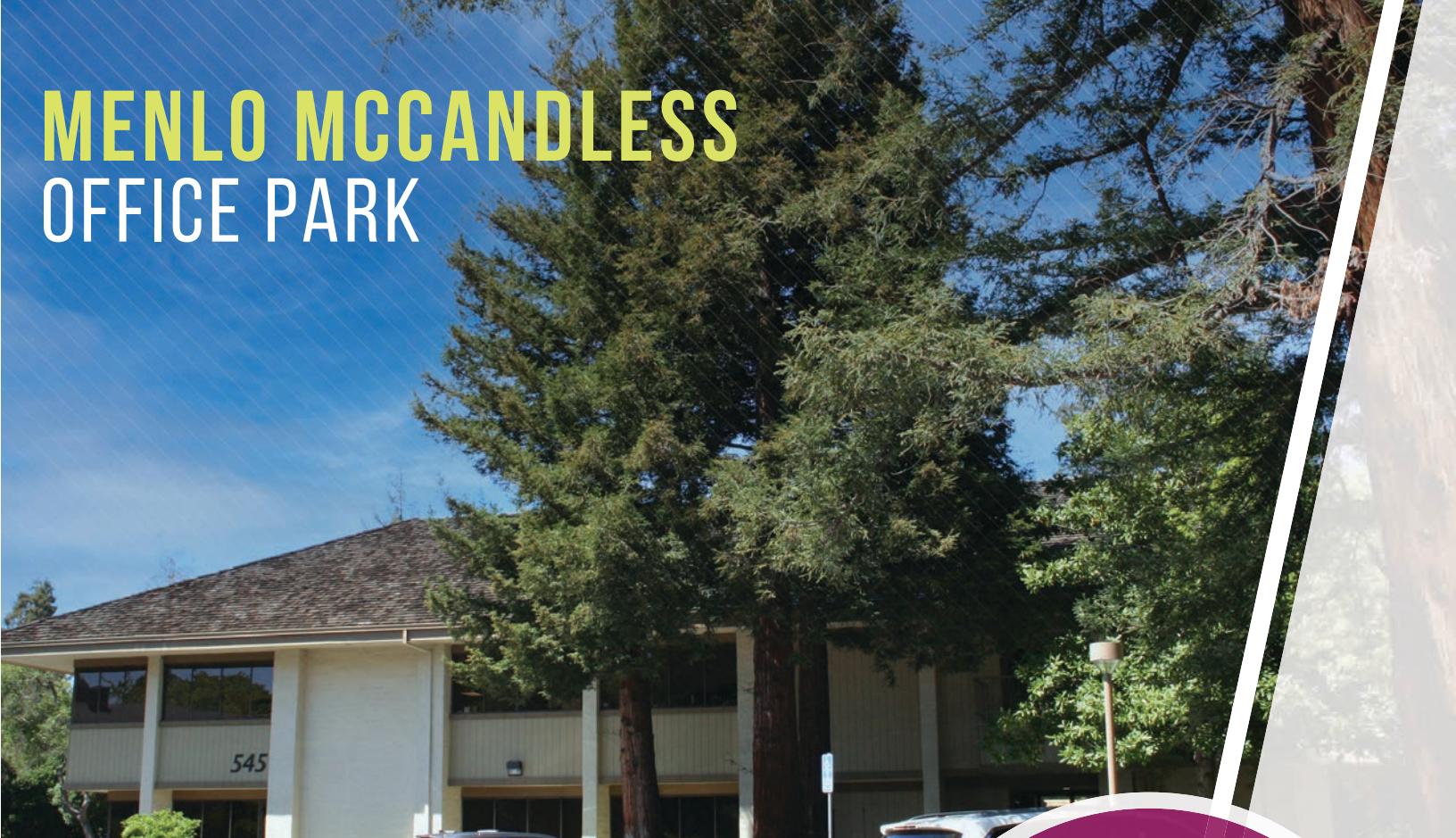


MENLO MCCANDLESS OFFICE PARK



AVAILABLE NOW

525 Middlefield - Suite 160: ±1,513 SF
535 Middlefield - Suite 180: ±2,047 SF
535 Middlefield - Suite 280: ±2,011 SF
545 Middlefield - Suite 160: ±3,554 SF
545 Middlefield - Suite 260: ±4,041 SF

COMING SOON

525 Middlefield - Suite 100: ±1,461 SF (**Available 1/1/26**)
525 Middlefield - Suite 140: ±1,810 SF (**Available 11/1/25**)
535 Middlefield - Suite 170: ±1,704 SF (**Available 11/1/25**)

