

385

Sherman Avenue | Palo Alto, California
AVAILABLE MAY 1, 2027

FULL BUILDING OPPORTUNITY



±63,618 SF TROPHY CLASS A+ OFFICE BUILDING FOR LEASE

PRIME LOCATION IN THE CALIFORNIA AVENUE BUSINESS DISTRICT

385

Sherman Avenue | Palo Alto, California

BUILDING INFO

385 Sherman is a three story trophy mixed-use project encompassing 63,618 square feet of world class office space and four residential units totaling an additional 4,356 square feet. Ideally located at the intersection of Sherman Avenue and Birch Street, 385 Sherman lies just two blocks from the California Ave Caltrain station, providing immediate access to the San Francisco Peninsula's primary public transit network, a key leasing driver for companies looking to attract the region's best intellectual talent. 385 Sherman's location also provides a wealth of walkable amenities, which line the California Avenue corridor creating a vibrant urban like environment. Designed by Brick, LLP, 385 Sherman features an elegant modern façade incorporating a glazed curtain wall accented with vertical sunshades, metal panels, wood accents, and a porcelain tile finish. The Property incorporates state of the art building systems and abundant 480v 2000amp power.

With expansive floor plates, voluminous 14' foot slab-to-slab clearance, and a sweeping floor to ceiling window line along most elevations, 385 Sherman offers occupants a sense of openness, natural light, and abundant air providing an ideal ideal work environment for the region's most discerning employers. The Property also features an impressive set of onsite amenities including an outdoor roof deck on the third floor creating a fluid indoor outdoor connection and an inviting space designed to foster employee collaboration and recreation.

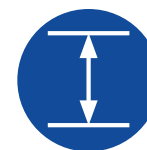
This exceptional combination of elegant modern aesthetics, trophy caliber construction, ideal location, and user focused design have elevated 385 Sherman as one of the region's most elite mixed-use assets.



KEY FEATURES



**Class A+ Modern
Construction**



**Expansive 14'
Slab Heights**



**3rd Floor Roof Deck
and Terrace**



**Potential
Plug and Play
Opportunity**

HIGH IMPACT AMENITIES

- Efficient Column Free Floorplates
- Private Secured Underground Parking: 99 stalls (1.6/1000 ratio)
- Building Signage Opportunities
- Bike Storage and Bike Repair Station
- Locker and Shower Facilities

- Extensive Floor-to-Ceiling Glazing
- 2,000 Amps at 277/408
- Kitchen / Kitchenettes
- Abundant Natural Light via Full Height Windows
- Extensive Window-line
- 4-Unit Corporate Housing Available
- Additional 627-Space Parking Garage Across the Street
- EV Charging Stations
- Covered Outdoor Meeting Areas on 2nd Floor

