

# 1170 O'BRIEN DRIVE

MENLO PARK, CA

FOR LEASE

6,060sq ft - 12,120sq ft APN: 055-434-120



Mitchell Nazzisi  
(408) 667-0201

CAP Real Estate Services, Inc.  
#02145086 | BRE#01877079

533 Union Avenue  
Campbell, CA 95008

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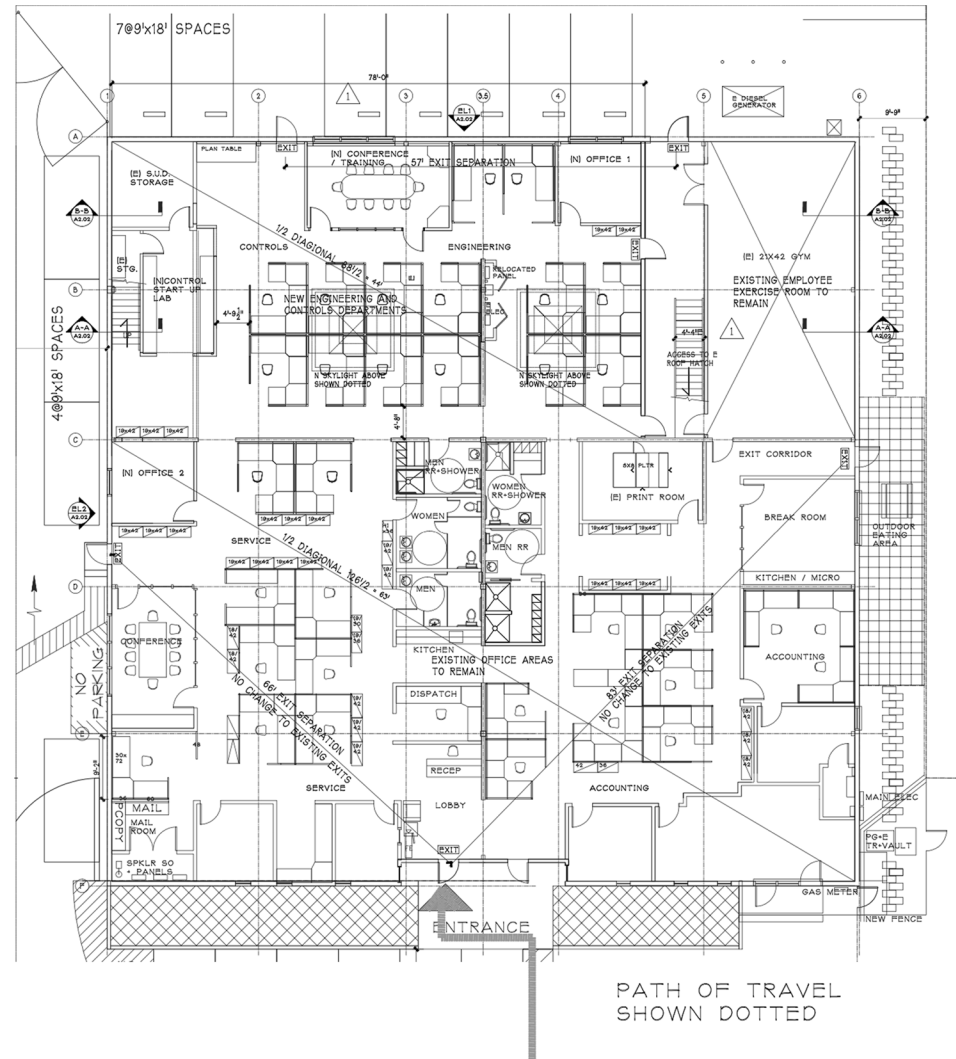
## PROPERTY HIGHLIGHTS:

