

Menlo Park — Premier R&D High End Flex Space

Edison Technology Park

RAISE



Joey Alftin
Lic. 02086817
650-520-0324
Joey@raise.work

Beto Santana Ruiz
Lic. 02222480
385-250-7852
beto@raise.work

Edison Technology Park

3505-3507 Edison Way



Size
3,460 SF



Availability
Immediate



Term
Flexible

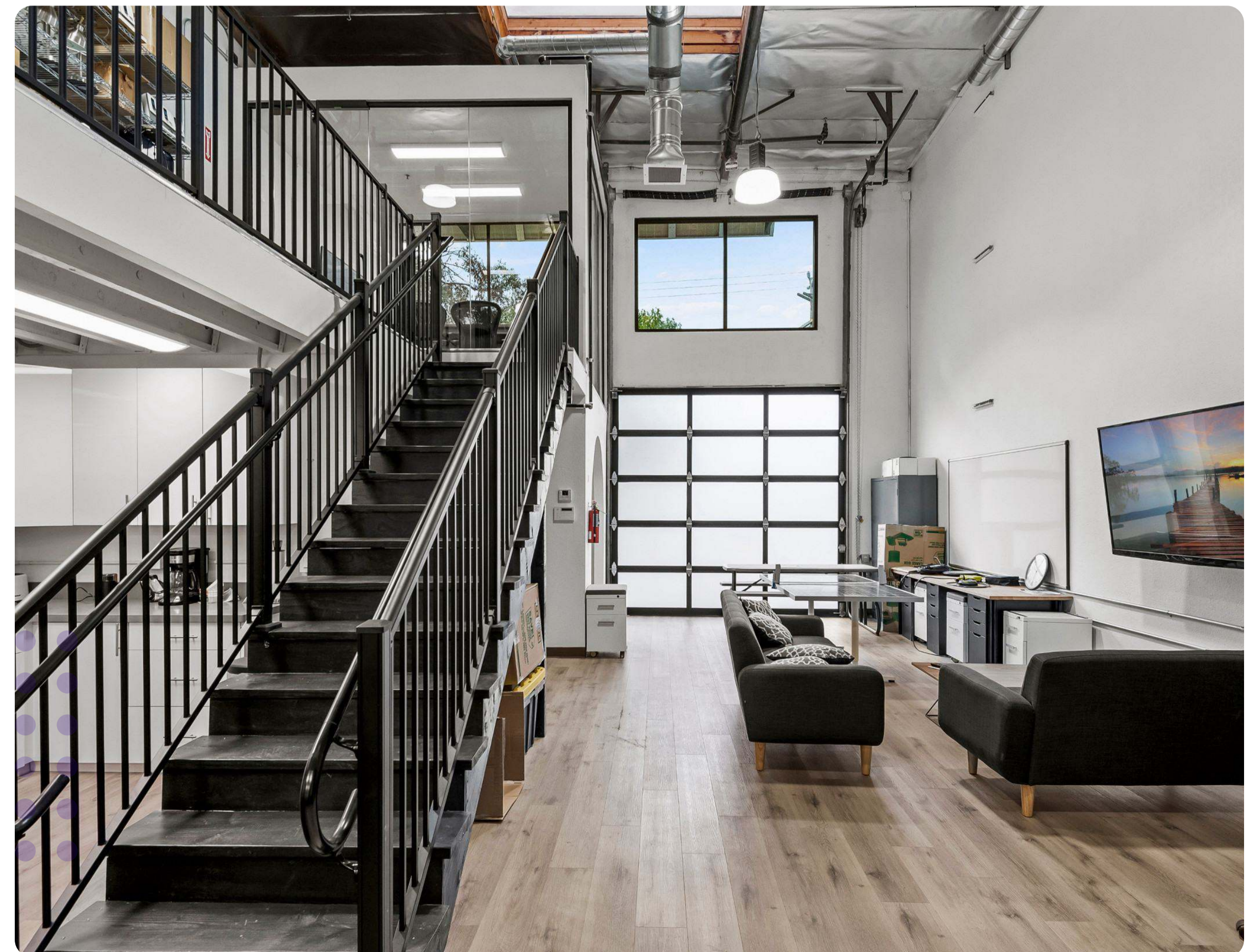


Rate
\$3.95 NNN



Space Features

- In-Suite Kitchenette
- Innovative Solar Facade
- Two Roll-Up Doors
- In-Suite Restroom W/Shower
- Short Walk From Stanford's New Development
- Experienced Life Science Ownership
- Facility Grounds Are Kept In Pristine Condition Year Round
- On-Site Parking
- Yard Space Available
- Flexible Zoning For A Variety Of Uses
- Easy Access To Hwy 101



