

R&D BUILDINGS FOR LEASE OR SALE

MENLO PARK, CA

980-990 O'BRIEN DR, 1010 O'BRIEN DR, 1020 O'BRIEN DR, & 1030-1050 O'BRIEN DR



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PROPERTY OVERVIEWS

Address:	980-990 O'Brien Dr, Menlo Park, CA 94025
APN:	055-422-090
Building Size:	±12,000 Sq. Ft.
Parcel Size:	±32,670 Sq. Ft. / 0.75 Acre
Zoning:	LS (Life Sciences)
Parking:	±24 Spaces (2.00:1000)

Address:	1010 O'Brien Dr, Menlo Park, CA 94025
APN:	055-422-100
Building Size:	±12,000 Sq. Ft.
Parcel Size:	±31,200 Sq. Ft. / 0.72 Acre
Zoning:	LS (Life Sciences)
Parking:	±40 Spaces (3.33/1000)

Address:	1020 O'Brien Dr, Menlo Park, CA 94025
APN:	055-422-060
Building Size:	±20,000 Sq. Ft.
Parcel Size:	±48,003 Sq. Ft. / 1.10 Acre
Zoning:	LS (Life Sciences)
Parking:	±60 spaces (3.00/1000)

Address:	1030-1050 O'Brien Dr, Menlo Park, CA 94025
APN:	055-434-010
Building Size:	±18,000 Sq. Ft.
Parcel Size:	±44,400 Sq. Ft. / 1.02 Acre
Zoning:	LS (Life Sciences)
Parking:	±60 spaces (3.33/1000)

PROPERTY DESCRIPTIONS

Premier Properties and CBRE present a prime opportunity to lease or acquire a versatile industrial portfolio in Menlo Park, CA. This offering comprises four properties totaling approximately 62,000 square feet of industrial space, situated on a combined land area of ±156,123 square feet. Flexible building purchase and lease options are available, allowing for the leasing or acquisition of individual buildings, multiple buildings, or the entire portfolio.

Key Features:

- Versatile Use: Suitable for industrial, lab, R&D or office applications, catering to investors, developers, or owner-users seeking immediate occupancy or redevelopment opportunities.
- Strategic Location: Positioned near Meta's planned Willow Village—a 59-acre mixed-use development featuring offices, homes, and retail spaces—and surrounded by approximately 534,000 square feet of planned Office/R&D projects along O'Brien Drive, placing it at the heart of a thriving innovation hub.
- Immediate Availability: Ready for occupancy or redevelopment, offering flexibility to meet diverse business needs.

AVAILABILITY DETAILS

980-990 O'Brien Dr ($\pm 12,000$ SF): A multi-tenant industrial manufacturing building with reinforced concrete construction, 16-foot ceiling height, skylights, biotech/lab space capabilities, and a fenced lot. 980 O'Brien is composed of $\pm 6,252$ SF of life science/R&D space with lab improvements completed in 2020 and is currently vacant.

