



For lease

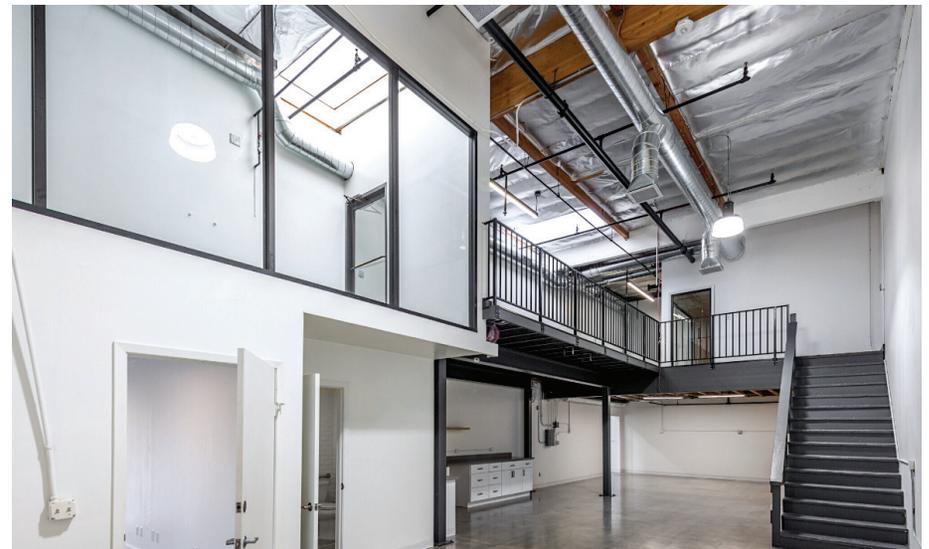
Edison Technology Park
1,650 SF - 8,664 SF of Hardware Tech, R&D,
& Lab Space Available

 **JLL** SEE A BRIGHTER WAY

3505-3507 Edison Way

Amenities

- In-Suite Kitchenette
- Innovative Solar Facade
- Two Roll-Up Doors
- In-suite Restroom
- Mezzanine Office Space with Glass Conference Rooms
- Updated Lighting Fixtures
- On-Site Parking
- Yard Space Available
- Flexible Zoning for a Variety of Uses
- Easy Access to Hwy 101



