

## Downtown Palo Alto - Prime Office Space For Lease

245 Lytton Avenue, Palo Alto

**±9,957 Sq. Ft. Available (Divisible to ±4,200 Sq. Ft.)**

We are pleased to offer the following space for lease:



### Suite 100 - First Floor

**Area:**

**±9,957 SF (Divisible to ±4,200 SF)**

- ◆ Downtown Palo Alto's Finest Office Building
- ◆ Elegant and Highest Quality Common Area Finishes
- ◆ 11 Foot Ceiling Heights
- ◆ Exceptional Exterior Windowline
- ◆ Available December 1, 2011
- ◆ Within Walking Distance to Caltrain Station, Restaurants and Business Services
- ◆ Secured Underground Parking - 25 Stalls
- ◆ Gardens with Spectacular Seasonal and Annual Landscaping
- ◆ Direct Lease with Mozart Development Company
- ◆ Call Agent to Tour

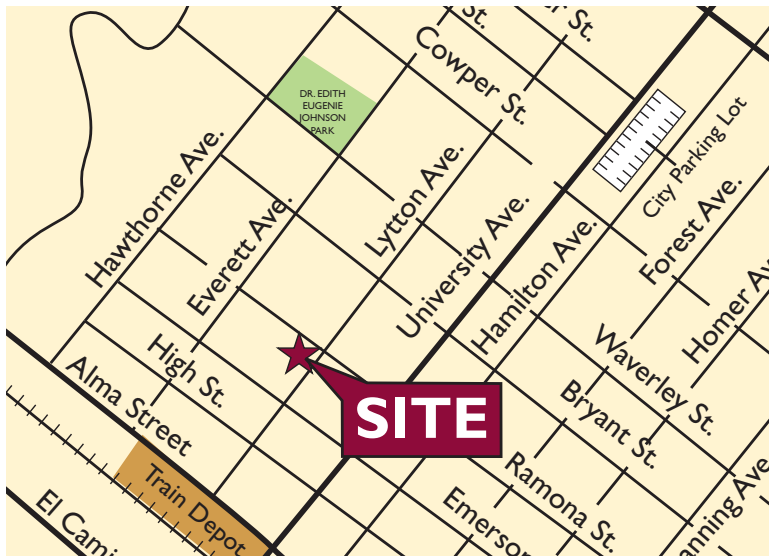
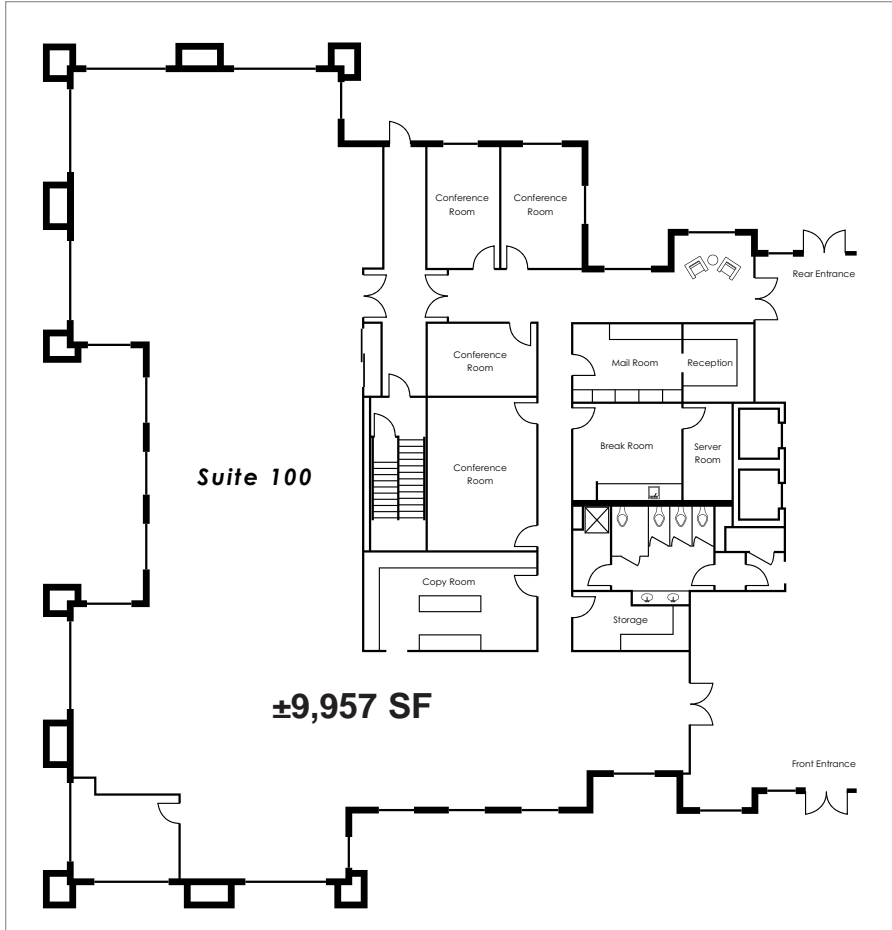
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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