

Fully Approved!

# Downtown Menlo Park REVITALIZED

±55,000 Sq Ft Mixed-Use Development

- ▶ ±22,500 Sq Ft of Class A+ Office (Multiple Demising Options)

TRANSIT - ORIENTED



Delivery Q4 2019

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PRINCE STREET PARTNERS



Newmark Knight Frank



# Downtown Menlo Park

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and Tenant Map

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# HIGHLIGHTS

- » Incomparable Class A+ Office Space For Lease
- » Irreplaceable Location Attributes;
  - Walk Centric – Eat Centric –
  - Bike Centric – Transit Centric
- » Ample Underground, Secured Parking (±4/1000) Including 5 EV Charging Stations
- » Bike Storage
- » Abundant Outdoor Space Amongst the Building's Five Covered Terraces
- » Premier Architecture and Design by Hayes Group Architects
- » Designed to LEED Gold Standard

Developer



PRINCE STREET  
PARTNERS

Architect

HAYES  
GROUP  
ARCHI  
TECTS



# Project Timeline



**September  
2018**

**October  
2019**

**February  
2020**

Groundbreaking

Delivery/Tenant  
Improvements  
Commence

Tenant Occupancy

# Downtown Menlo Park Current Development Map and Notable Walk to Amenities

**Station 1300**  
1300 El Camino Real  
200k sf New Development

**506 & 556 SANTA CRUZ**

**Caltrain**  
CALTRAIN STATION  
MENLO PARK  
BABY BULLET

**1020 Alma**  
1020 Alma Street  
25k sf Under Construction  
Tenants to Include:  
Hillspire LLC,  
Schmidt Family Foundation,  
Schmidt Ocean Institute

- ### AMENITIES
- 1010 El Camino Real  
**Café Borrone**
  - 555 Santa Cruz Ave  
**British Bankers Club**
  - 635 Santa Cruz Ave  
**Leftbank Brasserie**
  - 1149 Chestnut St  
**Coffeabar**
  - 1143 Crane St  
**The Refuge**
  - Bistro Vida**  
641 Santa Cruz Ave  
**Bistro Vida**
  - MADMOISELLE COLETTE**  
816 Santa Cruz Ave  
**Mademoiselle Café**
  - 827 Santa Cruz Ave  
**Galata Bistro**
  - ANGELA MIO**  
820 Santa Cruz Ave  
**Ristorante Angelo Mio**

### WHAT'S NEW

Menlo Park's revitalized downtown includes several transformative, mixed-use developments slated to attract a new and young demographic to work and live within a few blocks of Santa Cruz Avenue. The resurgence of downtown Menlo Park also includes 6 'street cafes' as part of the street dining program. **506 & 556 Santa Cruz Avenue**, alongside other city programs, are set to evoke a strong sense of community and connectivity, bringing renewed vibrancy to downtown Menlo Park.