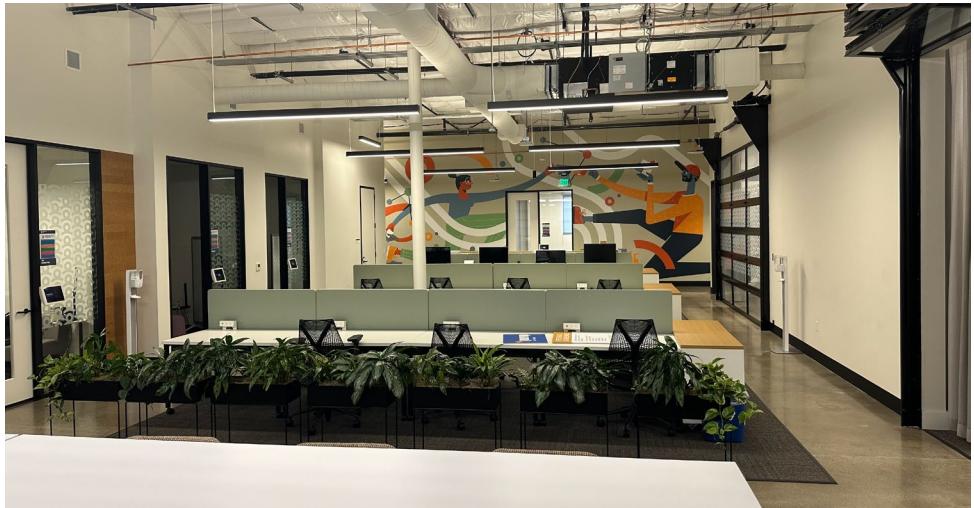
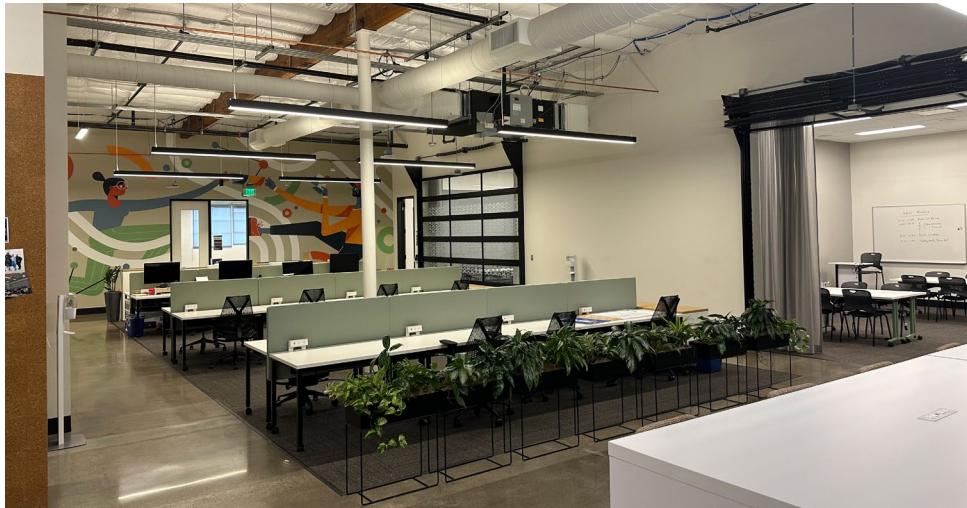
1010 O'Brien Dr ($\pm 12,000$ SF): A multi-tenant industrial warehouse with reinforced concrete construction, two drive-ins (7' x 11'), and $\pm 31,200$ SF of land area. High-end improvements built out by Meta. 600 amps. Available October 1, 2025.

1020 O'Brien Dr ($\pm 20,000$ SF): A single-tenant industrial warehouse with $\pm 20,000$ SF. Situated on $\pm 48,003$ SF of land. 400 amps, 16.5-foot clear height. One roll-up door. Available March 1, 2025.

