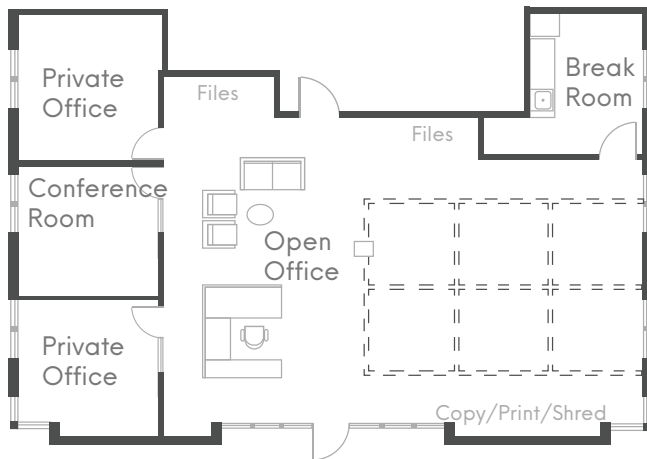
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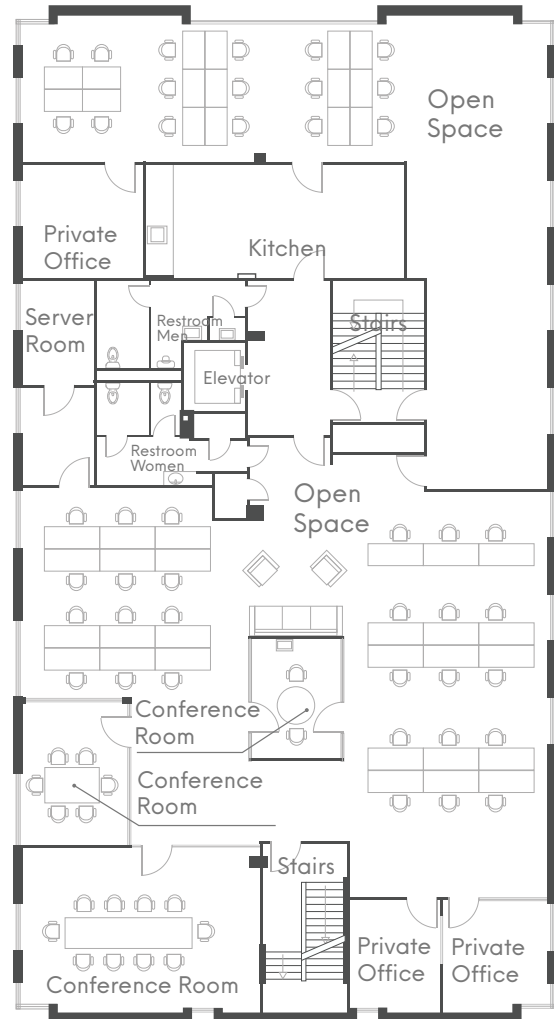
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**Gallery**

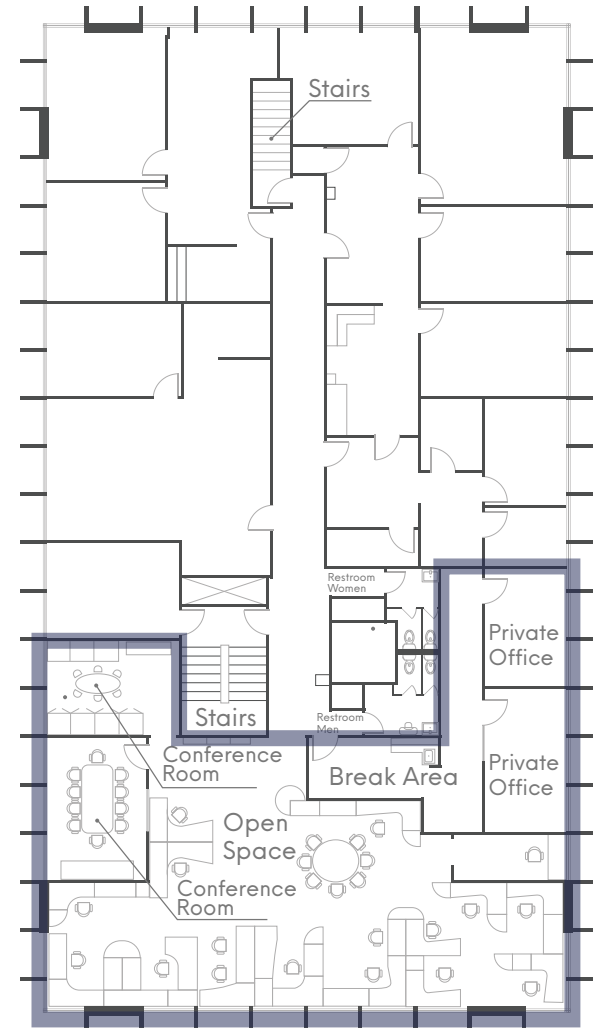
### 1st Floor



### 2nd Floor



### 3rd Floor



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## Amenities

### Coffee Shops/Markets

- ① Starbucks
- ② Mollie Stone's Markets
- ③ Country Sun
- ④ Printers Cafe
- ⑤ Izzy's Brooklyn Bagels
- ⑥ Fabrini's Cafe
- ⑦ Starbucks
- ⑧ Zombie Runner

