



[WWW.MENLOCORPORATECENTER.COM](http://WWW.MENLOCORPORATECENTER.COM)



# MENLO CORPORATE CENTER

**BEN PAUL**

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**GARY BOITANO**

Managing Director  
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**DAVID HIEBERT**

Vice Chairman  
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### GROW IN STYLE

Class A, 378,000 sf, multi-building lab and office campus setting with **on site management and EV charge stations**



### INDOOR & OUTDOOR MEETING SPACE

with wireless internet and fiber optic internet available



### STAY FIT

on-site **gym** with state-of-the-art equipment, **showers** and lockers



### HIT THE TOWN

close proximity to **three downtowns:** Menlo Park, Palo Alto, and Redwood City



### RE-FUEL

on-site **café** with adjacent indoor seated gathering area and **outdoor patio**



### CONNECTED

complimentary **Caltrain and Stanford Marguerite shuttles;** easy access from 101



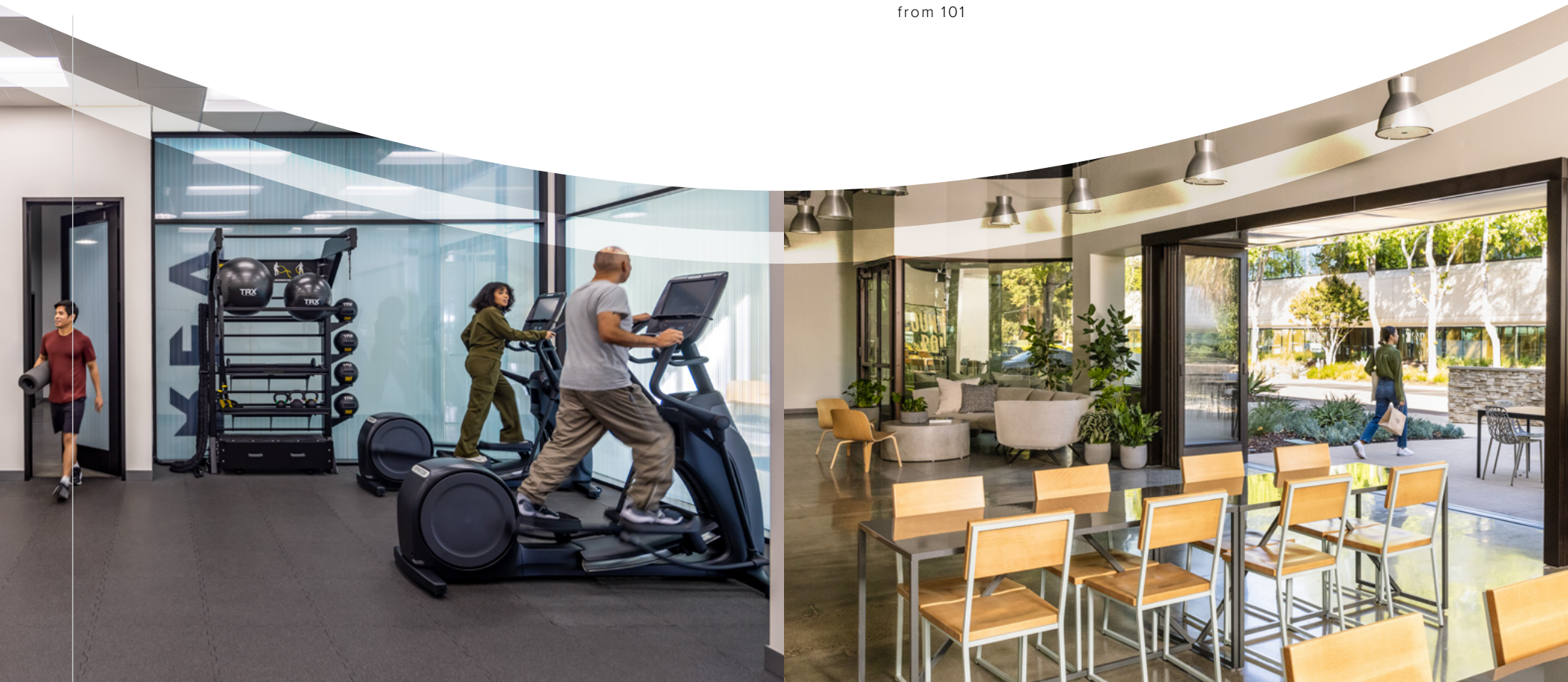
### WELL HEALTH-SAFETY RATED

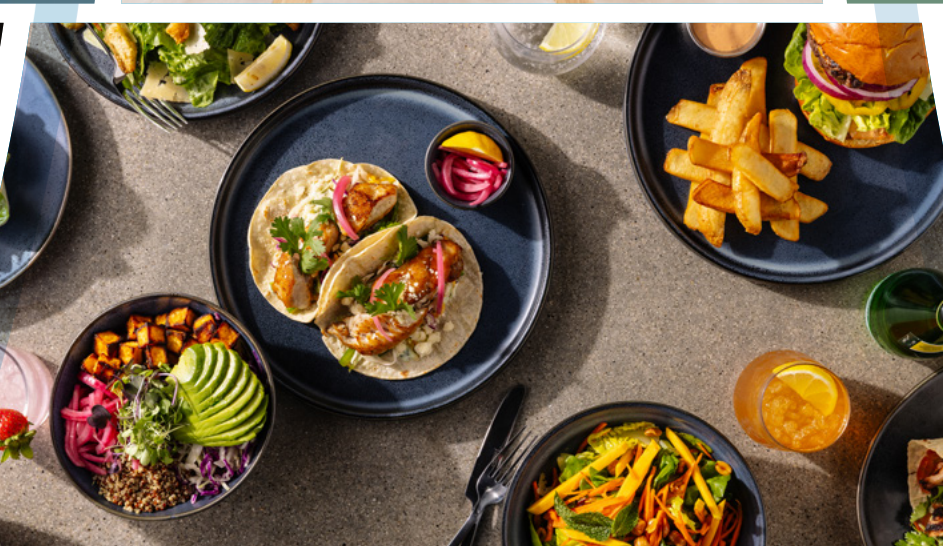
You can feel confident knowing the space you're entering is putting your health first



