

# MENLO MCCANDLESS OFFICE PARK

## AVAILABLE NOW

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

## COMING SOON

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

# 525-545

MIDDLEFIELD ROAD  
Menlo Park, California

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**NEWMARK**

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## 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

**525-545** MIDDLEFIELD ROAD

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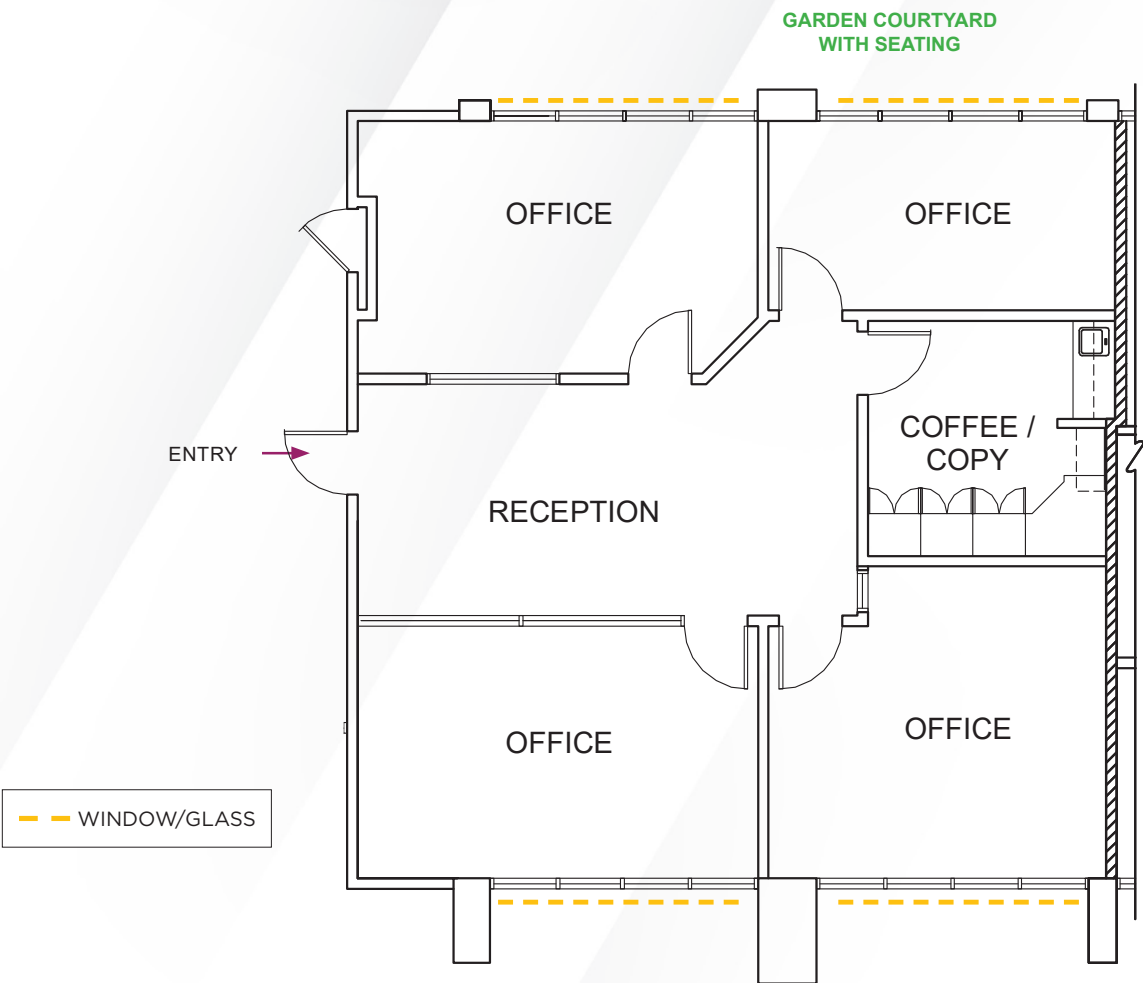


