



PREMIUM WORKSPACE FOR LEASE

3270 & 3274 Alpine Road

Portola Valley, CA 94028

 WOODSTOCK

**NEWMARK**

THE OFFICES AT

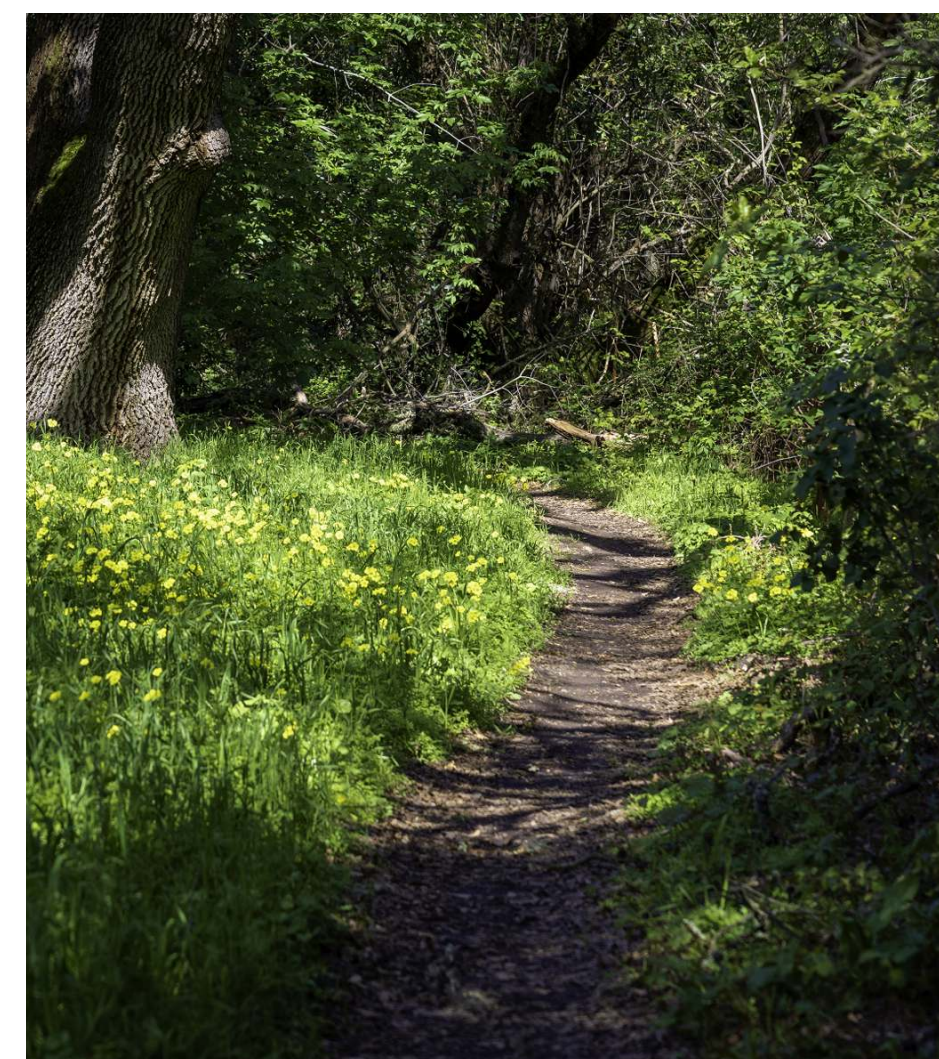
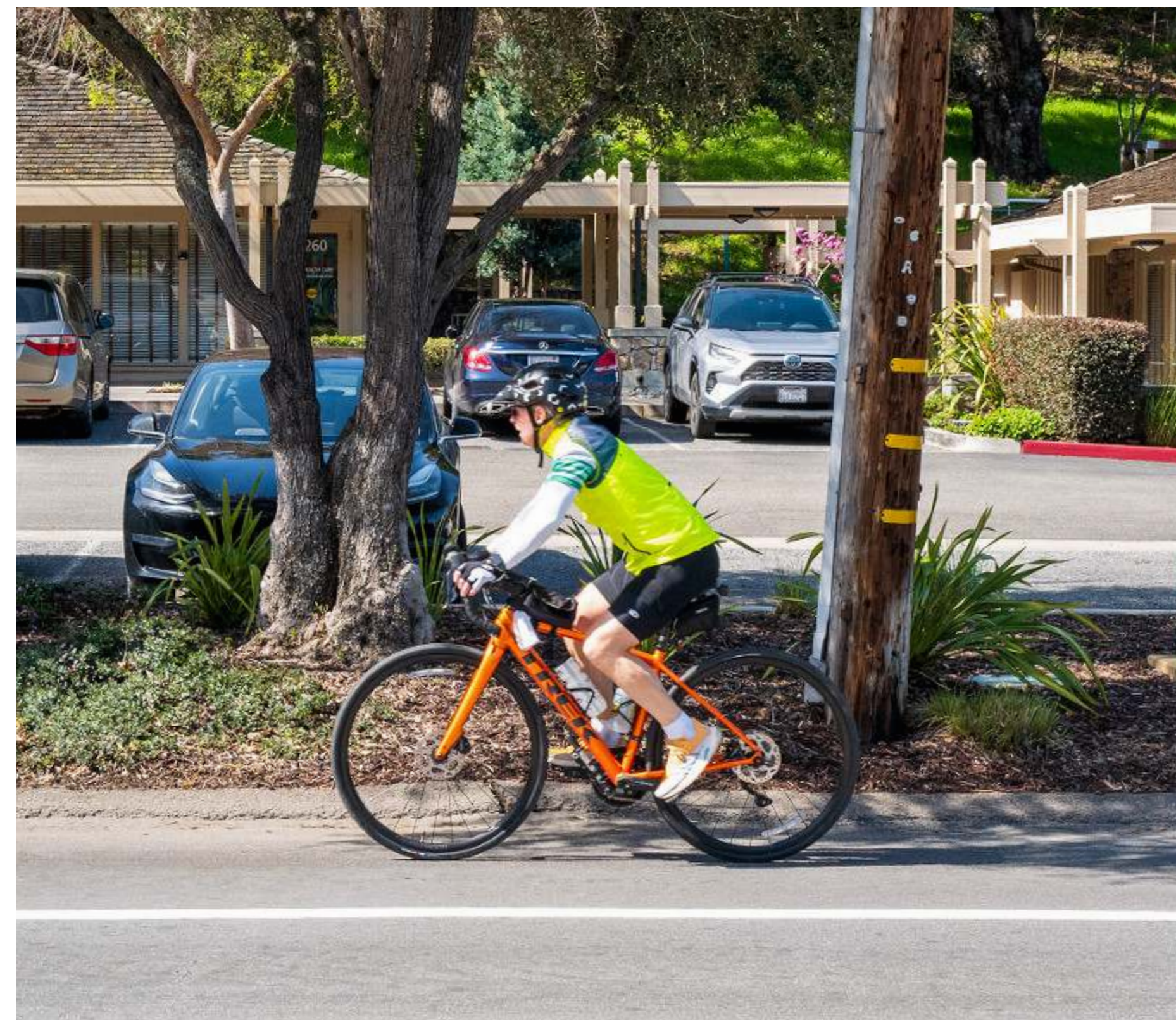
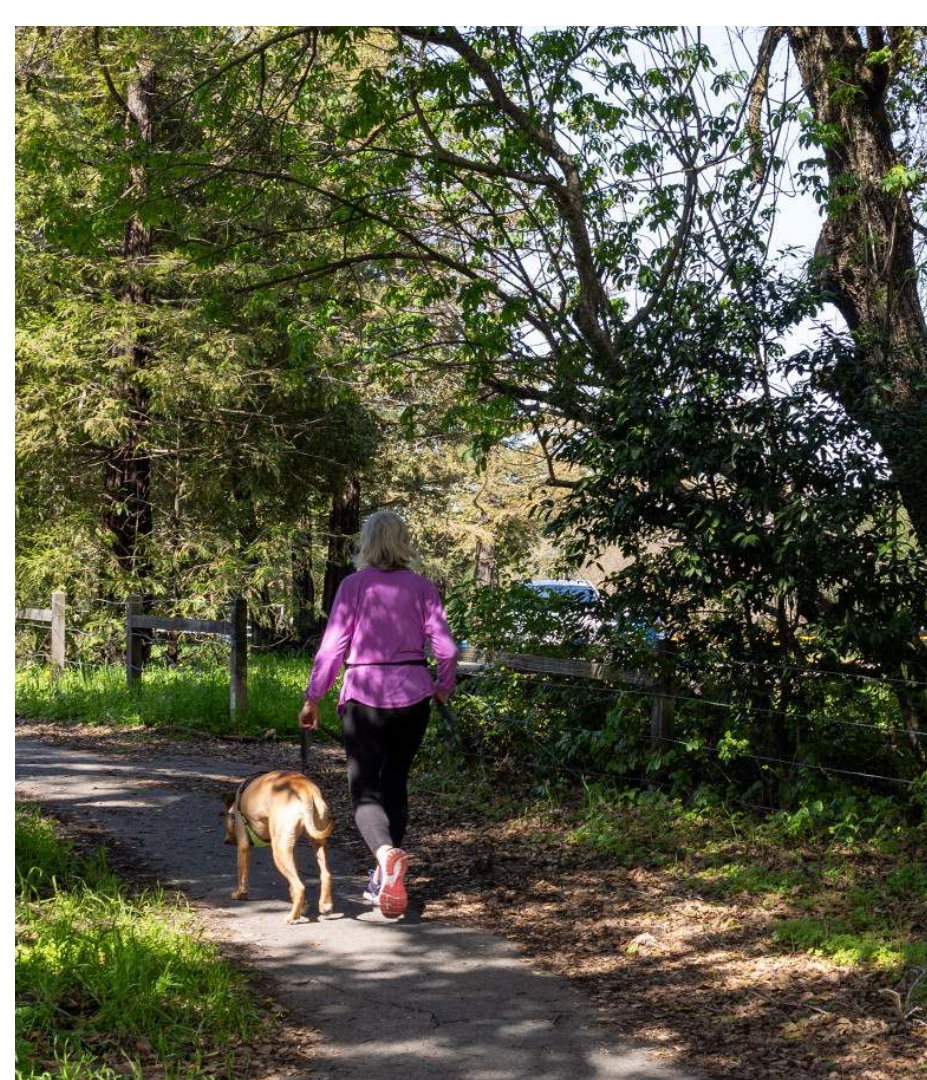
**LADERA**

