



1225 Crane Street Menlo Park, California 94025

Property Type:	Medical/Dental and Professional Office
Location:	On Crane Street close to Oak Grove Avenue in downtown Menlo Park
Property Description:	Two-story medical/dental/professional building with highest parking ratio in marketplace. Highest parking ratio in market (~6 spaces per 1,000 sf) New highly-visible monument sign

CURRENT SPACES AVAILABLE

Suite	Area (rsf)	Asking Rent	Space Description	Available
105	2,105	\$5.95 psf NNN Estimated operating expenses at \$1.81 psf per month	6-7 offices/exam rooms, large treatment room, kitchen, reception/waiting area, storage, excellent glassline. Space could be demised into 2 smaller suites Depending on build out needs and type, and subject to landlord's review of prospect's financials, the LL is offering \$50 psf in TIA on a long-term lease (7-year or longer initial term minimum).	NOW
202	1,154 rsf	\$5.95 psf NNN Estimated operating expenses at \$1.81 psf per month	Large waiting room and 3 exam rooms. Corner unit, great natural light, high parking ratio. Medical office building in great downtown Menlo Park location	NOW



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