

# FOR LEASE

980 O'BRIEN DRIVE, MENLO PARK

±6,252 SQ. FT. LIFE SCIENCE / R&D SPACE



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

## JAMES MARZONI

Senior Vice President  
dre license #01248525  
| 650.787.0798  
| james.marzoni@prprop.com

## JON GOLDMAN

Partner  
dre license #01295503  
| 650.618.3003  
| jon.goldman@prprop.com

## JESSE EBNER

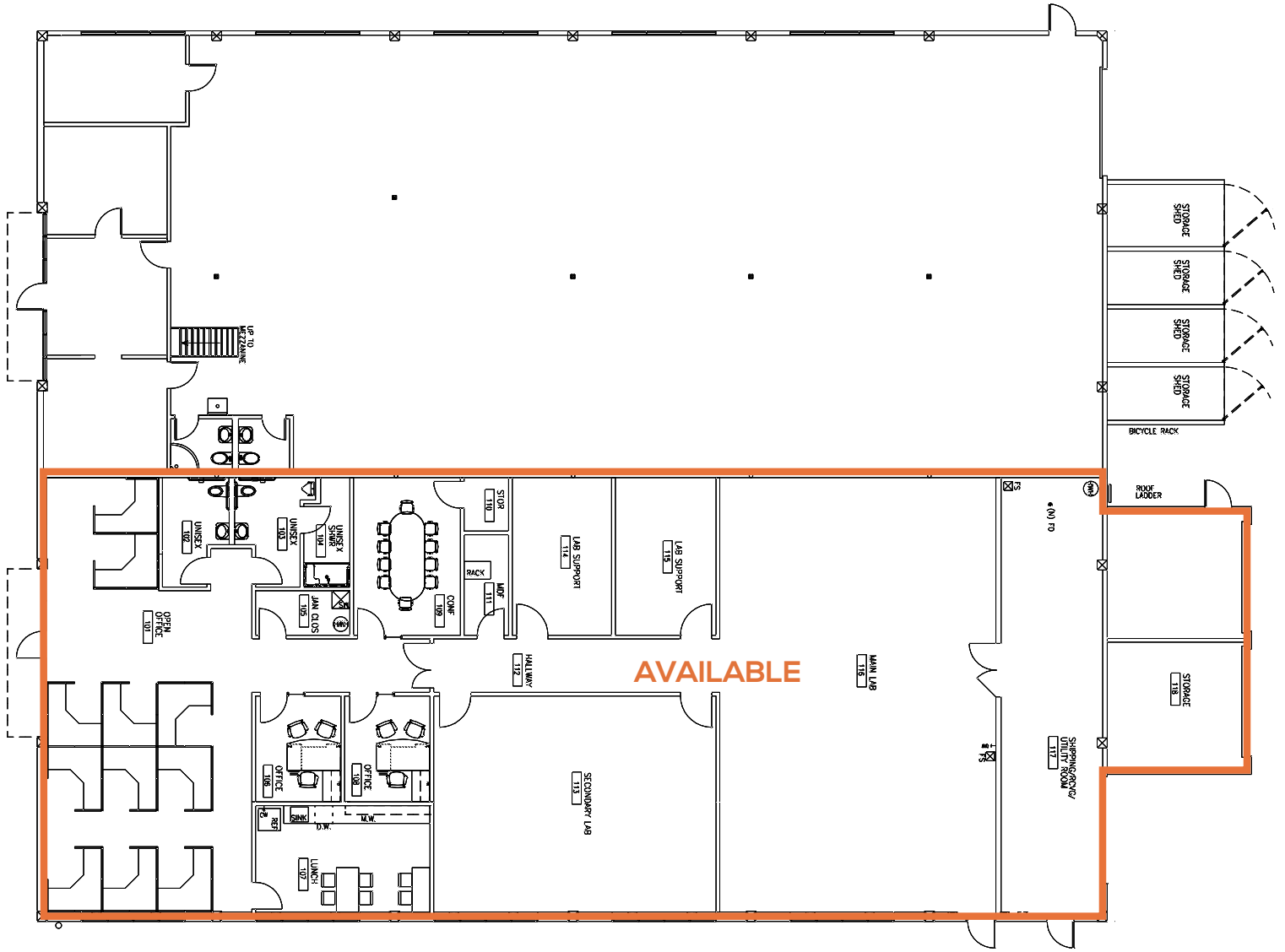
Vice President  
dre license #02055989  
| 650.618.3017  
| jesse.ebner@prprop.com