 **Size**
3,622 SF

 **Availability**
Now

 **Term**
Flexible

 **Rate**
\$3.50 NNN

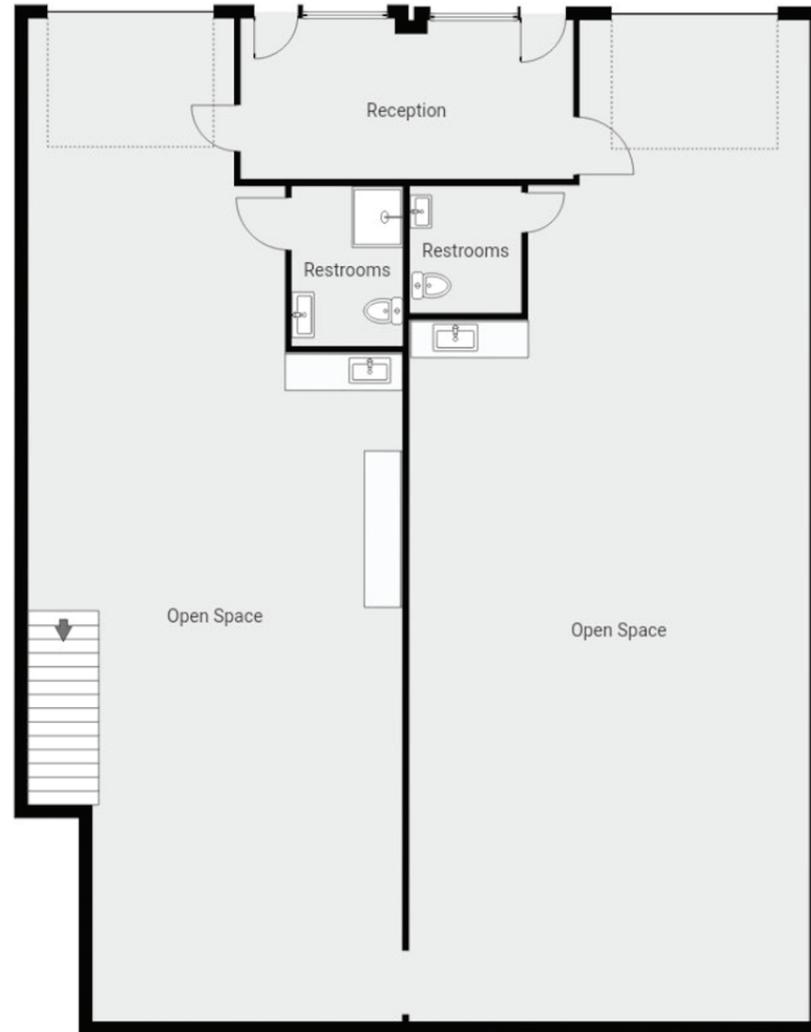
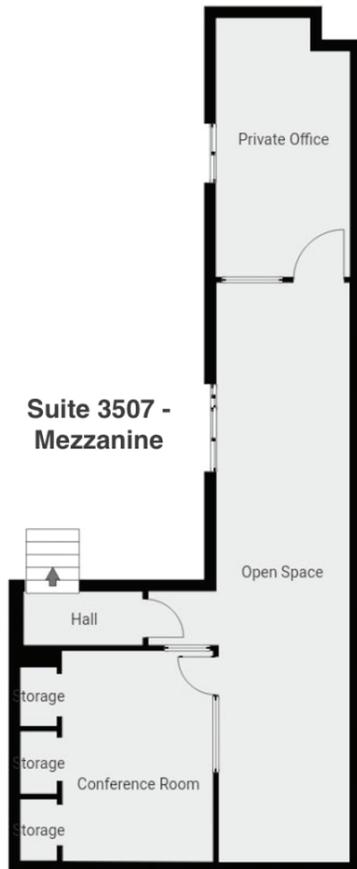
Floorplan

 **Size**
3,622 SF

 **Availability**
Immediate

 **Term**
Flexible

 **Rate**
\$3.50 NNN



Suite 3507 -
2,241 SF

Suite 3505 -
1,421 SF

Total -
3,622 SF

3503 Edison Way

Amenities

- Polished Concrete Floors / Exposed Ceilings
- Open R&D / Tinker Space
- Lab Benching
- HVAC
- In-Suite Restroom
- Skylights
- Mezzanine Open Office with Kitchenette
- Fume Hood