525-545
MIDDLEFIELD ROAD

Menlo Park, California



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NEWMARK

PROJECT HIGHLIGHTS



PARK AMENITIES

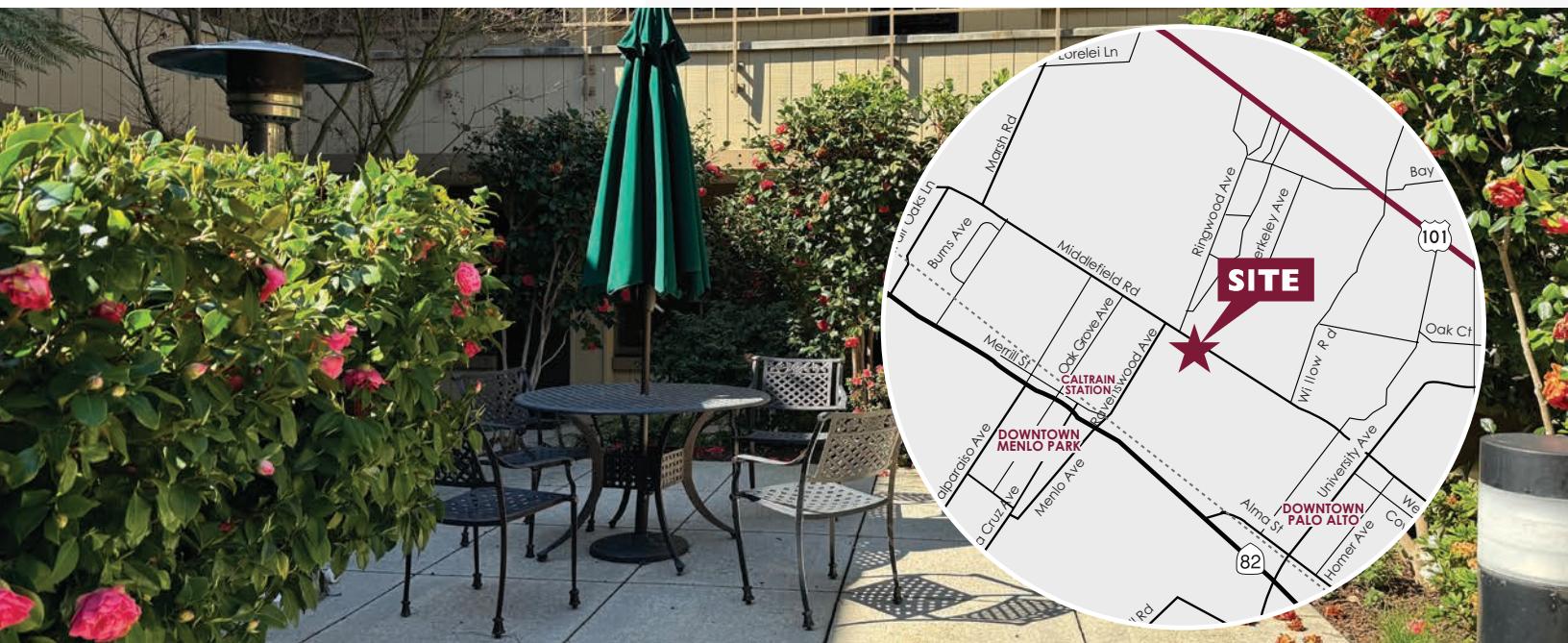
- 3 Building Class A Garden Office Park
- Each Building with Secured Garden Courtyard
- Extensive Windowline
- 3.3/1000 On-Site Parking
- High Identity - Project Building Signage on Middlefield Road
- Walk to: Menlo Park Caltrain, Downtown Menlo Park and Menlo/Atherton High School

PROJECT NEW COMMON AREA AMENITIES:

- Shower and Small Locker Room Facility - "Spa" Quality
- Common Conference Room is Outfitted with Modern Meeting Equipment - Flat-screen HDMI Connected Monitor, Zoom Video Conferencing, Wireless/Wired Internet Connections, Phone and Whiteboards
- Updated Men's/Women's Restrooms
- 6 EV Charging Stations
- Outdoor Seating Areas

AVAILABILITIES

Address	Suite #	SF	Comments
AVAILABLE NOW			
525 Middlefield	160	±1,513 SF	<ul style="list-style-type: none"> • Conference room, 3 private offices, kitchen • Call to tour
535 Middlefield	180	±2,047 SF	<ul style="list-style-type: none"> • Conference room, 3 private offices, kitchen
535 Middlefield	280	±2,011 SF	<ul style="list-style-type: none"> • 6 offices, kitchen, conference room, storage • Second floor
545 Middlefield	160	±3,554 SF	<ul style="list-style-type: none"> • 5 offices/conference room/open kitchen • Private secondary suite exit directly to the parking lot • Suite located in Amenity Building with showers and common conference room
545 Middlefield	260	±4,041 SF	<ul style="list-style-type: none"> • 8-9 offices, 2-3 conference rooms, open area and kitchen • Second floor - possible division
COMING SOON			
525 Middlefield	100	±1,461 SF	<ul style="list-style-type: none"> • Conference room, 3 offices, kitchen • Available January 1, 2026
525 Middlefield	140	±1,810 SF	<ul style="list-style-type: none"> • 1-2 conference rooms, 3 offices, kitchen, storage • FFE may be available • Available November 1, 2025
535 Middlefield	170	±1,704 SF	<ul style="list-style-type: none"> • 2 offices, conference room, kitchen, open area, abundant window line • Available November 1, 2025 • Do not disturb tenant : call agent to tour