# PROPERTY HIGHLIGHTS

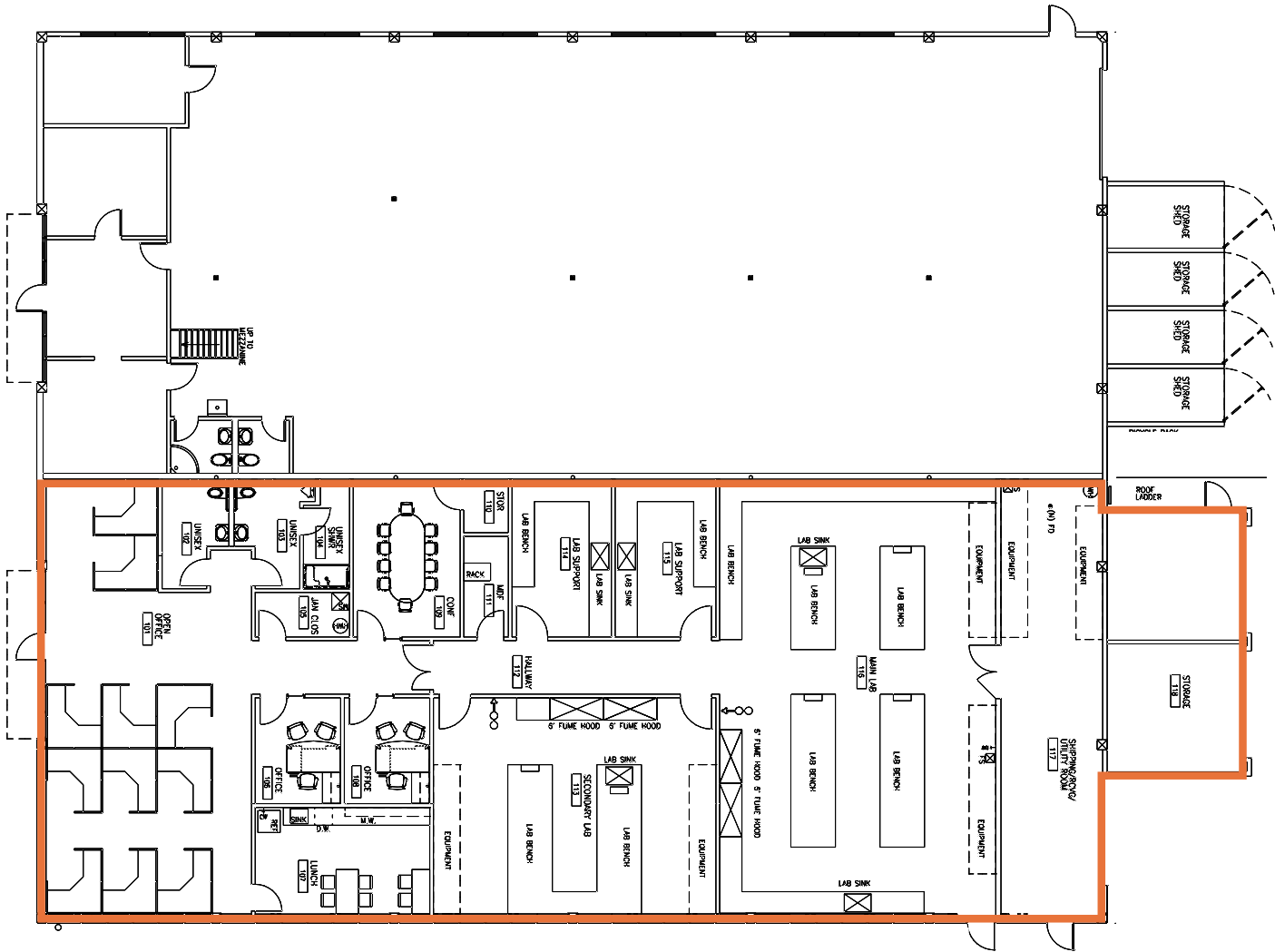
- ▀ ±6,252 Sq. Ft. Life Science / R&D For Lease
- ▀ Lab Improvements Built Out in 2020
- ▀ Approximately 60/40 Lab to Office Ratio
- ▀ Open Office Area, Two Private Offices, One Large Conference Room
- ▀ Large Kitchen / Break Room  
Shower Room
- ▀ Fenced Yard / Parking Area at Rear of Building
- ▀ 16' Interior Clearance Height
- ▀ One Grade Level Roll-Up Door
- ▀ 2/1000 Parking
- ▀ Easy Accessibility via U.S. 101, CA-84 / Dumbarton Bridge, and Willow Rd
- ▀ Available August 1, 2024