 **Size**
1,834 SF

 **Availability**
Now

 **Term**
Flexible

 **Rate**
\$3.50 NNN



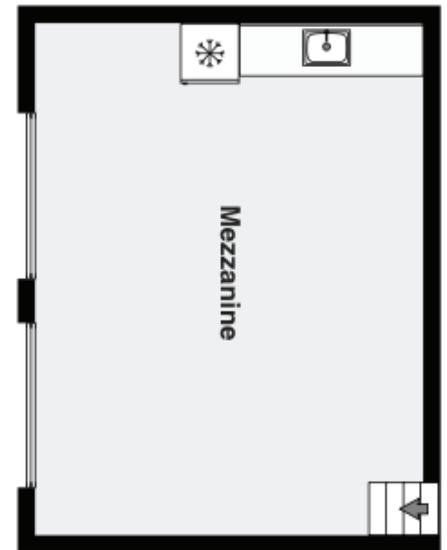
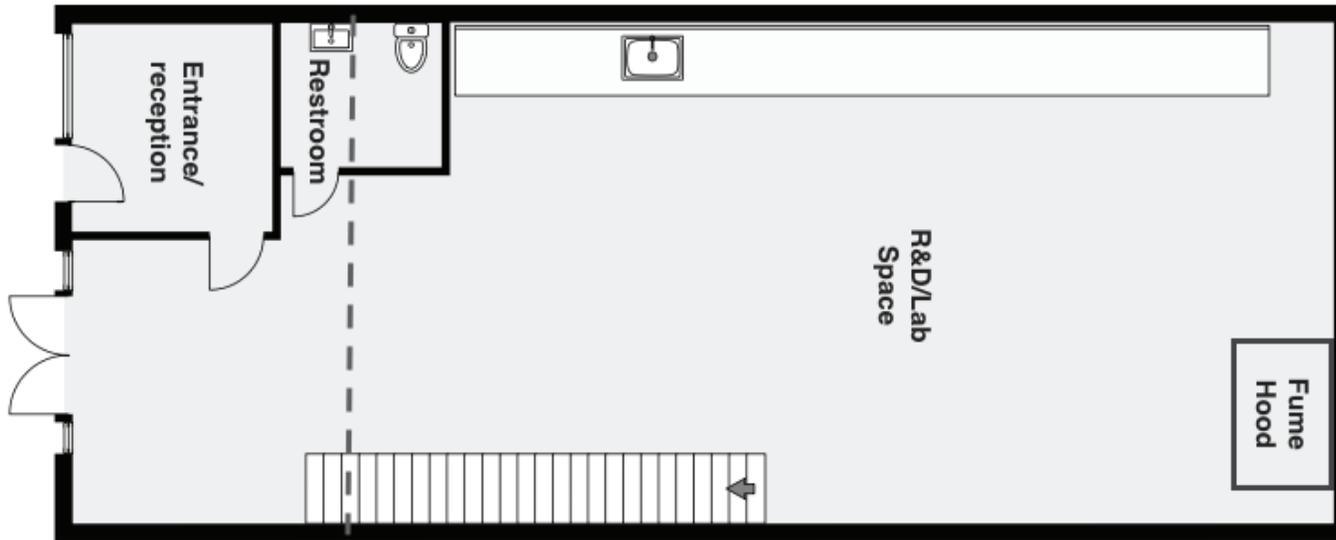
Floorplan

 **Size**
1,834 SF

 **Availability**
Immediate

 **Term**
Flexible

 **Rate**
\$3.50 NNN



3475-3517 Edison Way Unit M

Amenities

- Fully built out life science unit
- Installed Lab Benching
- Fume Hood
- Enclosed Lab
- 1 Conf. Room & 2 Private Offices
- Kitchenette
- Open Office in Mezanine
- In-Suite Restroom
- Update Linear Lighting
- New Carpet
- Flexible Zoning for a Variety of Uses
- Easy Access to Hwy 101