Floorplan

Square Feet

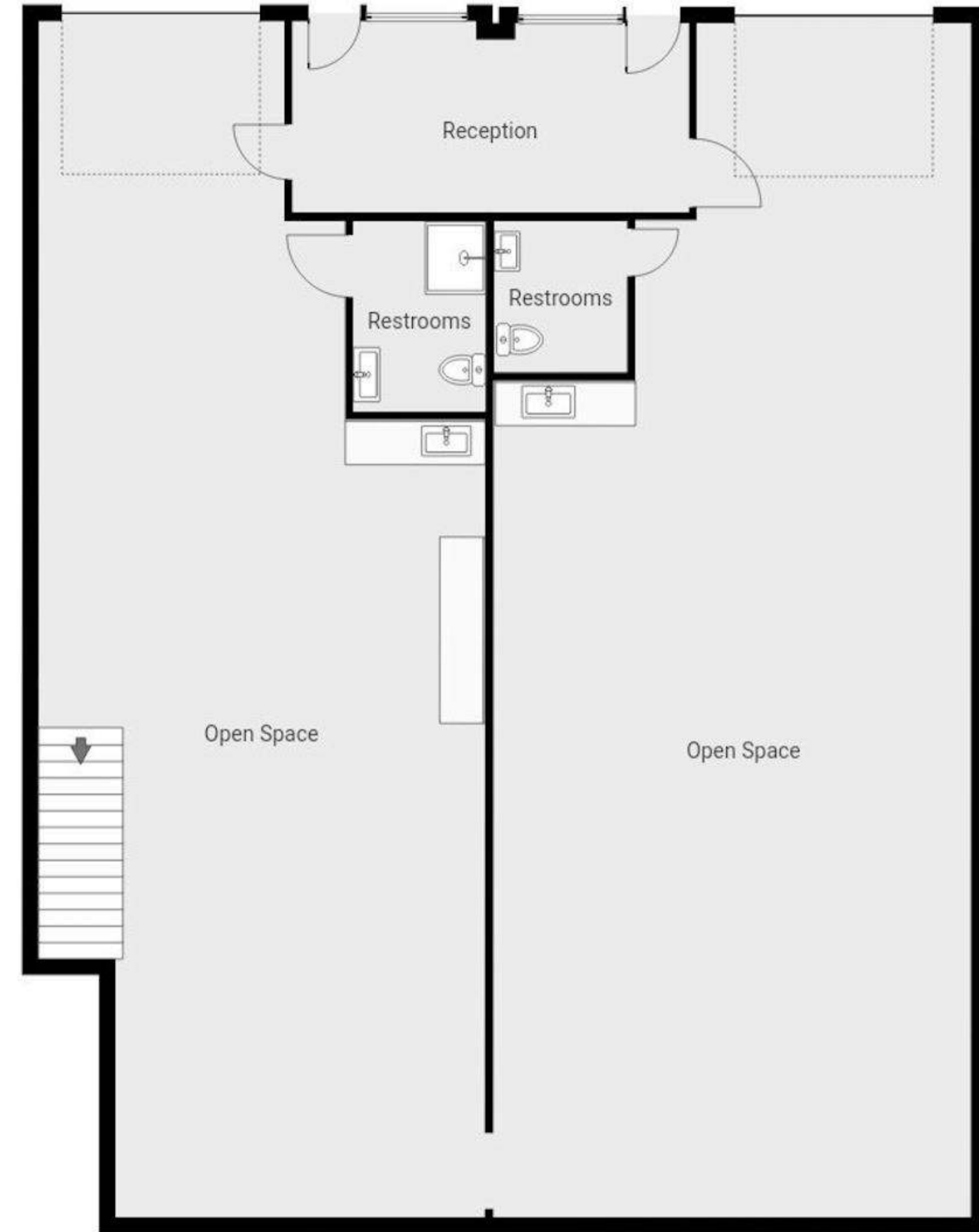