### NEARBY AMENITIES

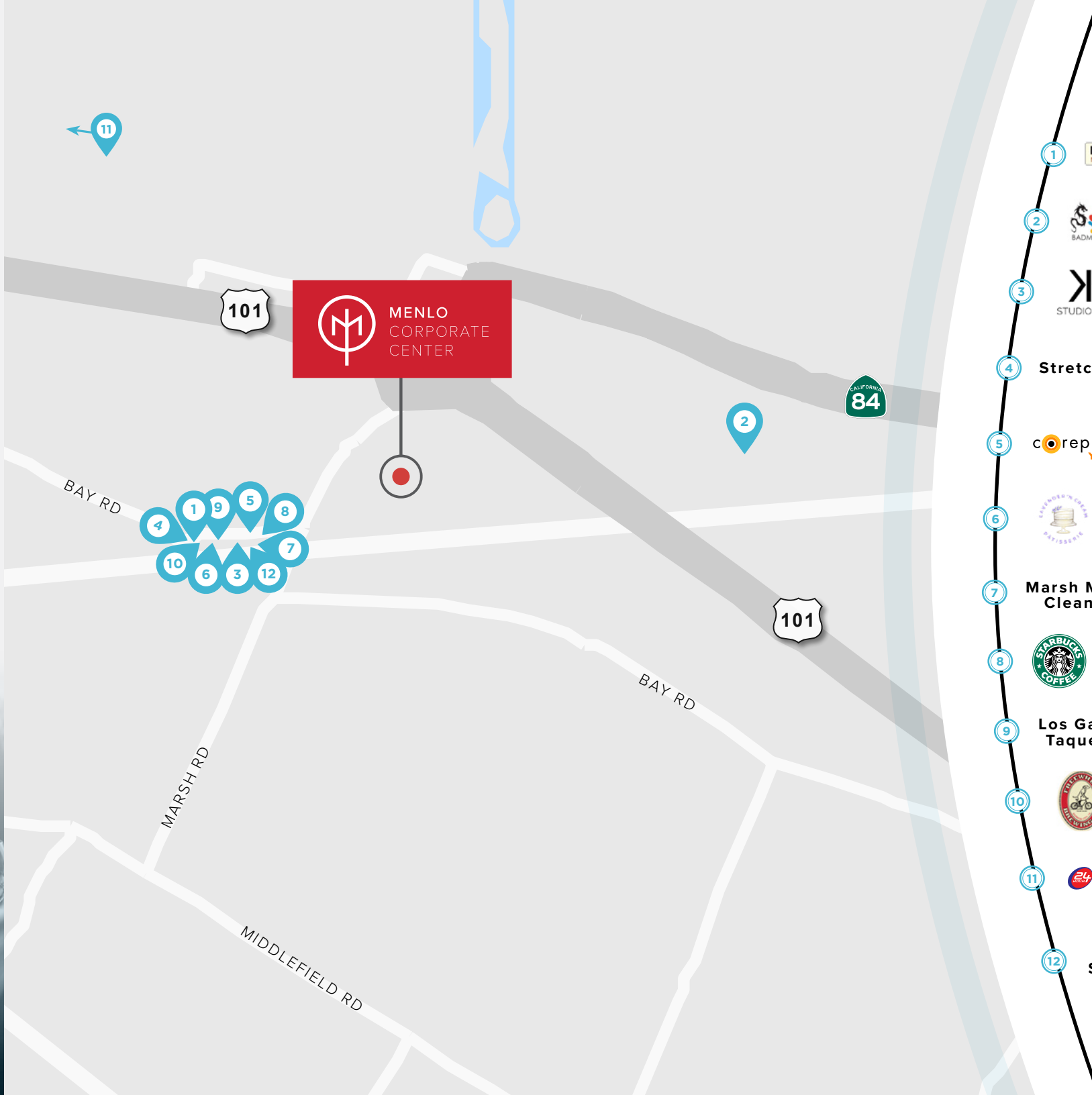
close proximity to dining, grocery stores, fitness centers, and more