 **Size**
2,360 SF

 **Availability**
Now

 **Term**
Flexible

 **Rate**
\$3.50 NNN

3475-3517 Edison Way / Menlo Park, CA

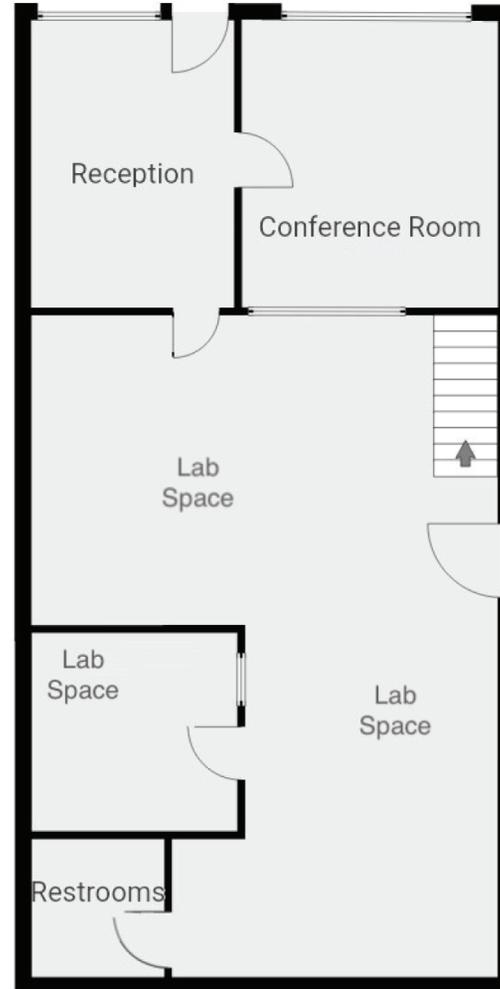
Floorplan - Unit M

 **Size**
2,360 SF

 **Availability**
Immediate

 **Term**
Flexible

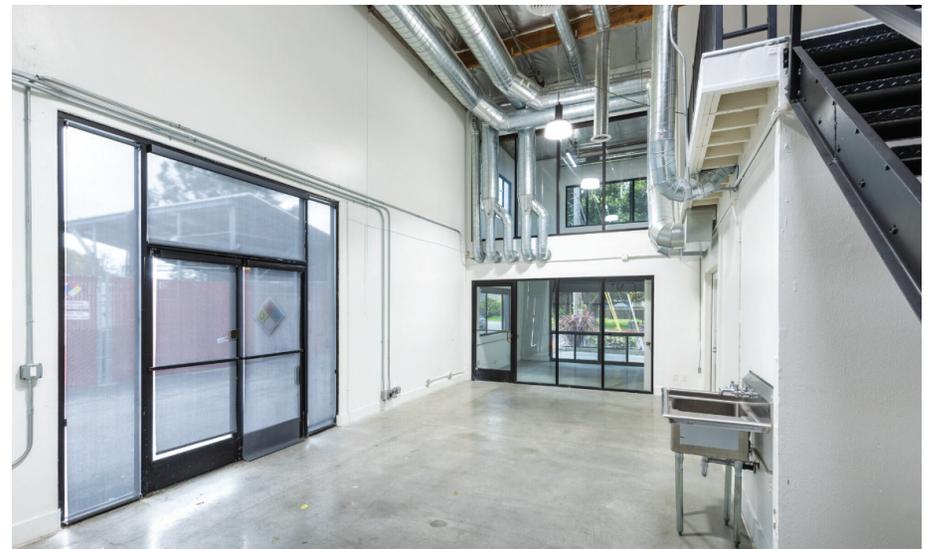
 **Rate**
\$3.50 NNN



3475-3517 Edison Way Unit J

Amenities

- Unique R&D/Lab Space
- Large Windows
- Open Office on Mezaanine
- Updated Kitchenette/Break Area
- Updated Lighting Fixtures
- Skilights
- Can install a Fumehood
- External Sink
- Polished Concrete Floors
- In-suite Restroom