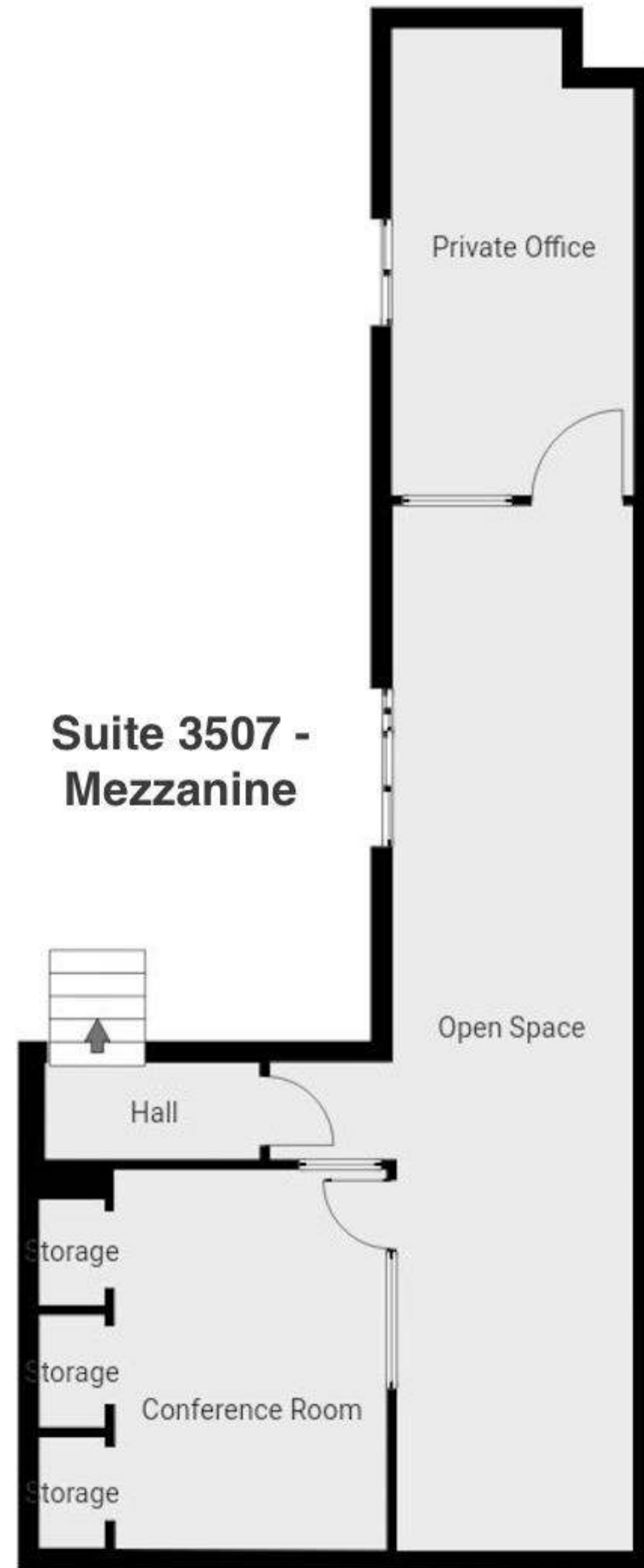
3,460 SF

