

# 525-545

MIDDLEFIELD ROAD

# MENLO MCCANDLESS OFFICE PARK

MENLO PARK



**AVAILABLE NOW**

545 MIDDLEFIELD - SUITE 180: ±3,338 SF

COMING SOON - APRIL 2020: ±5,329 SF



**Newmark  
Knight Frank**

**Cherie Wittry**  
650.688.8523  
cwittry@ngkf.com  
CA RE License #00863251

**Patty McGuigan**  
650.688.8519  
pmcguigan@ngkf.com  
CA RE License #00800652

245 Lytton Avenue, Suite 150, Palo Alto, CA 94301 T 650.322.2600

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.

16-0916•08/19

525-545  
MIDDLEFIELD ROAD

# MENLO MCCANDLESS OFFICE PARK

## MENLO PARK



## AVAILABLE

545 MIDDLEFIELD ROAD  
Suite 180: ±3,338 SF

- Available Now
- 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

NEW SECOND FLOOR SUITE  
COMING AVAILABLE: APRIL 1, 2020  
545 MIDDLEFIELD ROAD  
Suite 210: ±5,329 SF

- High-End Improvements
- Extensive Glass and Windowline
- 2 Conference Rooms, 9 Offices, 2 Work/Meeting Rooms, Kitchen & Open Area
- Do Not Disturb Tenant - Call Broker to Tour



## 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

## PROJECT NEW COMMON AREA AMENITIES:

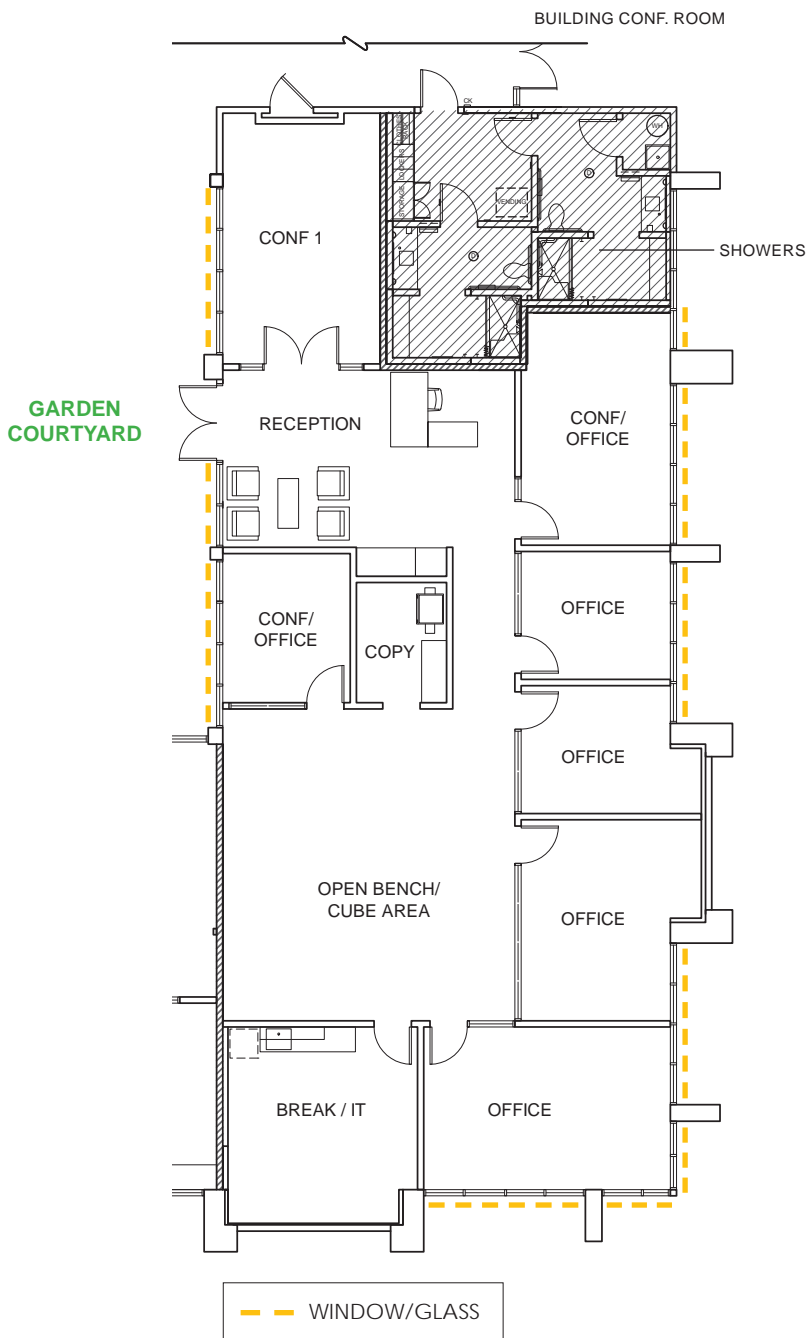
- Shower and Small Locker Room Facility - "Spa" Quality
- Common Conference Room is Outfitted with Modern Meeting Equipment - Flat-screen HDMI Connected Monitor, Tely Vdeo Conferencing, Wireless/Wired Internet Connections, Phone and Whiteboards
- Men's/Women's Restrooms
- 6 EV Charging Stations
- Outdoor Seating Areas

**525-545**  
MIDDLEFIELD ROAD

# MENLO MCCANDLESS OFFICE PARK

**MENLO PARK**

**545 Middlefield Road, Menlo Park - Suite 180: ±3,338 SF**



# 525-545

MIDDLEFIELD ROAD

# MENLO MCCANDLESS OFFICE PARK

MENLO PARK

545 Middlefield Road, Menlo Park - Suite 210: ±5,329 SF