LARGE OUTDOOR 3RD FLOOR PATIO



Steps Away from
California Ave Caltrain Station
and Abundant Amenities

Prestigious Palo Alto Address

LEED Certified - Gold

COLLABORATIVE AREAS WITH CLASS A FINISHES

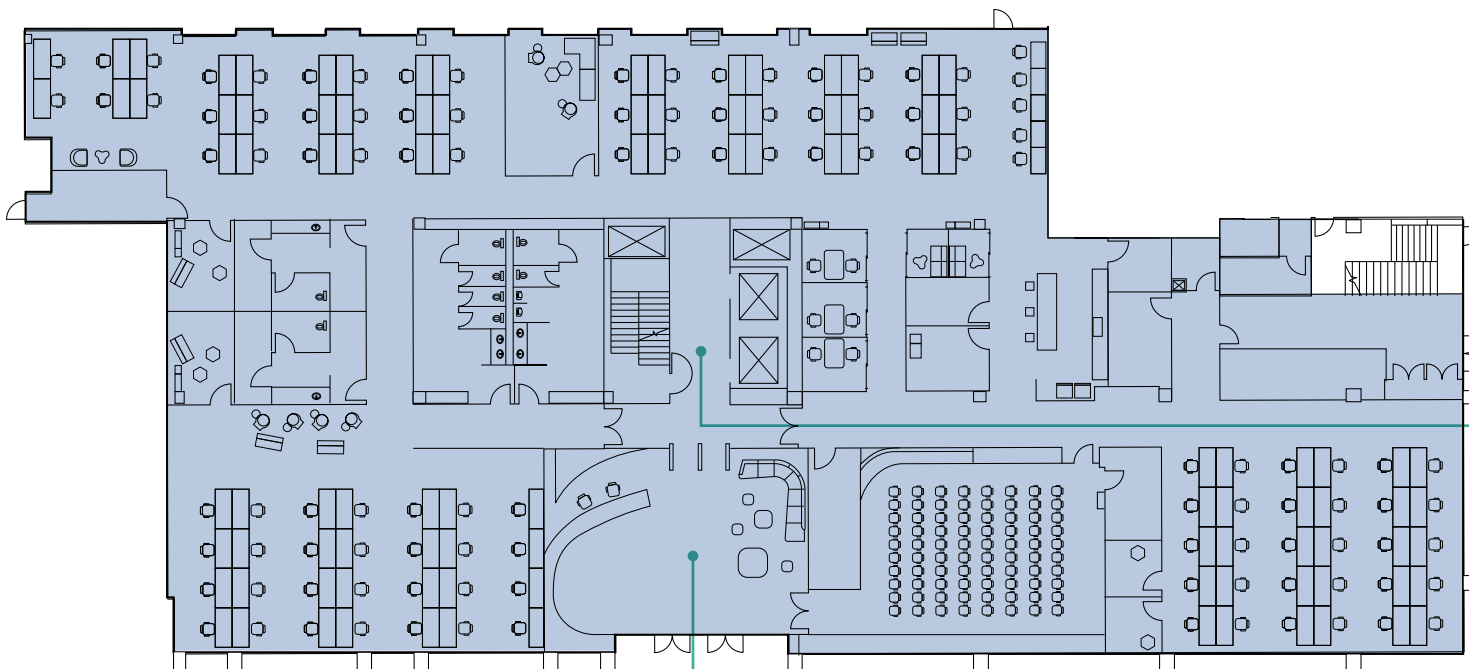


FLOOR 1

385

Sherman Avenue | Palo Alto, California

Office



All Hands or
Training Room Area



Kitchenette



11 Small & Medium
Conference Rooms



Secure Reception Area

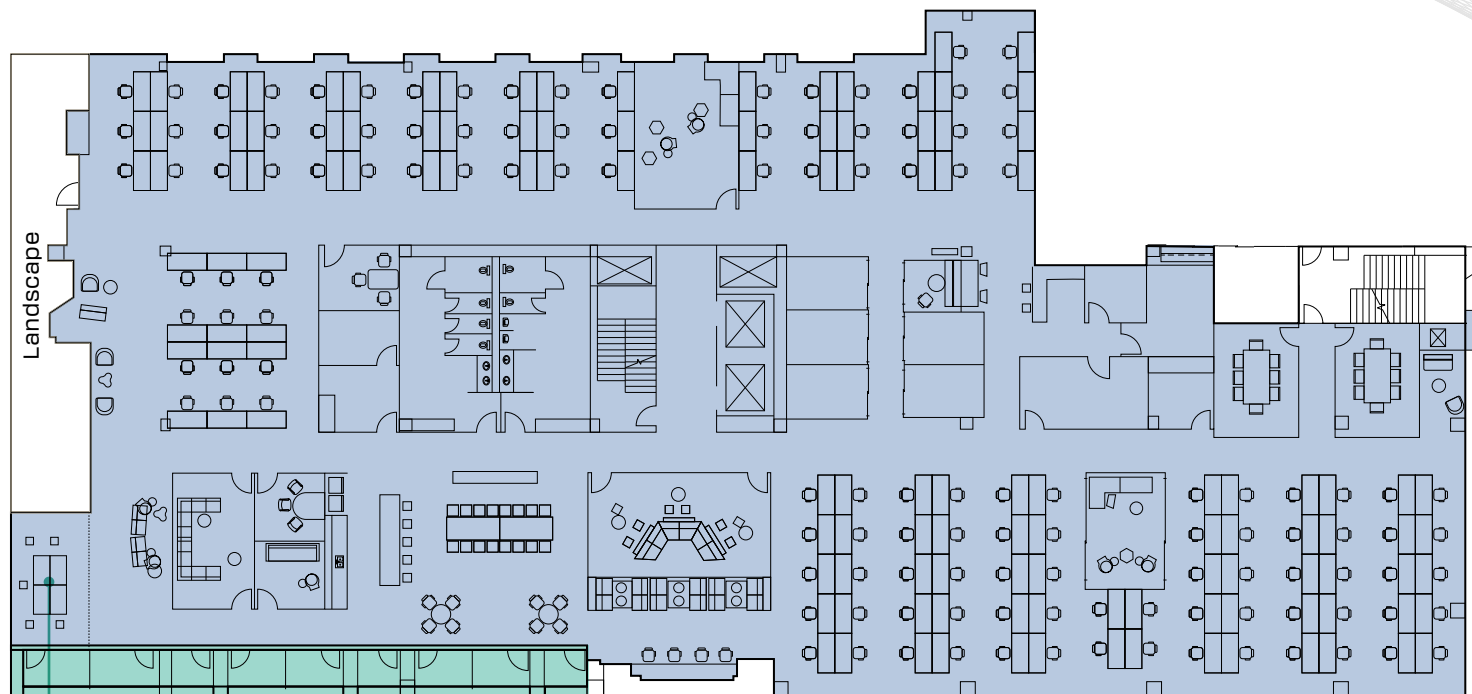


FLOOR 2

385

Sherman Avenue | Palo Alto, California

Outdoor Deck Space Office



Private Outdoor
Deck Space



Large Kitchen with
Collaborative Areas



9 Small & Medium
Conference Rooms

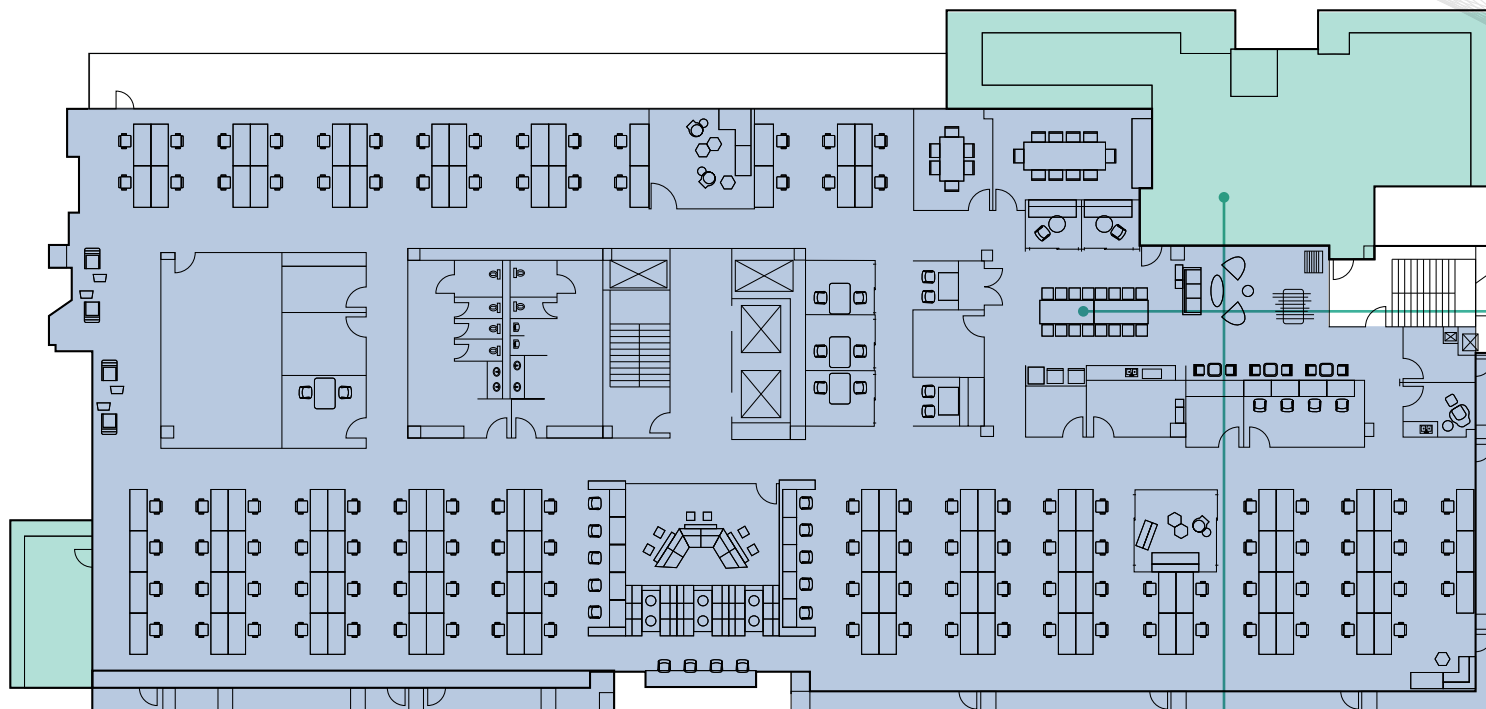


FLOOR 3

385

Sherman Avenue | Palo Alto, California

Outdoor Deck Space Office



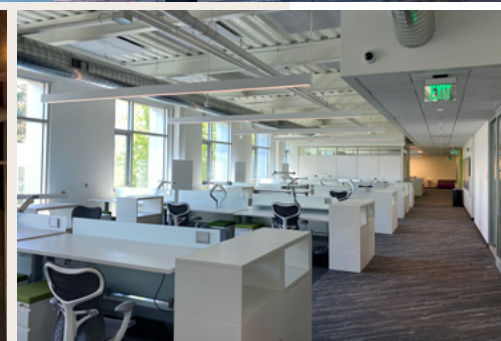
Large kitchen connected with nana doors to a spectacular outdoor patio for an amazing indoor/outdoor experience



20 Small & Medium Conference Rooms



CLASS A AMENITIES



AMENITIES & TRANSPORTATION



1. Odori Japanese Cuisine
2. Jack in the Box
3. Panda Express
4. Pop Tea Bar