Rate

\$3.95 NNN

Term

Flexible



**Suite 3507 -
2,050 sq ft**

**Suite 3505 -
1,410 sq ft**

**Total -
3,460 sq ft**

3517 Edison Way, Menlo Park



Size

3,300 SF



Availability

Immediately



Term

Flexible



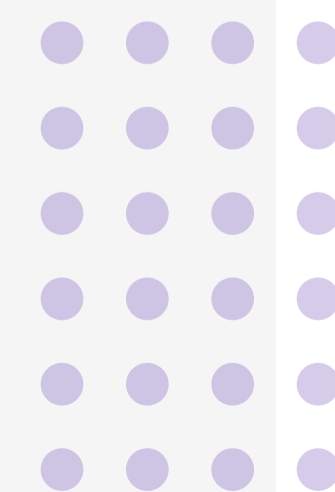
Rate

\$3.95 NNN



Space Features

- Edison Tech Park Location
- Polished Concrete Floors / Exposed Ceilings
- 2 Conference Rooms
- Kitchen
- Roll Up Door Access
- Mezzanine Office
- Enclosed Lab with Dedicated Air & Fume Hood





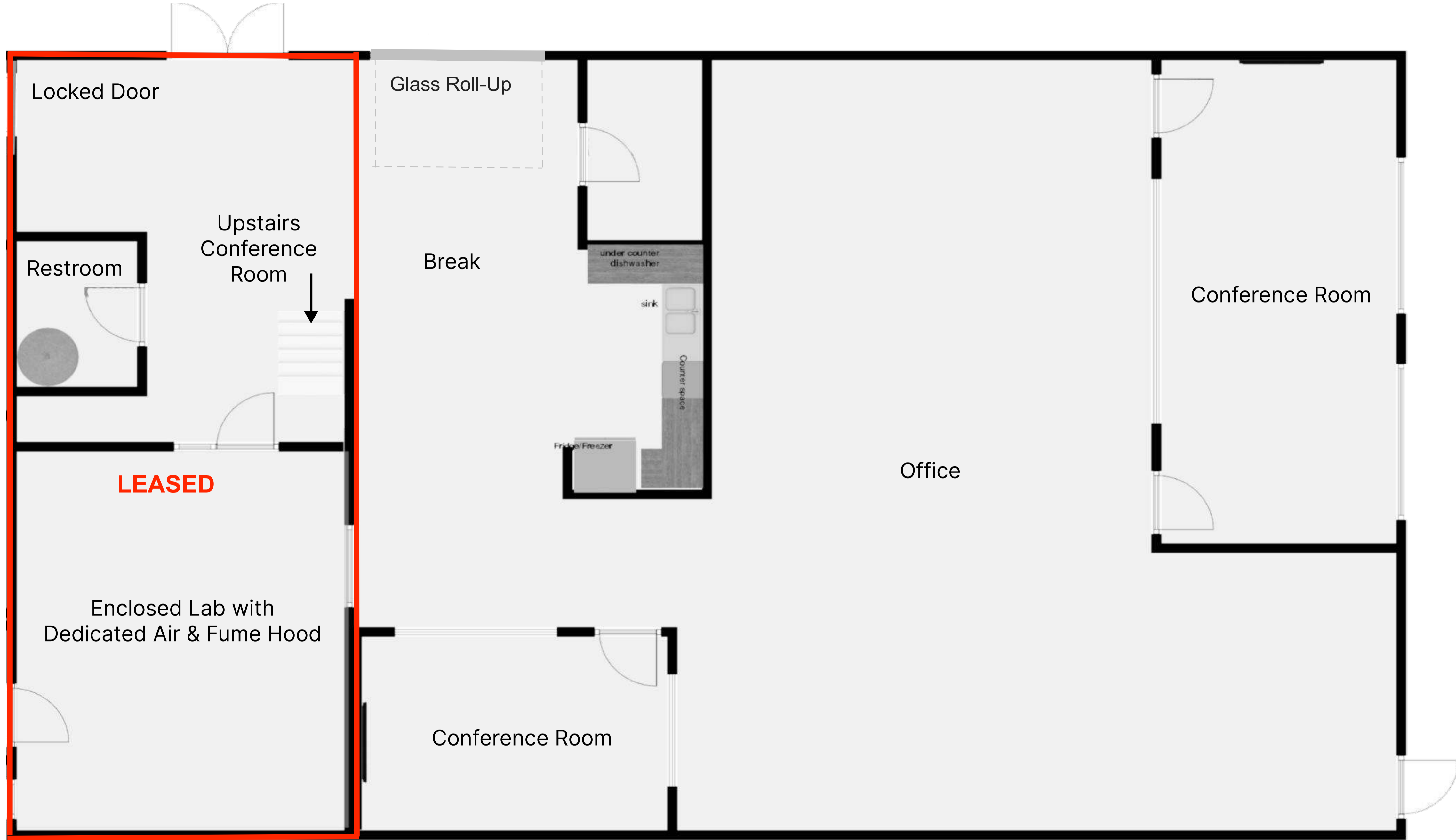
Floorplan

Square Feet
2,200 SF

Availability