PORTOLA VALLEY



# Work + Life + Balance

The Offices at Ladera represent an opportunity to create a workplace that is connected to the natural beauty of Portola Valley, and the lifestyle that comes with it. With direct access to trail running, cycling, Ladera Oaks Swim & Tennis Club, and nearby equestrian centers, the outdoor lifestyle and beautiful weather is (literally) at your doorstep.





# Shop, Dine, & Unwind Locally





# Nearby Amenities

- Amigos Grill
- Bianchini's Market
- Chase Bank
- Diane's Salon
- EV Charging Stations
- Koma Sushi
- Ladera Cleaners
- Ladera Garden & Gifts
- Shell Gas Station
- The UPS store

Ladera Country Shopper

THE OFFICES AT  
**LADERA**  
PORTOLA VALLEY

Ladera Oaks Swim & Tennis Club

3-min drive  
Rossotti's Alpine Inn  
via scenic Alpine Road





THE OFFICES AT  
**LADERA**  
PORTOLA VALLEY

**29,161**  
TOTAL SF

**7**  
INDIVIDUAL  
BUILDINGS

Ample  
onsite parking  
including EV  
charging  
stations

Zoned  
for office use  
including finance  
& venture  
capital

Current Availabilities

**3270 Alpine Road (1,813 SF)**

*Available July 2024*

**3274 Alpine Road (1,800 SF)**

*Available July 2025*



# In the heart of the Valley



SAND HILL RD.

ALPINE RD.



THE OFFICES AT  
**LADERA**  
PORTOLA VALLEY



4

MIN. DRIVE TO SAND HILL ROAD

5

MIN. DRIVE TO STANFORD UNIVERSITY

8

MIN. DRIVE TO WOODSIDE

15

MIN. DRIVE TO PALO ALTO

22

MIN. DRIVE TO DOWNTOWN SAN JOSE

35

MIN. DRIVE TO DOWNTOWN SAN FRANCISCO



# Portola Valley

Premier hiking, cycling, and local provisions just steps from the Offices at Ladera.





