

4085

CAMPBELL

MENLO
PARK

TENANT SIGNAGE

FOR LEASE

±30,974 SF CLASS A OFFICE SPACE





PROJECT HIGHLIGHTS



±30,974 RSF
DIRECT AVAILABILITY



NEW CENTRAL
COURTYARD



PARKING RATIO
3/1,000



EXCELLENT SIGNAGE
OPPORTUNITY
ON HWY 101



PROXIMITY TO
HWY 84/DUMBARTON
BRIDGE

4085 **MENLO**
CAMPBELL **PARK**





A NEW CENTRAL COURTYARD



Patio renovation complete



SUITE 100
±8,258 RSF

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Move-in ready, furnished spec suite
with exceptionally high 16' open ceilings



1st
floor

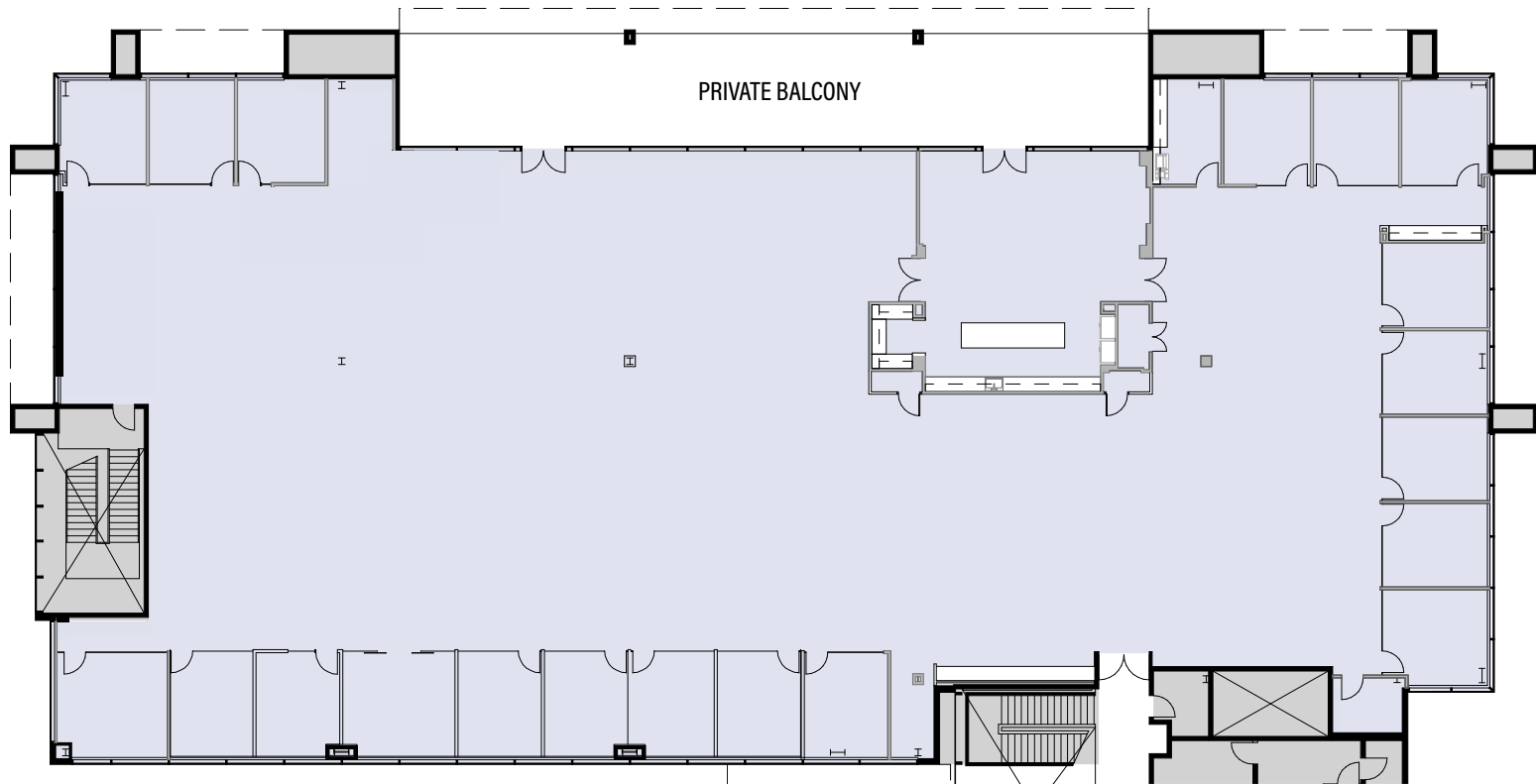


SUITE 200
±22,716 RSF

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Existing layout with exceptionally high 16' ceilings,
prominent glass line and mountain views



2nd
floor



WHAT'S NEARBY



DINING

Porta Blu
Los Gallos Taqueria
Son & Garden
Freewheel Brewing Company
Philz Coffee



GROCERY

Delucchi's Market & Delicatessen
Trader Joe's
Safeway
The Willows Market



FITNESS

Bayfront Fitness
Studio K-Fit
Crossfit Incredible
24 Hour Fitness



HOTEL

Hotel Nia
Park James Hotel
Four Seasons Silicon Valley
The Stanford Park Hotel



COMPANIES

E-Trade
Meta
Latham & Watkins
Lucille Packard Children's Hospital
Orrick Herrington & Sutcliffe
Instagram
Grail



SHOPPING

Paradise Flowers & Gifts
K&L Wine Merchants
Marshalls
Target

AMENITY MAP

A grid of 18 local business logos:

- State of Mind
- LAVENDER IN CREAM PATISserie
- FIREWHEEL BREWING CO.
- WELLS FARGO
- DELUCCHI'S MARKET
- STARBUCKS COFFEE
- ups
- Future Dental
- THE UPS STORE
- Nature's Cleaners
- FEAST & FLORAL
- SALT + LIGHT SALON AND SPA
- Paradise Flowers & Gifts
- Allstate
- corepower YOGA
- LOS GALLOS TAQUERIA
- BAY AREA COMMUNITY HEALTH
- Kfit STUDIO



4085 **MENLO PARK**
CAMPBELL

MENLO PARK

1 Minute Drive to Highway 101 North & South

10 Minute Walk to the Marsh Manor Shopping Center



HAVEN AVE

HAVEN AVE

E BAYSHORE RD

MARSH RD

BAY RD

FLORENCE ST

BOHANNON DR

BAY RD

MARSH RD

BAY RD

EASILY ACCESSIBLE

4085 **MENLO PARK**
CAMPBELL



DOWNTOWN REDWOOD CITY

DOWNTOWN MENLO PARK

DOWNTOWN PALO ALTO

 **DRIVE**

20 minutes SFO AIRPORT	26 minutes SJC AIRPORT	35 minutes OAK AIRPORT
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 **Caltrain Route & Stops**
 **Marsh Road Shuttle**
[View Shuttle Schedule Here](#)

Menlo Park Caltrain ↔ 4085 Campbell at rush hour: **7-12 mins**



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TENANT SIGNAGE

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