

**FOR SALE  
& LEASE**

# 960 SAN ANTONIO ROAD PALO ALTO, CA OWNER USER/INVESTMENT OPPORTUNITY



**± 12,000 SF Office Building**

## HIGHLIGHTS

- Outstanding Owner User/Investment Opportunity
- Newly Renovated Two-Story Office Building
- High Image Office Improvements and Lobby Area
- Close Proximity to Popular Local Amenities
- Desirable Corporate Location
- Convenient Elevator Access
- Ample 4/1000 Parking Ratio
- Easy Access to Highway 101
- First Floor Leased Through 5/31/2013 (Solid Tenant)
- **Lease Rate: \$2.00/SF mo. Modified Gross**
- **Sales Price: \$3,600,000 (\$300/SF)**

## FOR MORE INFORMATION PLEASE CONTACT

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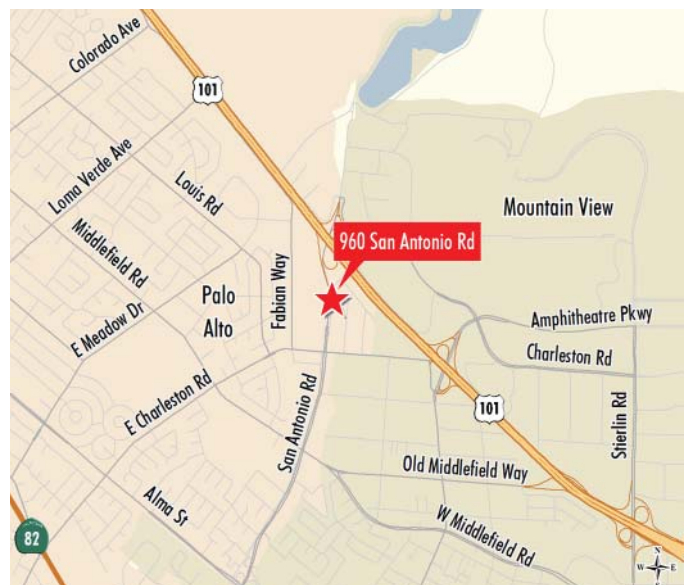
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**CBRE**  
CB RICHARD ELLIS

**Cassidy  
Turley** / BT  
Commercial

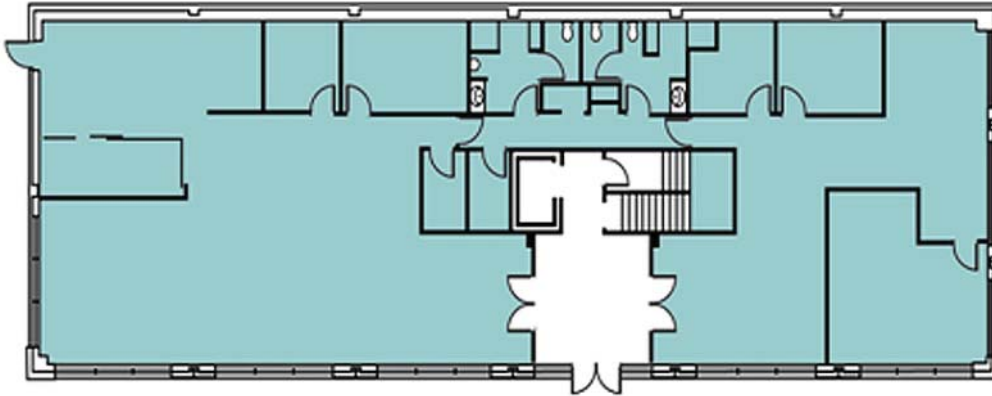
LOCALLY OWNED AND MANAGED BY  
**Black Mountain**  
PROPERTIES, LLC

**FOR SALE  
& LEASE**

**960**

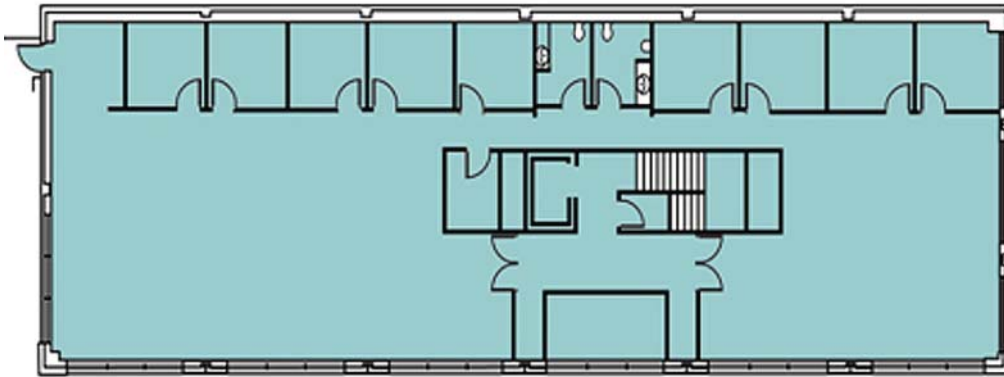


**SAN ANTONIO ROAD** PALO ALTO, CA  
**OWNER USER/INVESTMENT OPPORTUNITY**



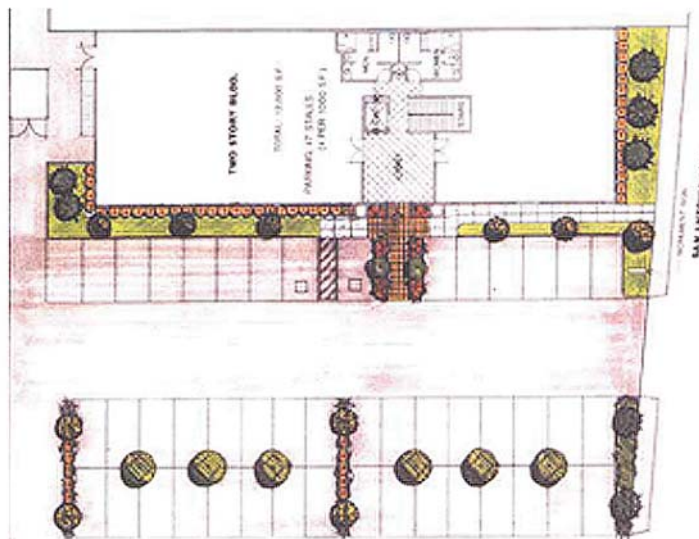
### FIRST FLOOR

- ±5,600 SF Floor Plate
- Beautiful Lobby Finishes
- Flexible Floor Plan Design
- Private Restrooms



### SECOND FLOOR

- ±6,400 SF Floor Plate
- 8 Private Offices
- Large Open Workspace
- Kitchen/Lunch Room
- Private Restrooms
- Elevator Access
- \$2.00/SF/Mo. Modified Gross



### SITE PLAN

- Lot Size: ±31,363 SF (0.72 acres)
- APN: 147-01-106
- Zoning: M2S
- Ample 4/1000 Parking
- Easy Access to Highway 101
- Popular Nearby Local Amenities
  - Numerous Shopping Centers
  - Jewish Community Center
  - Bed Bath & Beyond
  - Costco Wholesale
  - Best Buy
  - OSH
  - REI
  - Chipotle

PLANS NOT TO SCALE

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