# Site Map & Availability

# 3200-3280 Alpine Road

▲  
Ladera Oaks  
Swim & Tennis Club

ALPINE ROAD

◀ Ladera Country  
Shopper

3200  
7,539 SF

3220  
2,015 SF

3240  
1,904 SF

3250  
5,221 SF

3260  
3,798 SF

3270  
1,813 SF

3274  
1,800 SF

3280  
5,076 SF

Wells Fargo  
ATM

 **AlmazCapital**  
(thru July 2025)

 **Canvas**  
VENTURES

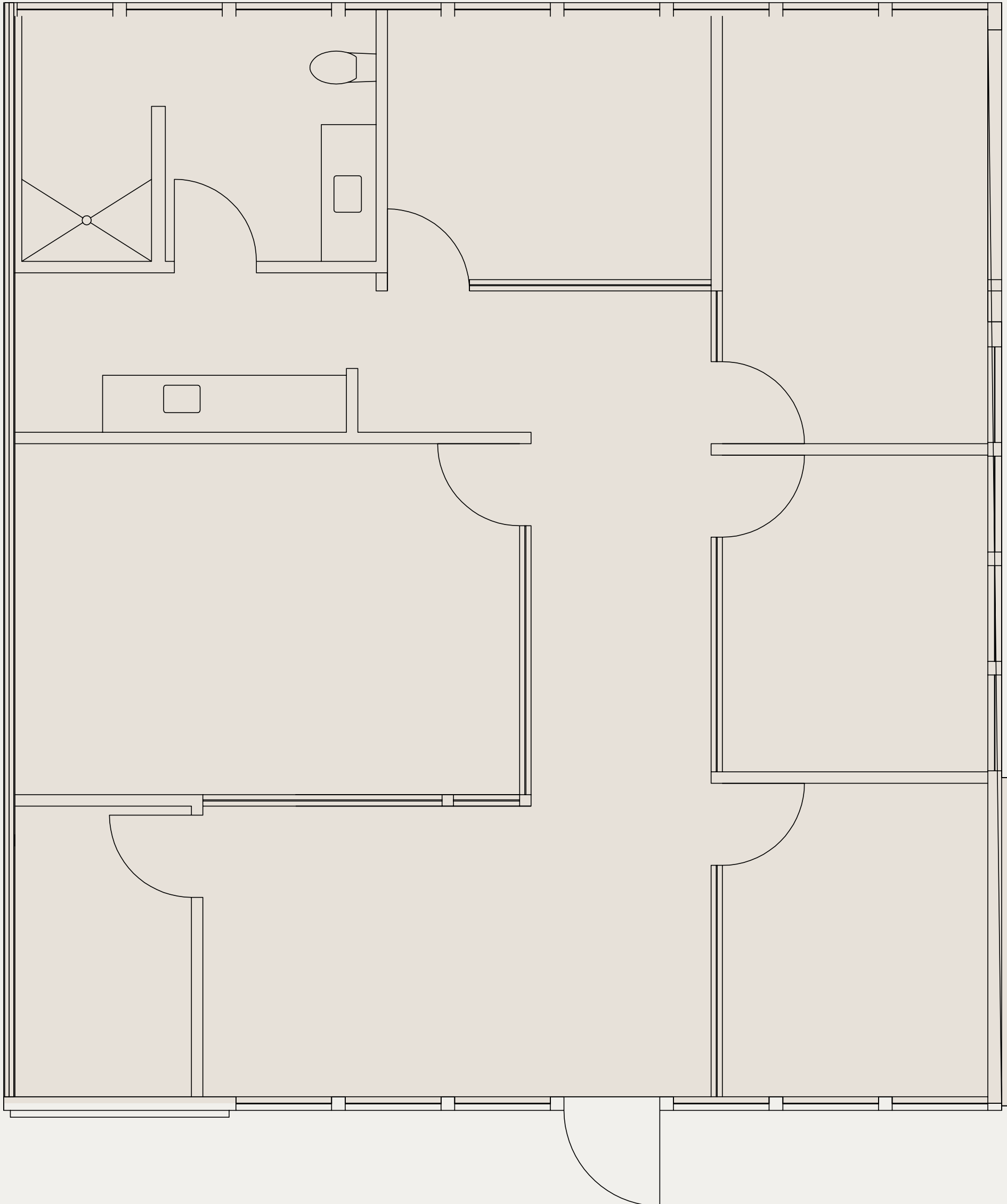
 **Stanford**  
MEDICINE | Health Care

**G2** Venture  
Partners



3270 Alpine Road

1,813 RSF



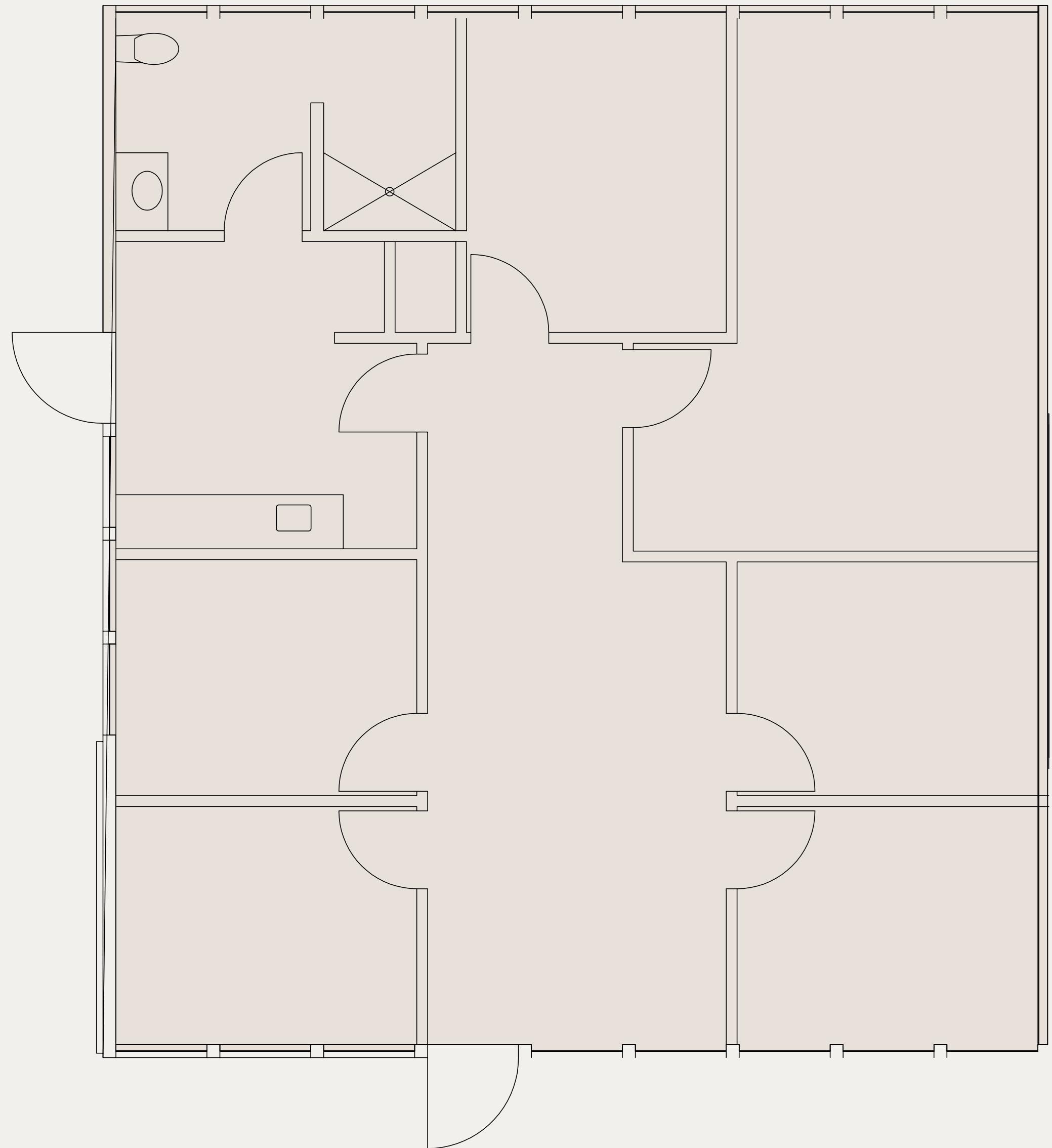
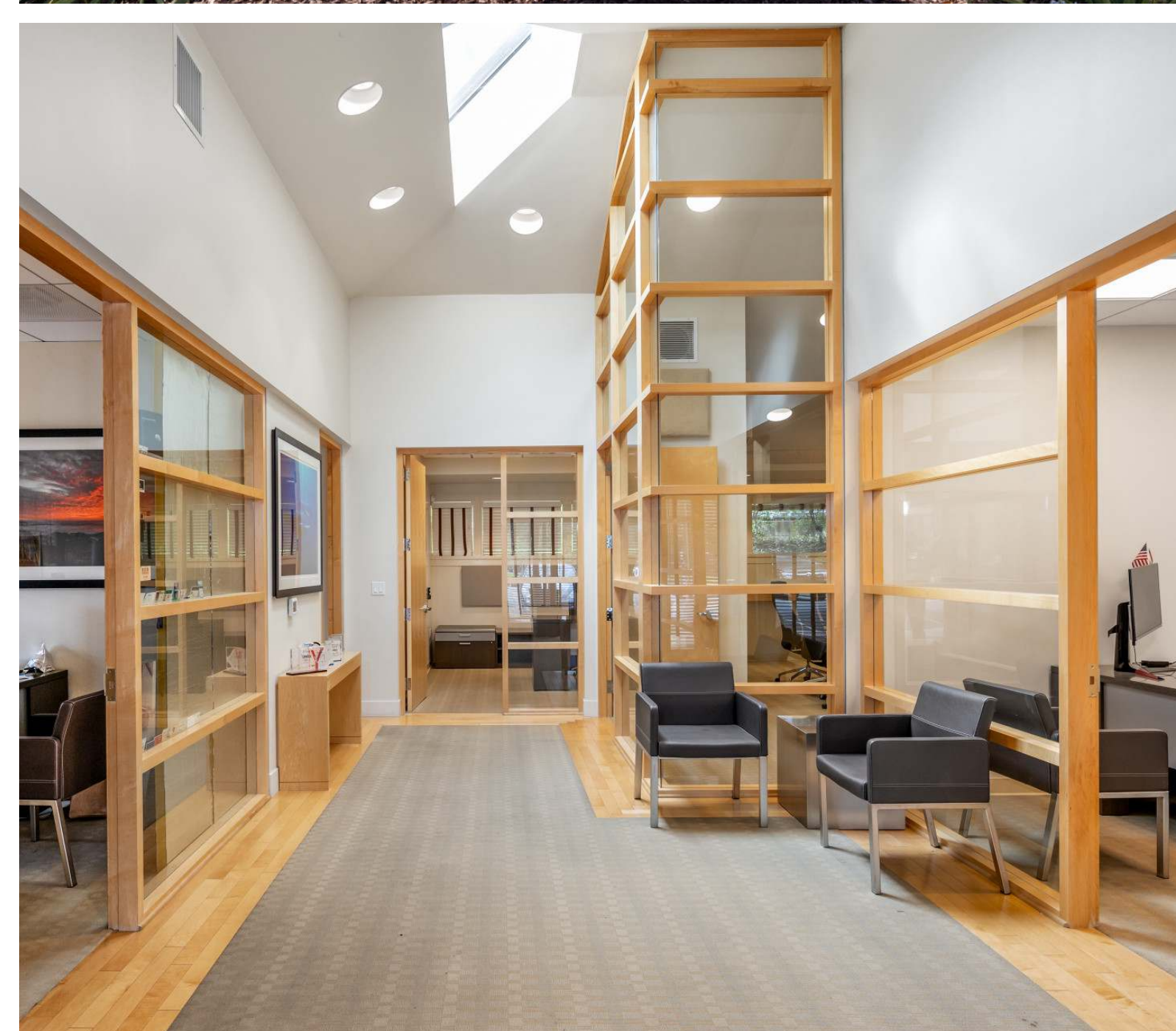
\*Available July 2024





3274 Alpine Road

1,800 RSF



\*Available July 2025



THE OFFICES AT  
**LADERA**  
PORTOLA VALLEY

Get in Touch

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Portola Valley, CA 94028

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 **WOODSTOCK**

**NEWMARK**

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