



1180 O'Brien Drive

Menlo Park, California



PROPERTY OVERVIEW

**MARKET READY R&D BUILDING
AVAILABLE FOR LEASE**

HIGHLIGHTS

- ±13,555 SF Single-Story Building
- 100% Fully Renovated
 - 1/3 Office Space
 - 1/3 Light Lab/R&D Space
 - 1/3 Warehouse/Storage
- 2 Grade Level Roll-up Doors
- On-site Parking w/ 43 Spaces (3.15 per 1,000)
- Clear Height:
 - R&D/Office: 12' to Drop Ceiling
 - Warehouse: 16' to Beams
 - Roll-ups: 14' High / 12' Wide
- 1,200 Amps @ 120/208
- Excellent Natural Light

ZONING

**LS - Life Sciences
District**



SEE ZONING DATA

LEASE TERMS

- \$3.50 PSF NNN w/ \$.65 Nets

FOR LEASE → ±13,555 SF MARKET READY R&D BUILDING

1180 O'Brien Drive, Menlo Park



CONTACT US

Anthony Kamm

ak@seq-rs.com

650.888.3858

CAL DRE LIC NO. 01783456

Ryan Pegnim

rcp@seq-rs.com

650.346.9820

CAL DRE LIC NO. 01478696

Frank Orrell

fo@seq-rs.com

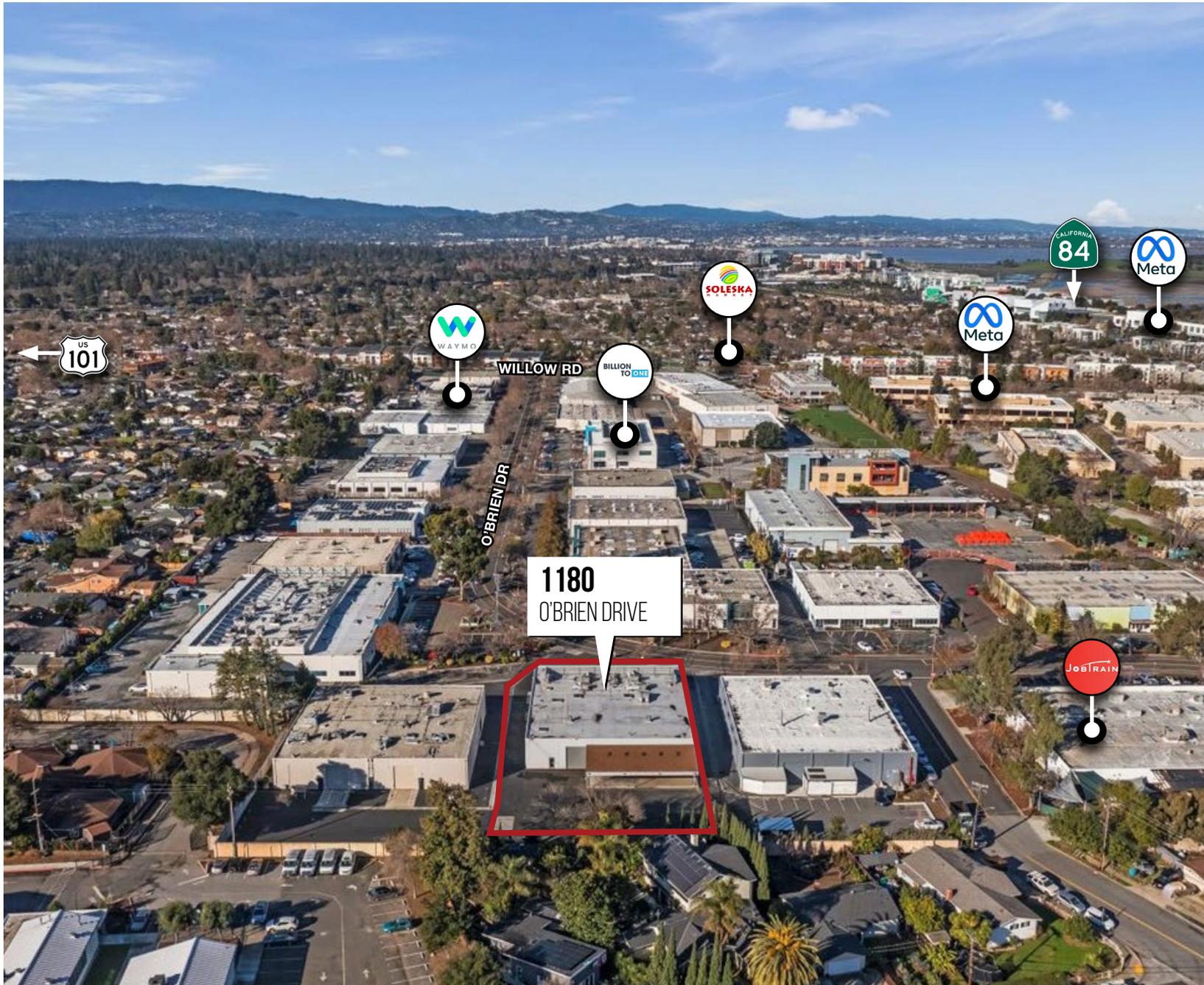
650.302.4775

CAL DRE LIC NO. 01872831