**6,060 SQ. FT. - 12,120 SQ. FT.**

**Fully Built Out Office Space**

**Optional Floor Plan - 20% Office / 80% Warehouse**

- Remodeled in 2013 to all office (Zoned M-2)
- Parking 3.55/1,000, Partially Gated, Electric Car Plug In
- 800 Amp Main Distribution
- Full Kitchen & Kitchenette
- (7) Private Offices, (3) Conference/Training Rooms
- Workout Facility (Equipment not included)
- Mail Room
- Backup Generator
- Men's & Women's Restroom w/ Showers
- Mezzanine Storage
- Courtyard Patio Garden
- Partitions in place (Available if needed)



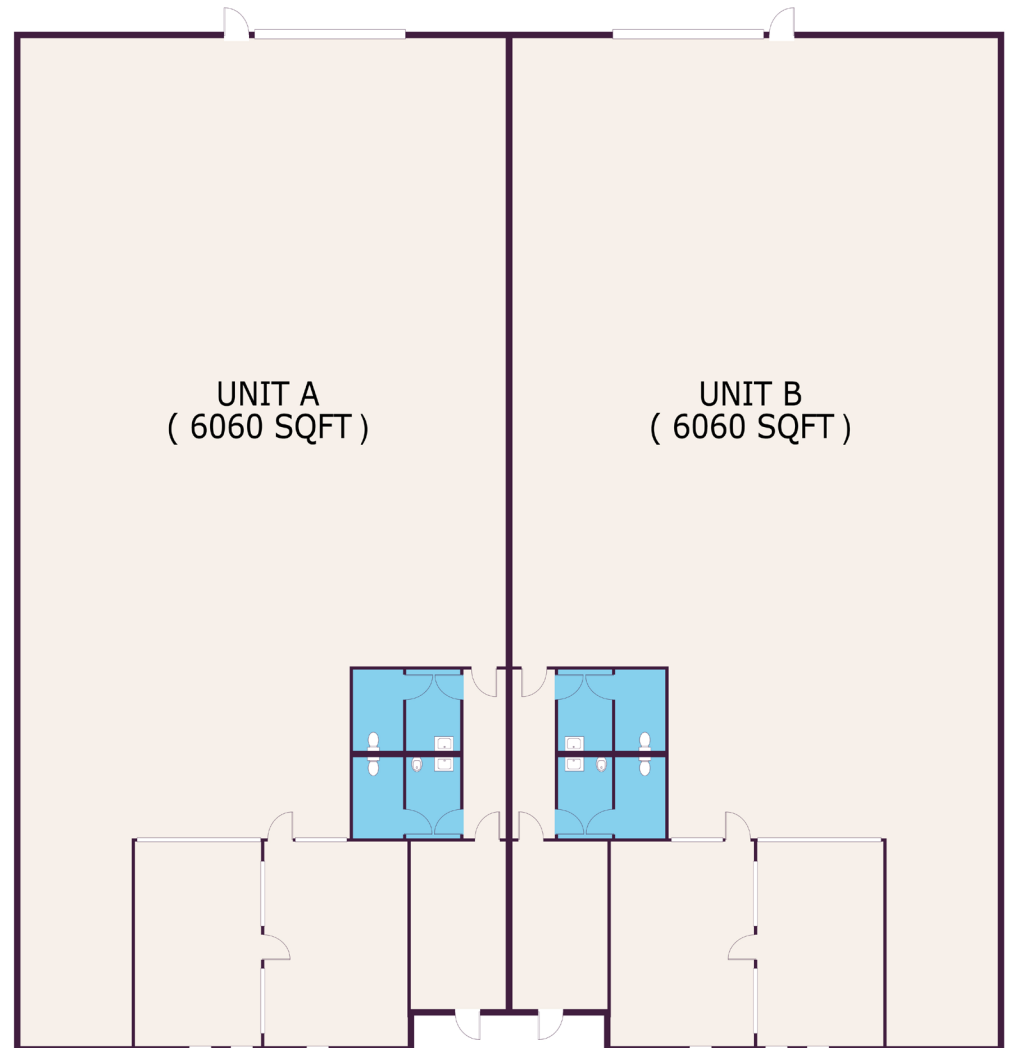


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## Potential Floor Plan

- Building can be delivered as 20% Office Space & 80% Warehouse
- Roll-Up Doors
- 2 - 3 Offices & Men and Womens Restrooms