 **Size**
2,235 SF

 **Availability**
Now

 **Term**
Flexible

 **Rate**
\$3.50 NNN

3475-3517 Edison Way / Menlo Park, CA

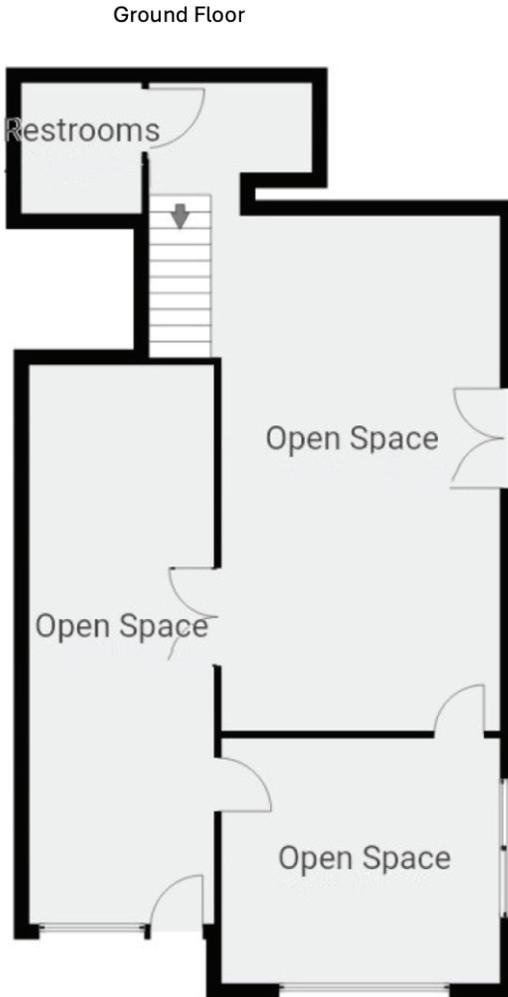
Floorplan - Unit J

 **Size**
2,235 SF

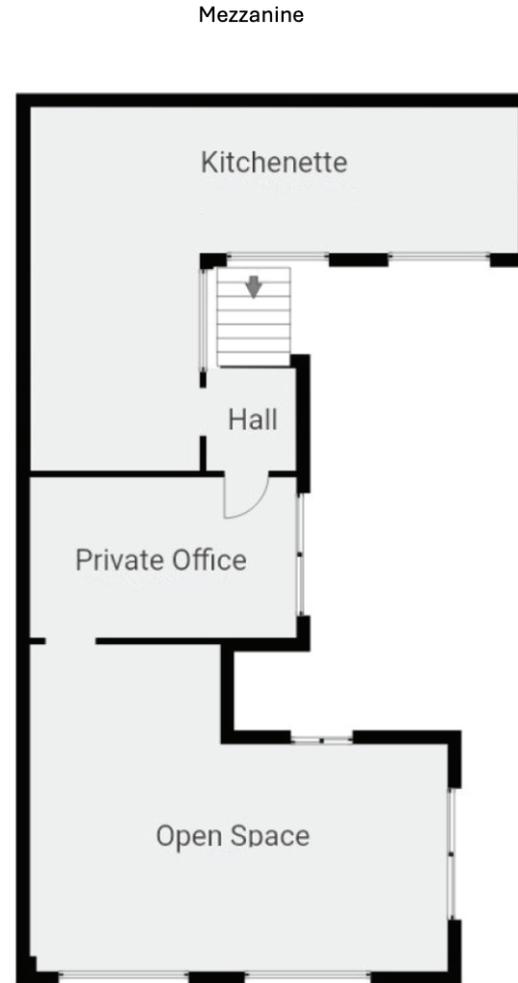
 **Availability**
Immediate

 **Term**
Flexible

 **Rate**
\$3.50 NNN



SUITE J





3475-3517 Edison Way, Unit K

Amenities

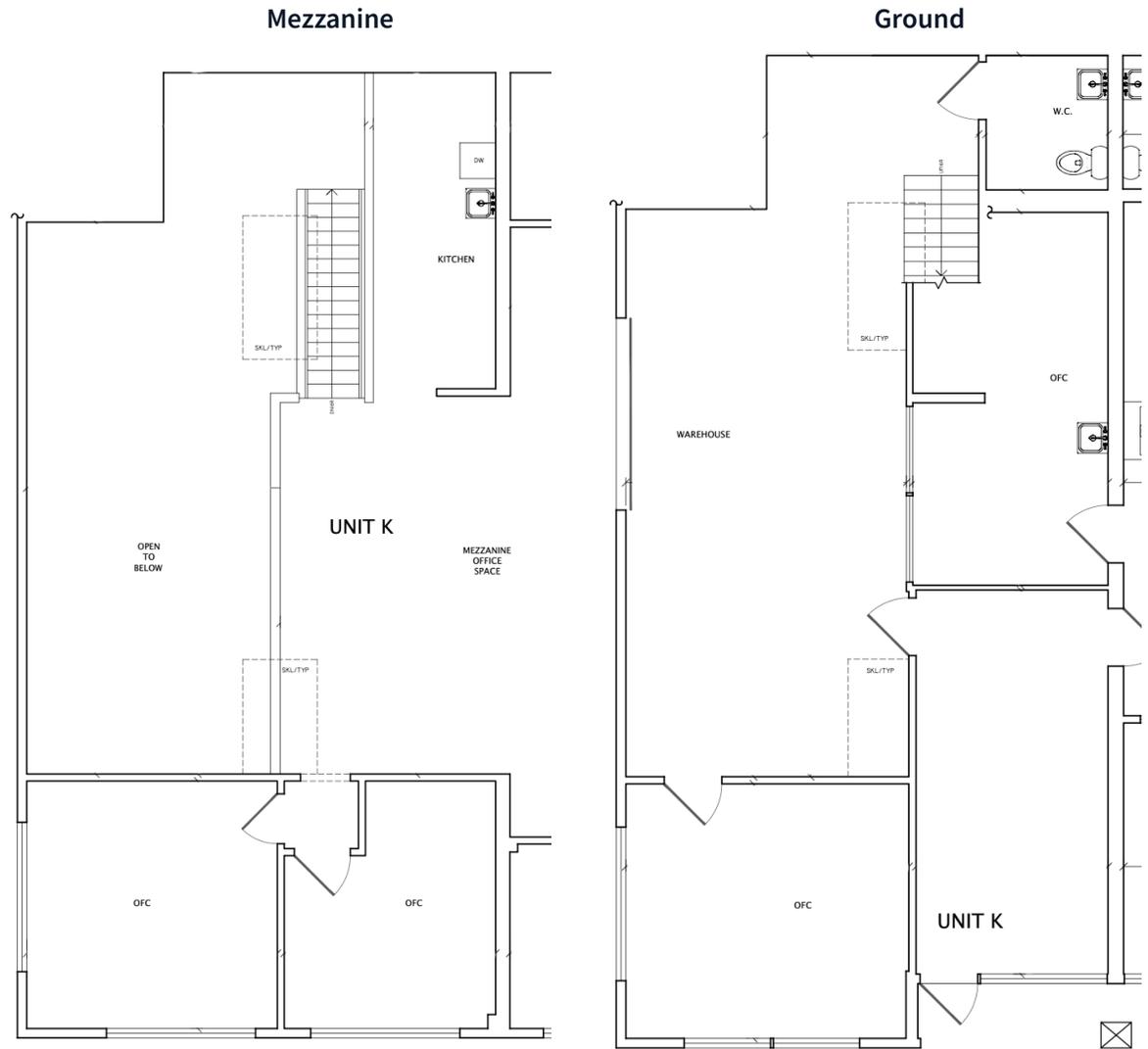
- Polished Concrete Floors
- Mezaanine Kitchenette/Break Area
- Updated Lighting Fixtures
- New Carpet
- Private offices and Glass Conference Room
- Open Office in Mezzanine level
- Can be combined with units J & L for ~6,300 SF
- In-suite Restroom

 **Size**
2,172 SF

 **Availability**
Now

 **Term**
Flexible

 **Rate**
\$3.50 NNN



3475-3517 Edison Way, Unit L

Amenities

- Polished Concrete Floor
- Open Office in Mezzanine Level
- In-suite Restroom
- New Lighting Fixtures
- High Ceilings
- Private Offices/Conference Room
- Can be Combined with Unit J & K for ~6,300 SF

