

# 155

MENLO PARK, CA

J E F F E R S O N   D R I V E

FOR LEASE / ±18,149 SF  
OFFICE / R&D / LIFE SCIENCE BUILDING

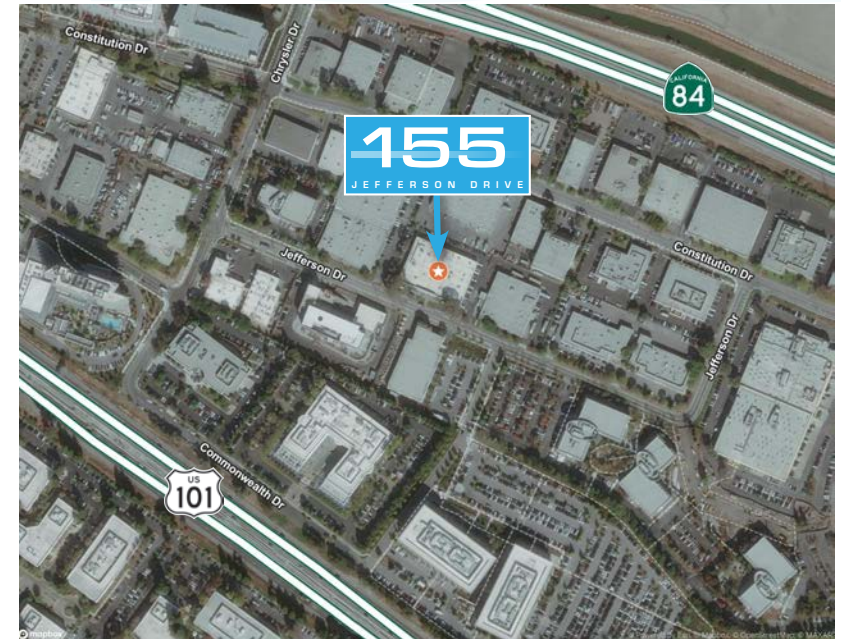


**CBRE**

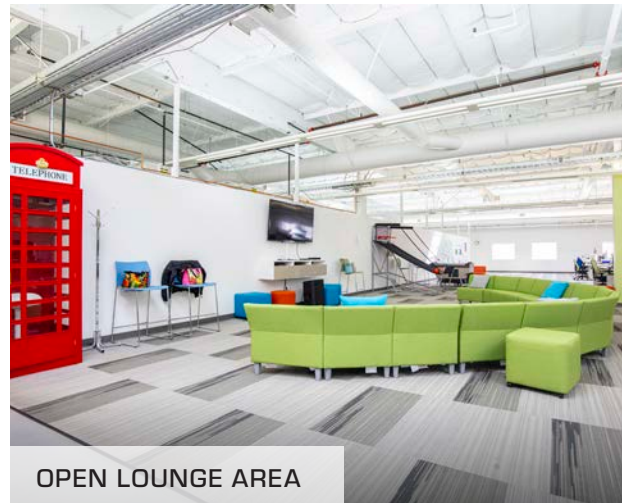
 **JLL**

# PROJECT HIGHLIGHTS

- ±18,149 SF FOR LEASE
- Office / R&D / Life Science building
- Available now
- Furnished with 100 workstations
- Skylights provide an abundance of natural light
- Men's & women's showers
- Existing labs & two ISO 7 clean rooms
- Heavy power:
  - 1,100a @ 277/480v
  - 1,320a @ 120/208v
- Responsive, local ownership



