



AMENITY RICH LOCATION

TRANSIT ORIENTED

SUSTAINABLE DESIGN

STATION —1300—

MENLO PARK, CA

www.Station1300.com

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CBRE

STATION —1300—

Station 1300 is a new transit-oriented, mixed-use development located adjacent to downtown Menlo Park and Caltrain station. Station 1300 will include two Class A+ office buildings, 183 apartments, retail and dining underground parking, as well as inviting plazas and open spaces. It will be a center of activity for the community and tenants will enjoy downtown Menlo Park businesses and eateries.

Station 1300 will appeal to those seeking an amenity rich marquee downtown location. The office buildings are designed to accommodate both tech users who prefer an open office layout and professional office users who want a private office center floor plan. The development offers approximately 200,000 SF of office space and will feature an activated Station Plaza, which offers an indoor/outdoor experience for working, breaks, gatherings, and events.

PROPERTY FEATURES

- New, transit-oriented, mixed-use development
- Two, Class A+ office buildings
- Approximately 200,000 SF of office space
- 183 Luxury apartments
- Approximately 29,000 SF of restaurants and retail space
- Underground parking
- Office parking 3.3/1,000 SF



LIFESTYLE FEATURES

- Numerous retail and dining options
- Nearby hotels
- Community plazas and open spaces
- Secure bicycle storage
- Showers and changing rooms
- Zip Car on-site
- Dog park
- Electric car charging stations
- Caltrain Go Pass for tenants' employees



SUSTAINABILITY

- Over 2,000 solar panels on roofs
- Targeting LEED Gold certification



Outdoor Plazas
& Community Spaces



Restaurants



Transit



183 Apartments



Dog Park



Retail
Amenities



FLOOR PLANS

NORTH BUILDING



OPEN OFFICE TEST FIT

RSF	38,516
Benching	44
Workstations	283
Offices	52
Conference Rooms	8
SF/Person	115



PROFESSIONAL OFFICE TEST FIT

RSF	38,516
Headcount	180
Workstations	32
Offices	148
Conference Rooms	7
SF/Person	213