### Shopping & Services

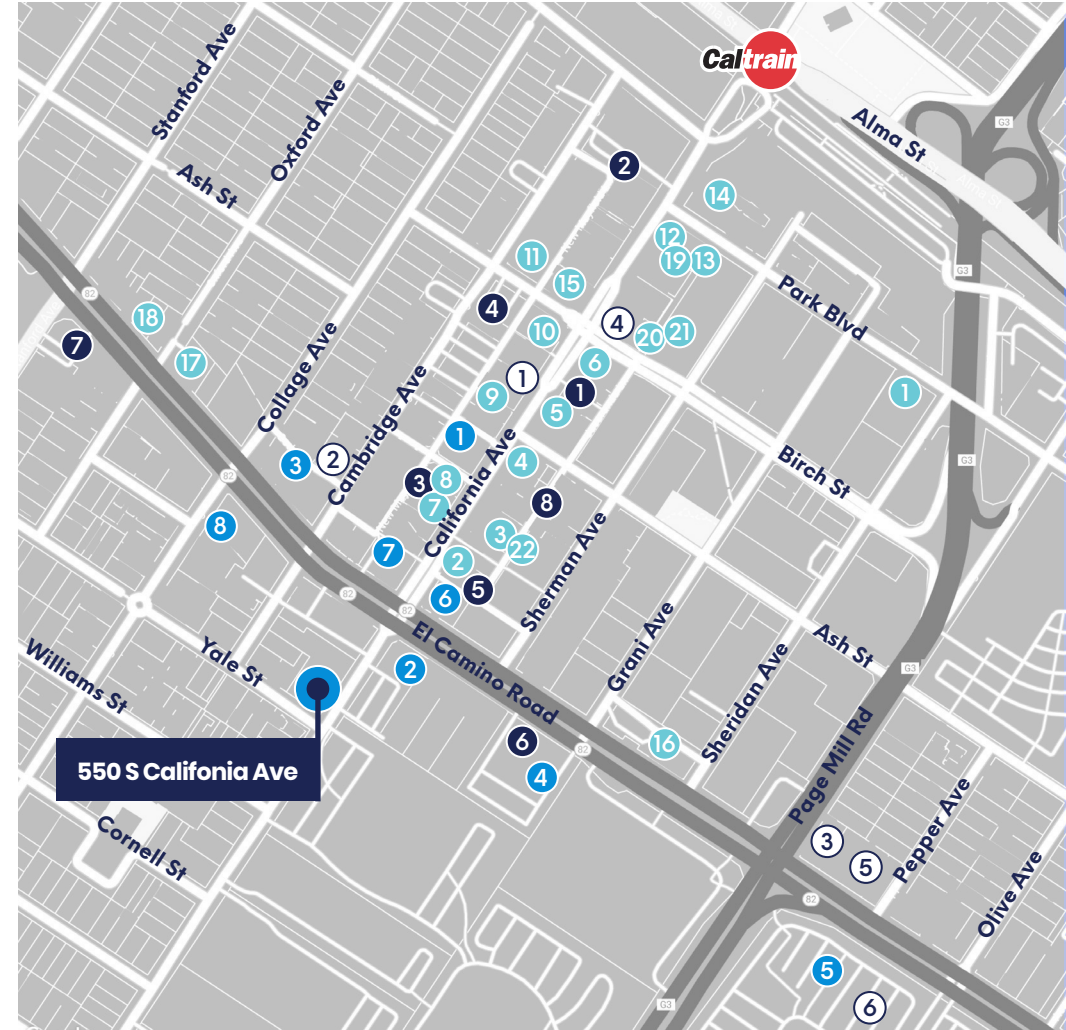
- ① Avalon Yoga
- ② Village Flower Shop
- ③ AT&T
- ④ Pure Barre
- ⑤ Verizon Wireless
- ⑥ CineArts

### Banks

- ① Bank of the West
- ② Wells Fargo
- ③ First Republic Bank
- ④ Bank of America
- ⑤ Silicon Valley Bank
- ⑥ Citibank
- ⑦ Technology Credit Union
- ⑧ Provident Credit Union