Immediately

Rate
\$3.95 NNN

Term
Flexible



Edison Technology Park

3475-3517 Edison Way Unit M



Size
2,360 SF



Unit
M



Term
Flexible

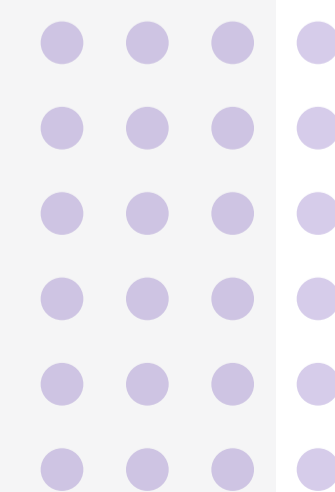


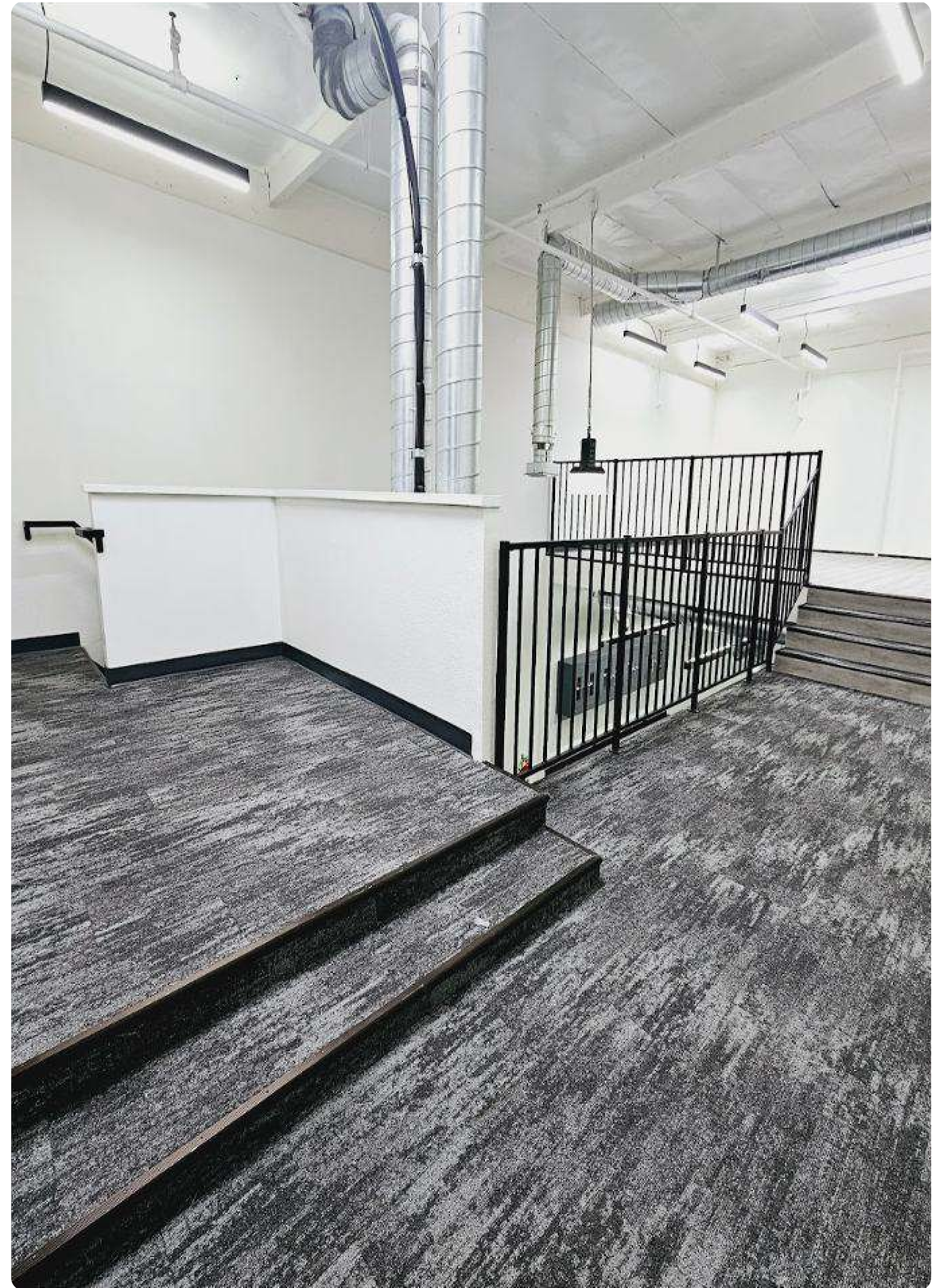
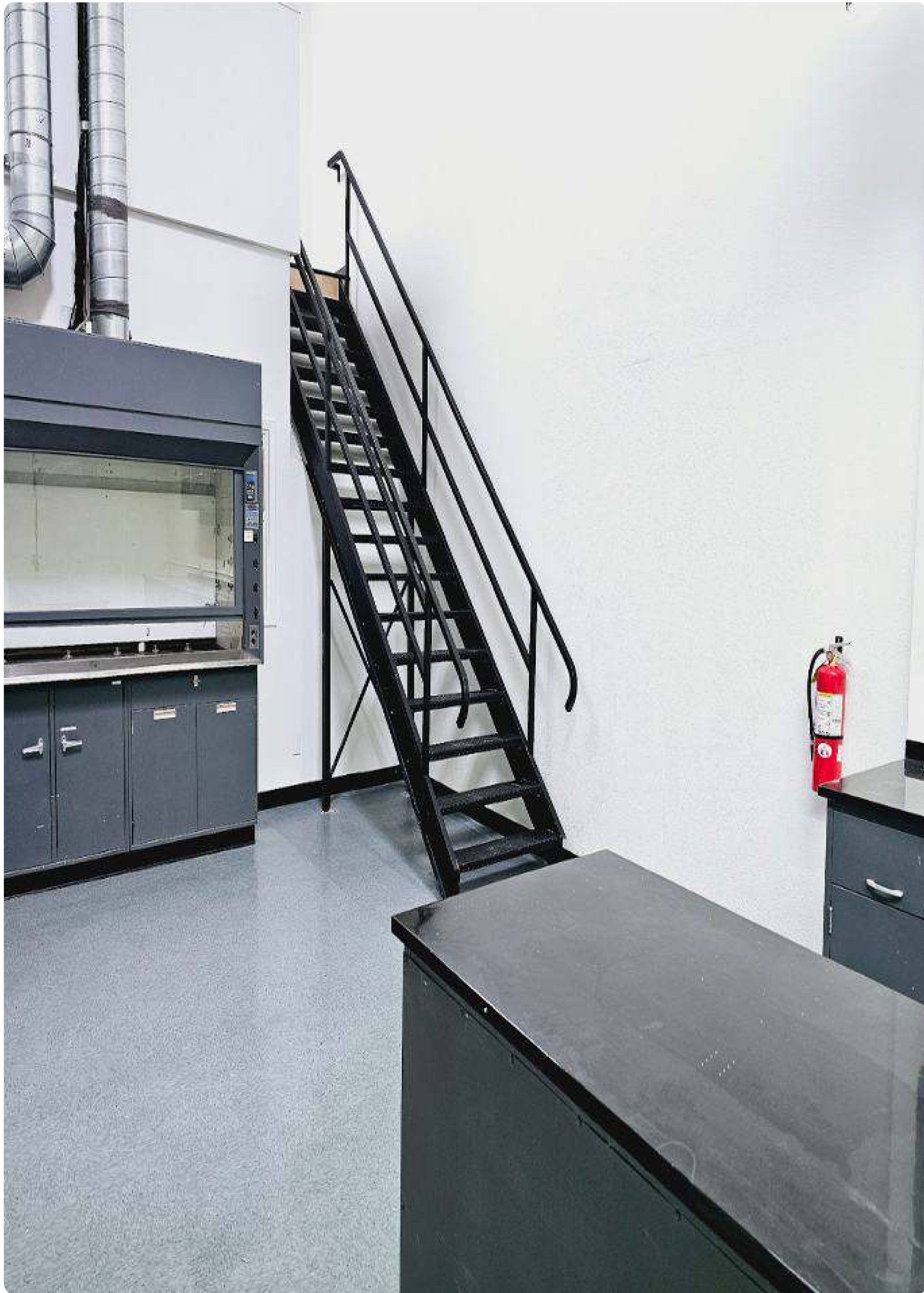
Rate
\$3.95 NNN