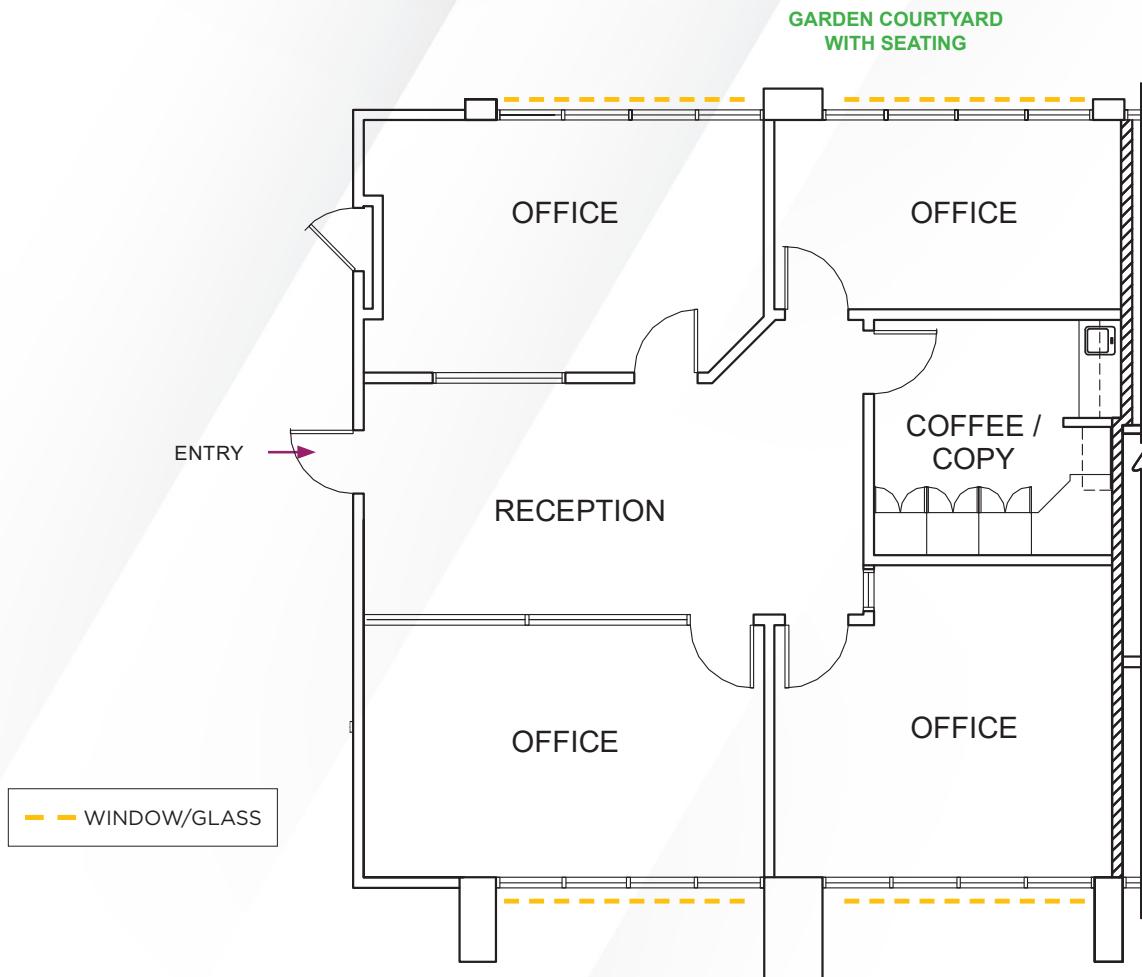


525-545 MIDDLEFIELD ROAD

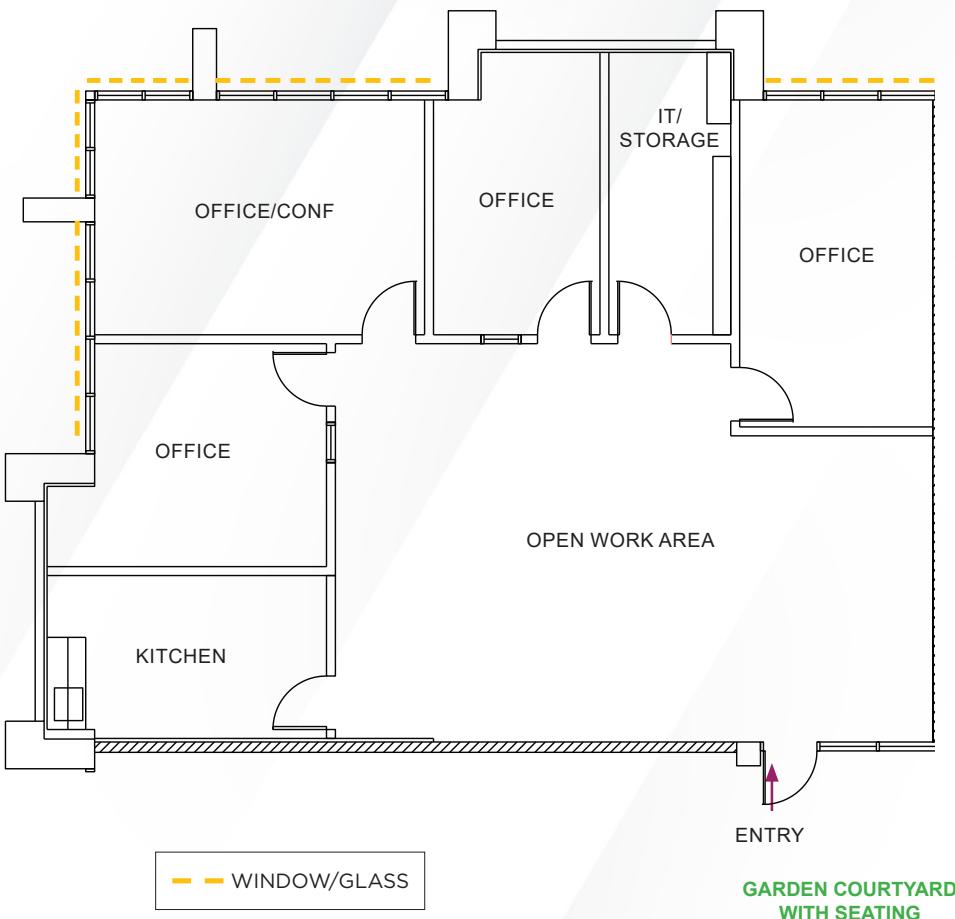
