

445 SHERMAN

PALO ALTO, CALIFORNIA

PROPERTY HIGHLIGHTS

Suite 100 - 5,144 SF
Suite 120 - 1,269 SF

Room for growth in the building

New interiors – Open plan with exposed ceilings

Recently renovated exterior with open air courtyard and outdoor seating

3 blocks to Caltrain

Immediate access to California Ave restaurants and amenities

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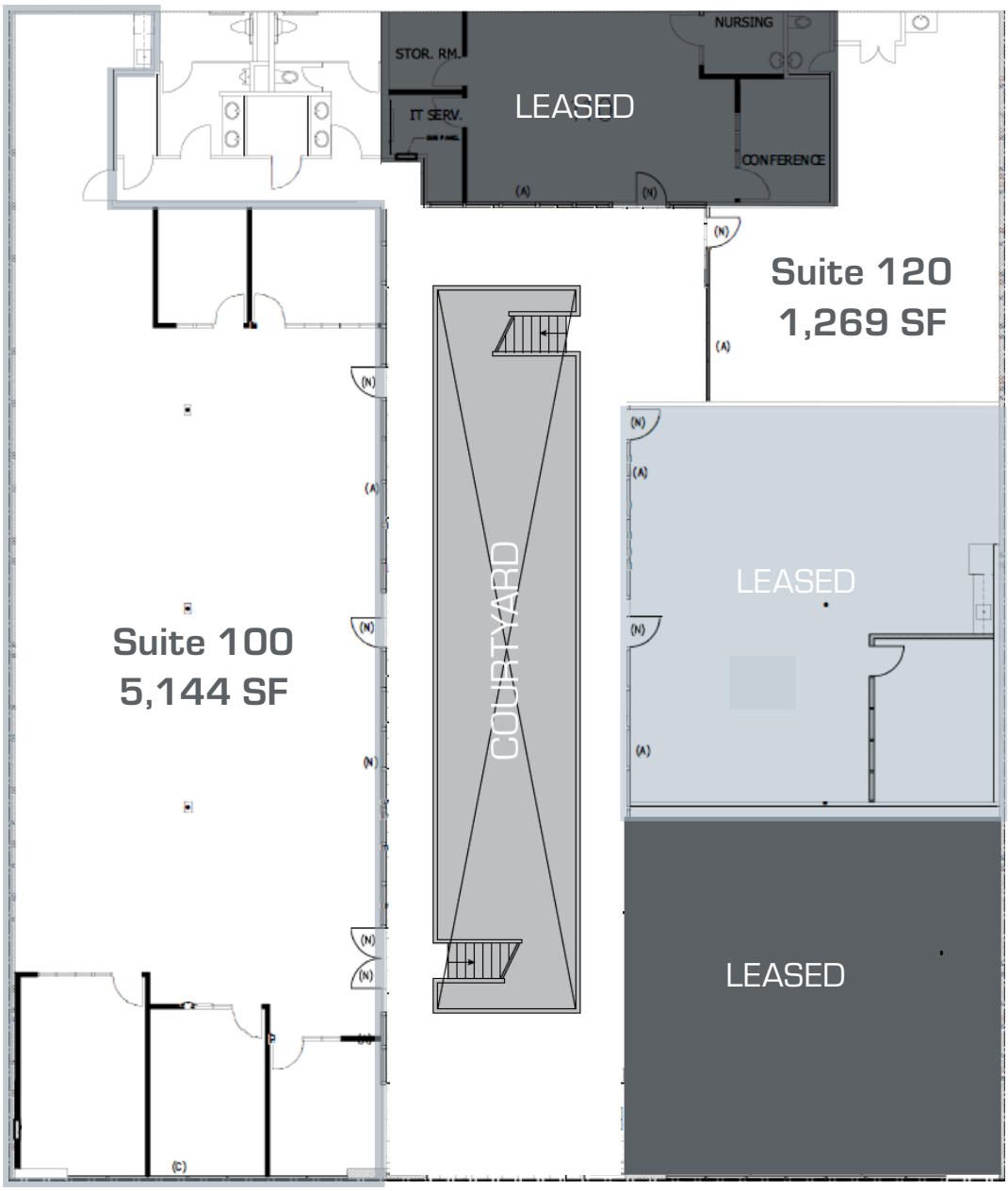
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CBRE

FLOOR PLANS

FIRST FLOOR

SUITE 100	5,144 SF
SUITE 120	1,269 SF
(AVAILABLE MARCH 1, 2027)	