FOR LEASE → ±13,555 SF MARKET READY R&D BUILDING

1180 O'Brien Drive, Menlo Park



CONTACT US

Anthony Kamm

ak@seq-rs.com
650.888.3858
CAL DRE LIC NO. 01783456

Ryan Pegnim

rcp@seq-rs.com
650.346.9820
CAL DRE LIC NO. 01478696

Frank Orrell

fo@seq-rs.com
650.302.4775
CAL DRE LIC NO. 01872831



FOR LEASE → ±13,555 SF MARKET READY R&D BUILDING

1180 O'Brien Drive, Menlo Park



CONTACT US

Anthony Kamm

ak@seq-rs.com

650.888.3858

CAL DRE LIC NO. 01783456

Ryan Pegnim

rcp@seq-rs.com

650.346.9820

CAL DRE LIC NO. 01478696

Frank Orrell

fo@seq-rs.com

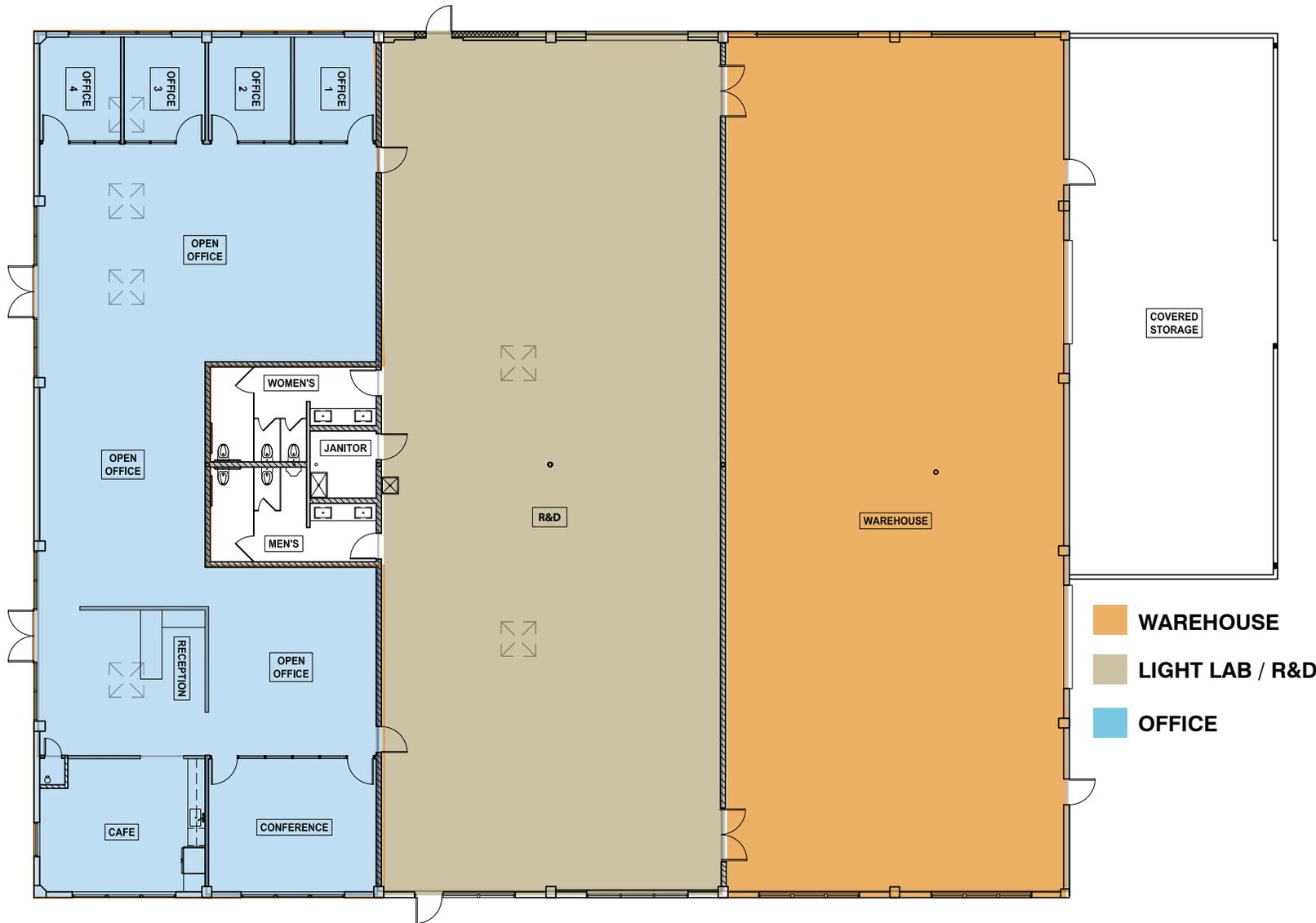
650.302.4775

CAL DRE LIC NO. 01872831



FOR LEASE → ±13,555 SF MARKET READY R&D BUILDING

1180 O'Brien Drive, Menlo Park



CONTACT US

Anthony Kamm

ak@seq-rs.com

650.888.3858

CAL DRE LIC NO. 01783456

Ryan Pegnim

rcp@seq-rs.com

650.346.9820

CAL DRE LIC NO. 01478696

Frank Orrell

fo@seq-rs.com

650.302.4775

CAL DRE LIC NO. 01872831

