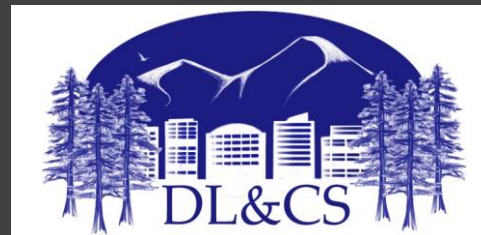


1066 E Meadow Circle, Palo Alto

Sale Price: \$26,000,000



Contact:
Zaheer Siddiqui, Vice President
510-673-2369
zaheer@dutraenterprises.com



Dutra Land & Consulting Services, Inc
43360 Mission Blvd, Suite 230
Fremont, California 94539

Property Highlights

- 1. Building Size:** 36,321 Sq Ft of Space with ~3,000 Sq Ft of Office Space
- 2. Total Lot Size:** 2.33 Acres
- 3. Zoning:** Office Building (General)
- 4. Parking Spaces:** 90+ Spaces in a gated yard; can add more parking with restriping
- 5. Power:** 600 amps, 480 volts
- 6. Clear Height:** 20 Feet
- 7. Access:** Grade Level with 2 Rollup Doors
- 8. Current Rent & NNN:** \$80,000 (Approx.)
- 9. Availability:** Immediately; Tenant expected to vacate by March 31, 2022

Aerial Map



Exterior



Exterior



Exterior



Exterior



Suggested Offering Guidelines

- 1. Price:** **\$ 26,000,000 (\$715.84 per sq ft)**
- 2. Terms:** **All cash at the close of escrow**
- 3. Feasibility Period:** **Forty-Five (45) days from a signed Purchase and Sale Agreement.**
- 4. Deposits:** **Buyer to open escrow with a refundable deposit of \$750,000. Upon approval of the feasibility period, the deposit shall become non-refundable, released to Seller, and be applicable to the purchase price.**
- 5. Close of Escrow:** **Forty (45) days after full execution of the PSA.**