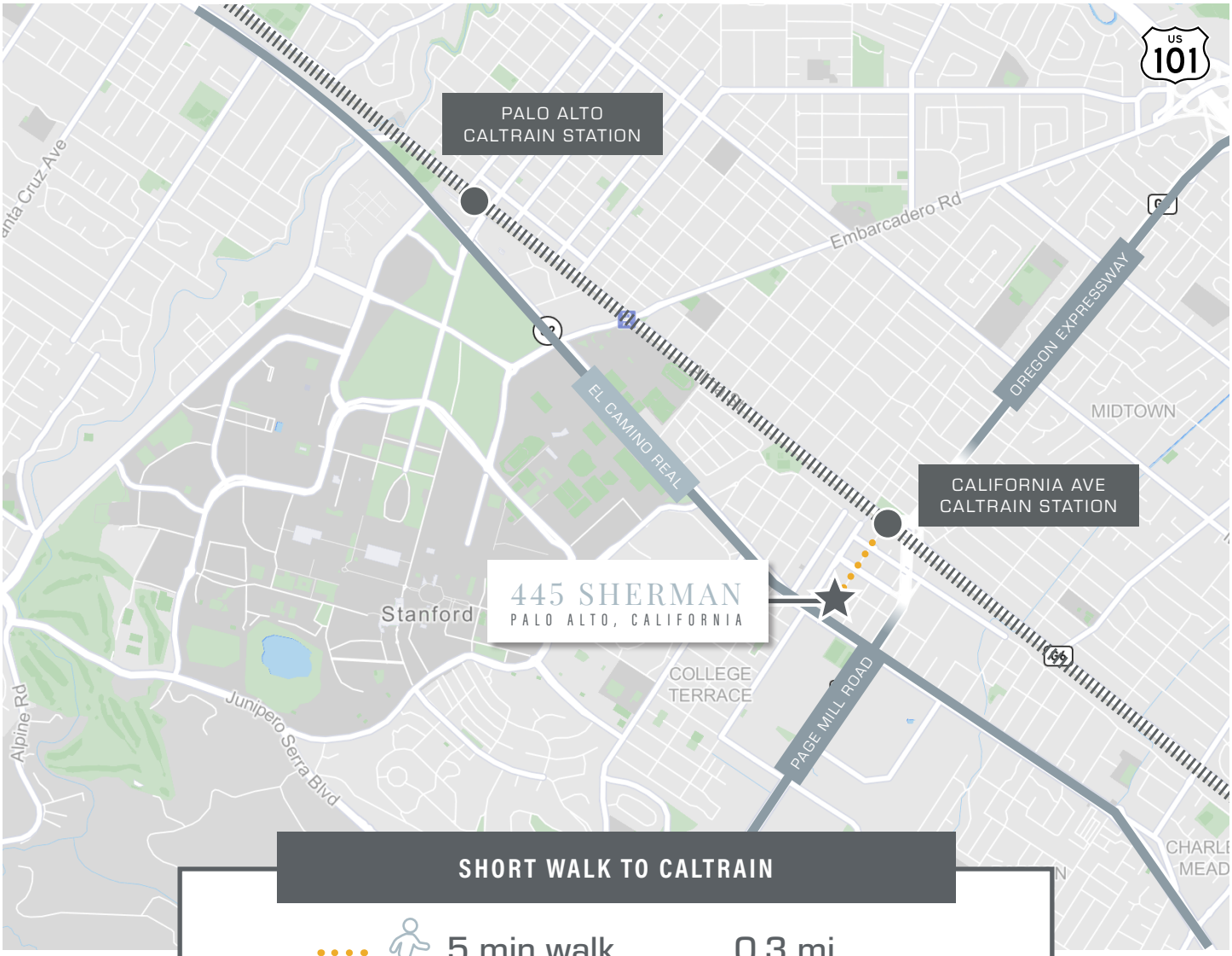
COMMON COURTYARD



FIRST FLOOR



TRANSPORTATION MAP



CALTRAIN SCHEDULE

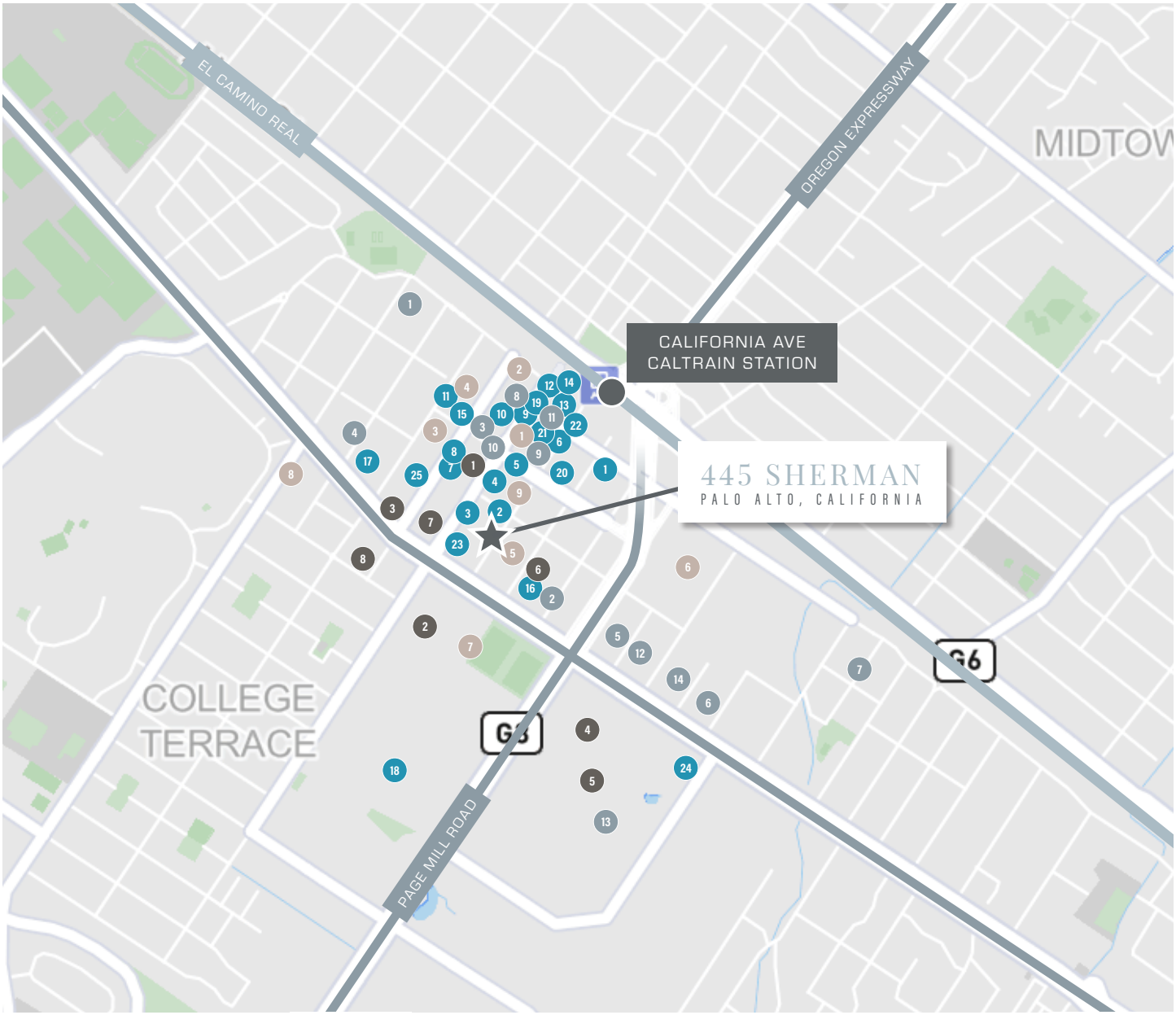
NORTHBOUND SERVICE TO SAN FRANCISCO | CALIFORNIA AVE STATION

4:57a	5:30a	6:30a	7:30a	8:30a	9:30a	10:30a	11:30a	12:30p	1:30p	2:30p	3:30p	4:30p	5:30p	6:30p	7:30p

SOUTHBOUND SERVICE TO SAN JOSE/GILROY | CALIFORNIA AVE STATION

5:56a	7:11a	8:11a	9:11a	10:11a	11:11a	12:11a	1:11p	2:11p	3:11p	4:11p	5:11p	6:11p	7:11p	8:11p

AMENITIES MAP



BANKS

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

COFFEE SHOPS/ MARKETS

1. Starbucks
2. Mollie Stone's Markets
3. Country Sun
4. Printers Cafe
5. Izzy's Brooklyn Bagels
6. Best Cafe
7. Fambrini's Cafe
8. Starbucks
9. Zombie Runner

SHOPPING & SERVICES

1. Maximartt Pharrmacy
2. T-Mobile
3. Avalon Yoga
4. Village Flower Shop
5. AT&T
6. Mike's Bikes
7. Fry's Electronics
8. GreenEarth Cleaning
9. FedEx Office & Print
10. Performance Gaines
11. Pure Barre
12. Xfinity
13. CineArts
14. Verizon Wireless

RESTAURANTS

1. Caffe Riace
2. La Bodeguitta Del Medio
3. Pastis
4. Mediterranean Wraps
5. The Counter
6. Italico Pizzeria Restaurant
7. Jin Sho
8. Terun
9. Palo Alto Sol
10. Spice Kit
11. Anatolian Kitchen
12. Baume
13. Palo Alto Sol
14. Peking Duck
15. Bistro Elan on Birch St.
16. Chipotle
17. Odori Sushi
18. Cardinal Sushi
19. Vitality Bowl
20. Pizza Studio
21. CALAVE Wine Bar
22. Cafe Pro Bono
23. Cafe Brioche
24. The Fish Market
25. Pizza Chicago

AMPLE AMENITIES

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CONTACT INFORMATION

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