# AVAILABILITIES

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

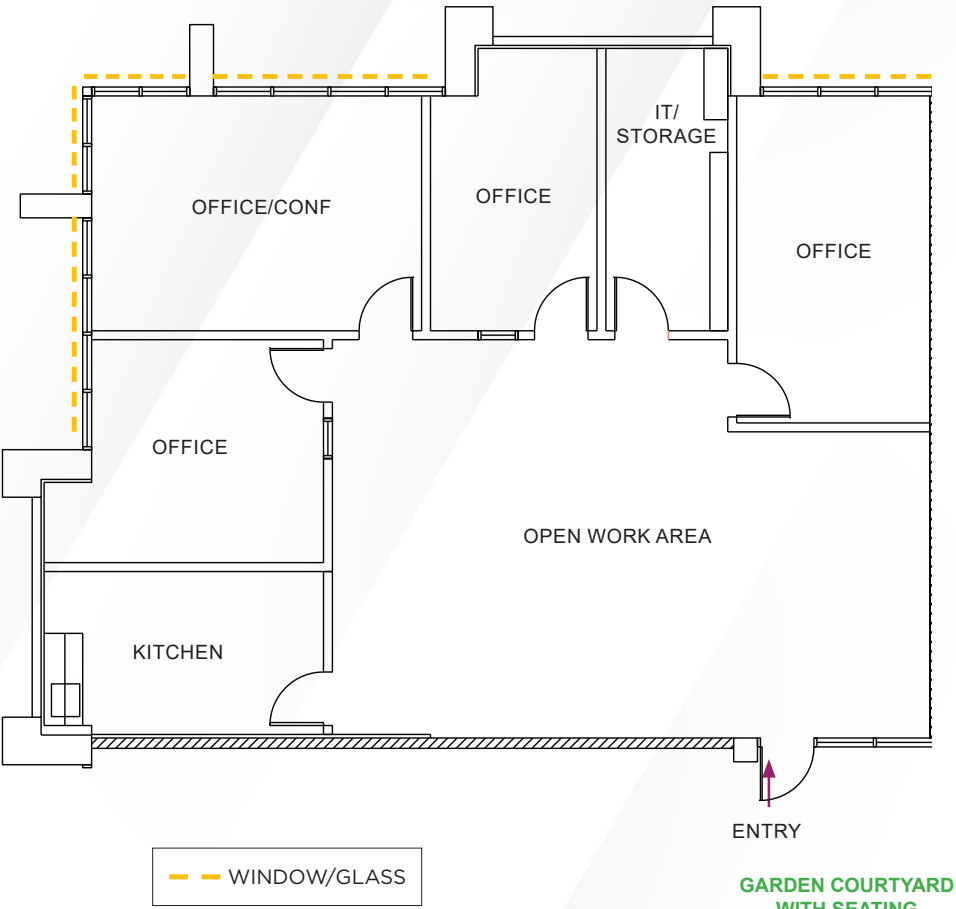


525 MIDDLEFIELD ROAD /SUITE 160: ±1,513 SF