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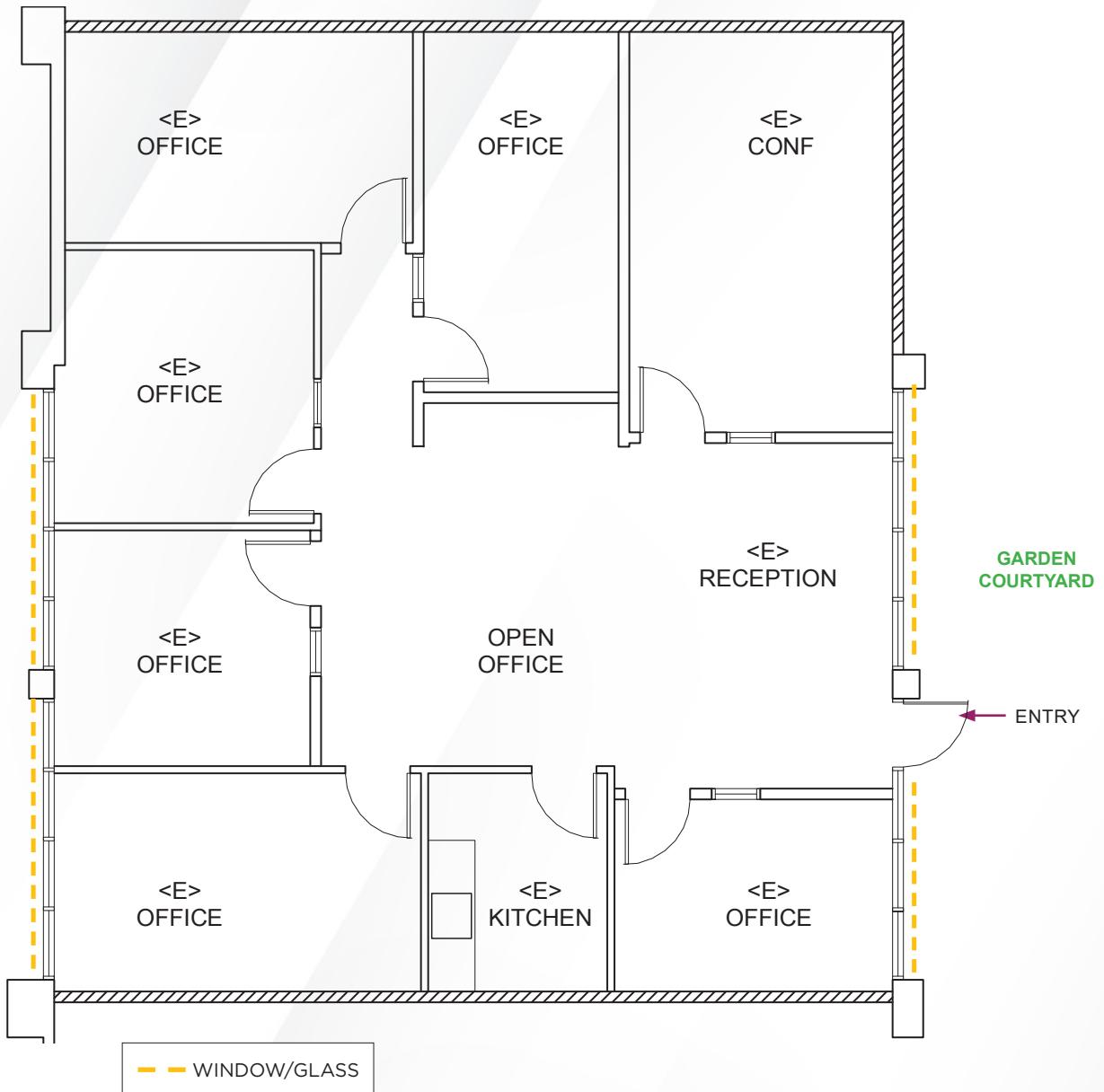
525 MIDDLEFIELD ROAD / SUITE 160: ±1,513 SF



