



1350 ADAMS COURT, MENLO PARK

# Project Overview



**±270,137 SQ. FT.**

Ready for Tenant Improvements  
Warm Shell Completion Q2 2025



## 5 GENEROUS FLOORS

17 Ft. Floor-to-Floor  
LEED Gold CS



## PARKING

2.26/1,000 Sq. Ft.  
Up to 80 EV Stalls



## EXCLUSIVE TERRACE

2,600 Sq. Ft. of  
Outdoor Space



## LIVE LOADS

100-125 PSF



## VIBRATION

2,000 MIPS  
(Select Locations)



## GENERATOR

600 KW (Expandable  
to 2.4 MW)



## POWER CAPACITY

8000A (Fully Rated)  
277/480; 3 Phase 4 Wire



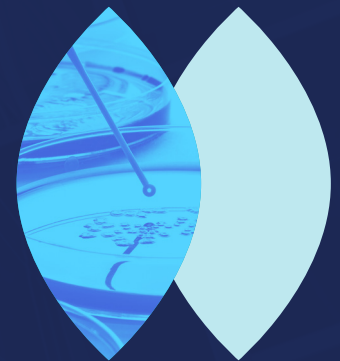
## CHILLER PLANT

1,000 Tons



## EXHAUST

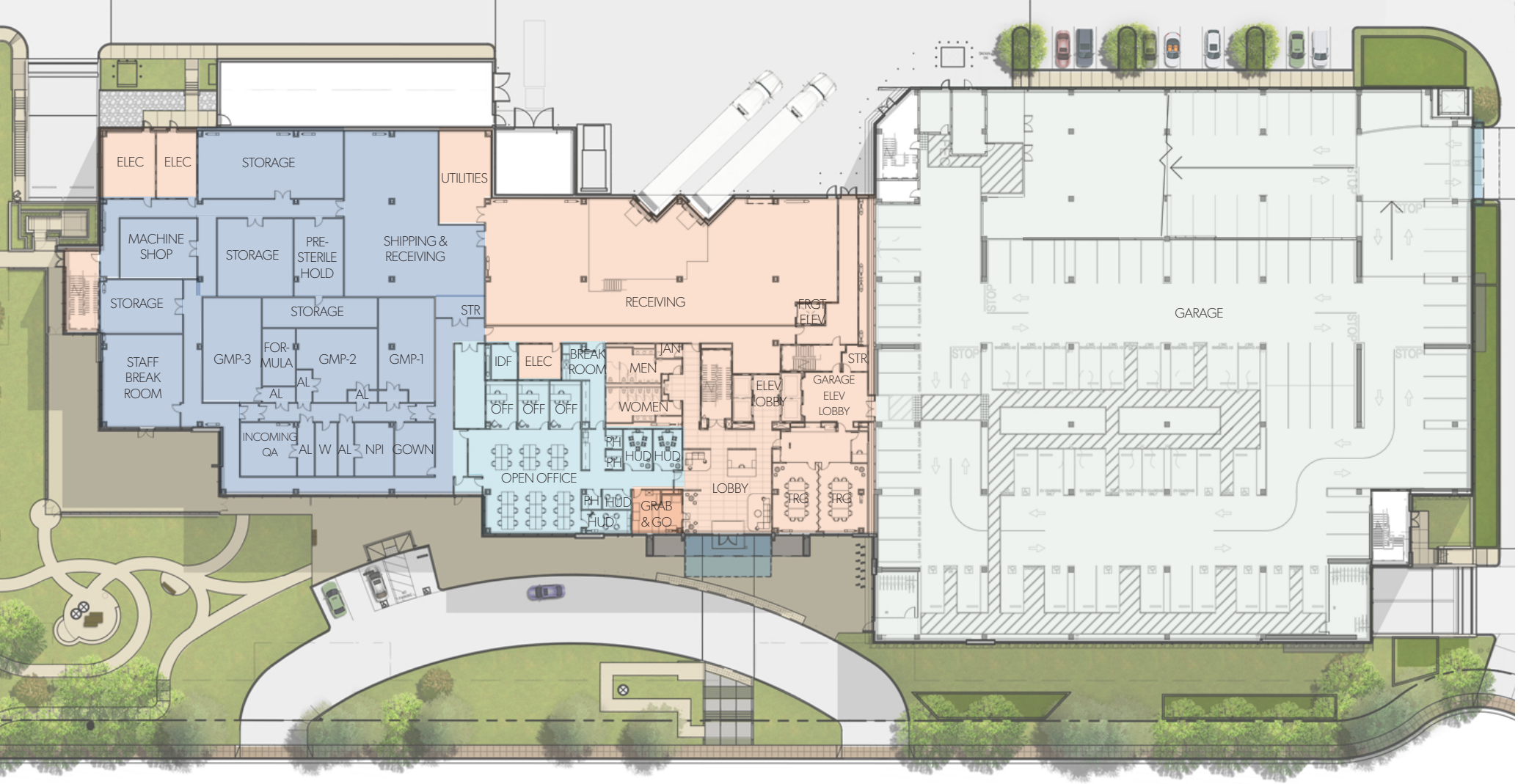
277,000 CFM  
Max Airflow





# Floor 1

(±41,797 SF)  
MANUFACTURING LAYOUT



- Garage
- Office
- Lab
- Common Area

# Floor 1

(±41,797 SF)  
VIVARIUM LAYOUT



- Garage
- Office
- Lab
- Common Area

# Floor 2

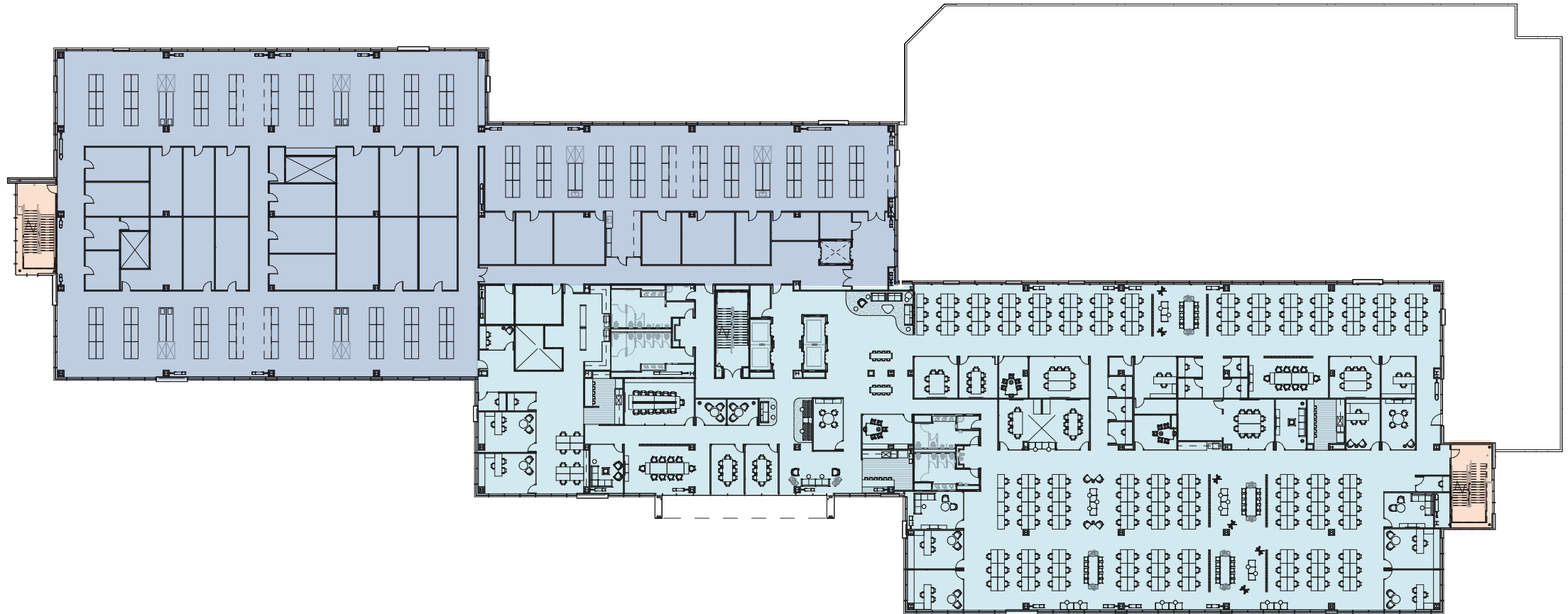
(±39,932 SF)  
ONE TENANT



- Garage
- Office
- Lab
- Common Area
- Outdoor Terrace

# Floor 3

(±63,101 SF)  
ONE TENANT 50/50



- Office
- Lab
- Common Area