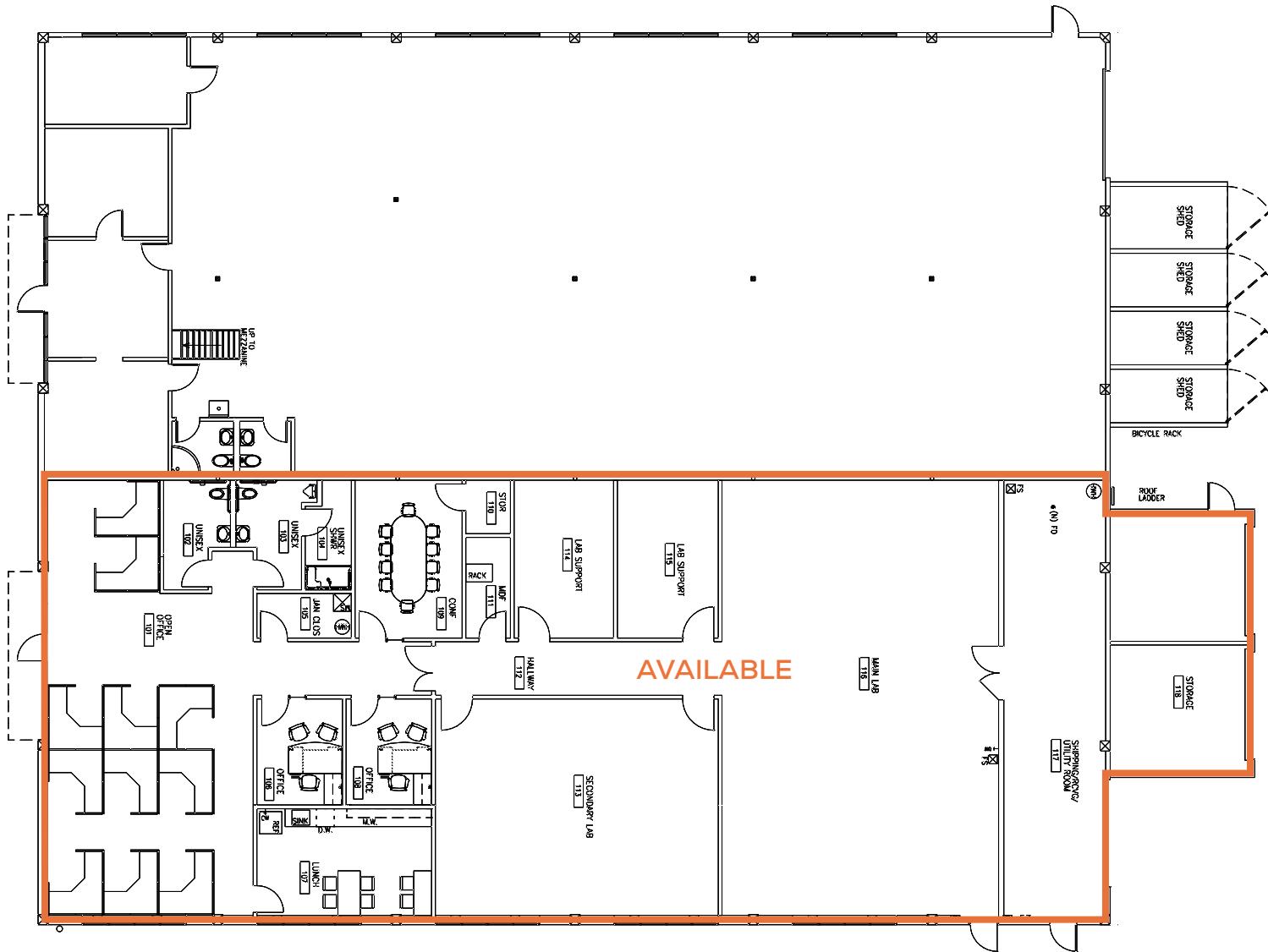
1030-1050 O'Brien Dr ($\pm 18,000$ SF): A single-tenant industrial building with $\pm 18,000$ SF currently vacant. Easily divisible into three suites. Situated on $\pm 44,400$ SF of land. 400 amps. 18.5-foot clear height. Three roll-up doors.