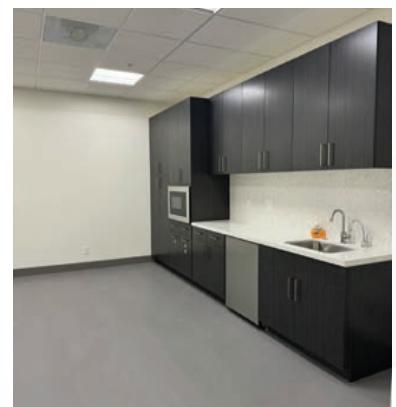
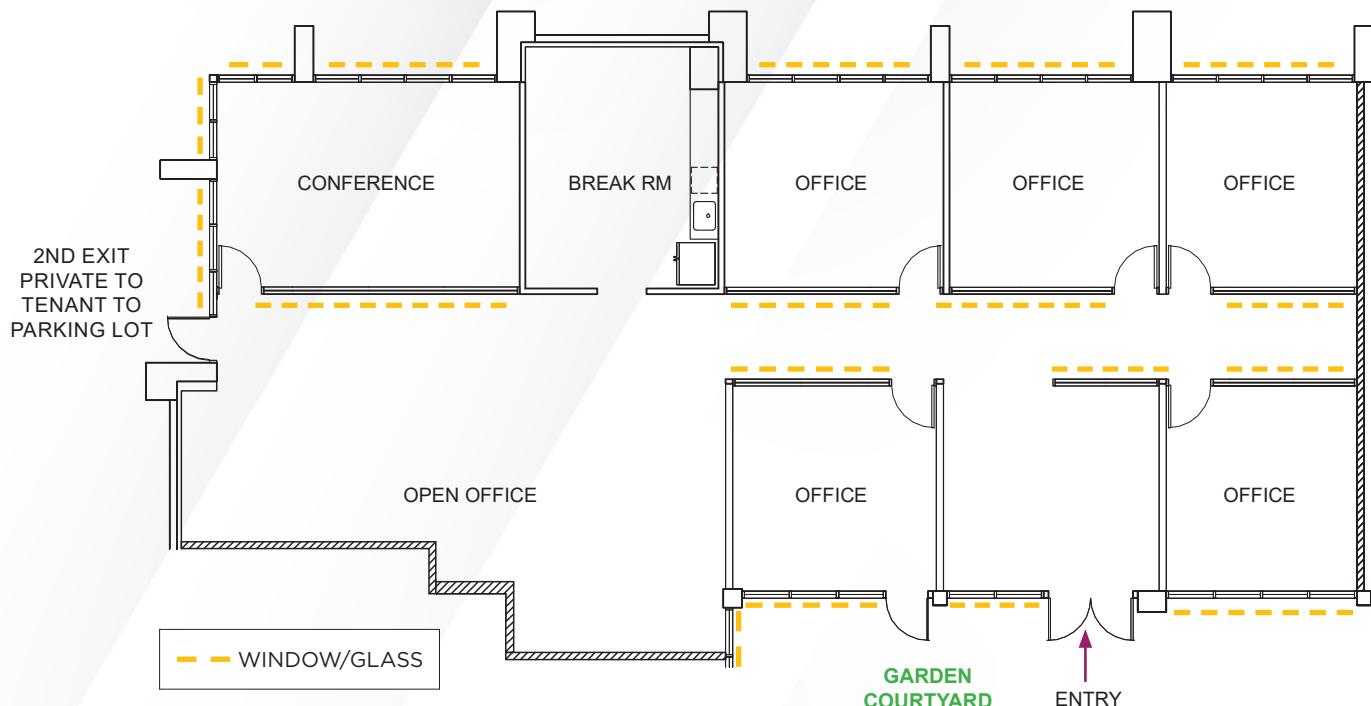
535 MIDDLEFIELD ROAD /SUITE 180: ±2,047 SF



