

240 Third St.

Los Altos, CA



Premium Class A
Office Spaces Available Now

PROPERTY INFORMATION

Constructed in 2012 with Class A improvements

Impressive office spaces with open ceilings, upgraded lighting, and maximum glass lines

Two levels of underground parking

Immediately off of Foothill Expressway and S. San Antonio Rd.

Short walking distance to Downtown Los Altos with dozens of restaurants and retail destinations, banks, and cafes



91

Walk Score

96

Bike Score

Contact us for more information

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240

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting, or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

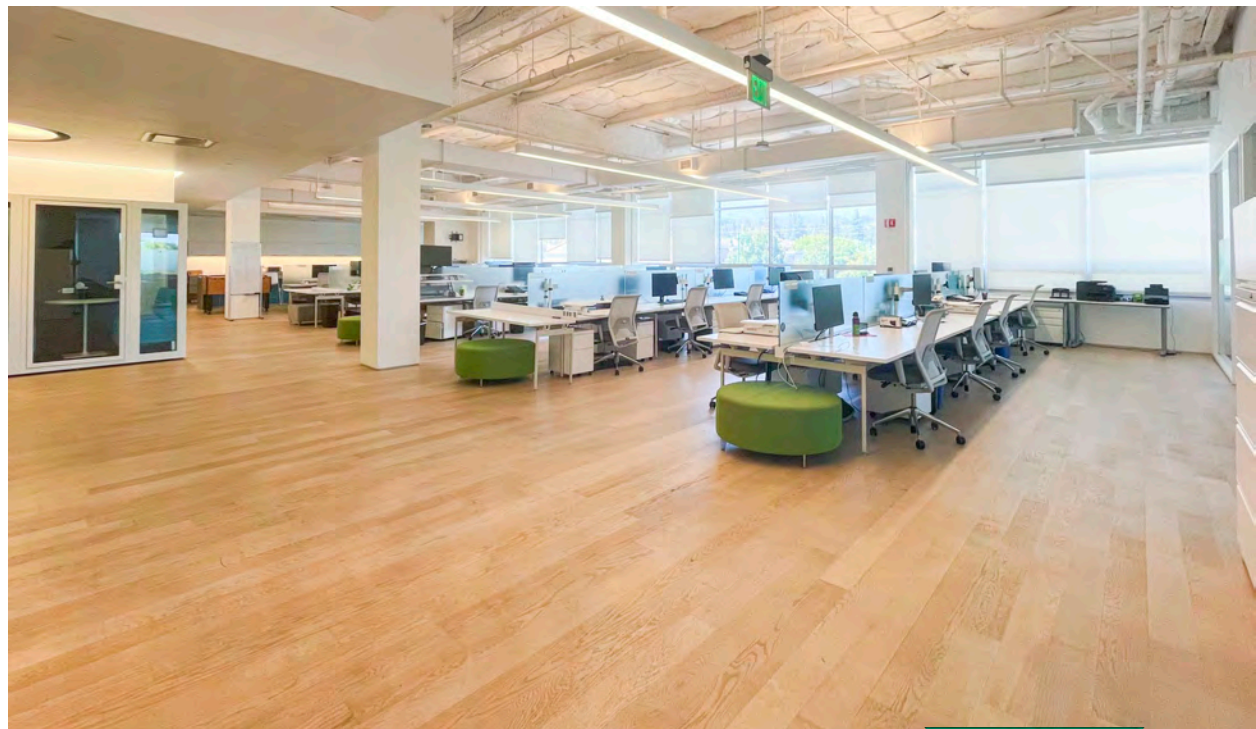


SUITES 200 & 210

9,970 RSF

For the first year of occupancy, the effective NNN rate is \$6.25 per RSF per month, based on a minimum three-year lease.

- Class A space
- Constitutes building's entire second floor
- Open & high ceilings with exposed lighting
- Expansive open areas allow for great employee collaboration
- Seamless transitions and glass walls
- Lots of windows providing exceptional natural lighting
- Upscale, large break room, including: a sink, dishwasher, and upper & lower cabinetry
- Large conference room with glass walls
- 5 meeting rooms with windows & glass walls
- Men's & women's restrooms and showers
- Includes 28 unreserved parking spaces in underground garage