9800 BRIEN DRIVE, MENLO PARK

# FLOOR PLAN

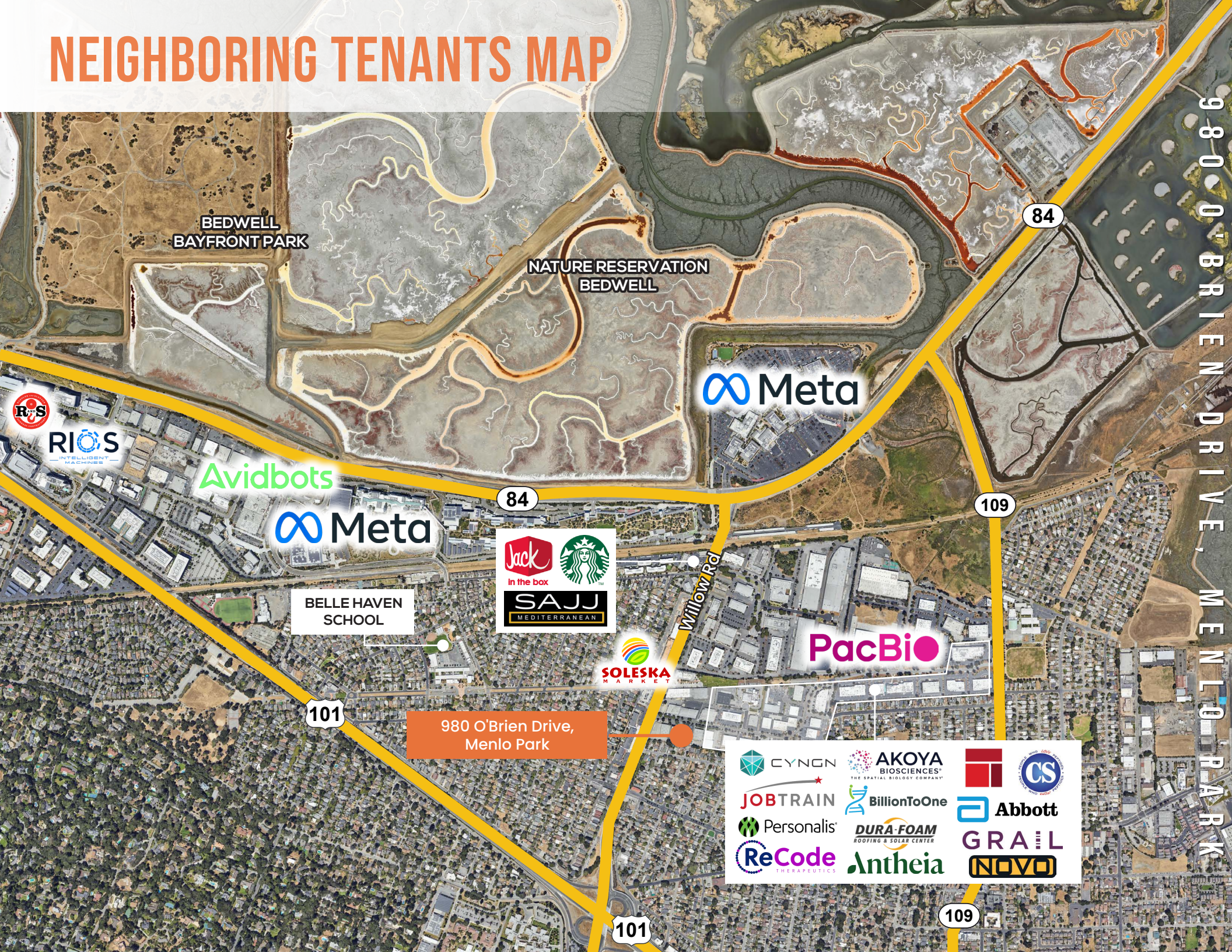


# HYPOTHETICAL CASEWORK FLOOR PLAN





# NEIGHBORING TENANTS MAP



BEDWELL  
BAYFRONT PARK

NATURE RESERVATION  
BEDWELL

∞ Meta

Avidbots

∞ Meta

BELLE HAVEN  
SCHOOL

Jack  
In the box  
Starbucks  
SAJJ  
MEDITERRANEAN

SOLESKA  
MARKET

PacBio

980 O'Brien Drive,  
Menlo Park

CYNGN	AKOYA BIOSCIENCES™ THE SPATIAL BIOLOGY COMPANY	CS
JOBTRAIN	BillionToOne	Abbott
Personalis	DURA-FOAM ROOFING & SOLAR CENTER	GRAIL
ReCode THERAPEUTICS	Antheia	NOVO

980 O'BRIEN DRIVE, MENLO PARK



# TRANSPORTATION MAP



980 O'BRIEN DRIVE, MENLO PARK

Downtown Redwood City

San Carlos Airport

Bedwell Bayfront Park


101

980 O'Brien Drive, Menlo Park

84

To Dumbarton Bridge

Willow Rd (39,500 VPD)

 PLANES

SFO - 17.2 miles  
SJC - 22.7 miles  
OAK - 25 miles

 TRAINS

San Francisco - 1 h 22 min  
Milbrae - 59 min  
San Jose - 56 min

 AUTOMOBILES

San Francisco - 30.4 miles  
Downtown San Jose - 19.4 miles  
Downtown Oakland - 31 miles

O'Brien Dr (6,574 VPD)

Pacific Biosciences



# DEMOGRAPHICS



ONE-MILE POPULATION: 25,152

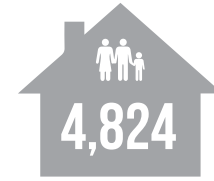
MEDIAN AGE

34.1

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

4,824



Average Household Income

\$175,705

Average Household Size: **3.78** | Owner Occupied Housing Units: **3,058** | Renter Occupied Housing Units: **3,543** | Median Household Income: **\$120,265** | Average Household Income: **\$175,705**

## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	491
Total Employees:	8,588
Total Residential Population:	25,152
Employee/Residential Population Ratio (per 100 Residents)	34

# FOR LEASE

980 O'BRIEN DRIVE, MENLO PARK

±6,252 SQ. FT. LIFE SCIENCE / R&D SPACE



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

## JAMES MARZONI

Senior Vice President  
dre license #01248525  
| 650.787.0798  
| james.marzoni@prprop.com

## JON GOLDMAN

Partner  
dre license #01295503  
| 650.618.3003  
| jon.goldman@prprop.com

## JESSE EBNER

Vice President  
dre license #02055989  
| 650.618.3017  
| jesse.ebner@prprop.com