NEARBY AMENITIES



**MENLO**  
CORPORATE  
CENTER

101

CALIFORNIA  
84

101

BAY RD

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

MARSH RD

BAY RD

MIDDLEFIELD RD

**DELUCCHI'S**  
MARKET & DELICATESSEN

**nergy**  
BADMINTON ACADEMY

**KF**  
STUDIO KFIT

**StretchWorks**

**corepower**  
YOGA



**Marsh Manor Cleaners**



**Los Gallos Taqueria**

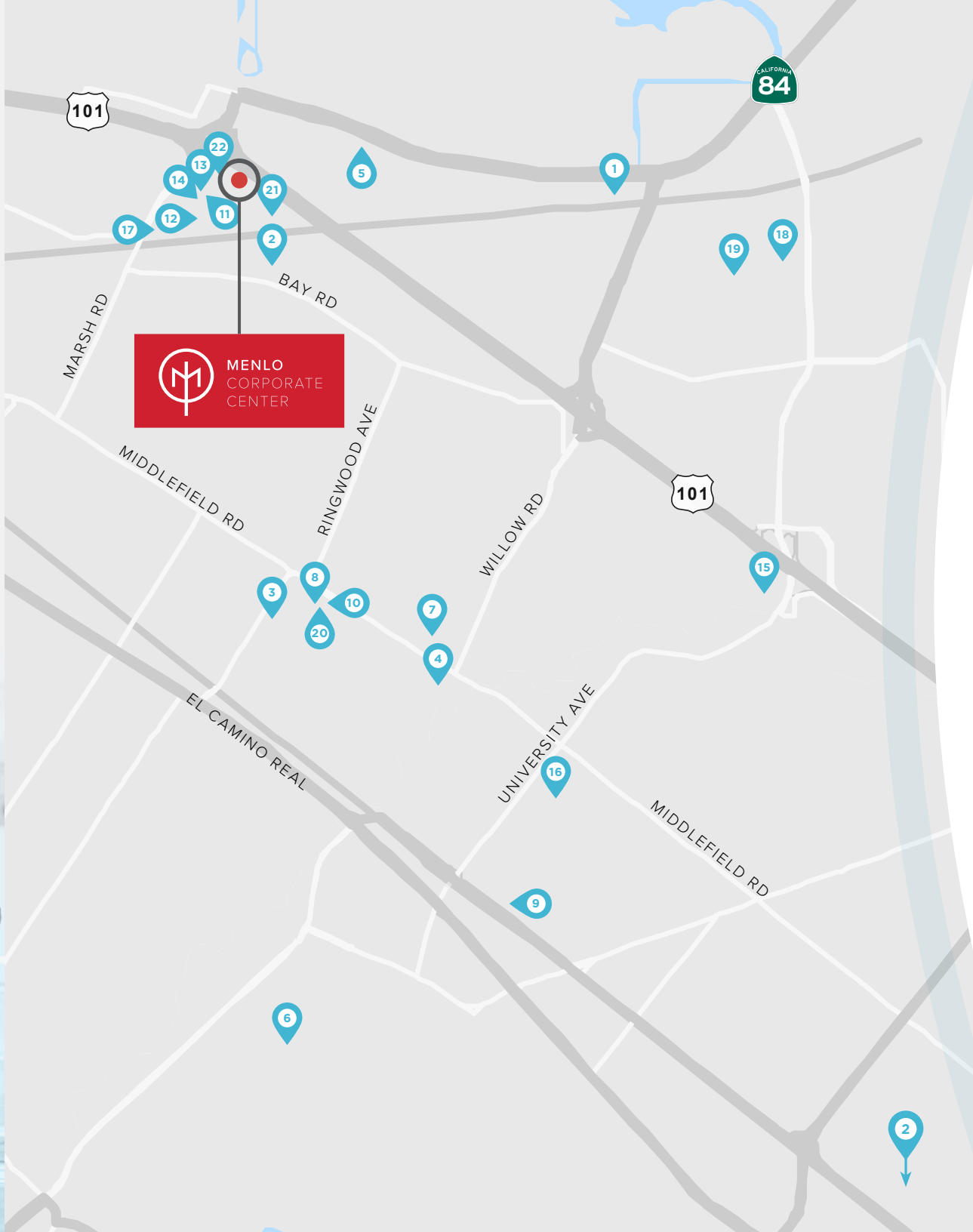


**24**  
FITNESS

**Marsh Manor Shopping Center**








INNOVATIVE NEIGHBORS

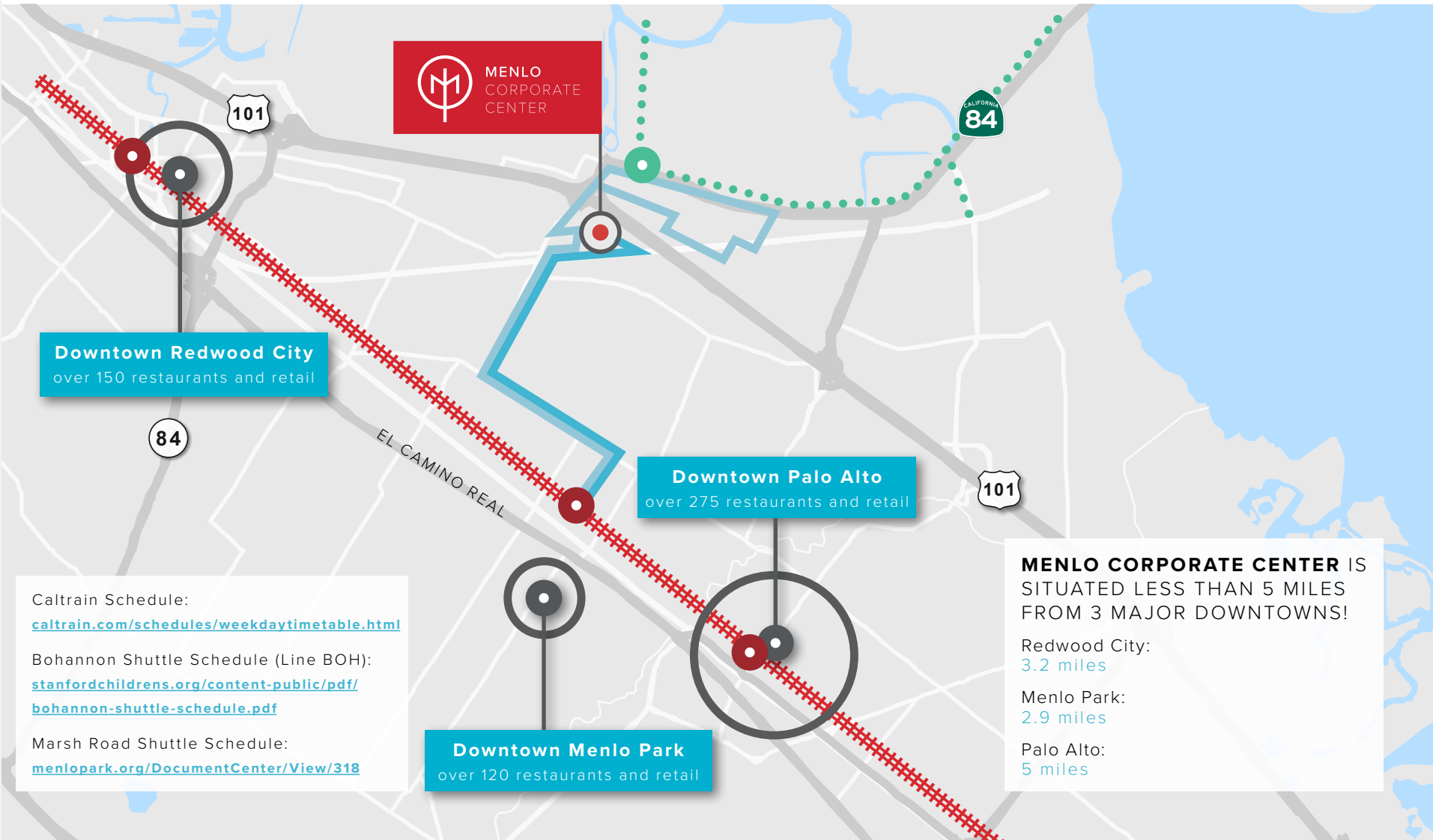


 **MENLO CORPORATE CENTER**

- 1  Meta
- 2  Morgan Stanley
- 3  SRI International
- 4  robinhood
- 5  Corium
- 6  Stanford HEALTH CARE
- 7  SUMMIT PARTNERS
- 8  HYUNDAI
- 9  Palantir
- 10  MITSUI & CO.
- 11  earlens
- 12  Abbott
- 13  sas institute memry
- 14  AEGEA MEDICAL
- 15  amazon.com
- 16  Accel
- 17  orrick
- 18  GRAIL
- 19  PACBIO
- 20  BLUERUN VENTURES
- 21  LW
- 22  JLL