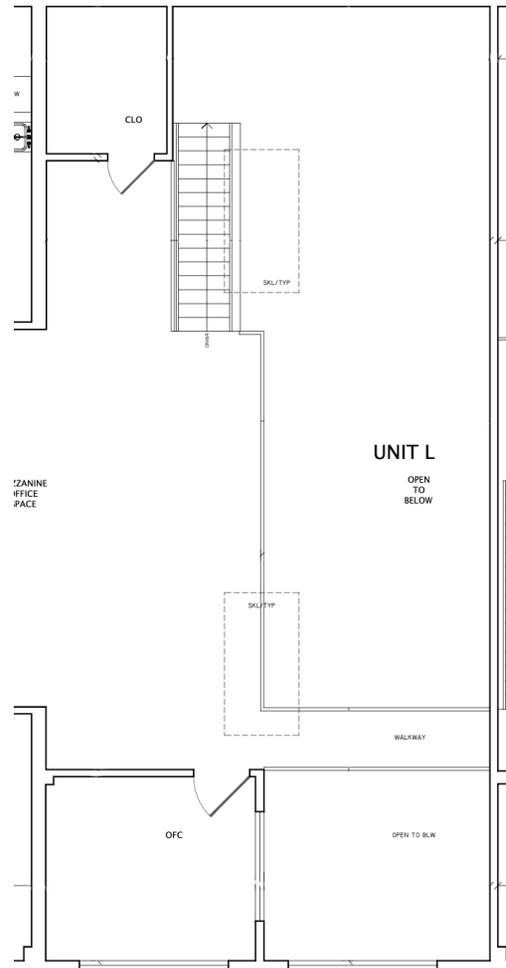
 **Size**
1,924 SF

 **Availability**
Now

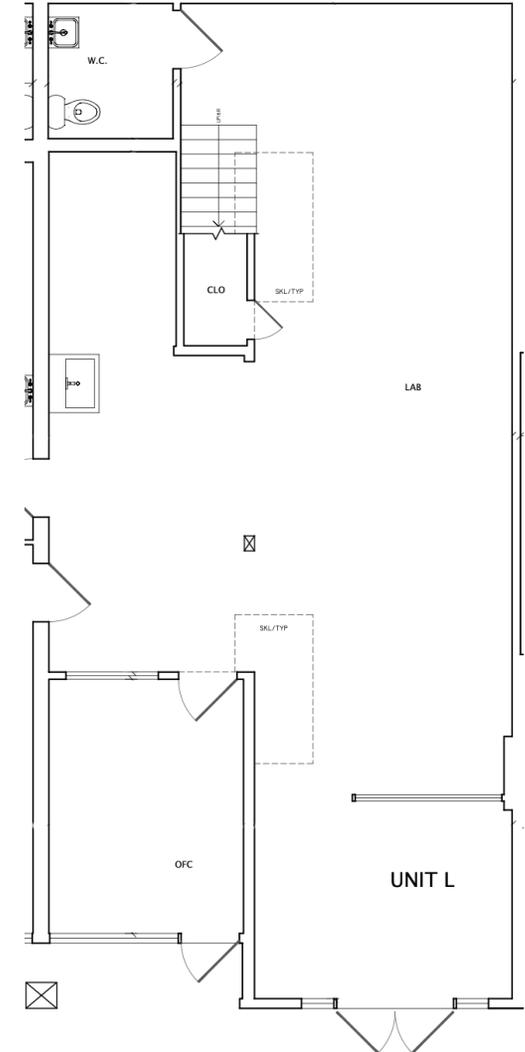
 **Term**
Flexible

 **Rate**
\$3.50 NNN

Mezzanine



Ground



Menlo Park

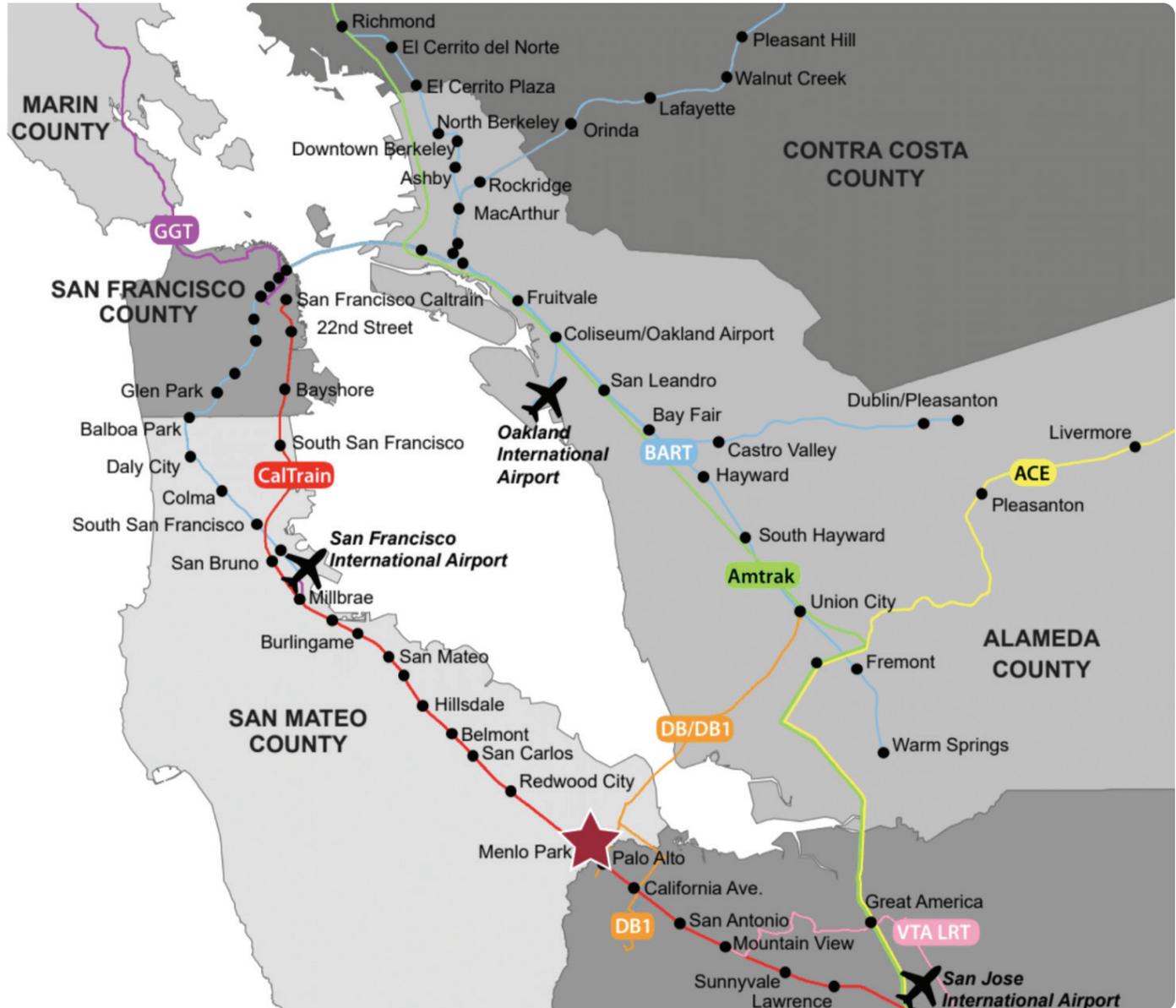
MENLO PARK is a city at the eastern edge of San Mateo County, in the San Francisco Bay Area of California, in the United States. It is bordered by San Francisco Bay on the north and east; East Palo Alto, Palo Alto, and Stanford to the south; Atherton, North Fair Oaks, and Redwood City to the west.

21 MI SOUTH OF SAN FRANCISCO
40 MI SOUTHWEST OF OAKLAND
22 MI NORTH OF SAN JOSE

- ACE Train
- Amtrak
- BART
- CalTrain
- Golden Gate Transit
- Dumbarton Express
- VTA Light Rail

CalTrain Menlo Park	Time
From Palo Alto to Menlo Park	3 min
Menlo Park to San Francisco	59 min
Menlo Park to San Jose	70 min

Airports	Drive	Distance
San Francisco (SFO)	18 min	17 mi
San Jose (SJC)	25 min	20 mi
Oakland (OAK)	39 min	28 mi



Surrounding area



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