

1180 O'BRIEN *Menlo Park*

CBRE

1180 O'BRIEN DRIVE
MENLO PARK, CALIFORNIA

±13,555 SF MARKET READY R&D BUILDING FOR LEASE





PROPERTY HIGHLIGHTS

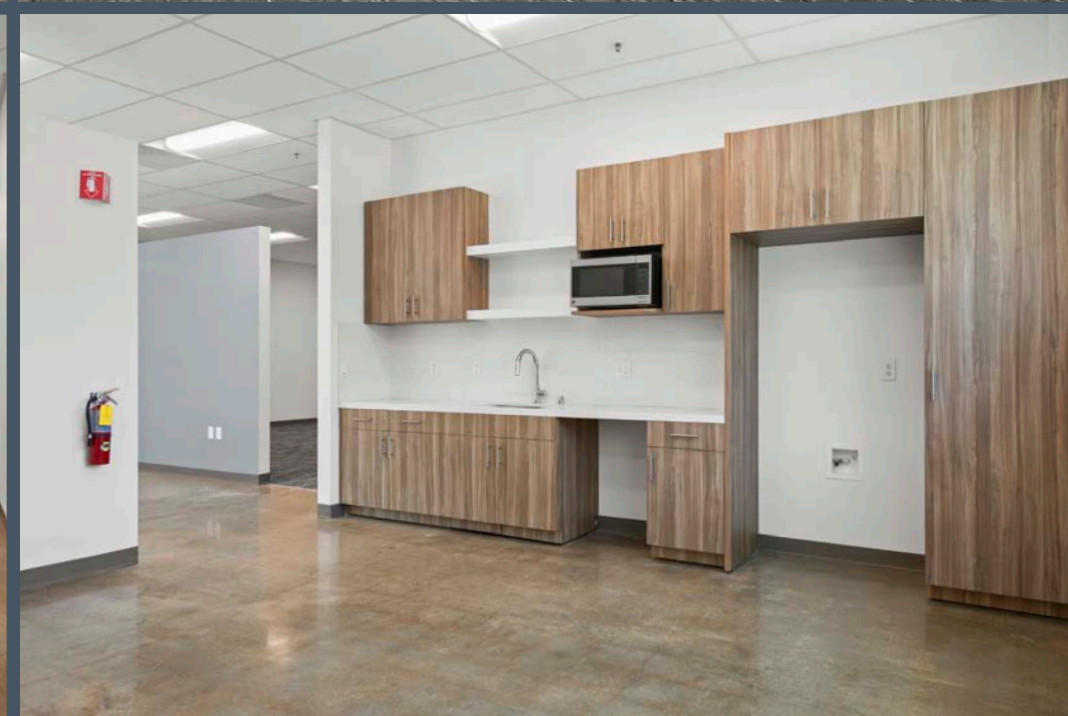
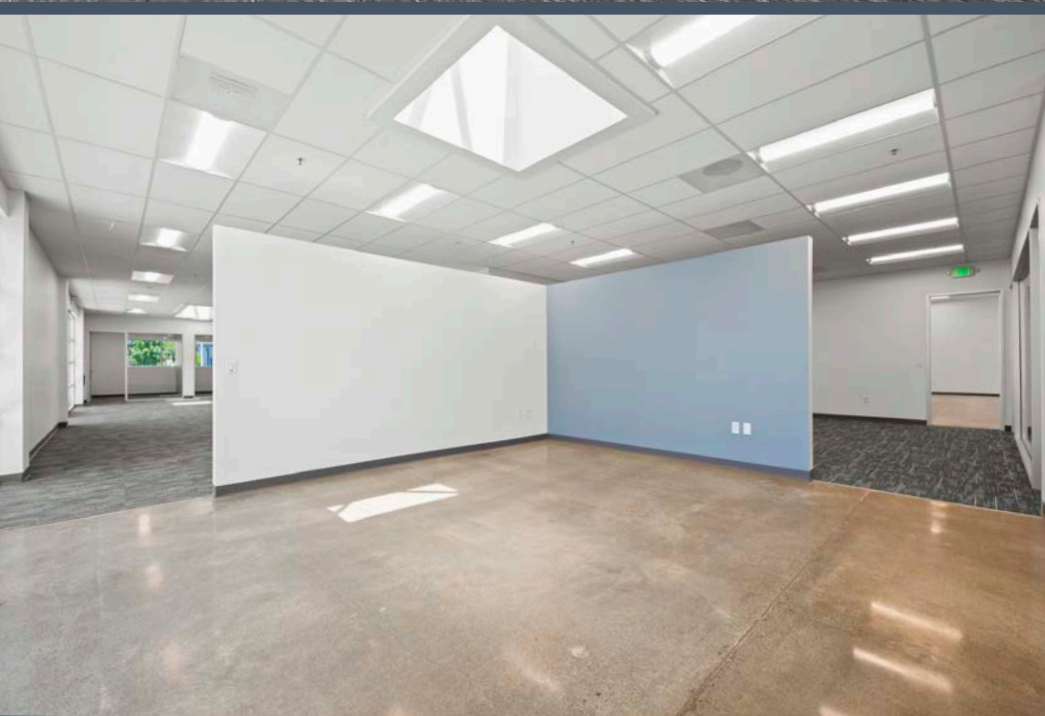
- ±13,555 SF
- 100% renovated single-story R&D building
 - 1/3 Office
 - 1/3 Light Lab/R&D Space
 - 1/3 Warehouse/Distribution/Storage
- 2 grade level roll-up doors
- 43 parking stalls / 3.15 per 1,000 SF
- Clear height:
 - R&D/Office - 12' to dropped ceiling
 - Warehouse - 16' to beams
 - Roll-up Doors - 14' high, 12' wide
- 1,200 amps @ 120/208 scheduled to upgrade Oct 2025
- Excellent natural light
- Available immediately