-  BOHANNON SHUTTLE
-  MARSH RD SHUTTLE
-  CALTRAIN LINE
-  CALTRAIN STATION
-  BAY TRAIL



**Downtown Redwood City**  
over 150 restaurants and retail

**Downtown Palo Alto**  
over 275 restaurants and retail

**Downtown Menlo Park**  
over 120 restaurants and retail

**MENLO CORPORATE CENTER IS SITUATED LESS THAN 5 MILES FROM 3 MAJOR DOWNTOWNS!**

Redwood City:  
3.2 miles

Menlo Park:  
2.9 miles

Palo Alto:  
5 miles

Caltrain Schedule:  
[caltrain.com/schedules/weekdaytimetable.html](http://caltrain.com/schedules/weekdaytimetable.html)

Bohannon Shuttle Schedule (Line BOH):  
[stanfordchildrens.org/content-public/pdf/bohannon-shuttle-schedule.pdf](http://stanfordchildrens.org/content-public/pdf/bohannon-shuttle-schedule.pdf)

Marsh Road Shuttle Schedule:  
[menlopark.org/DocumentCenter/View/318](http://menlopark.org/DocumentCenter/View/318)



## AVAILABILITIES



### 4200 BOHANNON DR

SUITE #	RSF	NOTES
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200	~13,322	2 Conference Rooms, Break Area, Reception Area, 3 Phone Rooms, Large Open Area
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280	~4,203	7 Private Offices, 1 Conference Room, IT Server closet, Break Room
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### 4300 BOHANNON DR

SUITE #	RSF	NOTES
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110	~24,130	8 Private Offices, 3 Conference Rooms, Board Room, Storage Room, IT/Server Room, Break Room
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### 4400 BOHANNON DR

SUITE #	RSF	NOTES
---------	-----	-------

110	~10,726	New Spec Lab Suite – Available Q4 2024. Rare Opportunity. 50% Lab and 50% Office
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120	~7,691	New Spec Lab Suite – Available Q4 2024. Rare Opportunity. 50% Lab and 50% Office
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200	~12,849	New Spec Lab Suite – Available Q4 2024. Rare Opportunity. 50% Lab and 50% Office
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250	~14,080	New Spec Lab Suite – Available Q4 2024. Rare Opportunity. 50% Lab and 50% Office
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- A** Cafe and Fitness Center
- B** Outdoor Seating
- C** Broker Parking
- D** Shuttle Stop - Marguerite
- E** Shuttle Stop - Caltrain
- ▲ Main Entrance of the Building
- ▲ Driveway Entrance to Property
- Covered Carports