# Floor 4

(±62,654 SF)  
ALL LAB



- Office
- Lab
- Common Area

# Floor 5

(±62,653 SF)  
TWO TENANTS



## Tenant A

Office  
Lab

## Tenant B

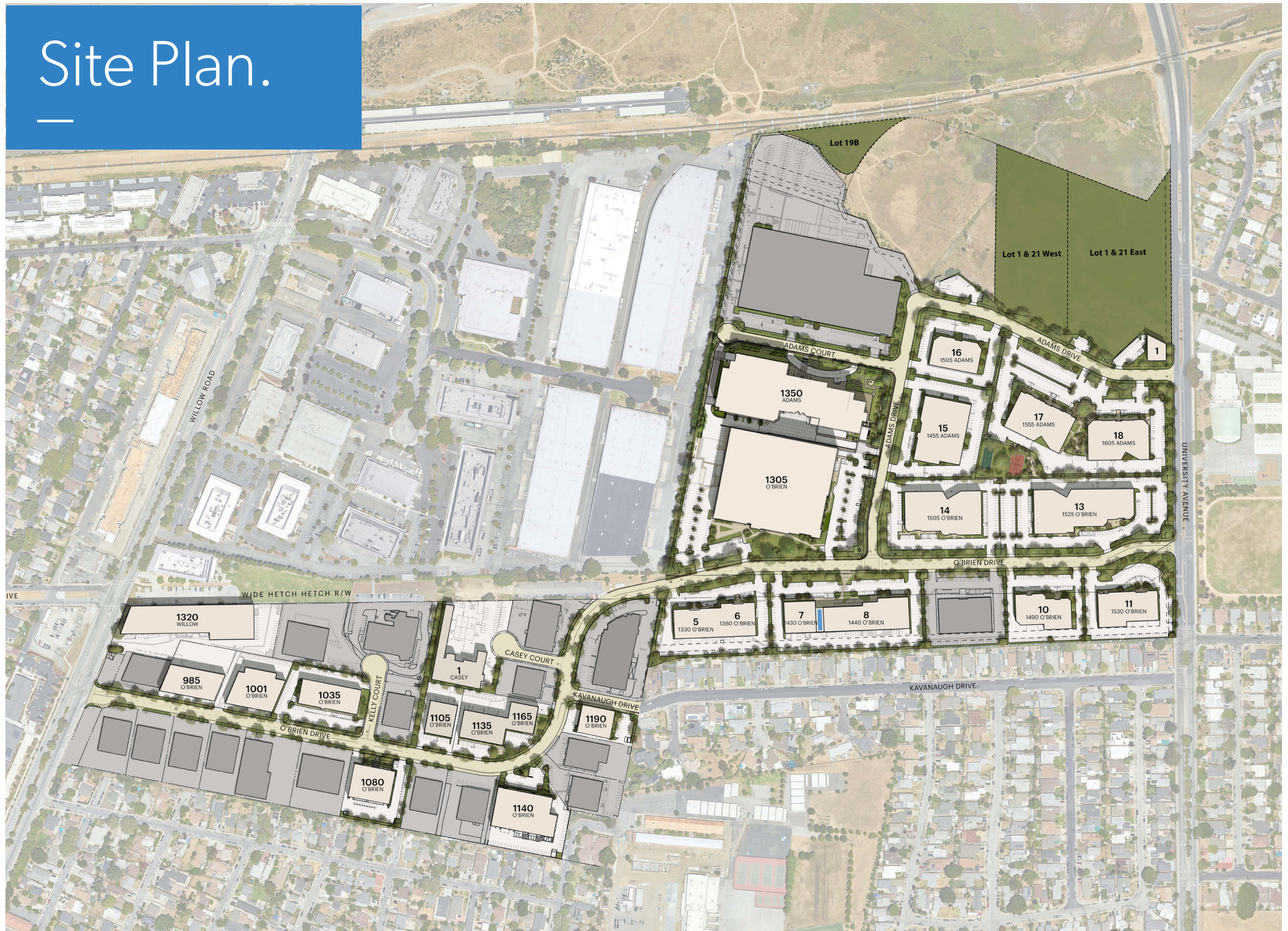
Office  
Lab  
Common Area

# Central Location.

**WITH A STRATEGIC** Mid-Peninsula location close to Stanford University and the Stanford Research Park, Menlo Park Labs has easy access to all major freeways and is just minutes from three international airports, Silicon Valley, San Francisco, and the East Bay.



# Site Plan.



# Life Science Neighbors.

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BILLION  
TO ONE

GRAIL

PacBio

SyntheKine

AKOYA  
BIOSCIENCES

Medtronic

ReCode  
THERAPEUTICS

PHILIPS

Hexagon Bio

intersect  
ENT

CREDENCE  
MEDSYSTEMS



# Campus Amenities.

**WE PRIDE OURSELVES** in offering a world-class campus with state-of-the-art facilities and amenities to maximize your work-life balance. Amenities include a fitness center, restaurant, café, shuttle service, bike share, conference center and more.



# Discover Menlo Park Labs.