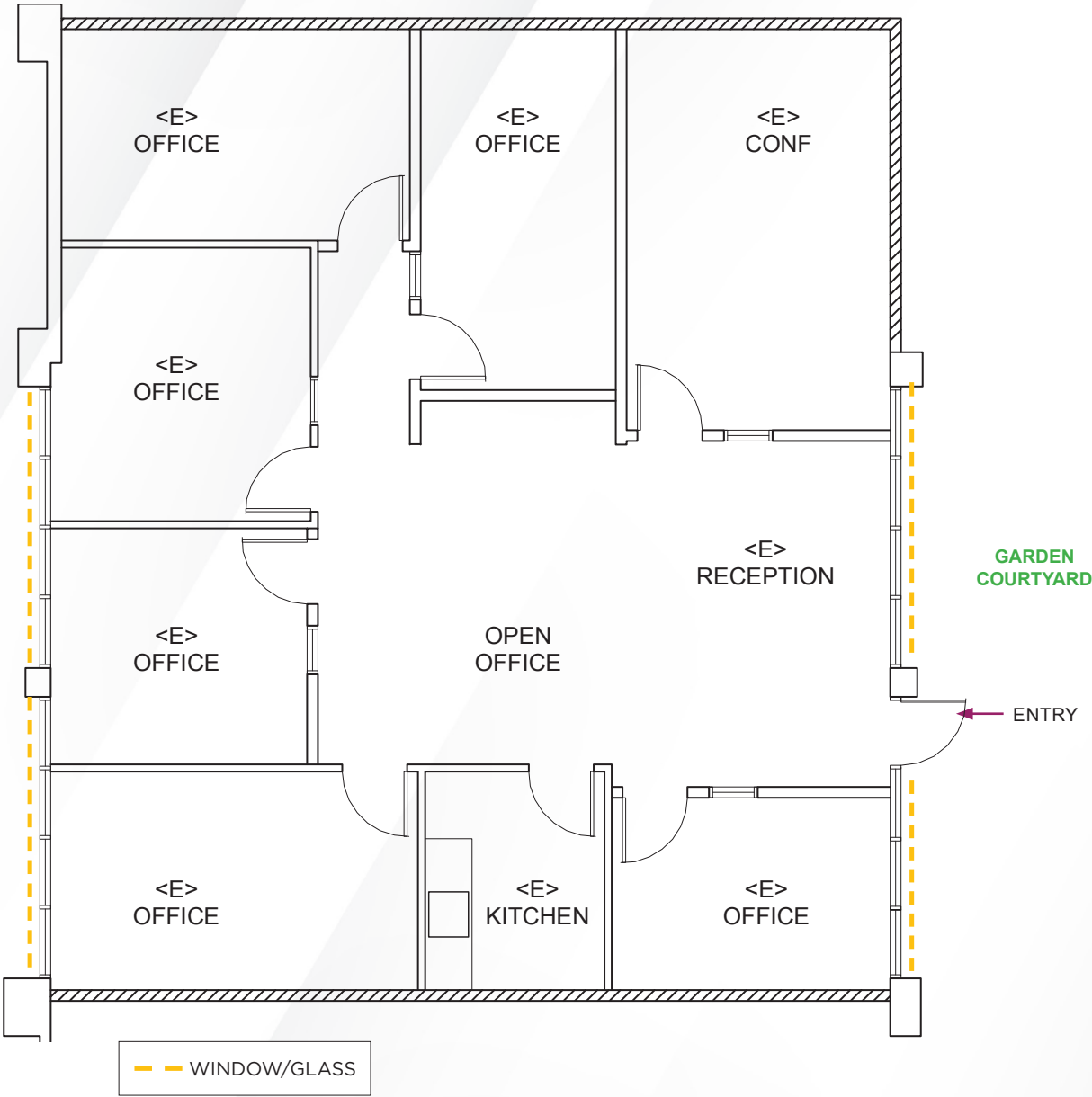




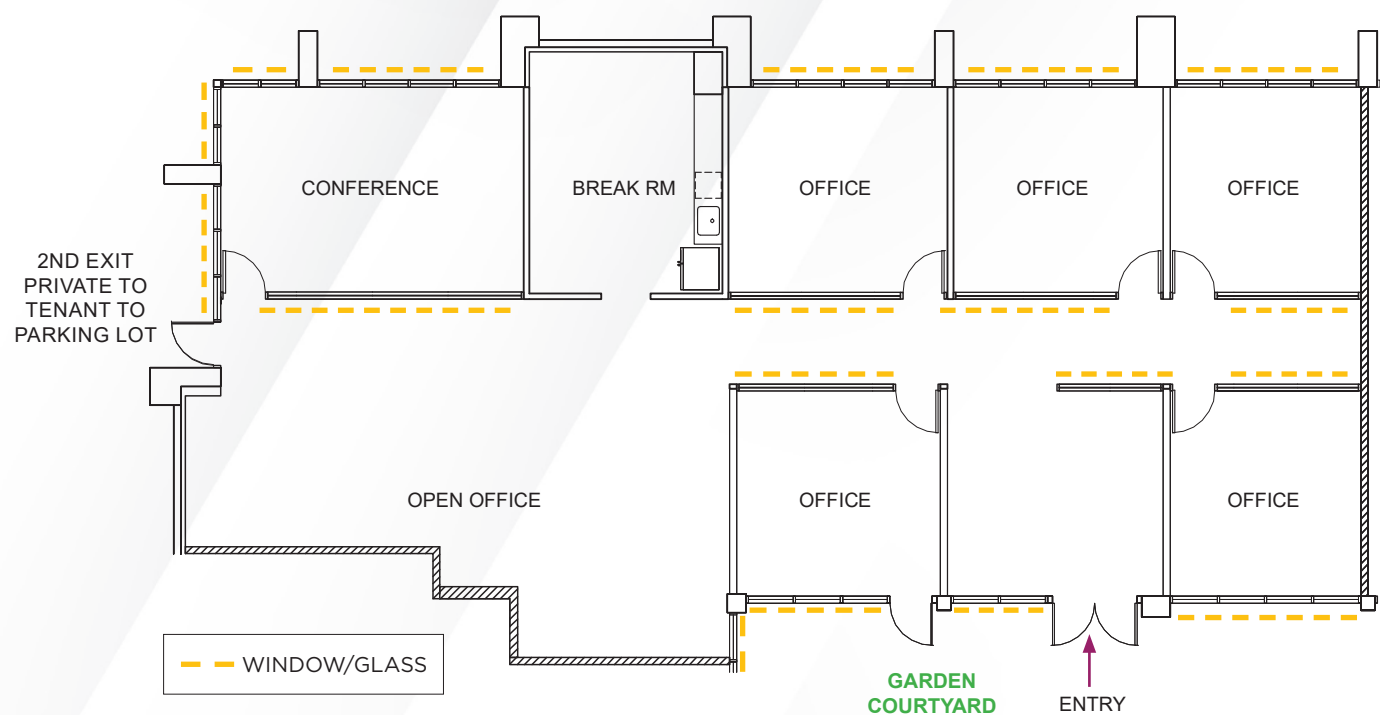
535 MIDDLEFIELD ROAD /SUITE 180: ±2,047 SF