**650 Live Oak**  
650 Live Oak Ave  
25k sf New Development

**500 El Camino**  
Stanford/Arrillaga  
220k sf of Class A Office Space



# BE CONNECTED



San Francisco:  
42 Minutes

SAN FRANCISCO

MILLBRAE

BURLINGAME

SAN MATEO

FOSTER CITY

REDWOOD CITY

BELMONT

MENLO PARK

PALO ALTO

MOUNTAIN VIEW

SUNNYVALE

SANTA CLARA

506/556 Santa Cruz Ave,  
Menlo Park

Downtown Palo Alto:  
3 Minutes

San Jose Diridon:  
26 Minutes

# SITE PLAN





# 506 SANTA CRUZ / SECOND FLOOR OFFICE

±5,098 RENTABLE SF

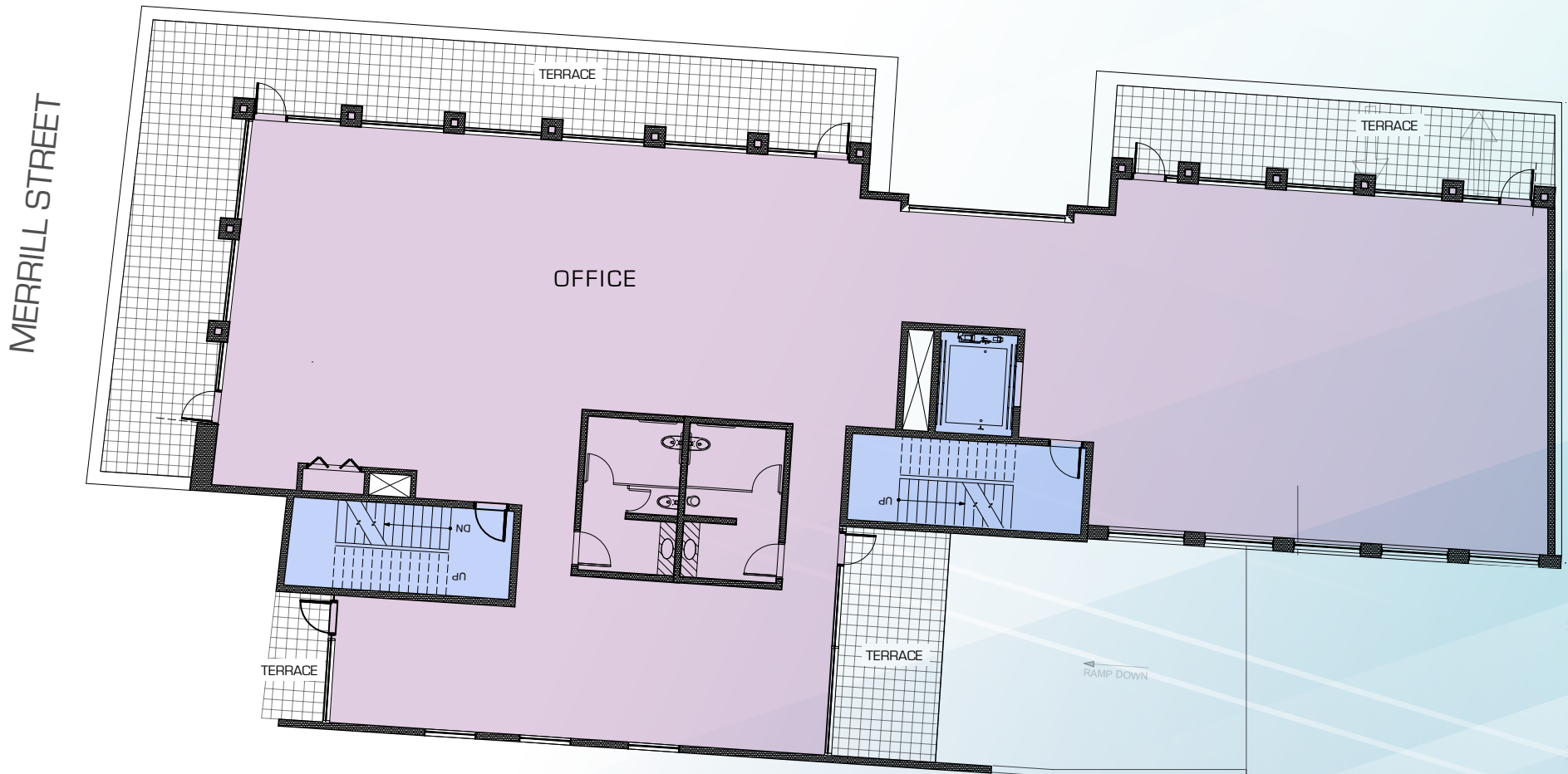