FLOOR PLANS

SOUTH BUILDING



OPEN OFFICE TEST FIT

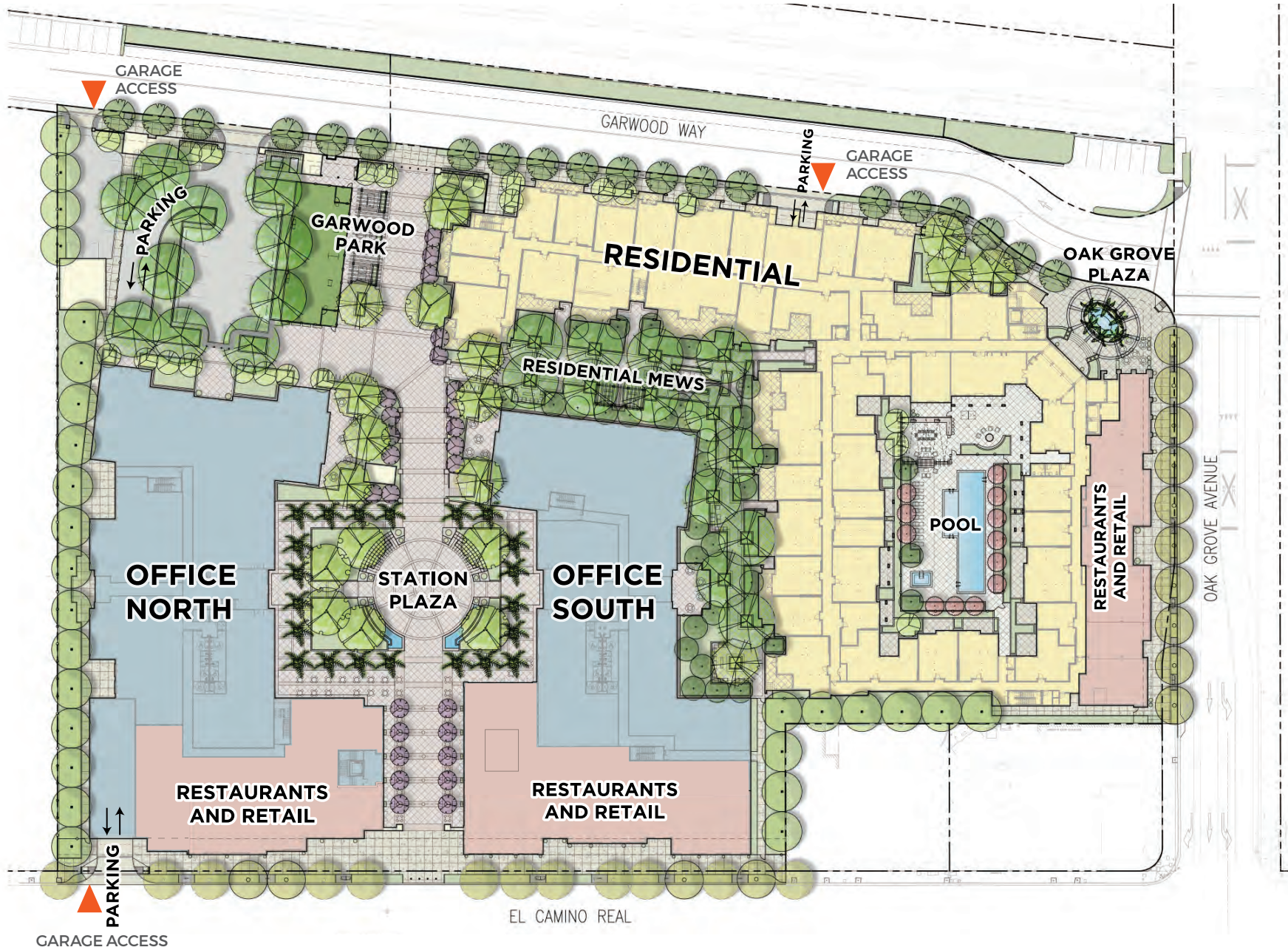
RSF	31,019
Headcount	276
Workstations	245
Offices	31
Conference Rooms	6
SF/Person	112