4100

4500

4200

4700

4600

4400

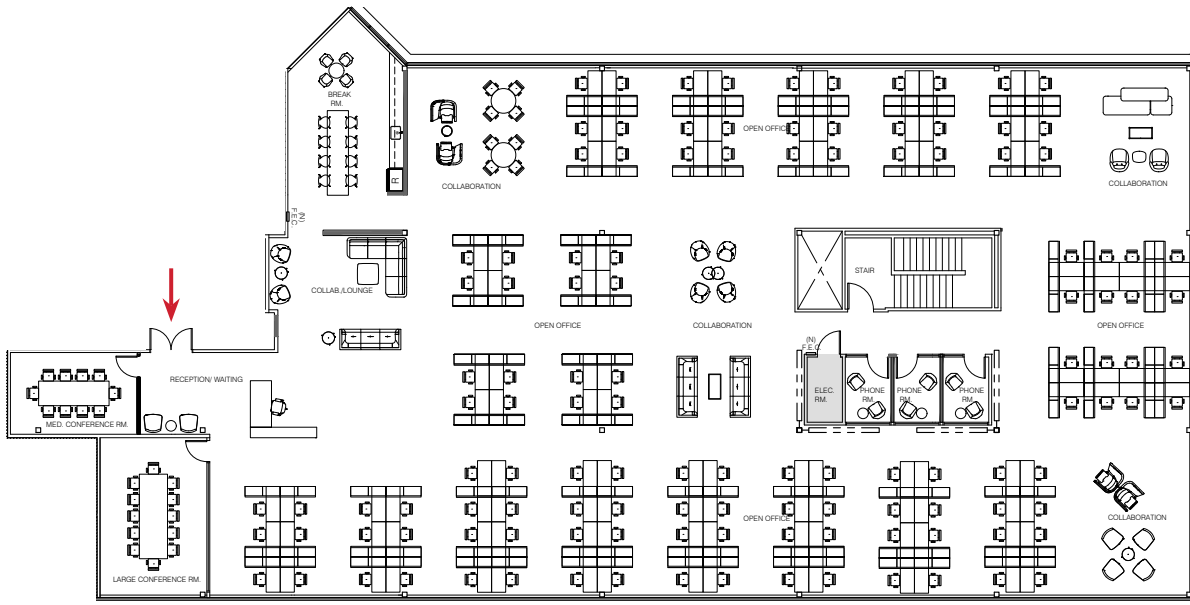
4300



# BUILDING 4200 - SUITE 200

~13,322 RSF

\*HYPOTHETICAL FURNITURE PLAN



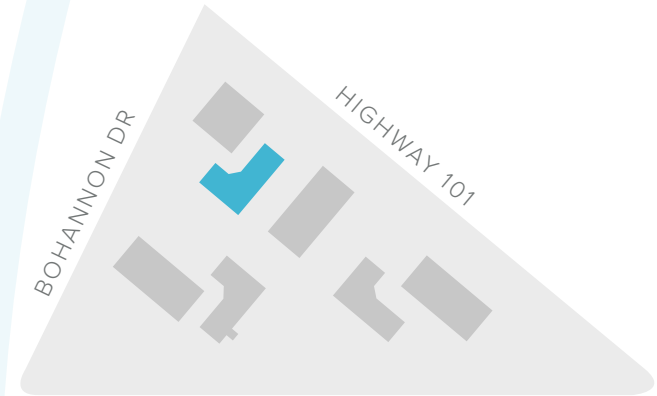
## SUITE HIGHLIGHTS

3 Phone rooms  
2 Conference Rooms

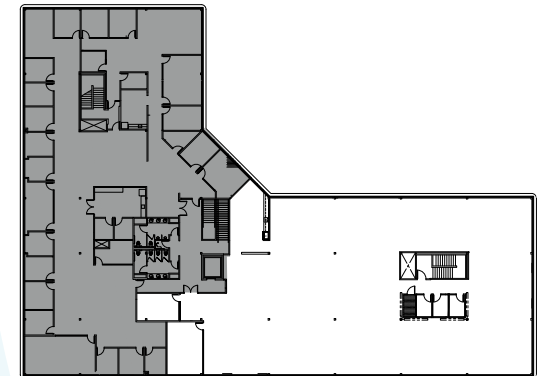
Break Area  
Large Open Area

**TOTAL HEAD COUNT: 122**

## SITE PLAN:



## KEY PLAN:



**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

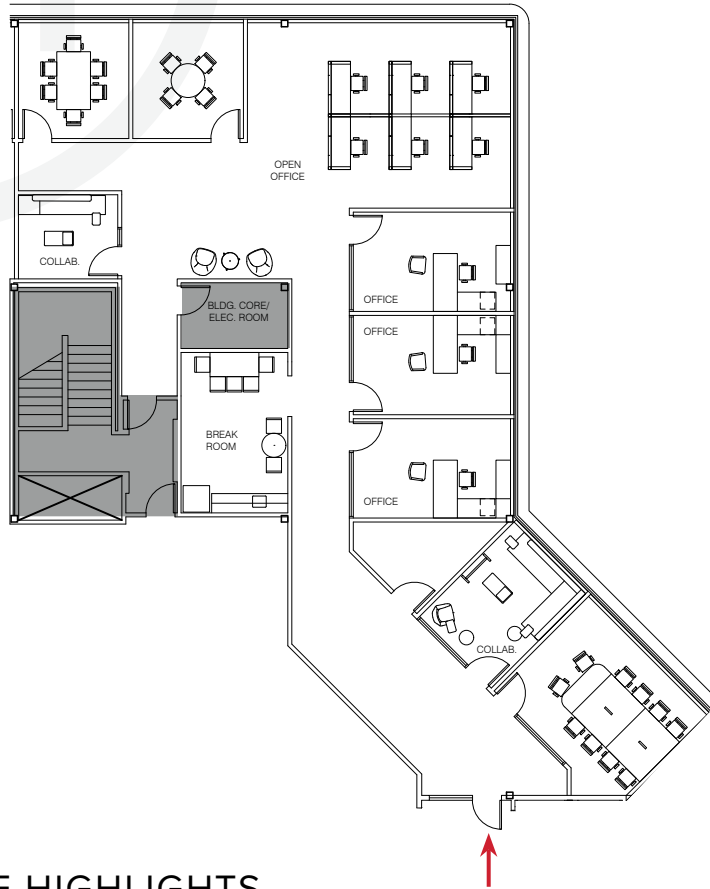
**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