FLOOR PLAN

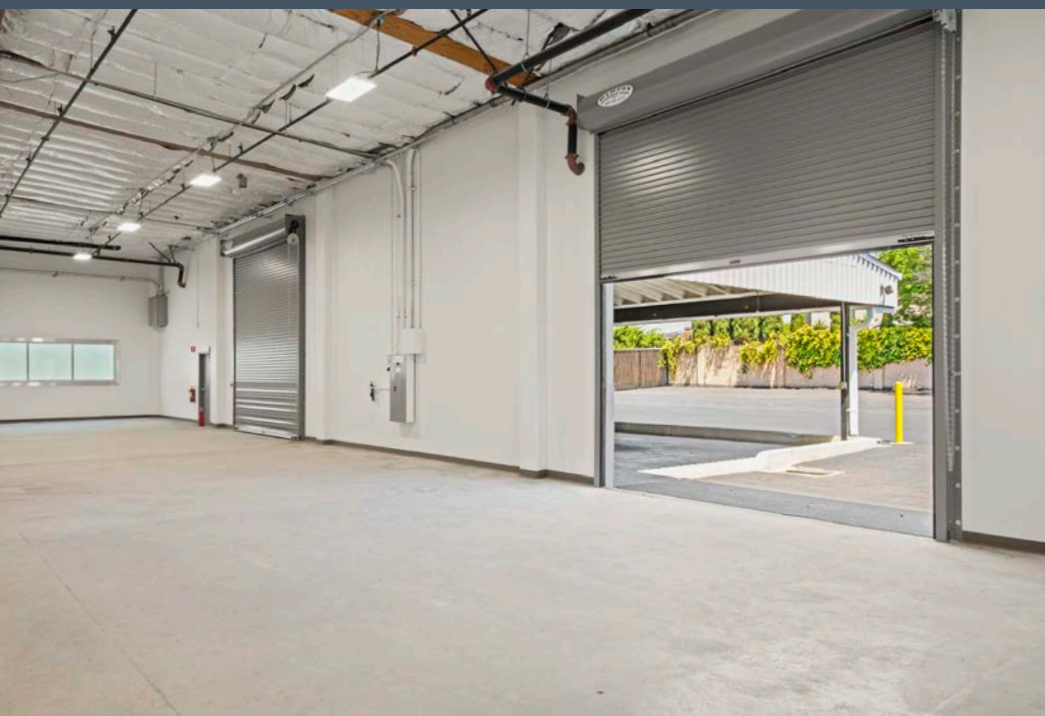
±13,555 SF



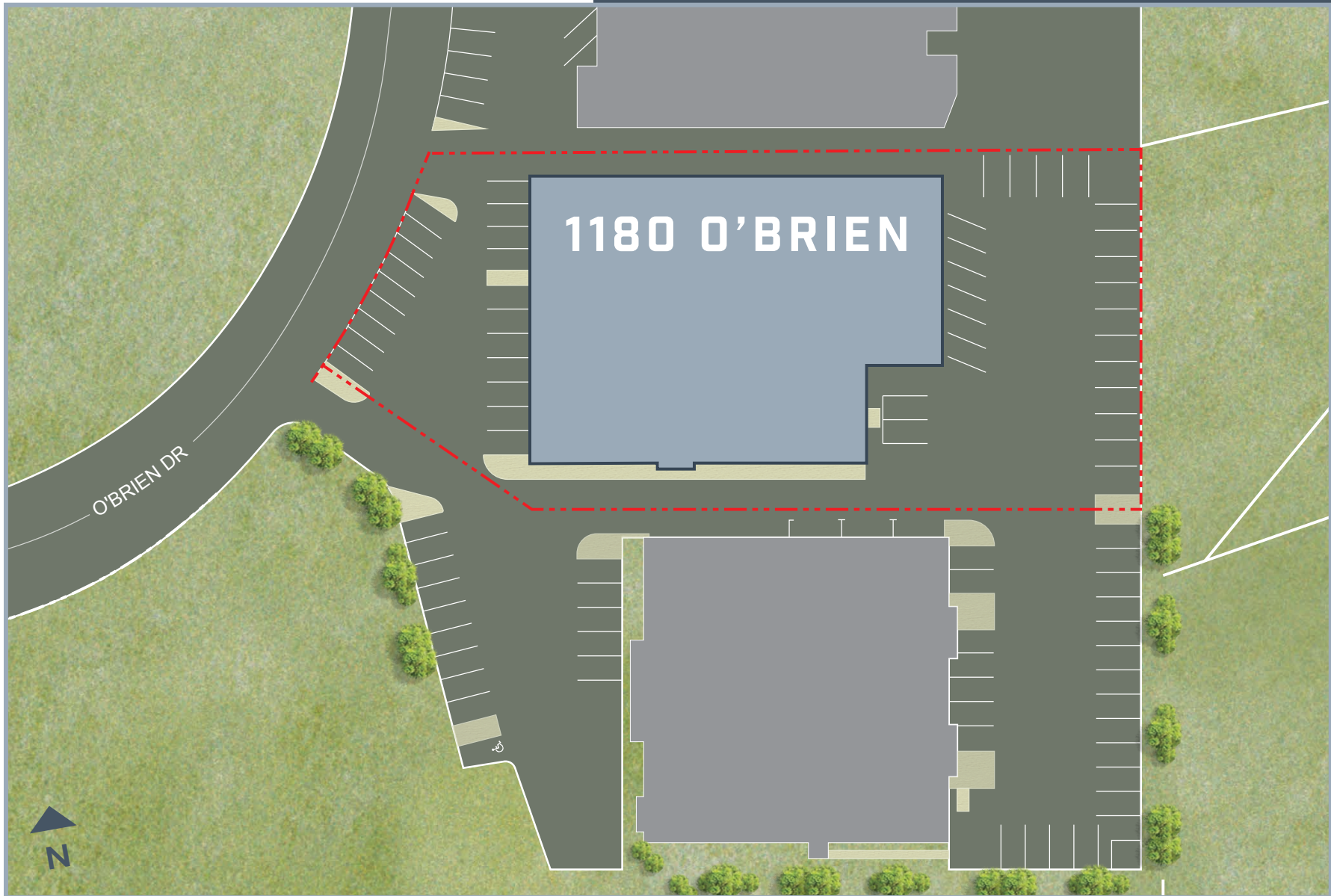
INTERIOR PHOTOS



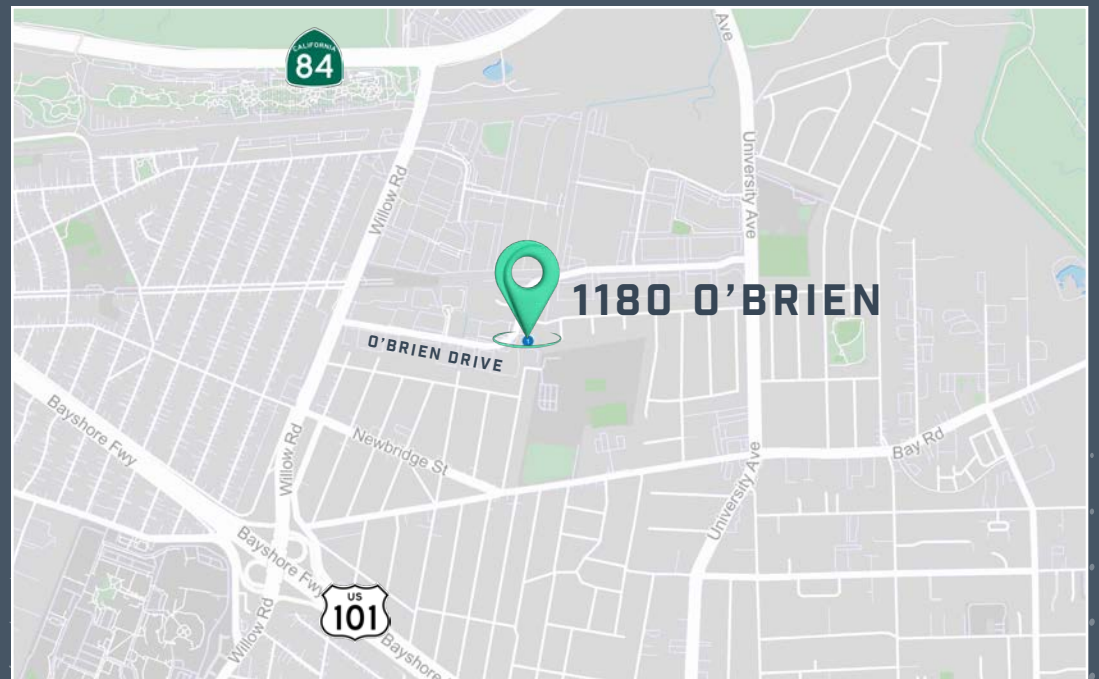
INTERIOR & EXTERIOR PHOTOS



SITE PLAN



AERIAL MAP



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MENLO PARK, CALIFORNIA

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±13,555 SF
R&D SPACE FOR LEASE



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