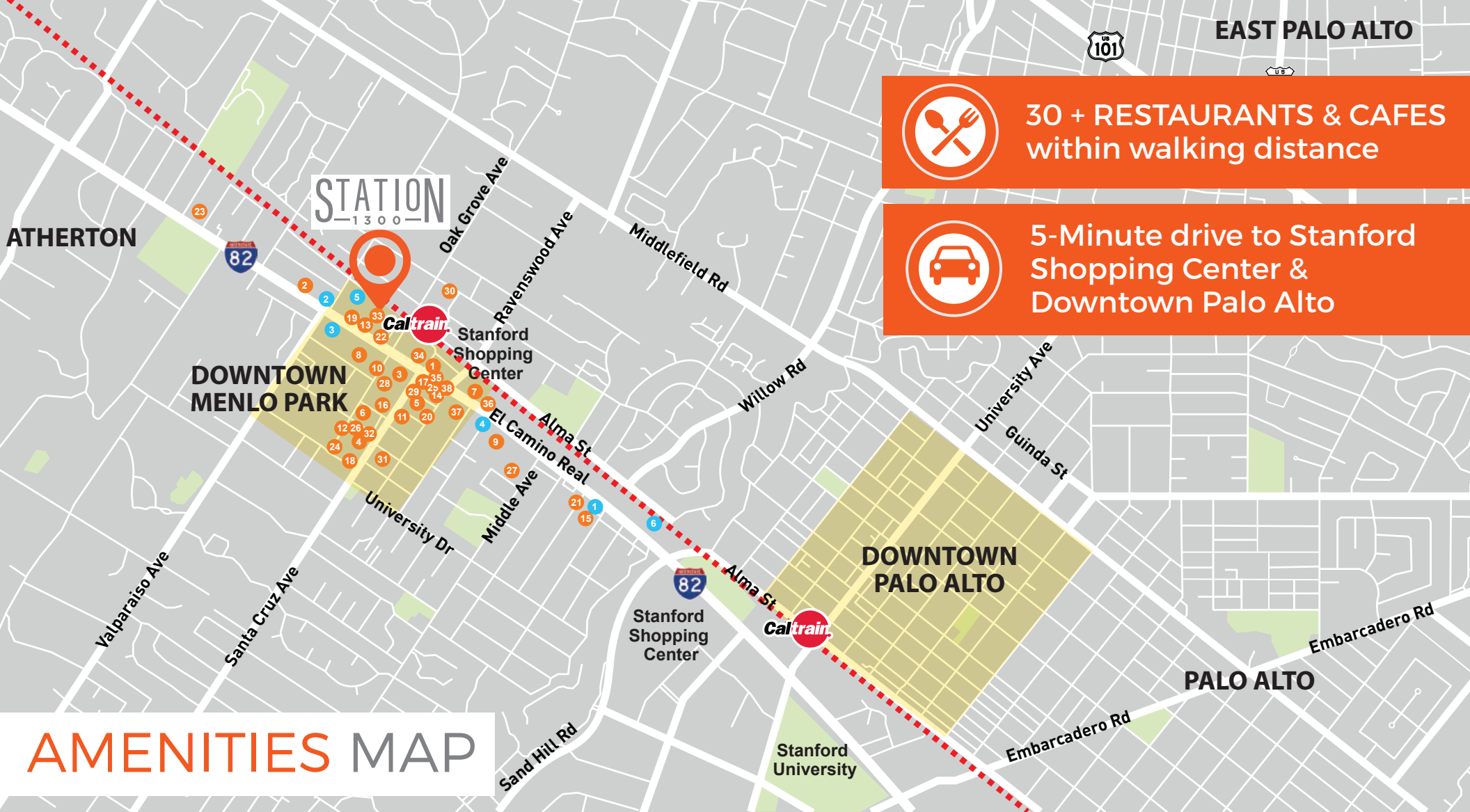
PROFESSIONAL OFFICE TEST FIT

RSF	31,019
Headcount	142
Workstations	28
Offices	114
Conference Rooms	6
SF/Person	218

SITE PLAN



MENLO PARK
CALTRAIN
STATION



AMENITIES MAP

RESTAURANTS

- | | | | | |
|----------------------------------|--------------------------|--------------------------------|--------------------------------------|--------------------------------|
| 1 Café Borrone | 9 Cook's Seafood | 17 Mama Coco Cocina Mexicana | 25 Trellis Restaurant | 33 British Banker's Club |
| 2 Gombei Japanese Restaurant | 10 Phil's Kitchen | 18 LB Steak Menlo Park | 26 Ann's Coffee Shop | 34 Kyoto Sushi |
| 3 Stacks | 11 Bistro Vida | 19 Fey Restaurant | 27 Rubio's Coastal Grill | 35 Yum Cha Palace |
| 4 The Refuge | 12 Carpaccio | 20 Chef Kwans | 28 Piccolo Ristorante Italiano | 36 MP Mongolian BBQ |
| 5 Left Bank Menlo Park Brasserie | 13 Naomi Sushi | 21 Oasis | 29 Applewood Pizza | 37 Octopus Japanese Restaurant |
| 6 Shiok! Singapore Kitchen | 14 Café Del Sol | 22 Jason's Café | 30 J & J Hawaiian BBQ | 38 Black Pepper |
| 7 Jeffrey's Hamburgers | 15 Koma Sushi Restaurant | 23 Celia's | 31 Galata Bistro Mediterranean Grill | |
| 8 Sultana | 16 Juban Yakiniku House | 24 Amici's East Coast Pizzeria | 32 Angelo Mio | |

HOTELS

- 1 Stanford Inn
- 2 Future Boutique Hotel
- 3 Menlo Park Inn
- 4 Hotel Lucent
- 5 Residence Inn by Marriott Palo Alto Menlo Park
- 6 Stanford Park Hotel



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CBRE

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