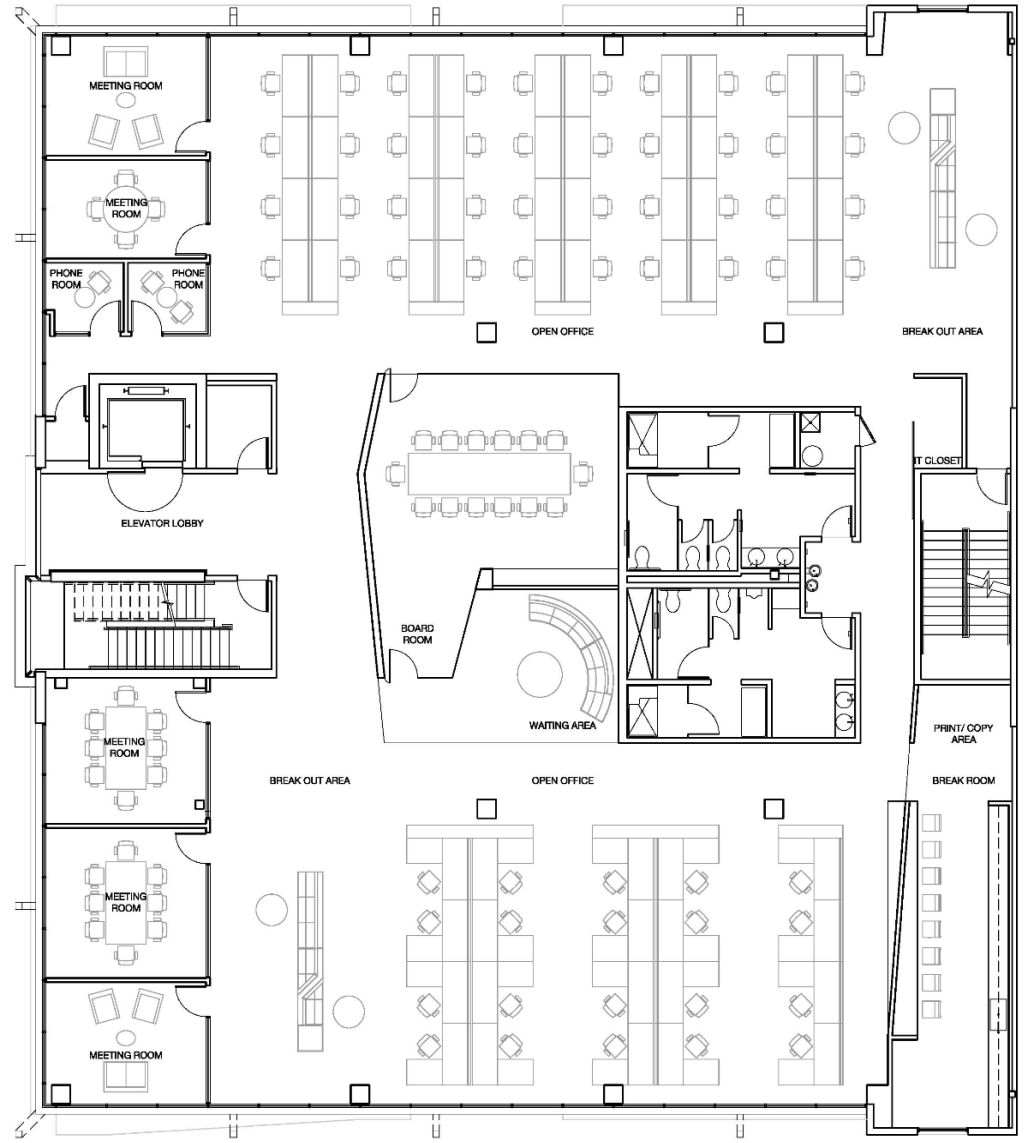