Space Features

- Warm Shell Ready For Tenant Improvements
- Build-To-Suits With T.I. Allowance
- High Ceilings With Skylights
- Innovative Solar Facade
- Short Walk From Stanford's New Development
- Experienced Life Science Ownership
- Facility Grounds Are Kept In Pristine Condition Year Round
- On-Site Parking W/ Charging Stations
- Yard Space Available
- Flexible Zoning For A Variety Of Uses
- Easy Access To Hwy 101





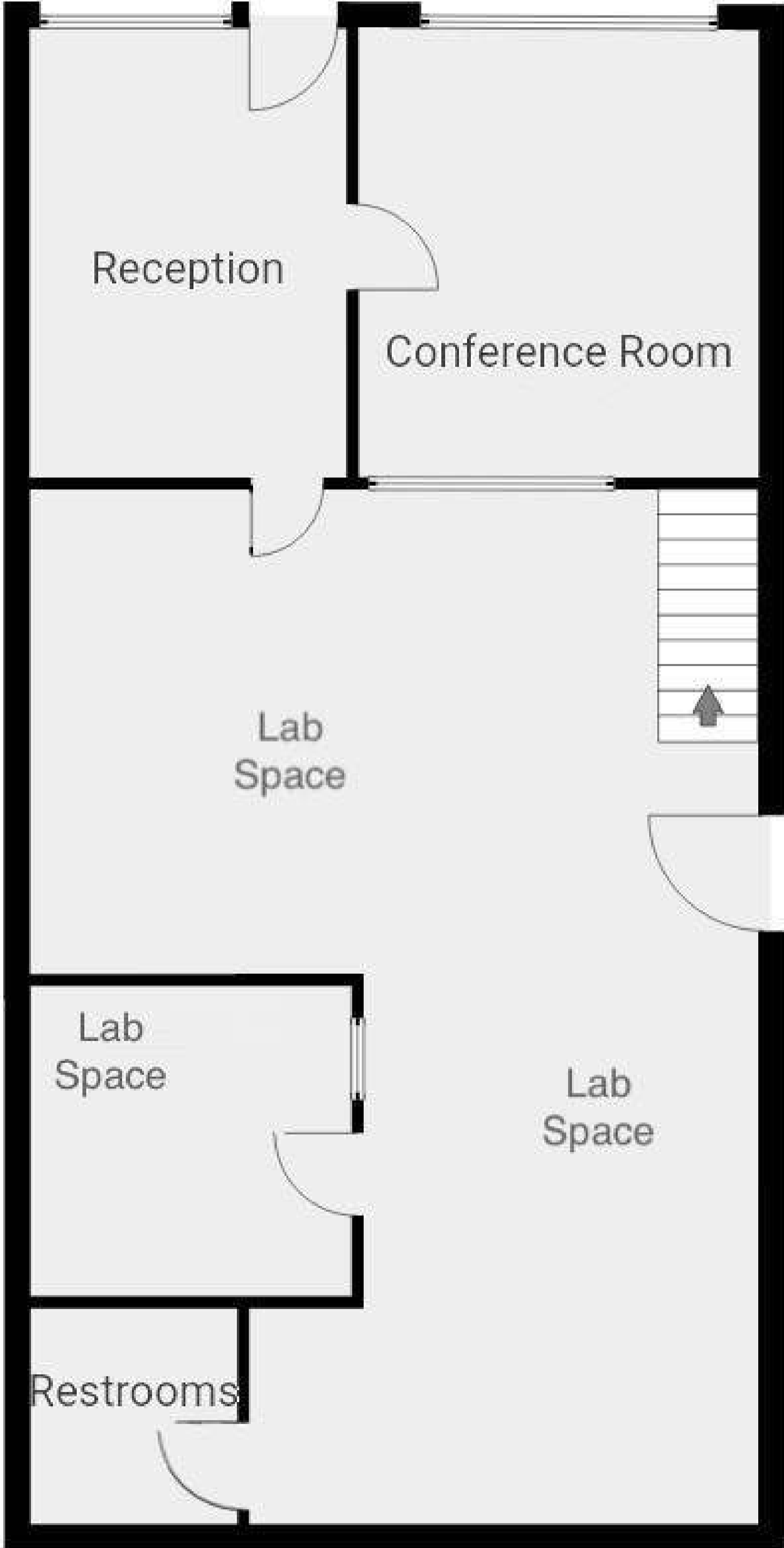
Suite M

Square Feet
2,360 SF

Unit
M

Rate
\$3.95 NNN

Term
Flexible