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



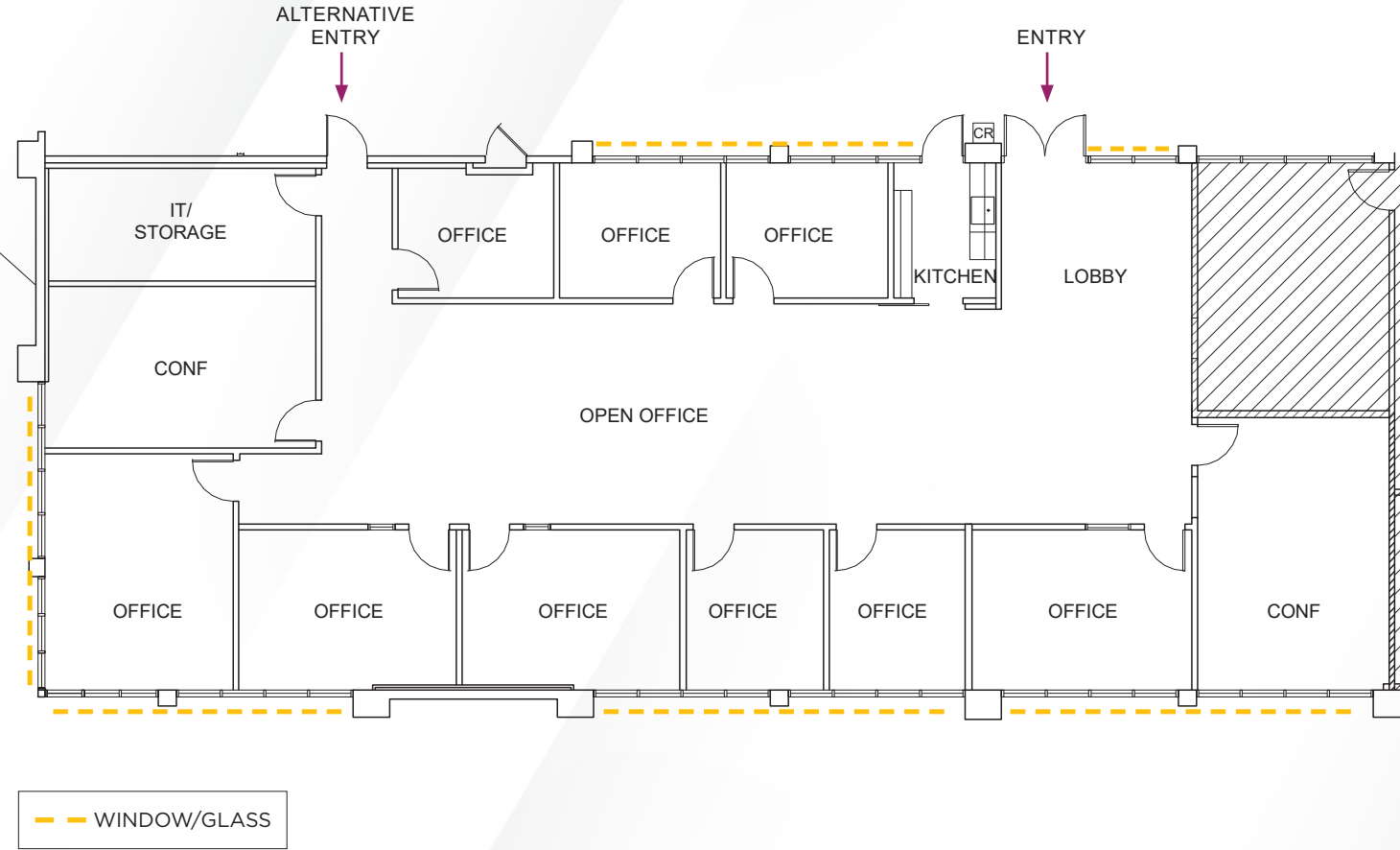
545 MIDDLEFIELD ROAD /SUITE 160: ±3,554 SF





