University Circle, which has been called the “jewel in the crown” of East Palo Alto’s Redevelopment Area, is comprised of three Class A office buildings of exceptional architectural design with abundant use of high quality finishes and materials. Sharing its site with the Four Seasons Hotel, the 451,085 square-foot property is ideally located adjacent to Highway 101 and at the entrance to Palo Alto, the Silicon Valley’s preeminent office location, and to Stanford University. The office buildings’ elegantly landscaped circular park, outstanding curb appeal, and strategic location, with nearby access to both the San Francisco and San Jose airports, all contribute to attracting an elite tenant roster of top national law firms, financial services and professional services tenants.

While its location is highly desirable, and its exteriors, highlighted by Brazilian granite and Italian limestone facades, are exceptional, its environmental management is also significant. Upon its completion in 2001-2003, University Circle put in place a shuttle service from the property to the restaurants and shops of downtown Palo Alto and to CalTrain which provides its tenants energy efficient access to the Peninsula. Partnering with its janitorial maintenance company, management moved forward in transitioning to a completely “green” system of janitorial service including the use of ergonomic, HEPA-filtered vacuums and Green Seal cleaning products, in addition to the full scope of recycling services it made available to tenants. In 2007 and 2008, each of the property’s three buildings were awarded Energy Star certifications with ratings of 85-86, well above the certification level, a noteworthy achievement even for its location in the environmentally forward Silicon Valley. In 2009, University Circle management registered the buildings with the USGBC for evaluation as LEED qualified buildings and is currently in the performance period of the process.

In addition to providing a beautiful and environmentally proactive place to work, University Circle is well equipped to handle the security needs of its tenants, whose work requirements call for a 24/7 level of attention. Our extensive security system includes a state-of-the-art surveillance camera system located throughout the project, including coverage of the 1,200 space underground parking garage. In addition, there are 20 courtesy call stations on the property that connect with the onsite control room and roving security personnel that are available every hour of every day.
University Circle
Category: Suburban Office Park (Mid-Rise)

In keeping with the buildings' Class A standing, the tenant improvements are both architecturally striking and distinctly varied. They range from a modern aesthetic featuring white marble floors and highly polished metal trims to the traditional ambiance created by dark walnut paneling and Verde marble flooring.

Our building lobbies feature granite floors and custom paneled walls that provide an elegant environment for tenant employees and guests. Designed with custom entrance doors from both the surface parking area and the interior circle, they provide convenient access to all parts of the property and a gracious setting for our morning espresso events we host for our tenants.

Located on 9.2 acres, the landscaping, which features a circle of lawn, rows of Hornbeam Trees, manicured beds and seasonal annual color, is punctuated by black granite fountains placed astride the circle's reflecting pool. A first place winner of the 2004 California Landscapers Contractor Awards, our grounds are just the right spot for tenants to enjoy the outdoor seating and tables or for the summer weddings hosted by our neighbor, the Four Seasons Hotel.

University Circle is owned and managed by Wells Real Estate Funds, whose guiding principles are: Service, Integrity, Responsibility, Accountability and Team Work. The on-site team is led by General Manager Judy Arthun, RPA and supported by Assistant Property Manager Stephanie Pierce and Tenant Services Coordinator Nicole Marquesa. The team, who partners with Able Engineers Chief Don DelBono, Travis Aquino, and Oscar Ochoa (not pictured), is consistently rewarded with above average results in the annual Kingsley Tenant Survey.