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# BUILDING 4200 - SUITE 280

~4,203 RSF

\*HYPOTHETICAL FURNITURE PLAN



## SUITE HIGHLIGHTS

7 Private Offices

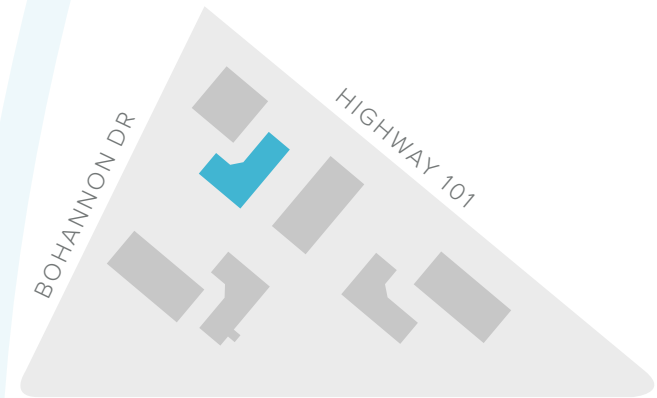
1 Conference Room

IT Server Closet

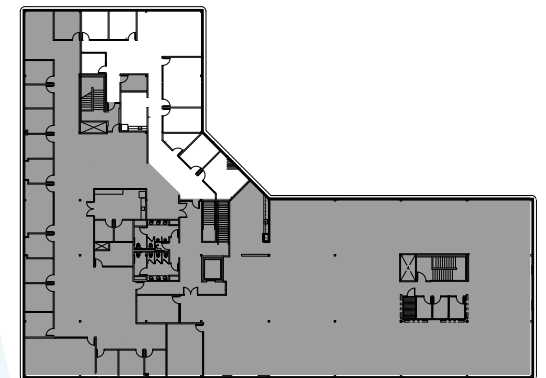
Break Room

**TOTAL HEAD COUNT: 12**

## SITE PLAN:



## KEY PLAN:



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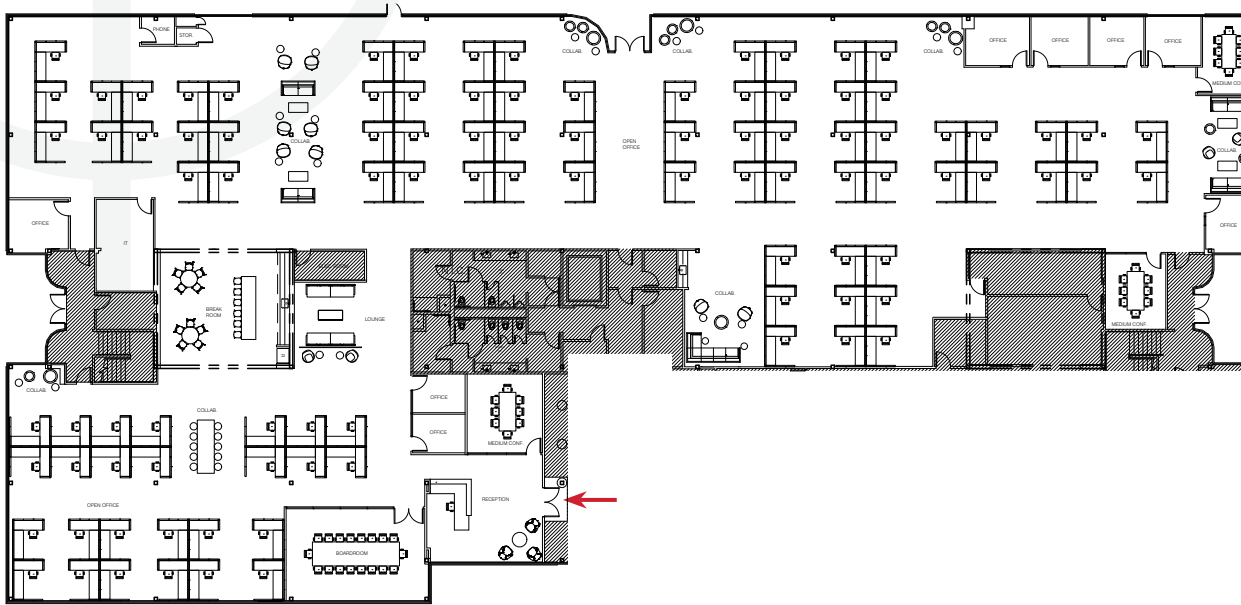
**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

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# BUILDING 4300 - SUITE 110

~24,130 RSF

\*HYPOTHETICAL FURNITURE PLAN



## SUITE HIGHLIGHTS

8 Private Offices

3 Conference Rooms

Board Room

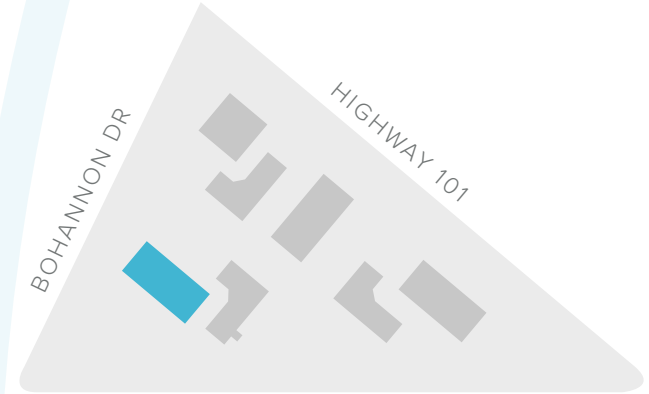
Storage Room

IT/Server Room

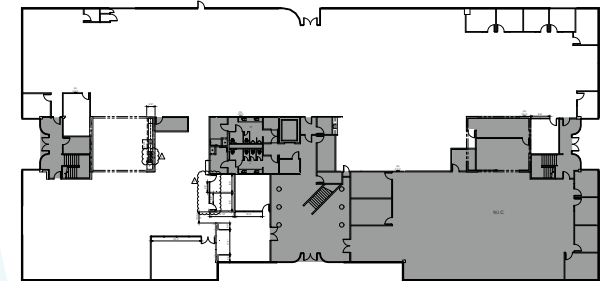
Break Room

**TOTAL HEAD COUNT: 104**

## SITE PLAN:



## KEY PLAN:



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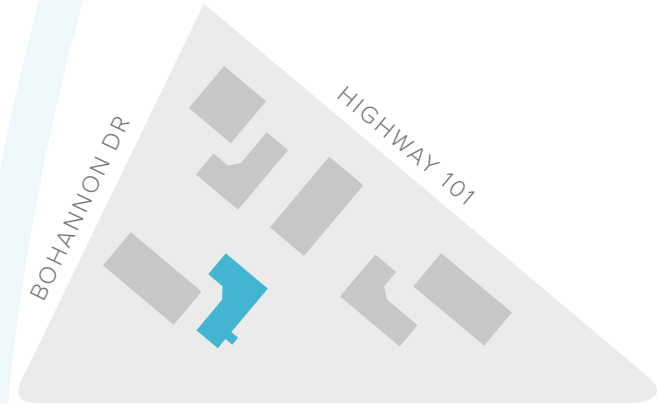
**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320

# BUILDING 4400 - SUITE 110 - SPEC LAB SUITE

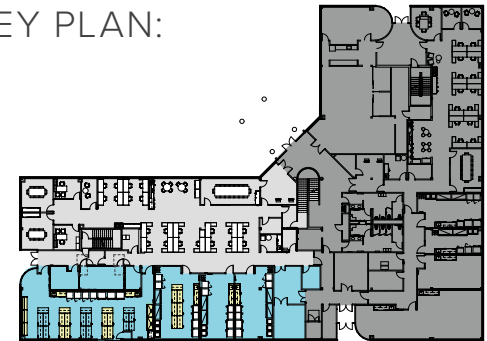
~10,726 RSF



SITE PLAN:



KEY PLAN:



## LAB PORTION

- 17 Lab Benches
- (4) Lab Support Rooms
- (2) 6 ft Fume Hood Plug and Play / Benching
- (4) Combination Emergency Shower and Eyewash Stations
- Dedicated Shipping and receiving area
- Single Pass Air

## OFFICE PORTION

- 2 Private Offices
- 1 Huddle Room
- 2 Conference Rooms
- 16-Person Board Room
- 1 Mother/Wellness Room
- 1 Storage Room
- 1 IT/Server Room
- Break Room with Appliances
- Copy Area
- Reception Area

*\*Hypothetical furniture plan*

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# BUILDING 4400 - SUITE 120 - SPEC LAB SUITE