535 MIDDLEFIELD ROAD / SUITE 280: ±2,011 SF

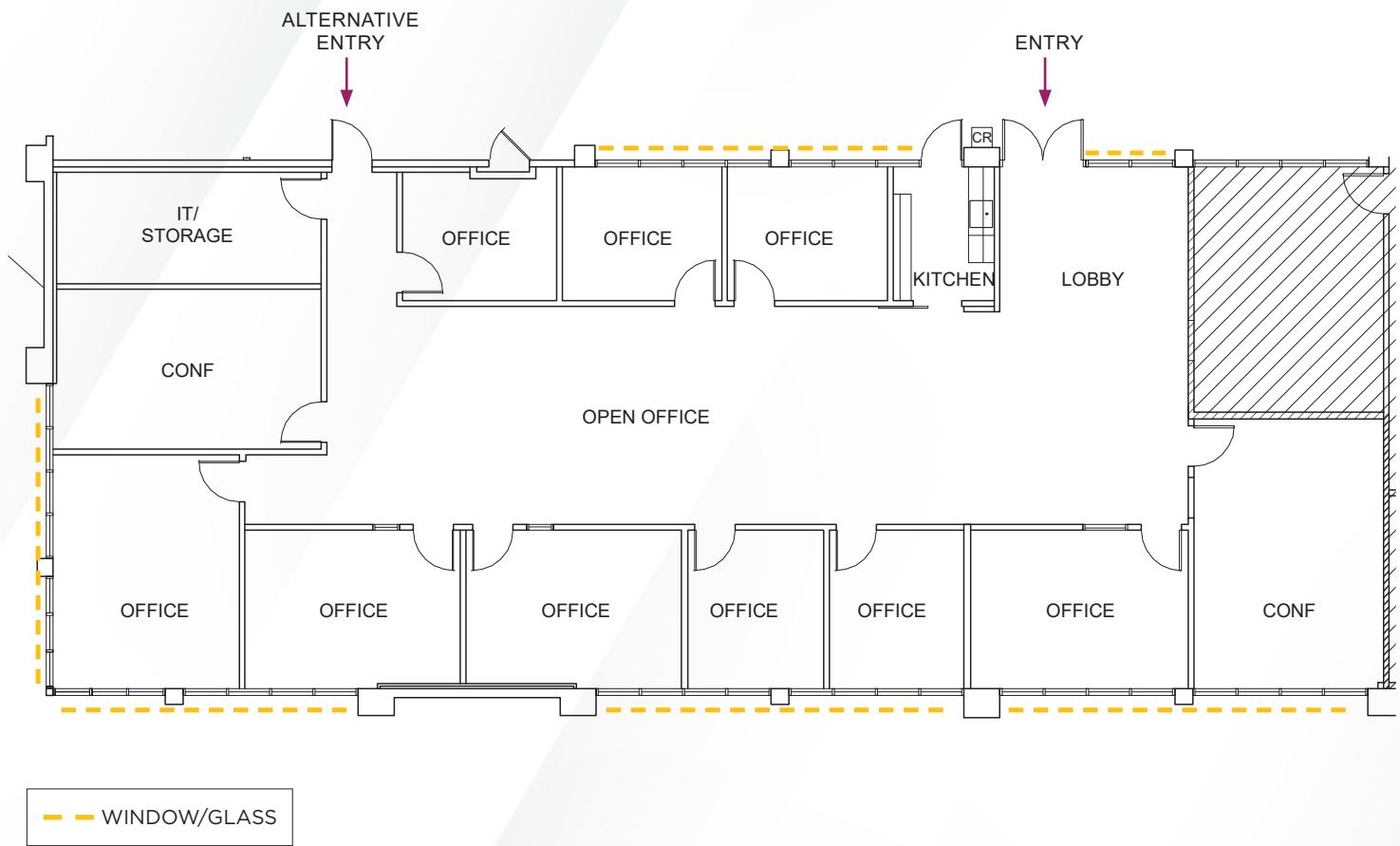


545 MIDDLEFIELD ROAD /SUITE 160: ±3,554 SF



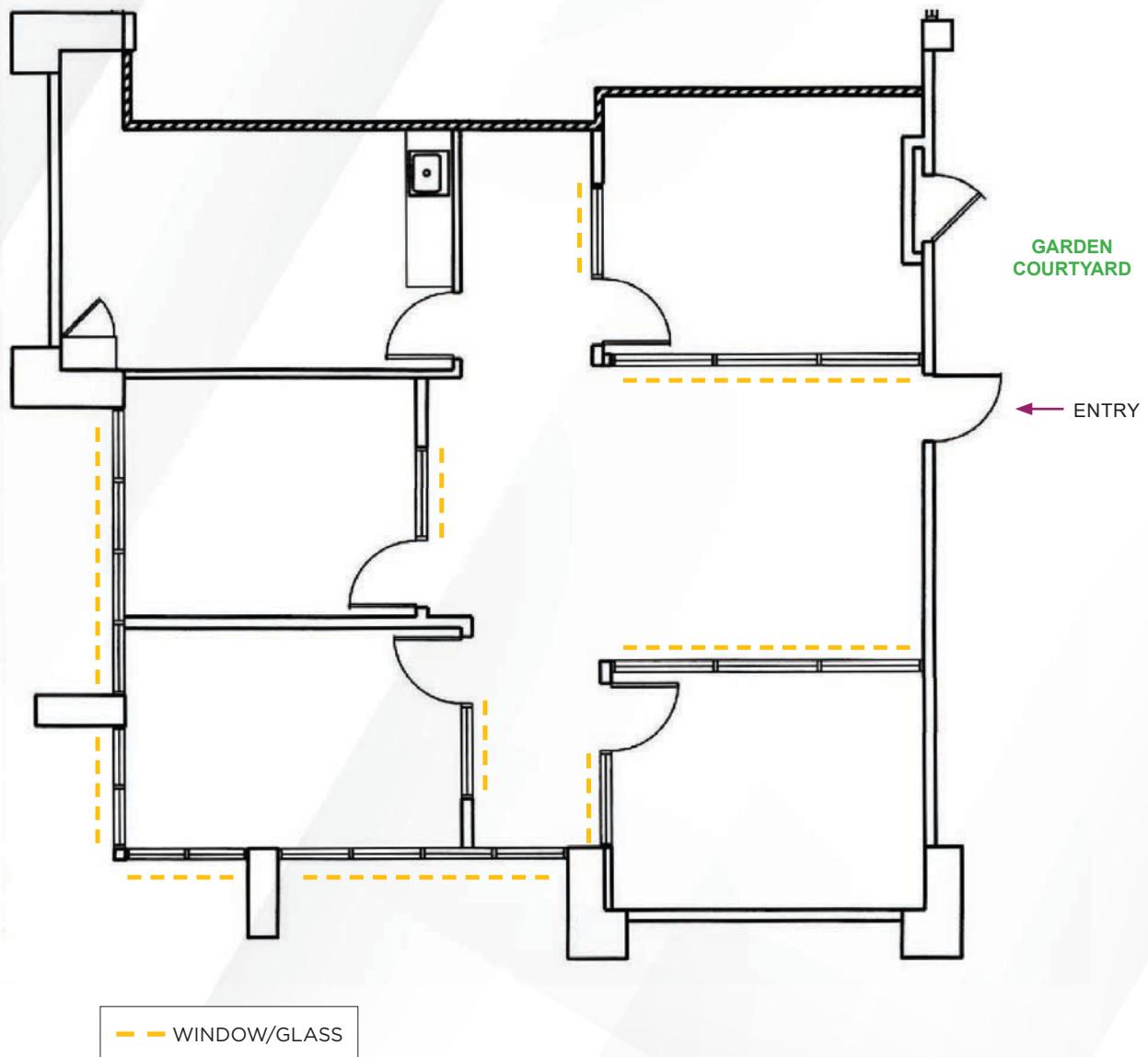
545 MIDDLEFIELD ROAD / SUITE 260: ±4,041 SF