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

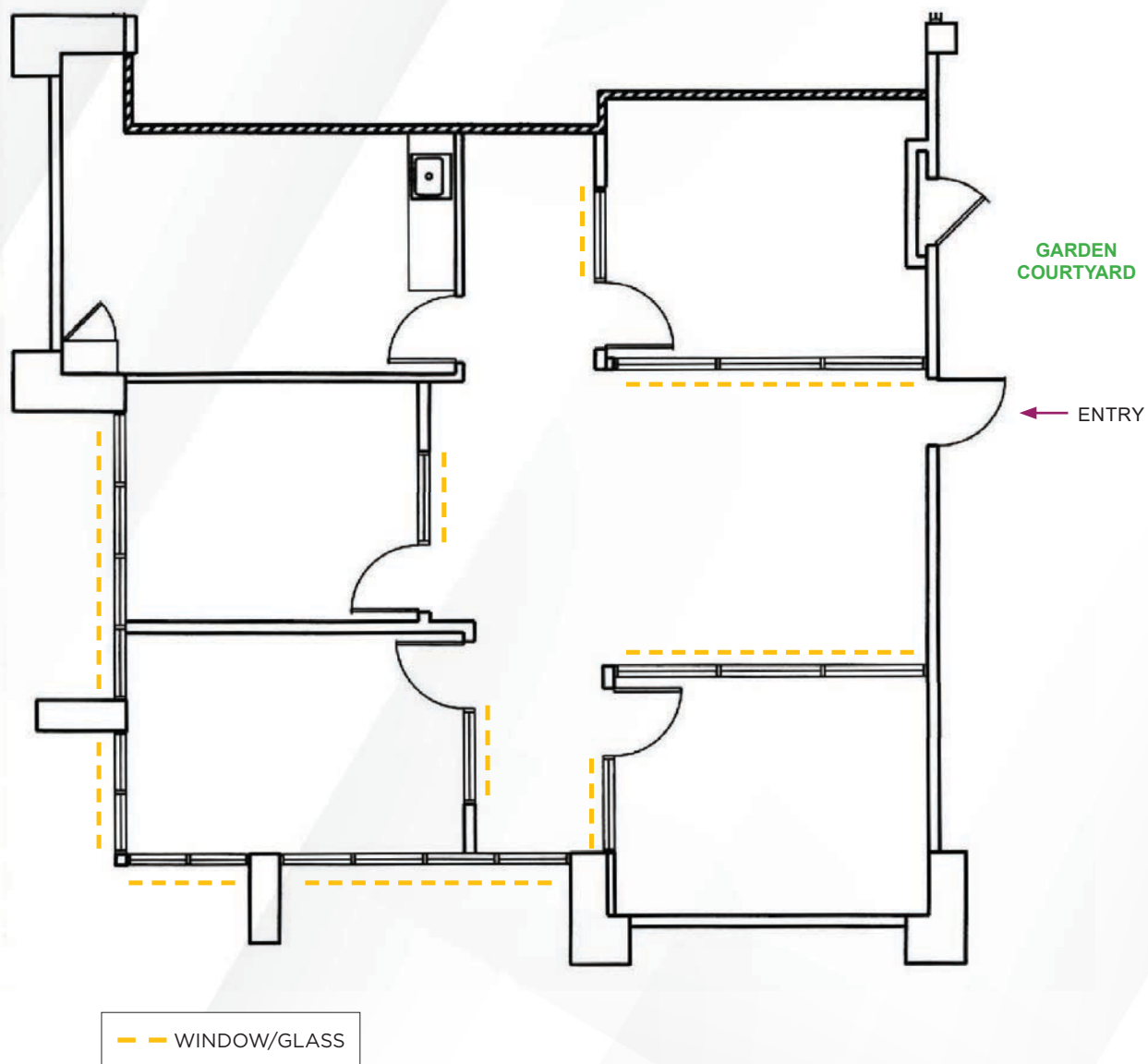
POSSIBLE DIVISION





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

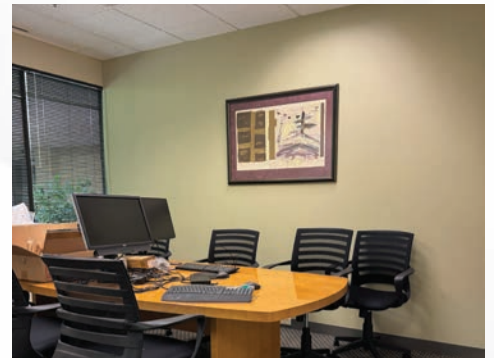
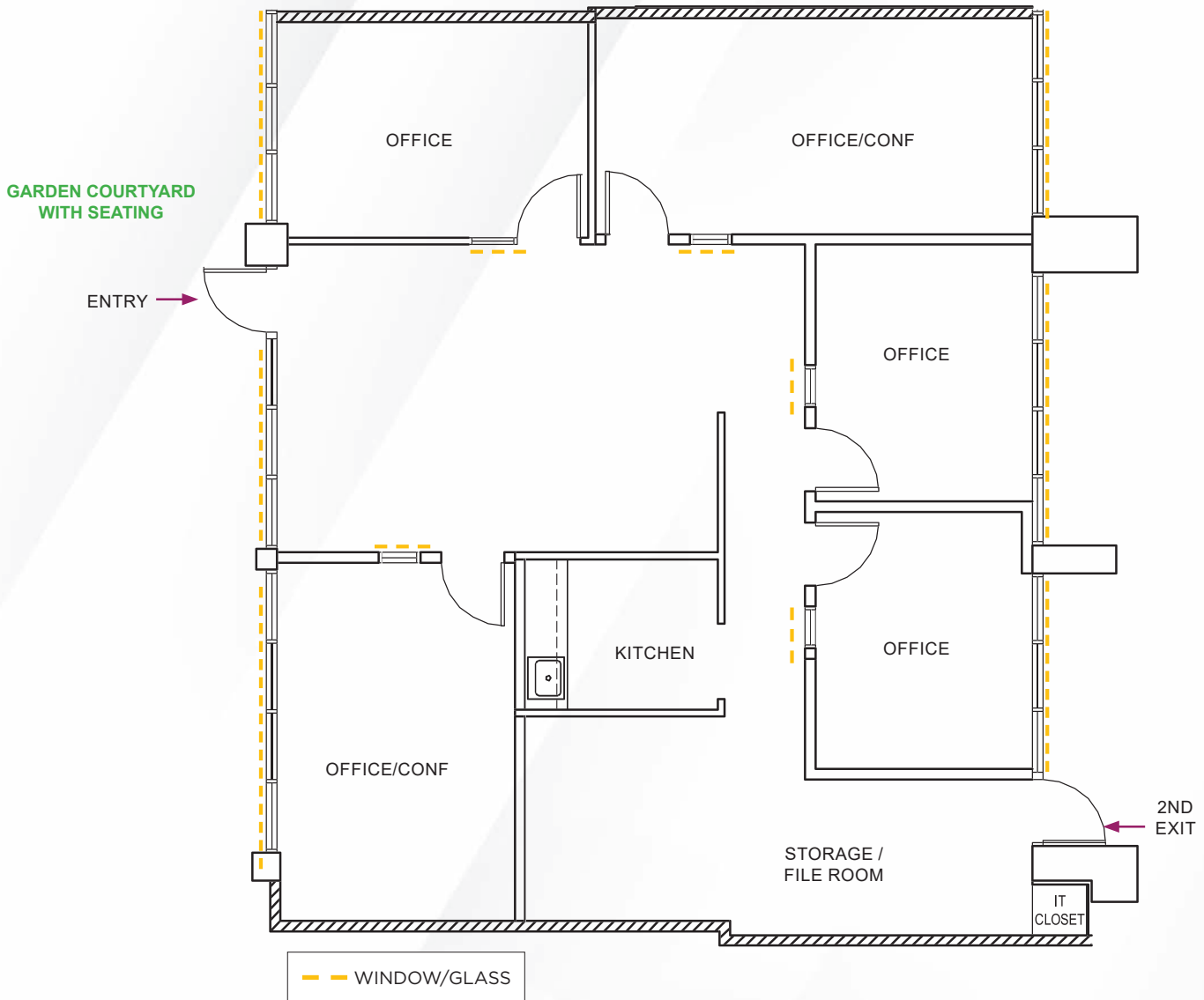
AVAILABLE JANUARY 1, 2026



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

AVAILABLE NOVEMBER 1, 2025

FFE MAY BE AVAILABLE



525-545 MIDDLEFIELD ROAD

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

AVAILABLE NOVEMBER 1, 2025