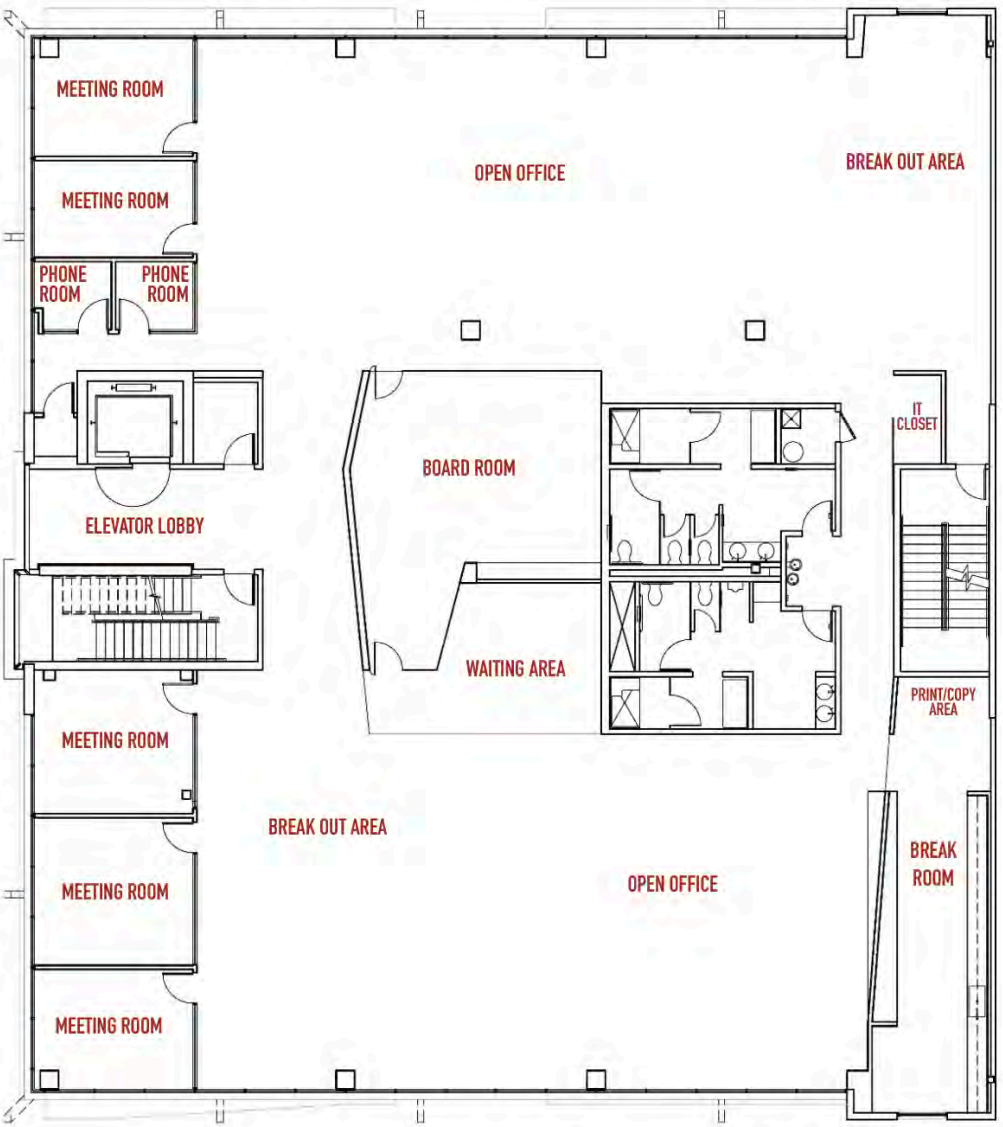
Furniture not included