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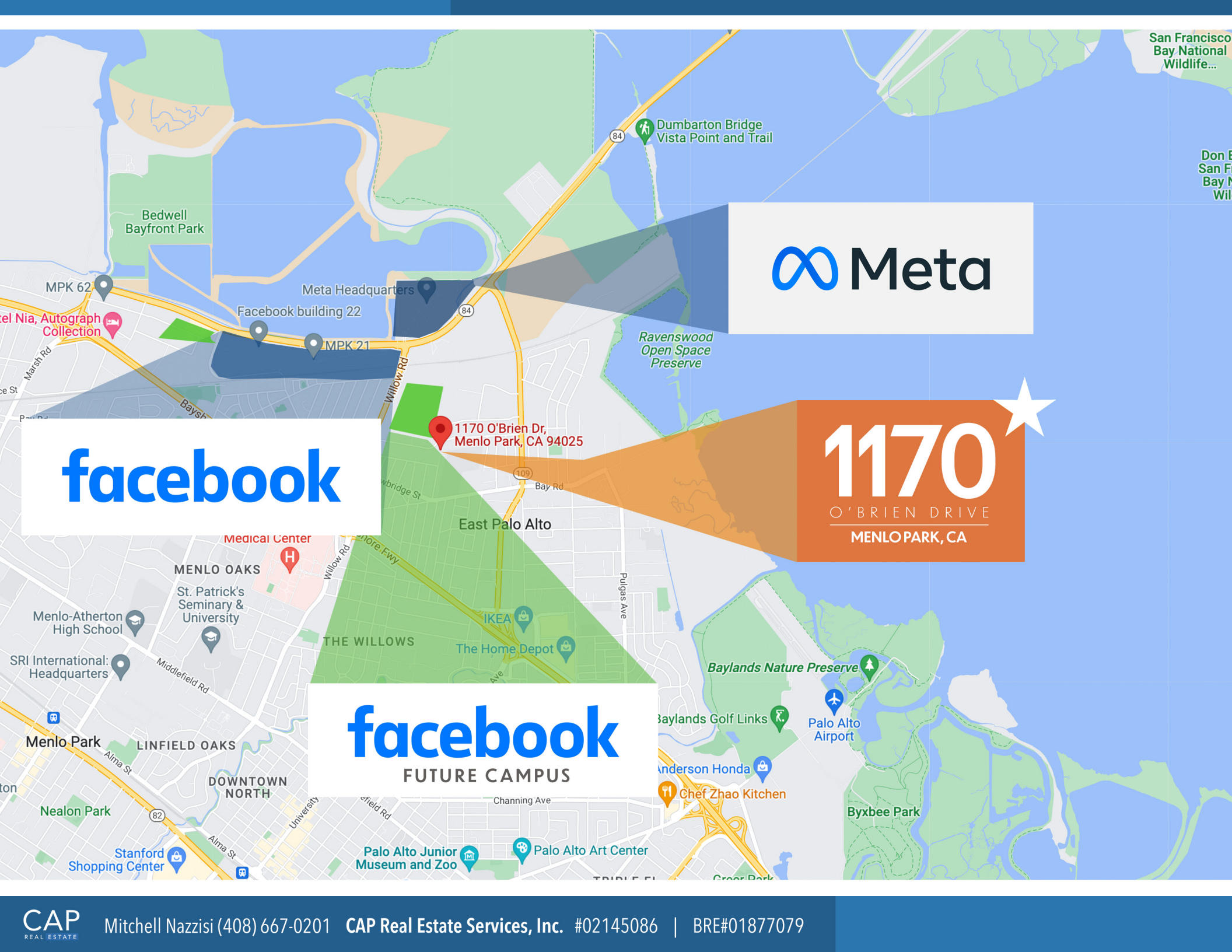
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