POSSIBLE DIVISION



525 MIDDLEFIELD ROAD / SUITE 100: ±1,461 SF

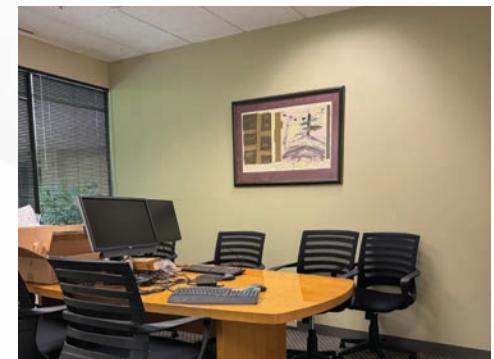
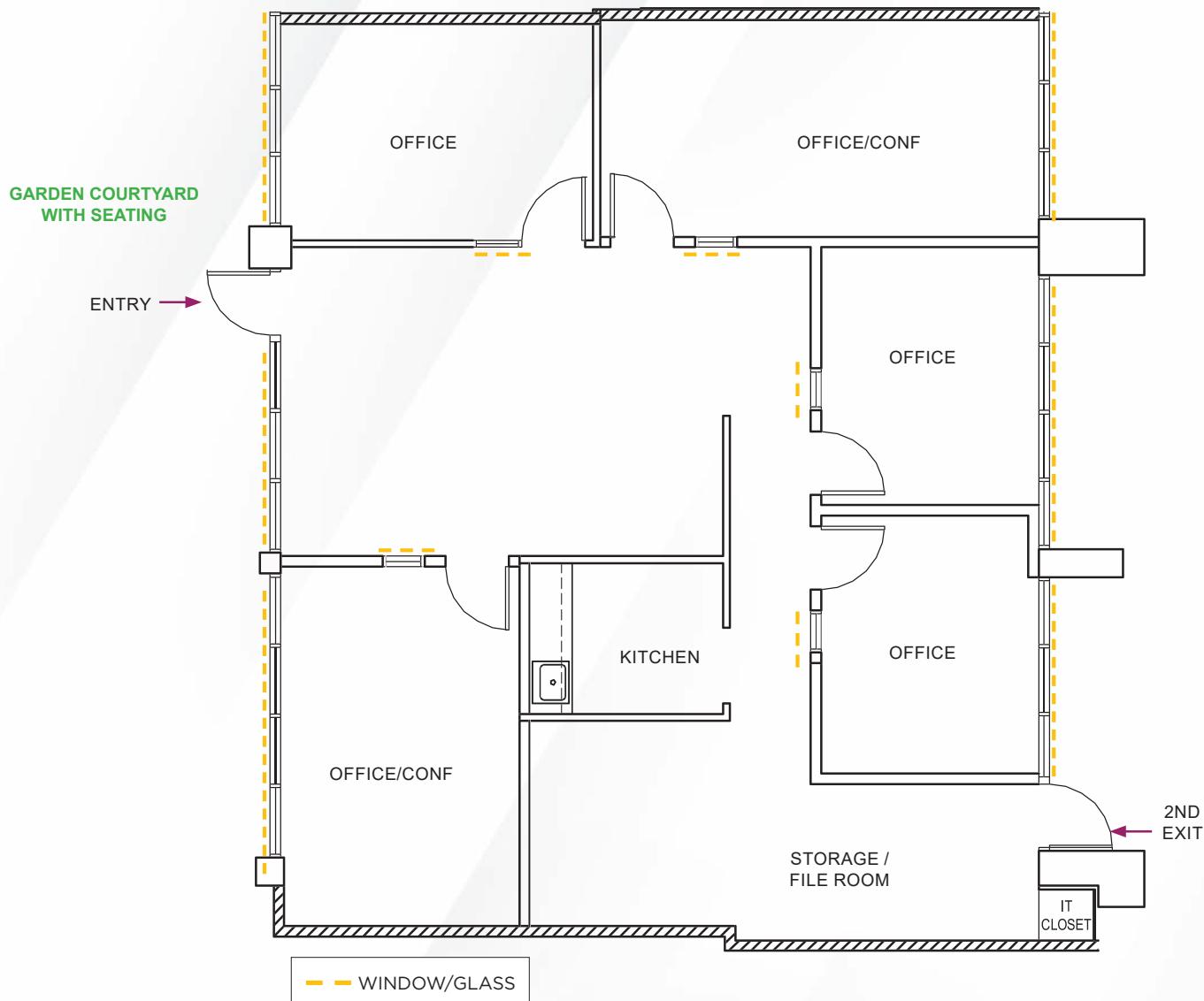
AVAILABLE JANUARY 1, 2026