~7,691 RSF

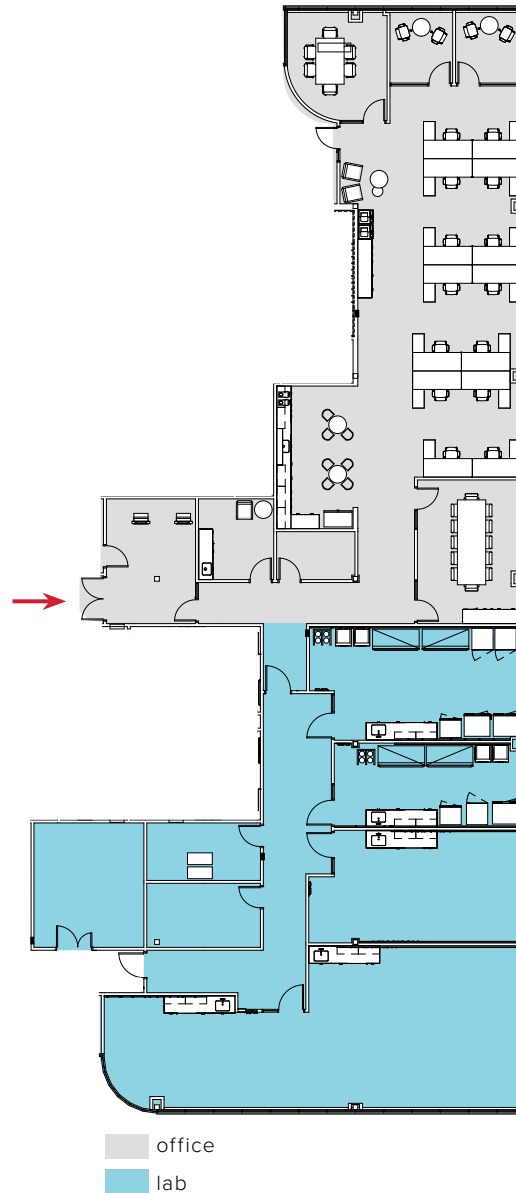
## LAB PORTION

- Single Pass Air
- (4) Lab Support Rooms
- (4) Combination Emergency Shower and Eyewash Stations
- Shipping and Receiving

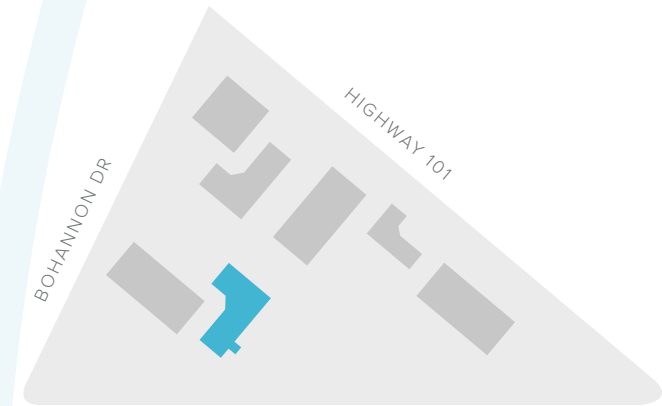
## OFFICE PORTION

- 2 Huddle Rooms
- 2 Conference Rooms
- 1 Mother/Wellness Room
- 2 Storage Rooms
- 1 IT/Server Room
- Break Room with Appliances
- Copy Area
- Reception Area

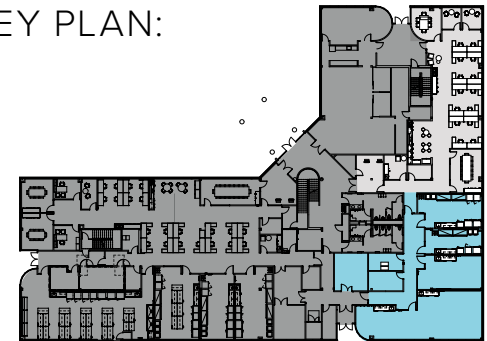
*\*Hypothetical furniture plan*



## SITE PLAN:



## KEY PLAN:



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# BUILDING 4400 - SUITE 200 - SPEC LAB SUITE

~12,849 RSF

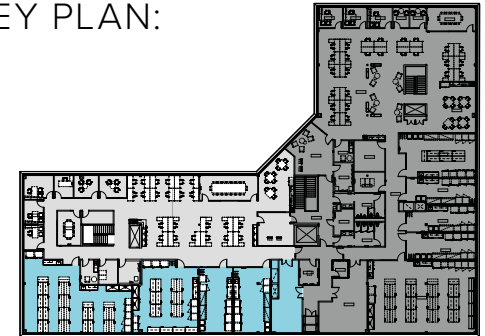


office lab spec lab

## SITE PLAN:



## KEY PLAN:



### LAB PORTION

- Single Pass Air
- 24 Lab Benches
- (3) Lab Support Rooms
- (2) 6 ft Fume Hood
- (4) Combination Emergency Shower and Eyewash Stations
- 1 Warehouse/ 1 Equipment Room
- 1 Shipping and Receiving/ Storage Plug & Play / Benching

### OFFICE PORTION

- 4 Private Offices
- 2 Huddle Rooms
- 1 Conference Room
- 16-person Board Room
- 1 Mother/Wellness Room

- 2 Electrical Rooms
- 1 IT/Server Room
- Break Room with Appliances
- Reception Area
- \*Hypothetical furniture plan*

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# BUILDING 4400 - SUITE 250 - SPEC LAB SUITE