# 506 SANTA CRUZ / THIRD FLOOR OFFICE

±8,181 RENTABLE SF





# 506 SANTA CRUZ / THIRD FLOOR OFFICE

±8,181 RENTABLE SF // HYPOTHETICAL



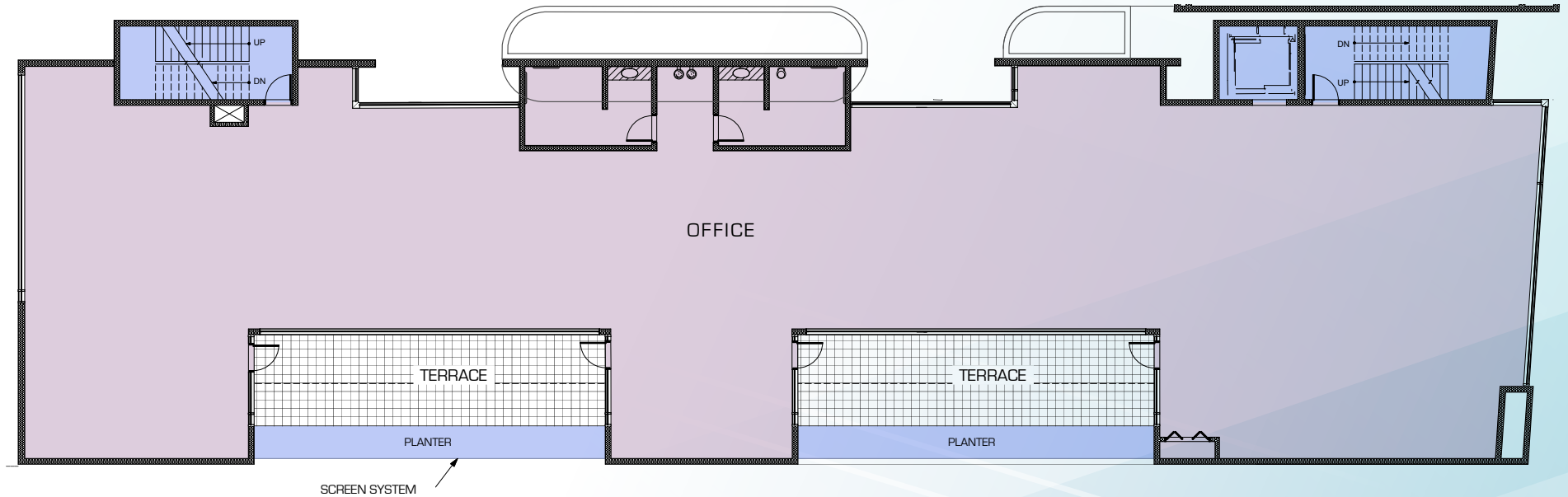
MERRILL STREET





# 556 SANTA CRUZ / SECOND FLOOR OFFICE

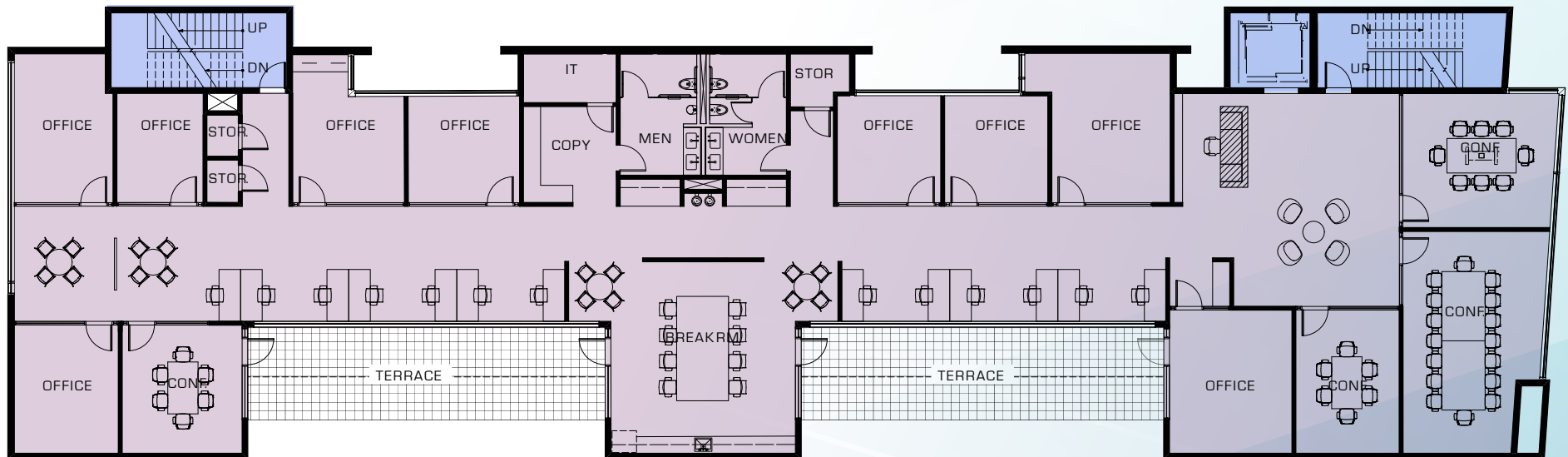
±9,238 RENTABLE SF





# 556 SANTA CRUZ / SECOND FLOOR OFFICE

±9,238 RENTABLE SF // HYPOTHETICAL





# Building Views





SIGNAGE

SIGNAGE



HAYES  
GROUP  
ARCHI  
TECTS



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Knight Frank

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