SUITES 200 & 210

9,970 RSF

Space offers flexibility to best suit your business's needs



Actual Floorplan

Potential Floorplan

Furniture not included

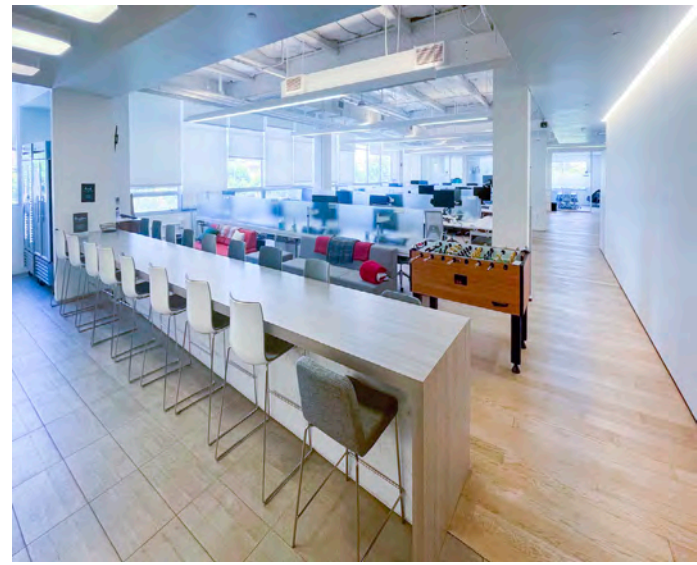
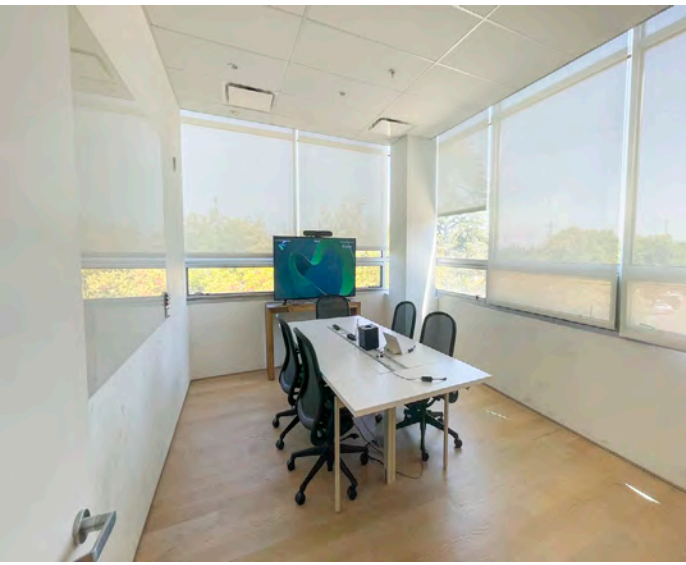
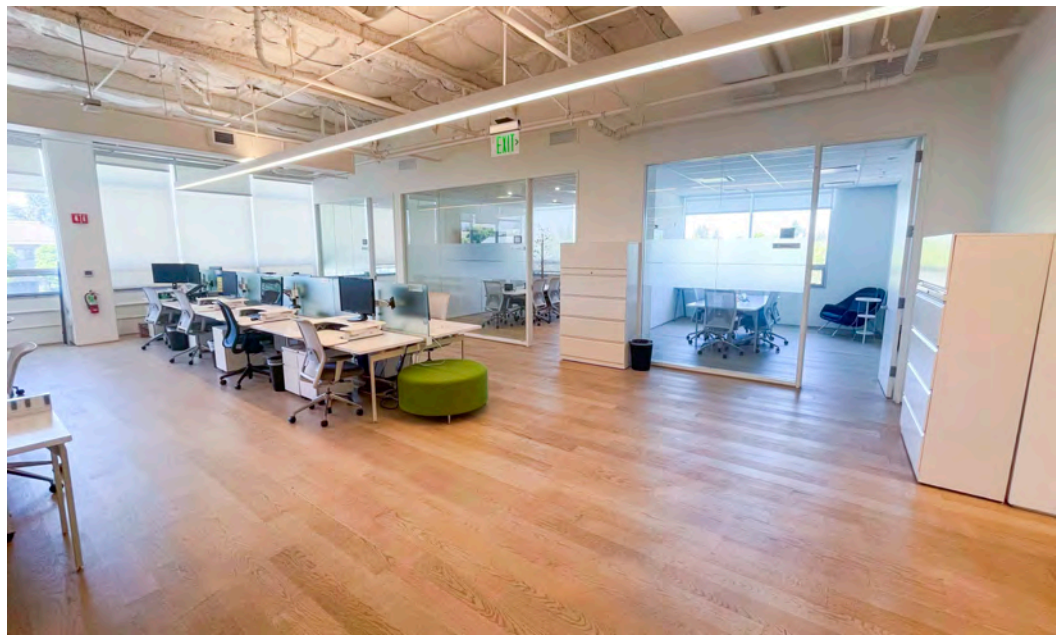
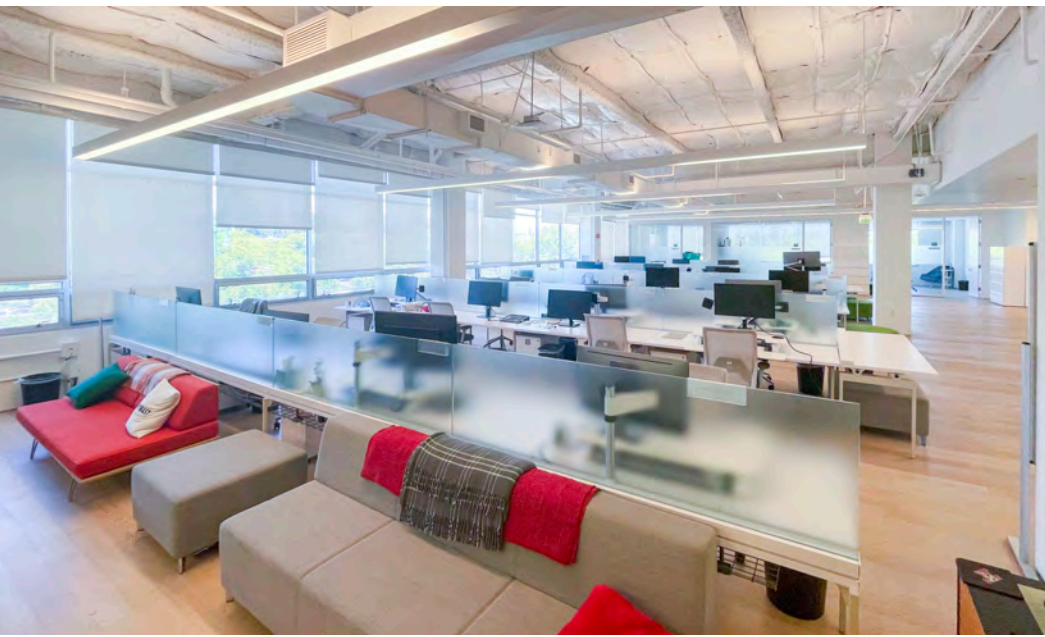


