

# R&D Facility For Lease

## 1215 Chrysler Drive

Menlo Park, CA



## ±12,500 Square Feet Available

As exclusive agent(s), we are pleased to offer the following space:

- ◆ ±4,824 SF of Office, Second Floor ±2,400 SF
- ◆ 9 Private Offices, Furniture Included
- ◆ 2 Conference Rooms, Lunch Room, 2 ADA Restrooms + 1 Second Floor Restroom
- ◆ Fenced Rear Yard with Covered Work Area, 2/1000 Parking on Side and Front
- ◆ 2 Grade Level Doors (12' x 14') with Electric Drive Motors
- ◆ Bohannon Park Location, Close to Facebook
- ◆ Power: 800 Amps; 480 Volts, 3-Phase, 4 Wire with Stepdown to 110, 220 and 240 Volts
- ◆ 20' Insulated Warehouse Ceiling Height, Skylights, Fire Sprinkler System, Epoxy Floor
- ◆ Zoning: **R-MU 13 (Residential Mixed Use)**, also Allows Retail Services/Office Use
- ◆ ±29,887 Square Foot Parcel
- ◆ Close to Highway 101, Marsh Road Exit, Bay Front Expressway and Dumbarton Bridge
- ◆ Owner will Consider a Joint Venture Development of a High Density Residential Project with a Qualified Partner
- ◆ Rental Rate: \$2.75/sf NNN  
Net Taxes: ±\$0.0333/sf/month  
Insurance: Estimated ±\$0.0367/sf/month  
Maintenance: Estimated ±\$0.0400/sf/month  
Total Estimated Net Costs: ±\$0.110/sf/month



**John Weatherby** 650.358.5269 [jweatherby@ngkf.com](mailto:jweatherby@ngkf.com) CA RE License #00640295

**Mark Lockenmeyer** 650.358.5257 [mlockenmeyer@ngkf.com](mailto:mlockenmeyer@ngkf.com) CA RE License #01995166

**Juan de Leon** 650.572.6573 [Juan.deLeon@ngkf.com](mailto:Juan.deLeon@ngkf.com) CA RE License #01383120

2950 South Delaware Street, Suite 125, San Mateo, CA 94403

[www.ngkf.com](http://www.ngkf.com)

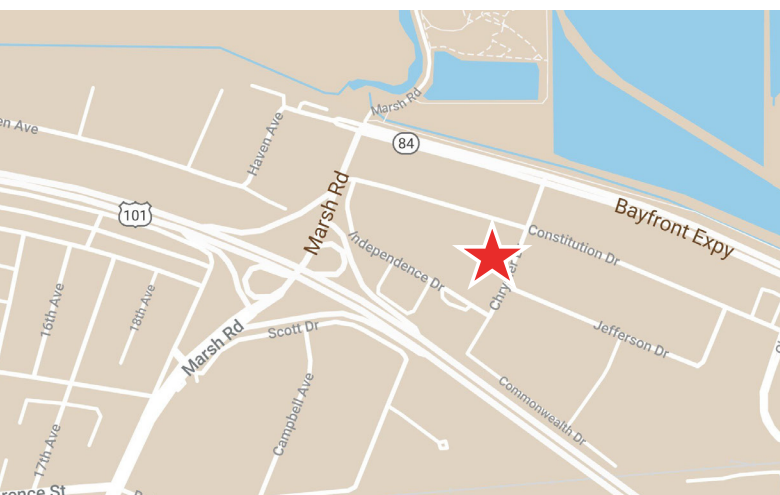
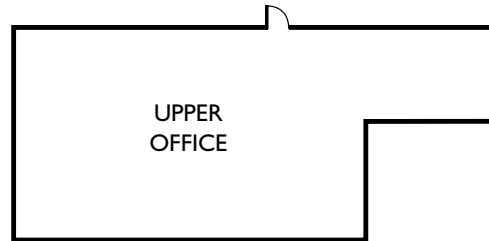
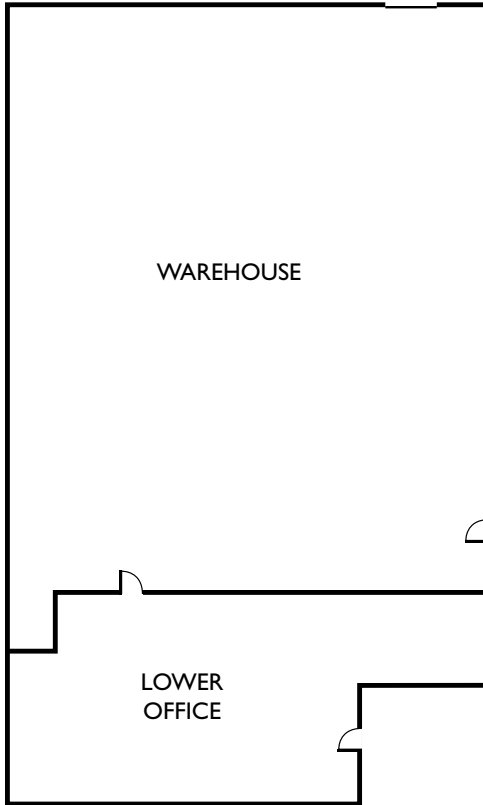
The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

17-1440 • 06/20

# R&D Facility For Lease

# 1215 Chrysler Drive

# Menlo Park, CA



**John Weatherby** 650.358.5269 [jweatherby@ngkf.com](mailto:jweatherby@ngkf.com) CA RE License #00640295

**Mark Lockenmeyer** 650.358.5257 [mlockenmeyer@ngkf.com](mailto:mlockenmeyer@ngkf.com) CA RE License #01995166

**Juan de Leon** 650.572.6573 [Juan.deLeon@ngkf.com](mailto:Juan.deLeon@ngkf.com) CA RE License #01383120

**2950 South Delaware Street, Suite 125, San Mateo, CA 94403**

**www.ngkf.com**



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

17-1440 • 06/20