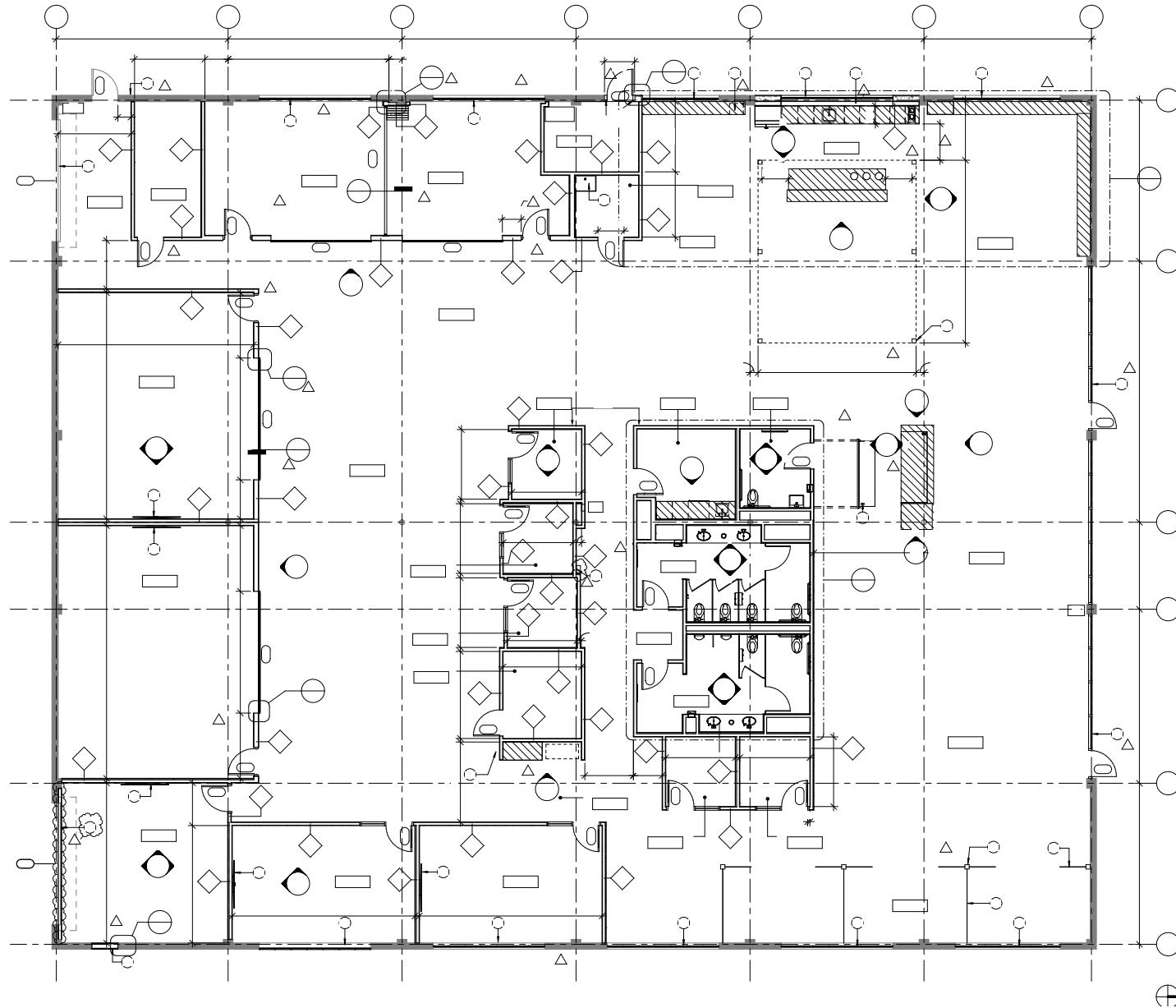
1010 O'BRIEN INTERIOR PHOTOS



980 O'BRIEN FLOOR PLAN

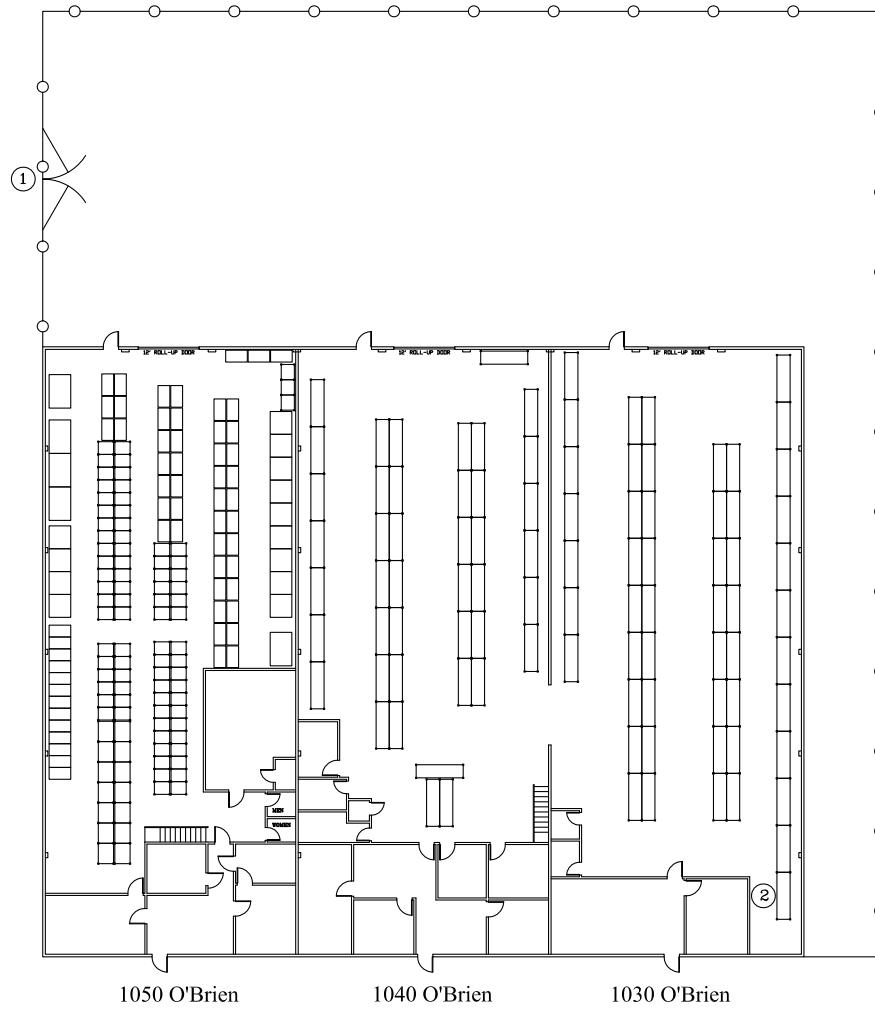


1010 O'BRIEN FLOOR PLAN



1030-1050 O'BRIEN FLOOR PLAN

M E N L 0 P A R K , G A



DEVELOPMENT POTENTIAL UPON SALE

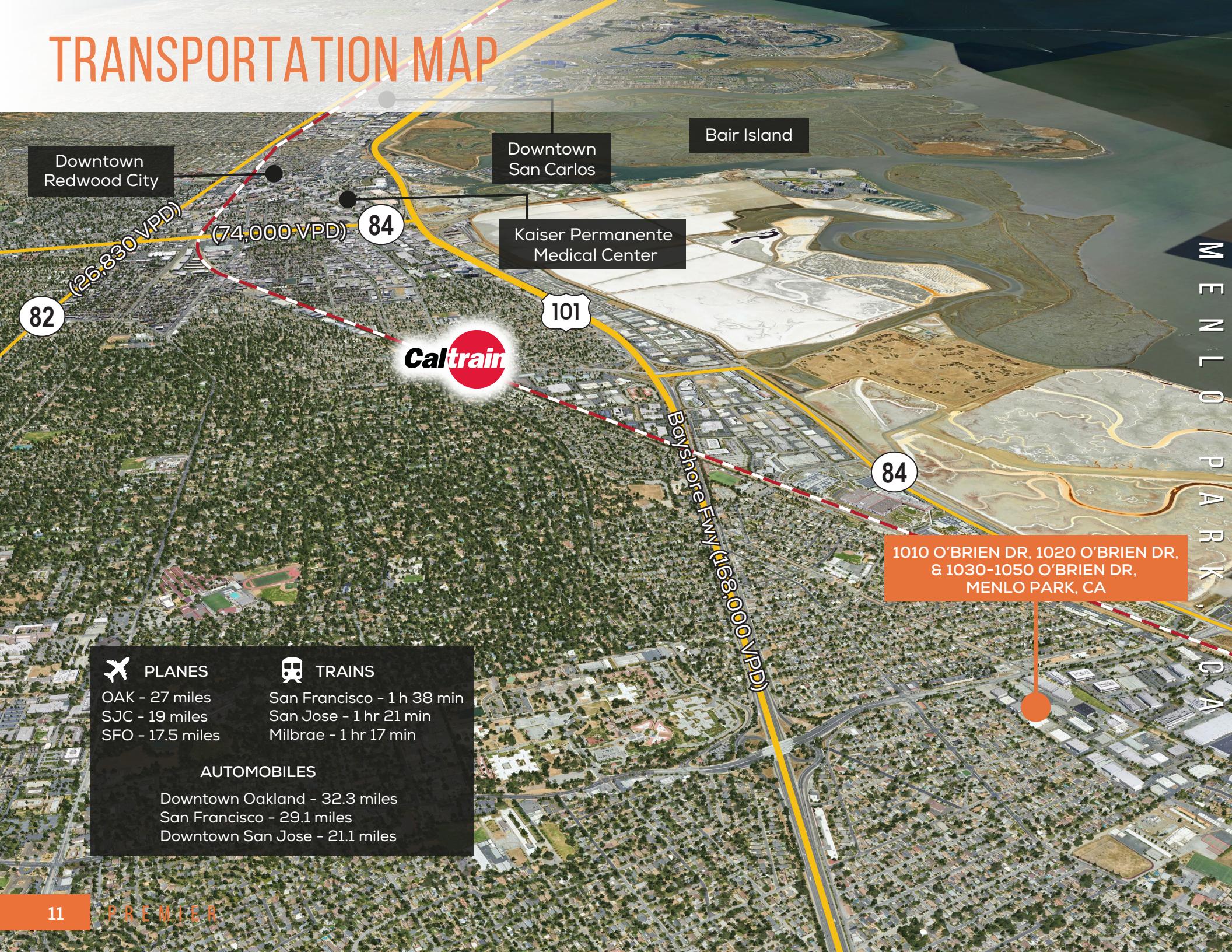
This O'Brien assemblage provides the opportunity to redevelop the site into a ±68,000 SF life science building. The Seller has been working