~14,080 RSF

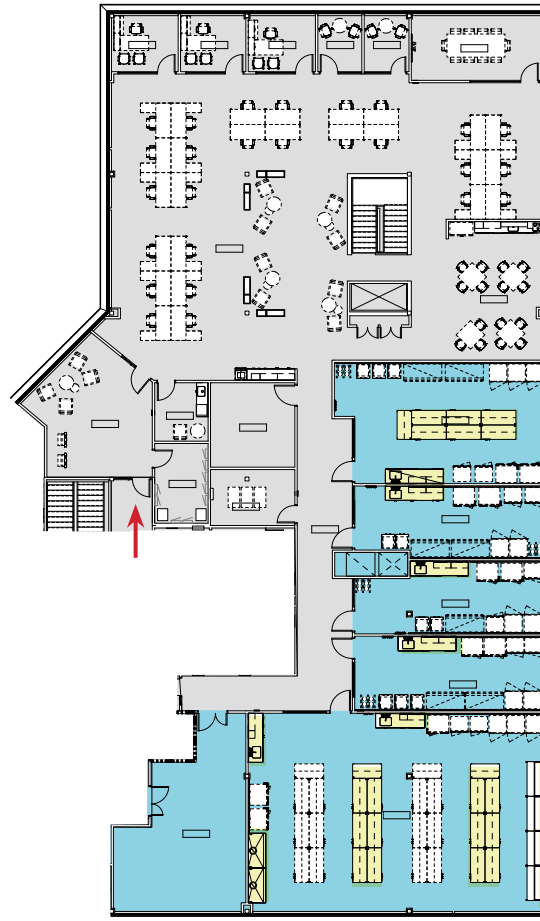
## LAB PORTION

- Single Pass Air
- 21 Lab Benches
- (4) Lab Support Rooms
- (2) 6 ft Fume Hood
- (5) Combination Emergency Shower and Eyewash Stations
- 1 Warehouse/1 Equipment Room
- Shipping and Receiving
- Plug & Play/Benching

## OFFICE PORTION

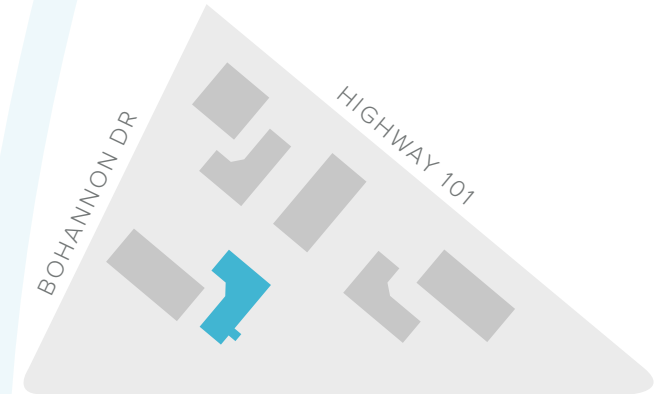
- 3 Private Offices
- 2 Huddle Rooms
- 1 Conference Room
- 3 Lounge Areas
- 1 Mother/Wellness Room
- 1 Electrical Room
- 1 IT/Server Room
- Break Room with Appliances
- Reception Area

*\*Hypothetical furniture plan*

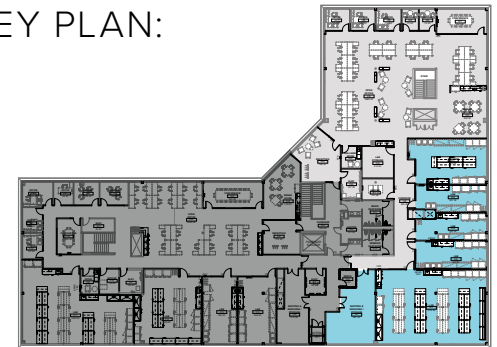


office lab spec lab

## SITE PLAN:



## KEY PLAN:



## BEST IN WELLNESS & OPERATIONS

- Kilroy is 100% carbon neutral across all operations
- LEED-EBOM Gold Certified
- BOMA 360 Certified
- Fitwel Certified
- WELL Health-Safety Rated

## ACCOLADES



## HEALTH & WELLNESS

Kilroy is embracing WELL Certifications and Health-Safety Ratings, a performance based system for measuring, certifying, and monitoring features of the built environment that impact the health, safety, and happiness of our partners. Being WELL Health-Safety Rated, Menlo Corporate Center, has achieved recognition on the following six health-safety themes:

- Cleaning and Sanitation Procedures
- Emergency Preparedness Programs
- Health Service Resources
- Air & Water Quality Management
- Stakeholder Engagement & Communication
- Innovation













We're proud to recognize these features that promote best practices in design and construction to achieve optimal health and wellness.

## ABOUT KILROY

Kilroy Realty Corporation (NYSE: KRC) is a publicly traded real estate investment trust ("REIT") and member of the S&P MidCap 400 Index with more than seven decades of experience developing, acquiring and managing office, life science and mixed-use projects. Kilroy Realty Corporation is a leading workplace landlord and developer. The company has earned **global recognition for sustainability**, building operations, and innovation. Kilroy's business environments drive **creativity, productivity** and **employee retention** for leading media, health, science and technology companies.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are currently operating and managing ~16 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and Greater Austin; spaces that redefine life for the better.

### KILROYREALTY.COM

 <p><b>CARBON NEUTRAL OPERATIONS</b> Kilroy achieved Carbon Neutral Operations, 2020 - 2023</p>	 <p><b>ENERGY STAR</b> 72% Portfolio Certified Partner of the Year, 2014 - 2023 Sustained Excellence, 2016 - 2023</p>	 <p><b>LEED</b> 70% Portfolio Certified 94% of our LEED Certifications are at the Gold and Platinum Levels</p>	 <p><b>FITWEL</b> 44% Portfolio Certified</p>
 <p><b>GRESB</b> Regional Sector Leader, Americas (Development, Diversified), 2022-2023 5-Star Rating, 2015 - 2023</p>	 <p><b>NAREIT</b> Leader in the Light Award Winner Leader in the Light Award, Office Sector, 2014-2021 Most Innovative, 2018, 2020</p>	 <p><b>GREEN LEASE LEADERS</b> Leader, 2020 - 2023 Gold Level, 2020 - 2023</p>	 <p><b>BLOOMBERG GENDER EQUALITY INDEX</b> Member, 2020 - 2023</p>
 <p><b>NEWSWEEK</b> America's Most Responsible Companies, 2020-2023</p>	 <p><b>BEST IN BUILDING HEALTH</b> Fitwel Excellence Award, Most Certifications of All Time, 2019-2022</p>	 <p><b>S&amp;P SUSTAINABILITY YEARBOOK</b> Member, 2018-2023</p>	 <p><b>US EPA GREEN POWER PARTNERSHIP</b> National Top 100 Green Power Users, 2021-2023</p>