

# 525-545

MIDDLEFIELD ROAD

# MENLO MCCANDLESS OFFICE PARK

MENLO PARK



545 MIDDLEFIELD - SUITE 180: ±3,338 SF

535 MIDDLEFIELD - SUITE 160: ±3,626 SF



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## MENLO PARK



## AVAILABLE

### 545 MIDDLEFIELD ROAD

Suite 180: ±3,338 SF

- Available November 1, 2019
- Highly Improved Class A Office Suite
- Ideal for: VC, Finance, Law, Foundations, Consulting, Professional Office
- Open Space, 2-3 Conference Rooms, 4-5 Offices + Kitchen Located Adjacent to New Common Area: Showers and Conference Room

### 535 MIDDLEFIELD ROAD

Suite 160: ±3,626 SF

- Available December 1, 2019 (Possible Sooner)
- Conference Room, 4 Offices, Kitchen, Large Open Area
- **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, Tely video conferencing, wireless and wired internet connections, phone and whiteboards to facilitate effective presentation and collaboration meetings.
  - Men's/Women's Restrooms
  - 6 EV Charging Stations
  - Outdoor Seating Area

## PARK AMENITIES

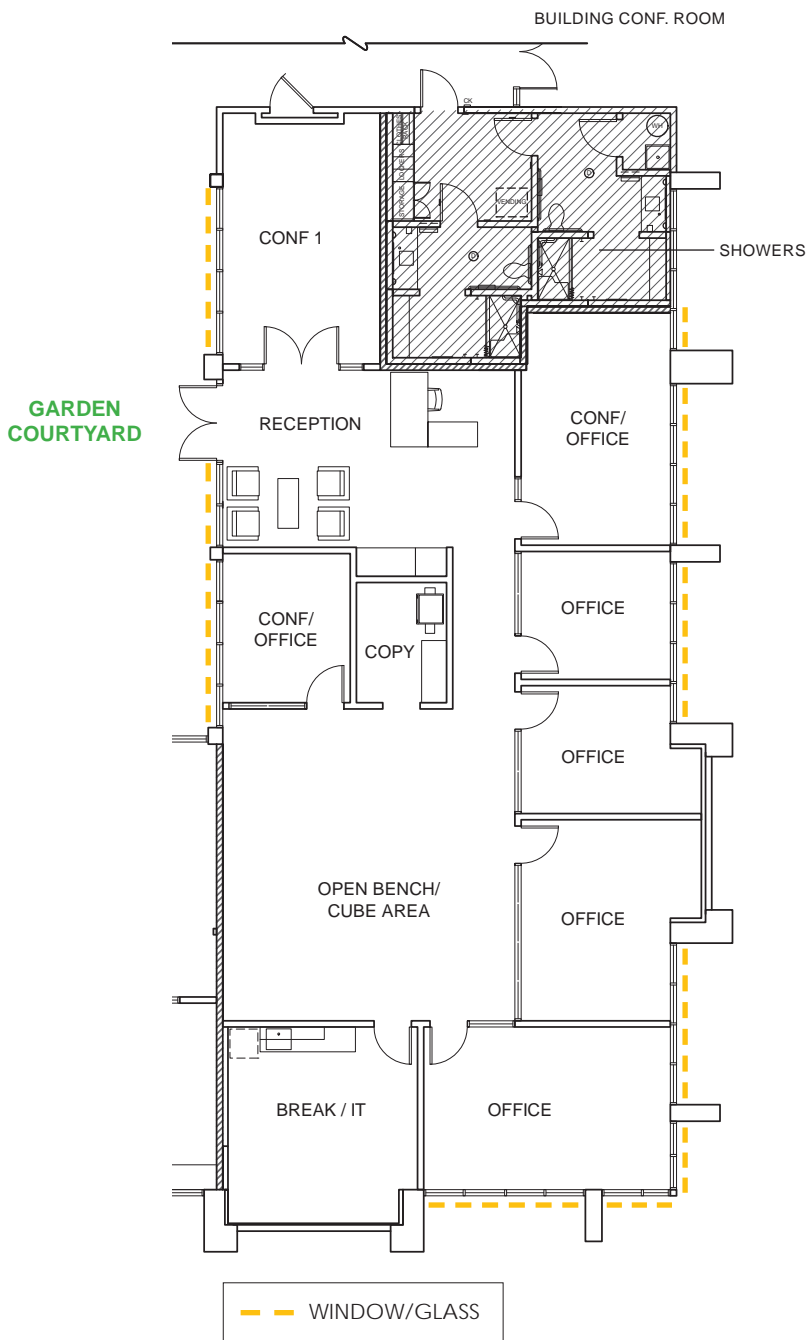
- 3 Building Class A Garden Office Park
- Lush Garden/Secured Garden Courtyard
- Extensive Windowline
- Abundant On-Site Parking
- High Identity - Project Building Signage on Middlefield Road
- Walk to:
  - Menlo Park Caltrain
  - Downtown Menlo Park
  - Menlo/Atherton High School

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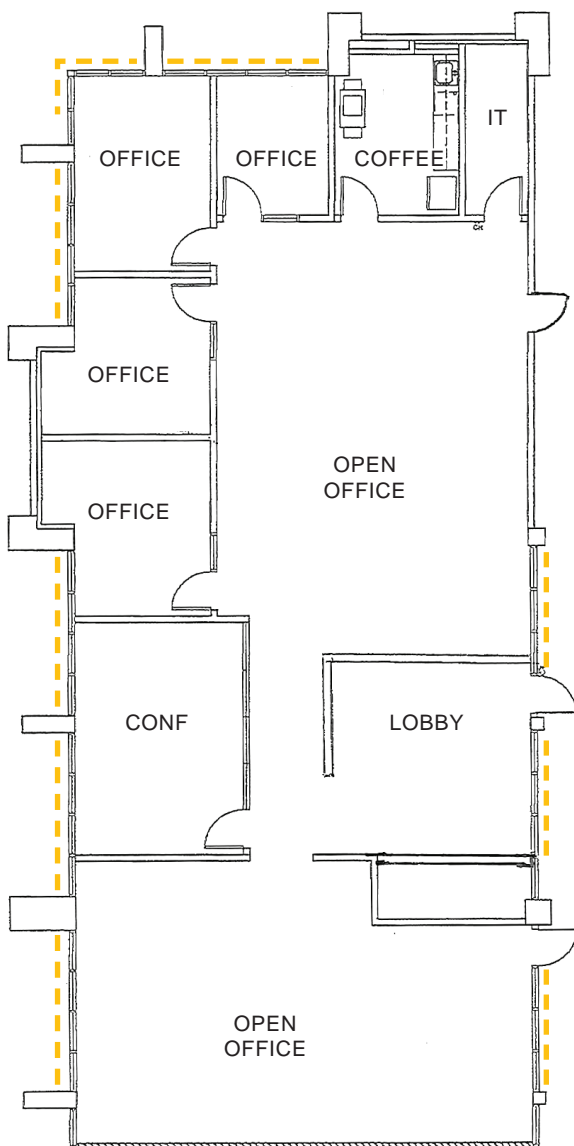


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GARDEN  
COURTYARD



--- WINDOW/GLASS