525 MIDDLEFIELD ROAD / SUITE 140: ±1,810 SF

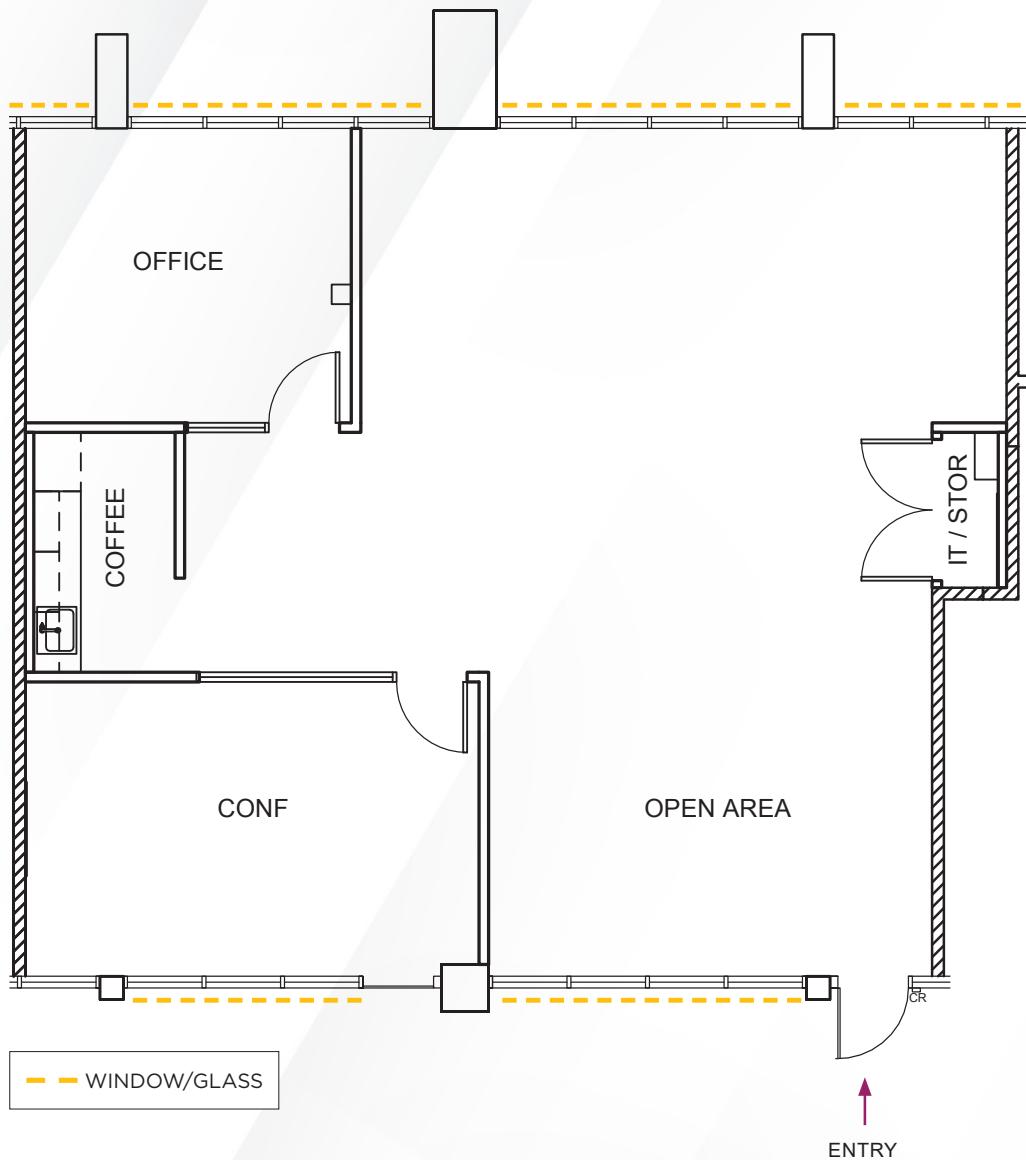
AVAILABLE NOVEMBER 1, 2025

FFE MAY BE AVAILABLE



535 MIDDLEFIELD ROAD / SUITE 170: ±1,704 SF

AVAILABLE NOVEMBER 1, 2025



525-545 MIDDLEFIELD ROAD

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