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**OUR LIFE SCIENCE CAMPUS** is more than one million square feet over 50 acres and 23 buildings, in a contemporary, carefully curated, park-like environment with abundant landscaping, ample parking, and excellent amenities.



# Life Science Hub.

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**MENLO PARK LABS** is designed to grow life science companies. Some of the world's most innovative life science companies call it home, and its unique flexibility, resources, amenities and environment continue to attract more. It's where a variety of life science and biotech companies are already on their journey from seed to late stage, acquisition or IPO.

"Tarlton has been a great partner since Day 1. They were extremely supportive and flexible throughout our journey."

OGUZHAN ATAY  
Ph.D., Co-founder and CEO,  
BillionToOne

"One of the things we've valued most is the time and attention Tarlton invests in understanding our new expanding space needs and helping us find and customize a place in their office space so we can continue growing."

DARIUS KHARABI  
COO, Lagunita Biosciences

"The design and construction team was very knowledgeable and helpful in designing our new space. Our space has a very modern feel, and the amenities in the new building are top notch!"

JEFF TILLACK  
COO, Credence MedSystems

# Get in touch.

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[information@tarlton.com](mailto:information@tarlton.com)

**GREGG DOMANICO**

Vice Chairman | Life Sciences  
+1 415 215 5218  
[gregg.domanico@cbre.com](mailto:gregg.domanico@cbre.com)  
CA RE License #00996779

**MICHAEL DOMANICO**

Senior Vice President | Life Sciences  
+1 650 430 1464  
[michael.domanico@cbre.com](mailto:michael.domanico@cbre.com)  
CA RE License #01944774

**MARY HINES**

Vice Chairman | Life Sciences  
+1 510 541 1998  
[mary.hines@cbre.com](mailto:mary.hines@cbre.com)  
CA RE License #01281208

**GIO HAUGHTON**

Senior Associate | Life Sciences  
+1 650 387 1197  
[gio.haughton@cbre.com](mailto:gio.haughton@cbre.com)  
CA RE License #02107010

