



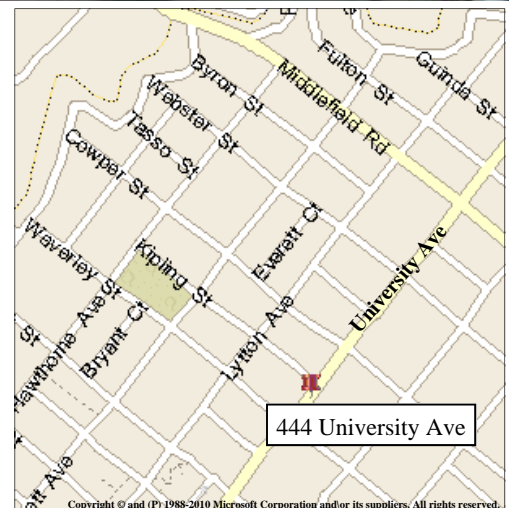
# CYPRESS INVESTMENTS COMMERCIAL REAL ESTATE

**FOR LEASE**  
**444 University Ave • Palo Alto**



## PROJECT HIGHLIGHTS:

- Retail Space in Palo Alto
- 1,316 sq.ft. @ \$5.25 NNN sq.ft. / Month
- NNN are \$1.00
- Total building size is 8,116 sq.ft.
- At the intersection of University Ave & Kipling St
- The premise is a few doors down from Borders Book Store/ Peet's Coffee and across the street from Apple Computer.



*For More Information, Please Contact:*

**David Bider**  
**650-854-4154**

3000 SAND HILL ROAD, BUILDING 1, SUITE 250 • MENLO PARK, CA 94025  
PHONE 650.854.4154 • FAX 650.887.2222 • E-MAIL DAVID@CYPRESSINVESTMENTS.COM