through the Menlo Park planning process and expects a final approval for the development is only 3-4 months out. Schematic design plans can be provided to qualified parties upon request.



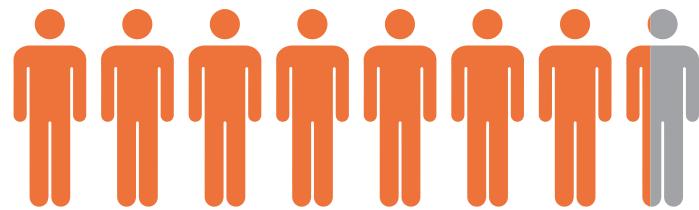
INNOVATIVE NEIGHBORS MAP



TRANSPORTATION MAP



Demographics



ONE-MILE POPULATION: 25,507

MEDIAN AGE

34.1

AVERAGE HOUSEHOLD SIZE



3.81

FAMILIES



4,877

FAMILIES

4,877

Average Household Income

\$173,921

Average Household Size: 3.81

Owner Occupied Housing Units:

3,079

Renter Occupied Housing Units

3,577

Median Household Income

\$119,615

Average Household Income

\$173,921

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	480	5,861	13,185
Total Employees:	7,399	85,759	181,926
Total Residential Population:	25,507	102,966	239,639
Average Household Size:	3.8	3.0	2.8



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