### Restaurants

- ① Caffe Riace
- ② La Bodeguita Del Medio
- ③ Pastis
- ④ Mediterranean Wraps
- ⑤ The Counter
- ⑥ Antonio's Nut House
- ⑦ Jin Sho
- ⑧ Terun
- ⑨ Palo Alto Sol
- ⑩ Spice Kit
- ⑪ Anatolian Kitchen
- ⑫ Baume
- ⑬ Palo Alto Pizza Co
- ⑭ Peking Duck
- ⑮ Bistro Elan on Birch St
- ⑯ Chipotle
- ⑰ Odori Sushi
- ⑱ Cardinal Sushi
- ⑲ Vitality Bowls
- ⑳ CALAVE Wine Bar
- ㉑ Cafe Pro Bono
- ㉒ Cafe Brioche



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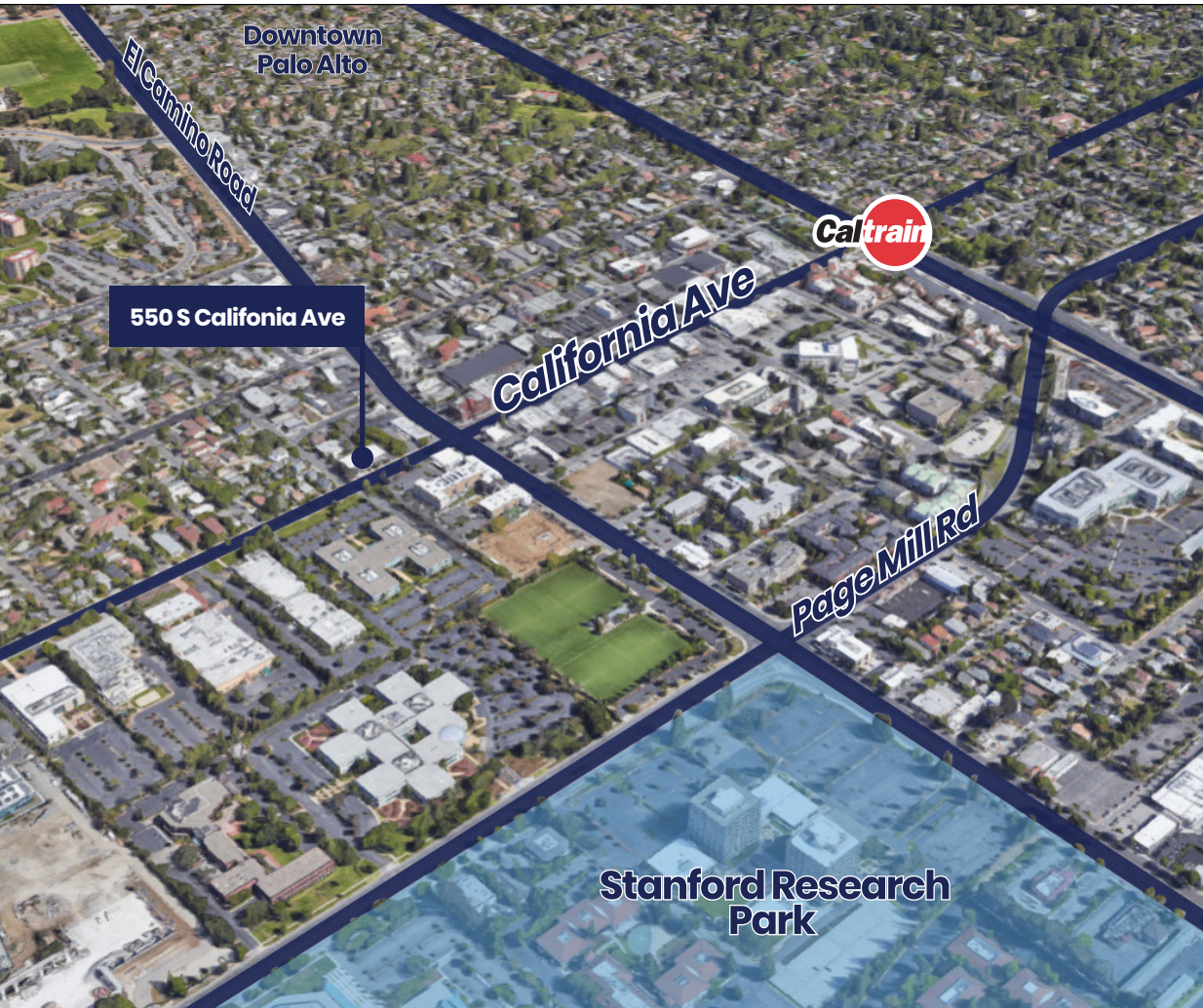
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