5. Club Pilates
6. Wells Fargo Bank
7. Jin Sho
8. Terun Pizza
9. Citibank
10. Izzy's Brooklyn Bagels
11. Kall Greed Kitchen
12. Leaf & Petal
13. Palo Alto Sol
14. Namaste Indian Cuisine
15. Ramen Kowa
16. Fabrini's Cafe
17. Mediterranean Wraps
18. Lotus Thai Bistro
19. La Boheme
20. Ume Tea
21. BMO Harris Bank
22. Joanie's Cafe
23. Sekoya Lounge
24. ZombieRunner Coffee
25. Starbird Chicken
26. Domino's Pizza
27. Protege
28. Italico
29. Pure Barre
30. Sleep Number
31. Mollie Stone's Market
32. FedEx
33. Chipotle Mexican Grill
34. Vitality Bowls
35. Rara
36. GK Pastry
37. Imperial Treasure
38. Caffe Riace

385

Sherman Avenue | Palo Alto, California

Discover the California Avenue District

Just a few blocks from Stanford University, the California Avenue District is Palo Alto's most historic shopping area—founded in 1855 as the town of Mayfield and annexed in 1925. This vibrant, walkable district blends historic charm with modern convenience, offering a lively mix of dining, shopping, and local services. Enjoy cozy cafés, comfort food, upscale restaurants, and unique small businesses, including a women's boutique, yoga studio, day spas, jewelry shop, natural foods store, grocery store and a popular wine tasting shop.



Proximity to some of the Bay Area's most affluent residential enclaves and exclusive executive housing



Direct access to the world's preeminent concentration of venture capital



A vibrant and walkable downtown with a rich amenity base



Prestigious address which provides leading technology companies and professional services firms instant credibility



Transit served with direct access to rail



Exposure to and collaboration with the Stanford ecosystem

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-04.20.2026

385

Sherman Avenue | Palo Alto, California

FOR MORE INFORMATION, CONTACT:

DAVID HIEBERT

Vice Chairman

+1 650 320 0250

david.hiebert@cushwake.com

LIC #01189320

DAN PERSYN

Executive Managing Director

+1 650 320 0255

dan.persyn@cushwake.com

LIC #01184798

ERIC SORENSEN

Senior Director

+1 650 320 0234

eric.c.sorensen@cushwake.com

LIC #01709528

SOFIA LUNDELL

Director

+1 650 320 0220

sofia.lundell@cushwake.com

LIC #02201946