CONFERENCE ROOM



OPEN LOUNGE AREA



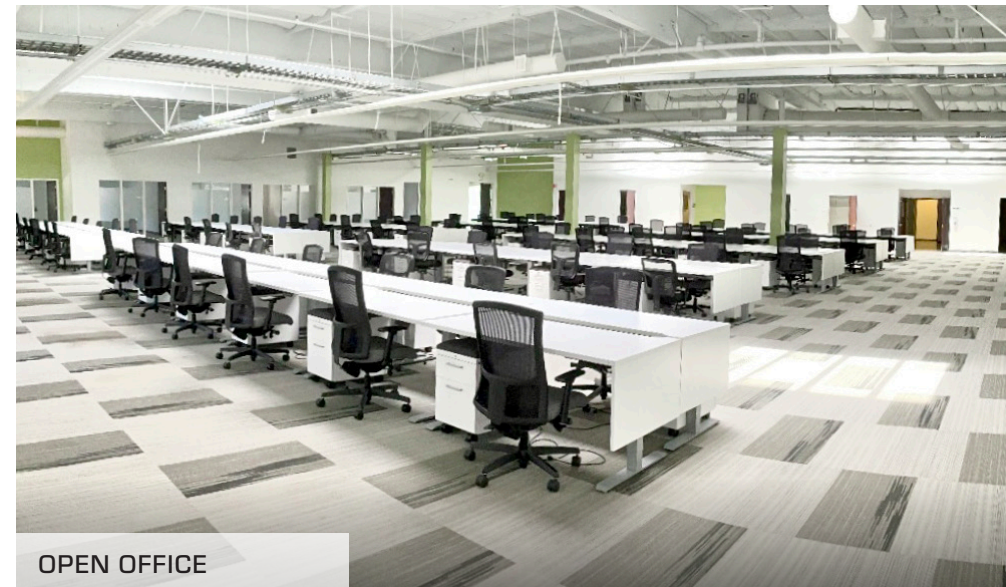
LOBBY

# LAB SPECIFICATIONS & PHOTOS

CLEAN ROOMS	
<b>CLEAN ROOM #1</b> ISO 7 / CLASS 100K	±912 SF + 312 SF gown room
	Fan powered HEPA
	All return air ducted to rooftop AC unit
	Utility outfitted for perimeter lab benches
	Meets GMP operational req's
<b>CLEAN ROOM #2</b> (MODULAR)	±384 SF
	c100k environment
	HEPA filters
LABS	
<b>LAB #1</b>	±300 SF
	One 6 ft. hood with exhaust fan
	Sink
<b>5 SMALL LABS</b>	±1,083 SF total
	VCT flooring



CLEAN ROOM

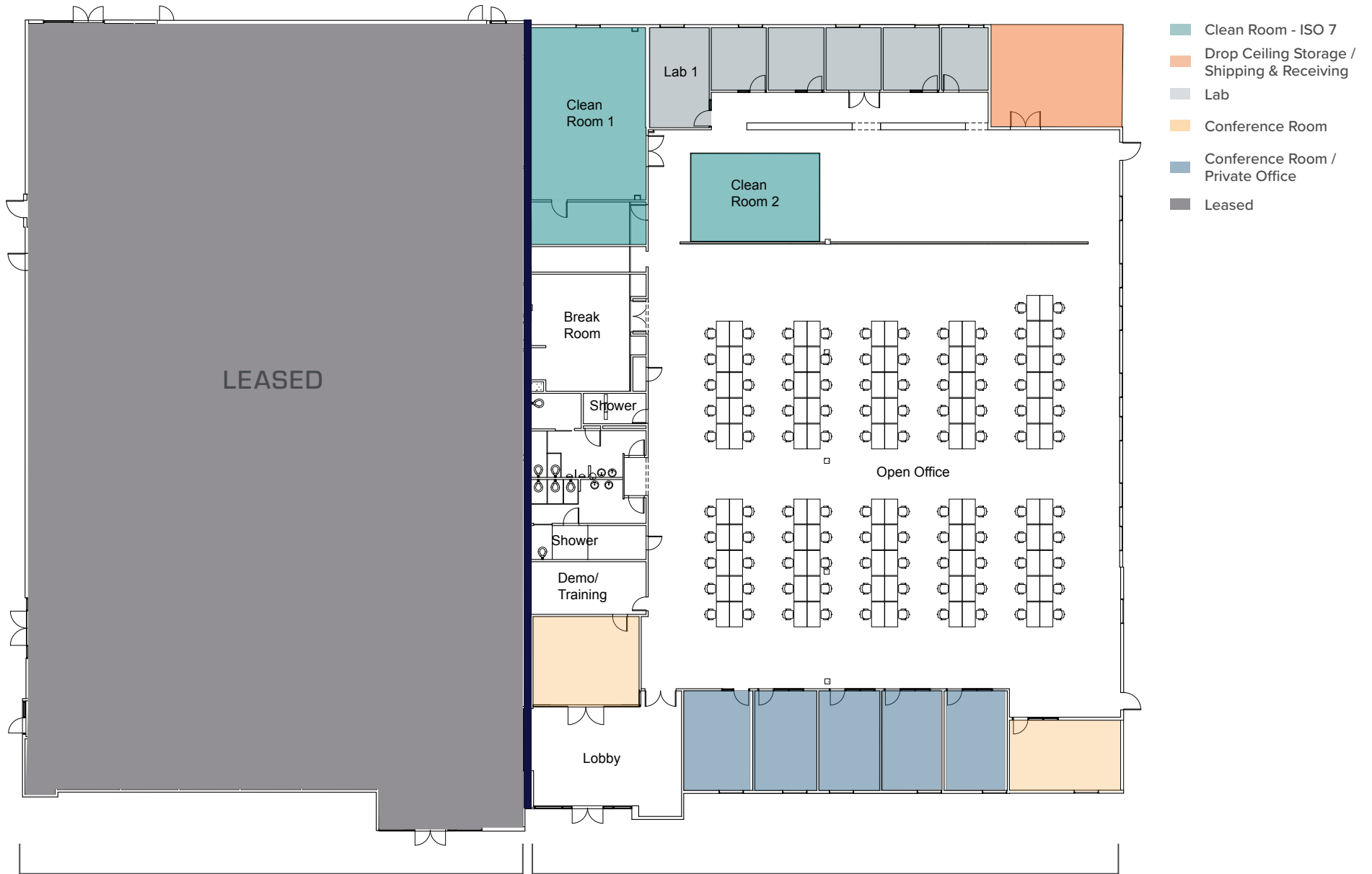


OPEN OFFICE

# FLOOR PLAN

155

32,814 SF



14,665 SF

18,149 SF

# AMENITIES MAP



# 155

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