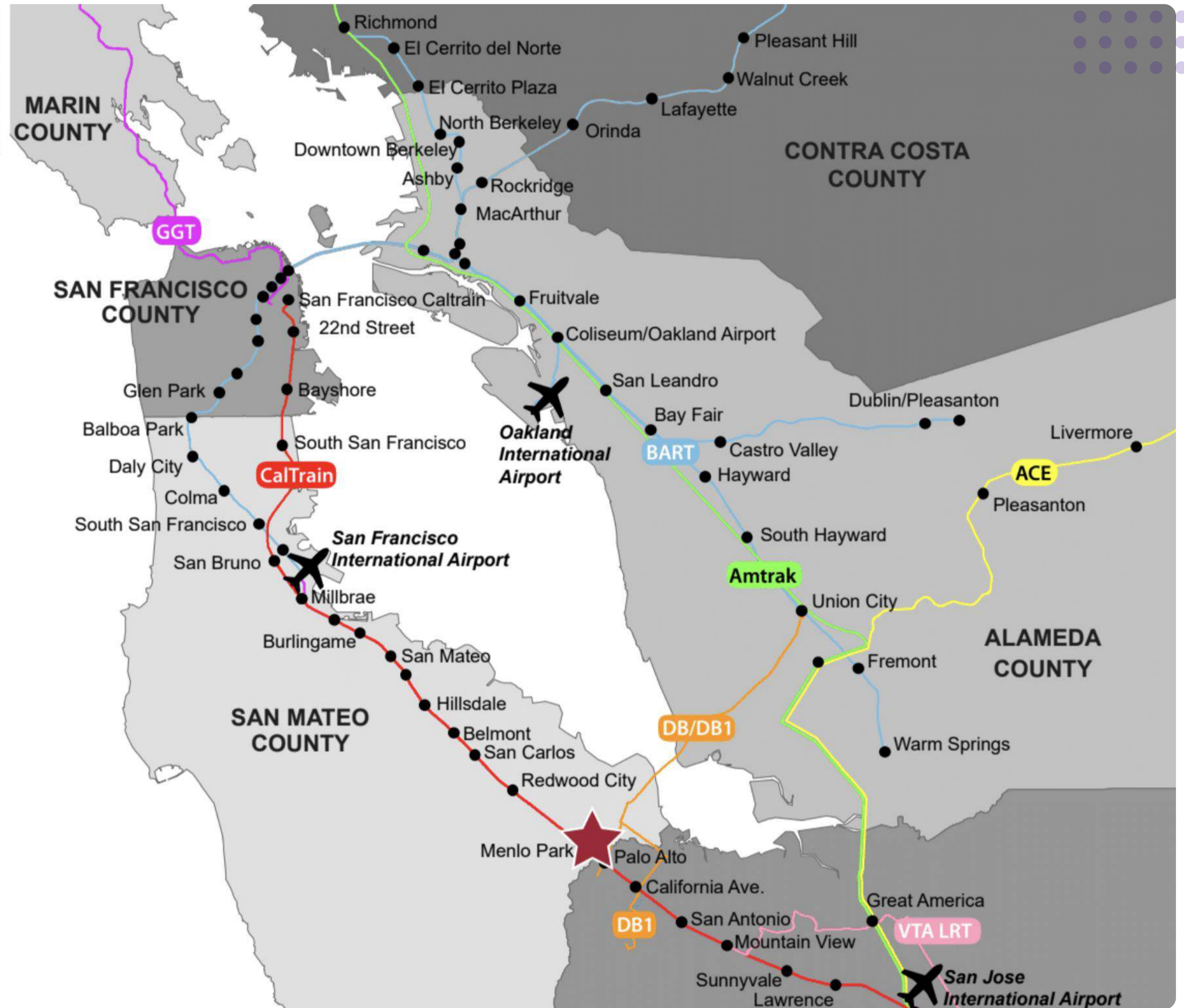
MENLO PARK is a city at the eastern edge of San Mateo County, in the San Francisco Bay Area of California, in the United States. It is bordered by San Francisco Bay on the north and east; East Palo Alto, Palo Alto, and Stanford to the south; Atherton, North Fair Oaks, and Redwood City to the west.

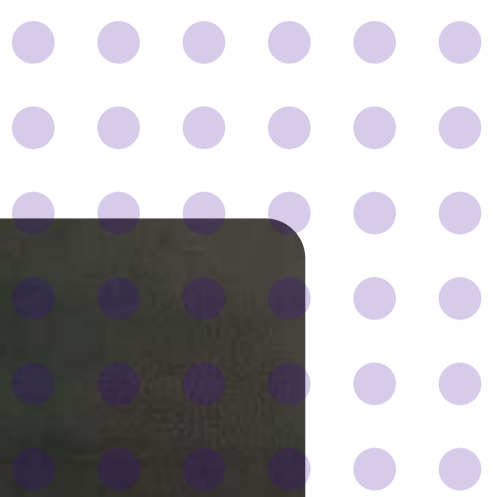
21 MI SOUTH OF SAN FRANCISCO
 40 MI SOUTHWEST OF OAKLAND
 22 MI NORTH OF SAN JOSE

- 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







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