

# REMAINING SPACES AVAILABLE FOR LEASE

## Free Standing Office Building - Divisible

120B Santa Margarita Ave, Menlo Park, CA



## Now only 2 out of 16 individual office spaces available!

Multiple office spaces available NOW! Private and convenient location just off of Middlefield Road and a few minutes from Highway 101. Building is two stories, very quiet, large private offices with operable windows, common kitchen & storage, and 3 restrooms. It also has central air conditioning and heating. The exterior and landscaping is newly renovated with a private patio/eating area and common courtyard. There is ample parking, and it is wheelchair accessible.

See reverse for specific pricing.



**LISA KEITH**

Principal & Property Manager

License #01521620

(650) 703 - 8644

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# Spaces Available

**Over 85% leased in less than 60 days!**

Interest mostly due to quiet location, ample parking, flexible rentable space, and proximity to Downtown Palo Alto & Menlo Park and Highway 101.

Individual offices available

Flexible lease terms

Common reception, kitchen, restrooms, and storage areas

Rent includes all expenses, including utilities and common janitorial

Tenant pays for own internet & interior janitorial

## First Floor:

## Second Floor:

Suite   Rent

101 — ~~LEASED~~

102 — ~~LEASED~~

103 — ~~LEASED~~

104 — ~~LEASED~~

105 — ~~LEASED~~

Suite   Rent

201 — ~~LEASED~~

202 — ~~LEASED~~

203 — ~~LEASED~~

204 — ~~LEASED~~

205 — ~~LEASED~~

206 — ~~LEASED~~

207     \$1,488

208     \$1,662

209 — ~~LEASED~~

210 — ~~LEASED~~

211 — ~~LEASED~~

Rent includes proportionate share of common areas.



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# RENOVATION UPDATES

## Interior

New vinyl flooring throughout & carpeting on staircase

New paint throughout - natural colors

New modern furniture in reception area

New appliances in kitchen

Virtual receptionist check-in stand in reception area



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# RENOVATION UPDATES

## Exterior

- New flowers in planter & back courtyard
- New outdoor furniture on front and back patio
- New exterior signage



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# LOCATION



4 minutes from Highway 101 exit/entrance on Willow Road

3 minutes to Downtown Palo Alto

6 minutes to Downtown Menlo Park

14 minutes to Highway 280 exit/entrance on Sand Hill Road



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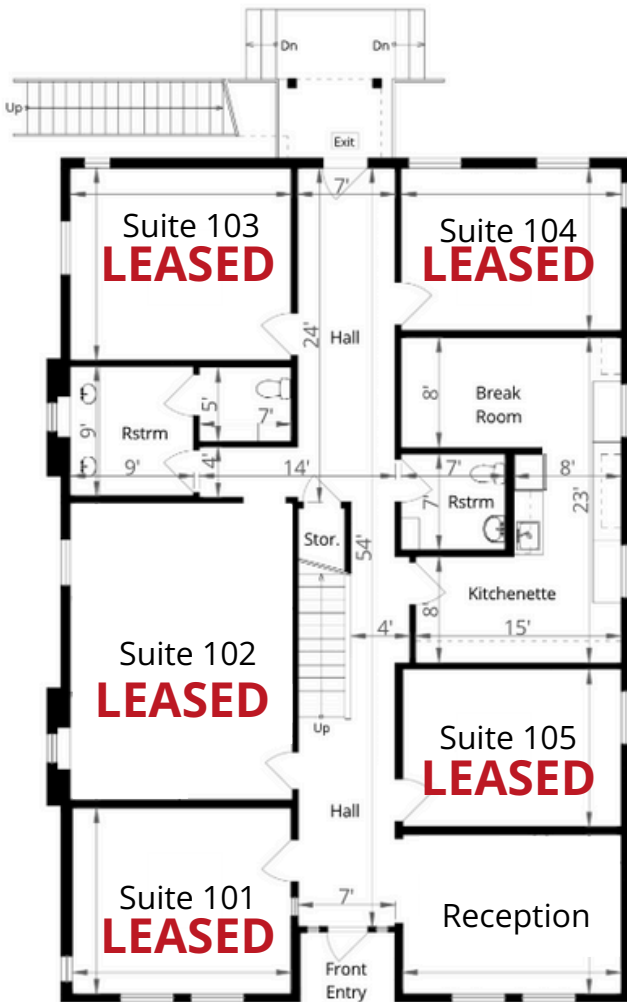


# 120 SANTA MARGARITA AVENUE | BUILDING B

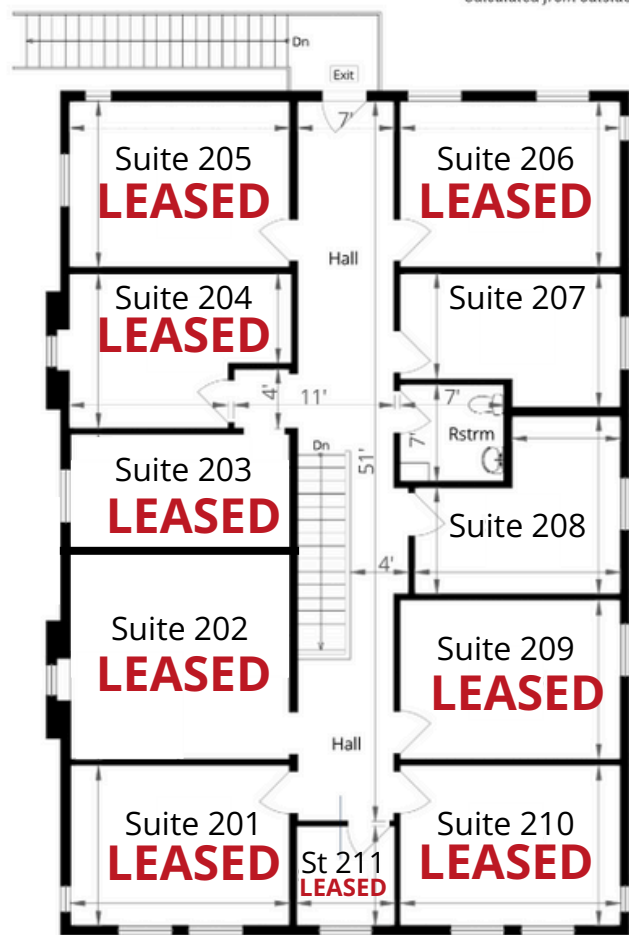
MENLO PARK, CA 94025

Estimated Total  
Square Footage:  
**4,875 SQ FT**

*Calculated from outside face of exterior walls.*



FIRST FLOOR  
2,420 SQ FT



SECOND FLOOR  
2,455 SQ FT