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SUITES 200 & 210

Photos

Furniture not included



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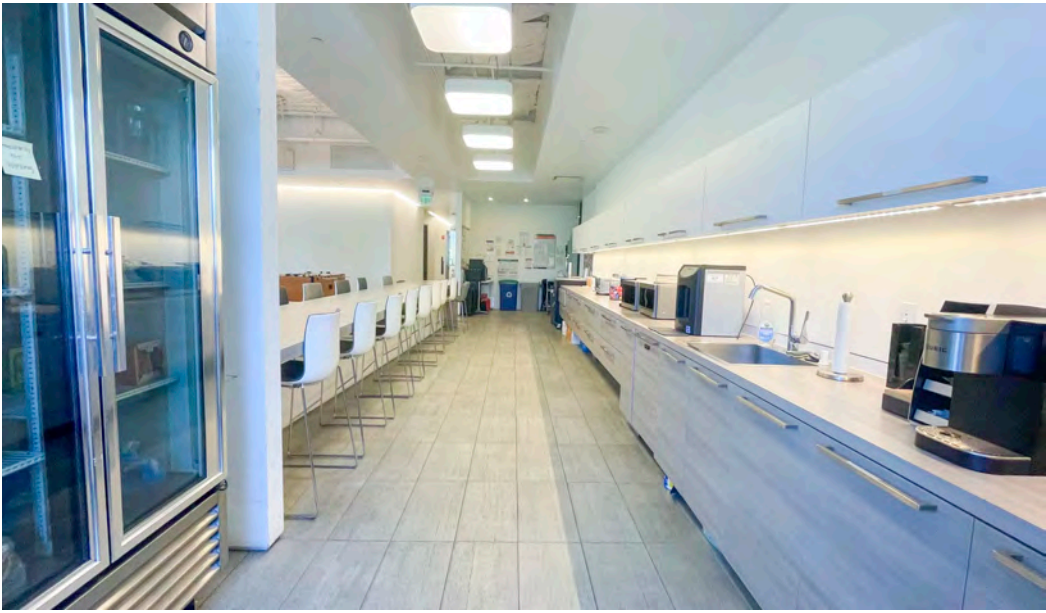
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NEARBY AMENITIES

Within immediate walking distance:

35+
Restaurants & Dining Options
Los Altos Grill, the Pho Cabin, Rustic House Oyster Bar & Grill, Urfa Bistro, etc.

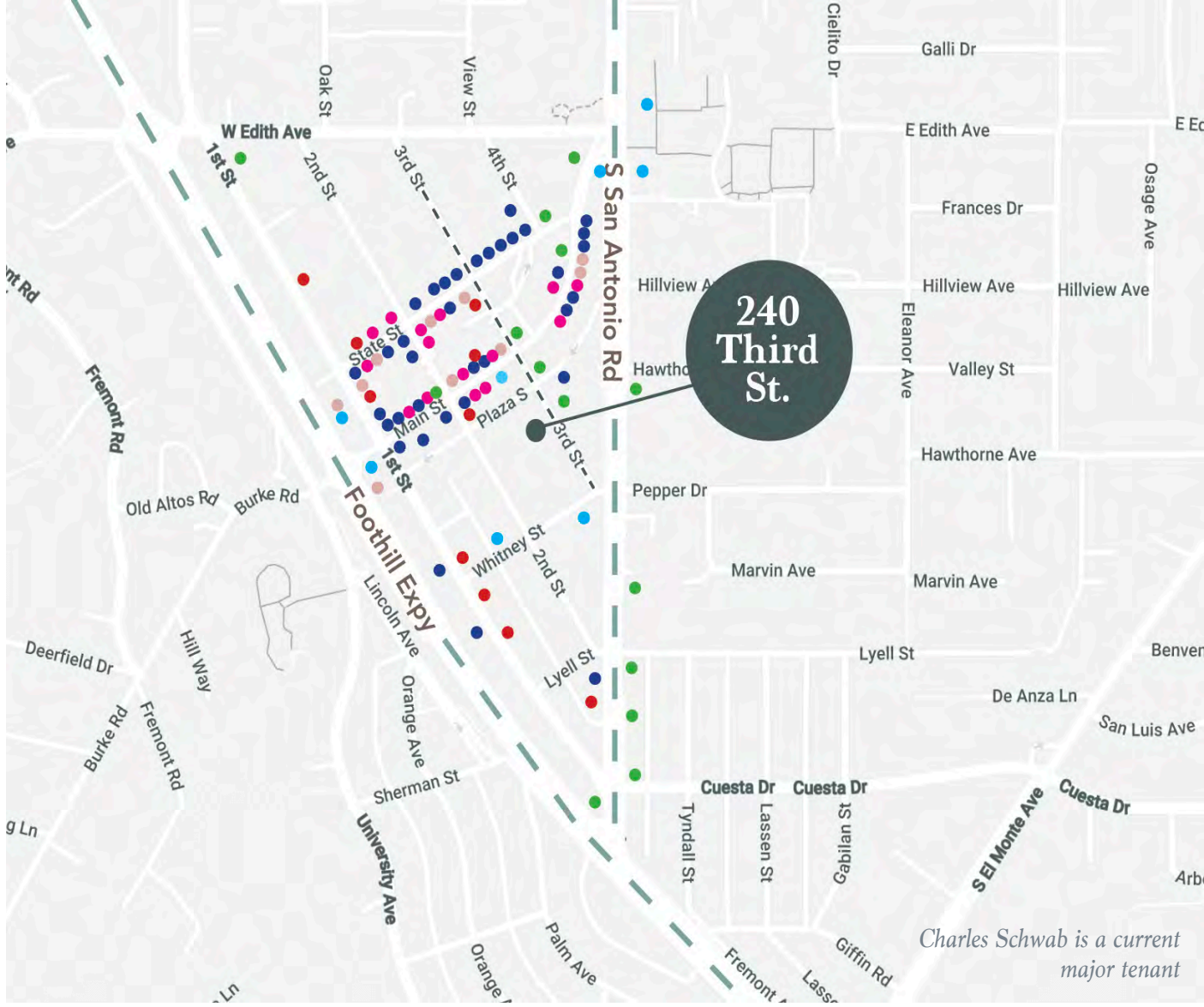
15+
Shopping Destinations
Chicos, Footwear, etc., Skateworks, Olivia Boutique, etc.

15+
Banks & Financial Services
Comerica Bank, Bank of America, Chase Bank, Citibank, Wells Fargo Bank, etc.

10+
Coffee Shops & Bakeries
Starbucks, Peet's Coffee, Le Boulanger, Red Berry Coffee Bar, Rick's Cafe, etc.

10+
Exercise Studios & Gyms
Empowered Body Pilates, Yoga of Los Altos, Pilates Athletic Center, etc.

8+
Convenience Locations
Chevron, US Post Office, Los Altos City Hall, Walgreens, Safeway, etc.



Exceptional location in Downtown Los Altos provides additional social element to daily schedules

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ACCESSIBILITY

Located immediately off of Foothill Expressway and S. San Antonio Rd., 240 Third St. allows for efficient and simplified commutes. The premium Class A building is also minutes from Interstate 280 and Highway 85. A short walk around the corner brings dozens of retail and dining options in the heart of Downtown Los Altos, perfect for a quick getaway from the office between meetings. Contact us today to see your business thrive at 240 Third St.!



Drive Times

0.2 mi <i>Foothill Expressway</i>	1.3 mi <i>Interstate 280</i>	1.8 mi <i>El Camino Real</i>
1.9 mi <i>Foothill College</i>	3.2 mi <i>Highway 85</i>	

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