



MENLO
CORPORATE
CENTER

IT'S TIME TO GET INSPIRED



ABOUT US

Collect your thoughts during a stroll on the nearby Bay Trail. Find some shade under a pack of campus trees. You stress enough over morning meetings and impromptu deadlines. Menlo Corporate Center (MCC), a seven office building campus, offers you and your team a workspace for your mind and soul to refresh and revive.



CLASS A

Class A, 378,000 sf, multi-building office campus setting with **on site management**



FITNESS CENTER

with state-of-the-art equipment, **showers** and lockers



CAFE

on-site Lee's Deli with adjacent indoor seated gathering area and **outdoor patio**



CONNECTED

indoor/outdoor meeting areas with wireless internet and fiber optic internet available



NEAR THE ACTION

close proximity to three downtowns: Menlo Park, Palo Alto and Redwood City



EASY ACCESS

complimentary **Caltrain and Marguerite shuttles**; easy access from 101

MULTI-BUILDING CAMPUS MAP

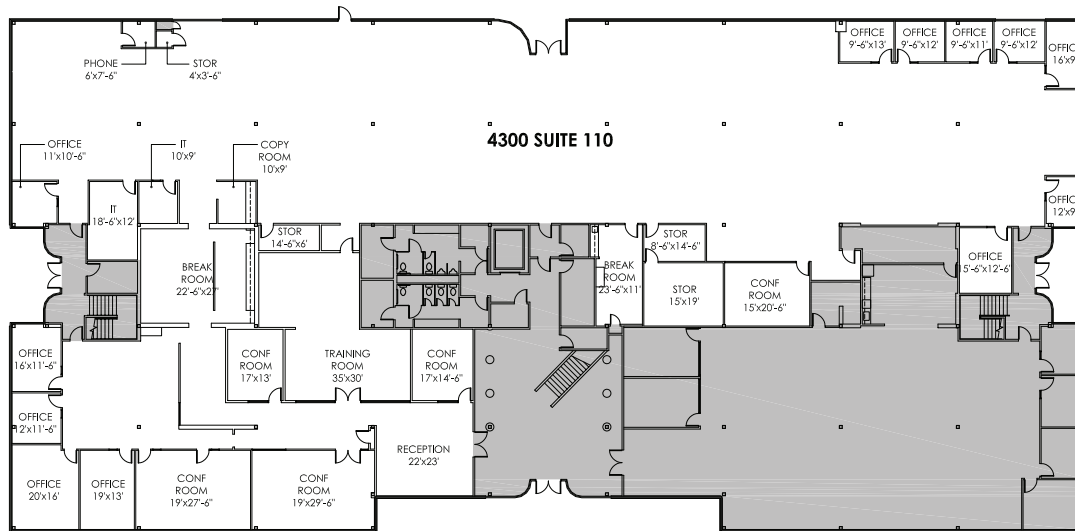
- A** Cafe and Fitness Center
- B** Outdoor Seating
- C** Broker Parking
- D** Shuttle Stop - Marguerite
- E** Shuttle Stop - Caltrain
- ▲** Main Entrance of the Building
- ▲** Driveway Entrance to Property
- Covered Carports



MENLO CORPORATE CENTER AVAILABILITY - FIRST FLOOR

BUILDING 4300 | SUITE 110

CURRENT LAYOUT



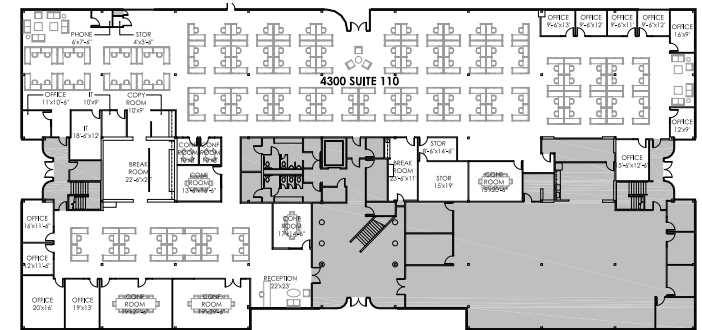
Specs:

- Suite 110: 24,130 RSF
- Multiple conference rooms
- 1 reception
- Great open plan with varying offices
- Extensive window line
- Tenant monument signage
- Available 10/1/19
- First floor showers
- Can assemble 33,389 SF in Building 4300
- Can assemble 64,207 SF in Building 4300 Suite 110, 230 and Building 4400 Suite 110, 120, 200

HYPOTHETICAL BENCH // (186) 2.5'x6'



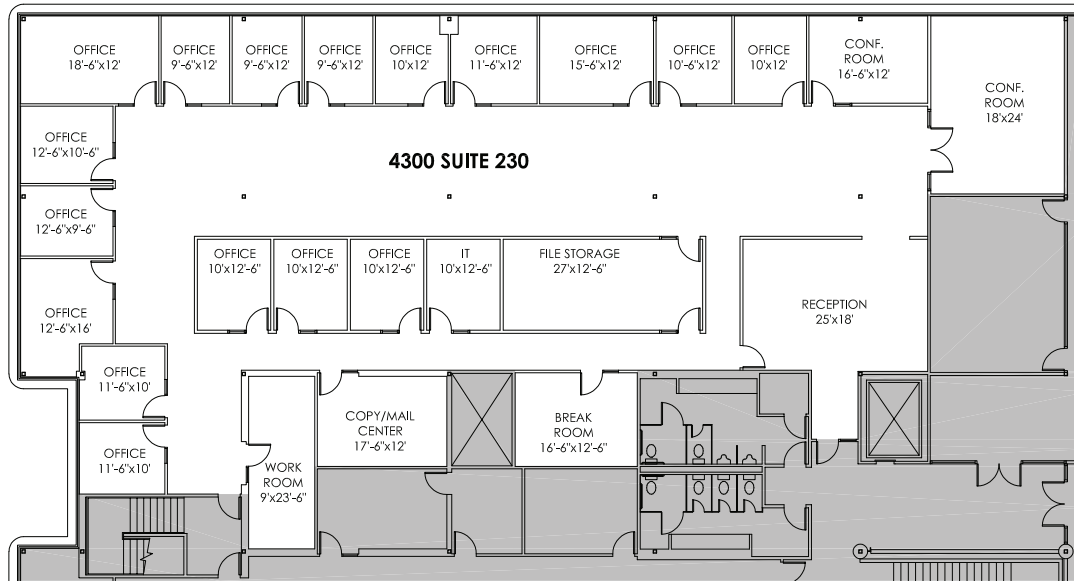
HYPOTHETICAL CUBICLE // (126) 6'x6'



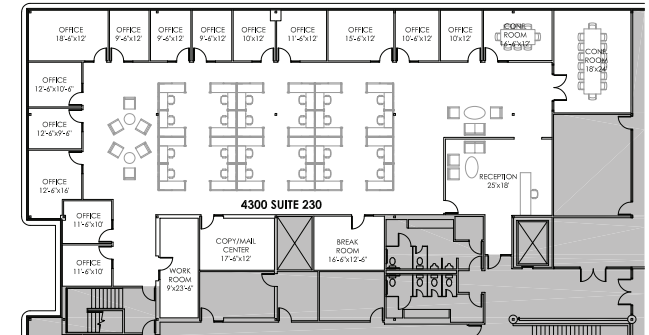
MENLO CORPORATE CENTER AVAILABILITY - SECOND FLOOR

BUILDING 4300 | SUITE 230

CURRENT LAYOUT



HYPOTHETICAL CUBICLE // (24) 6'x6'

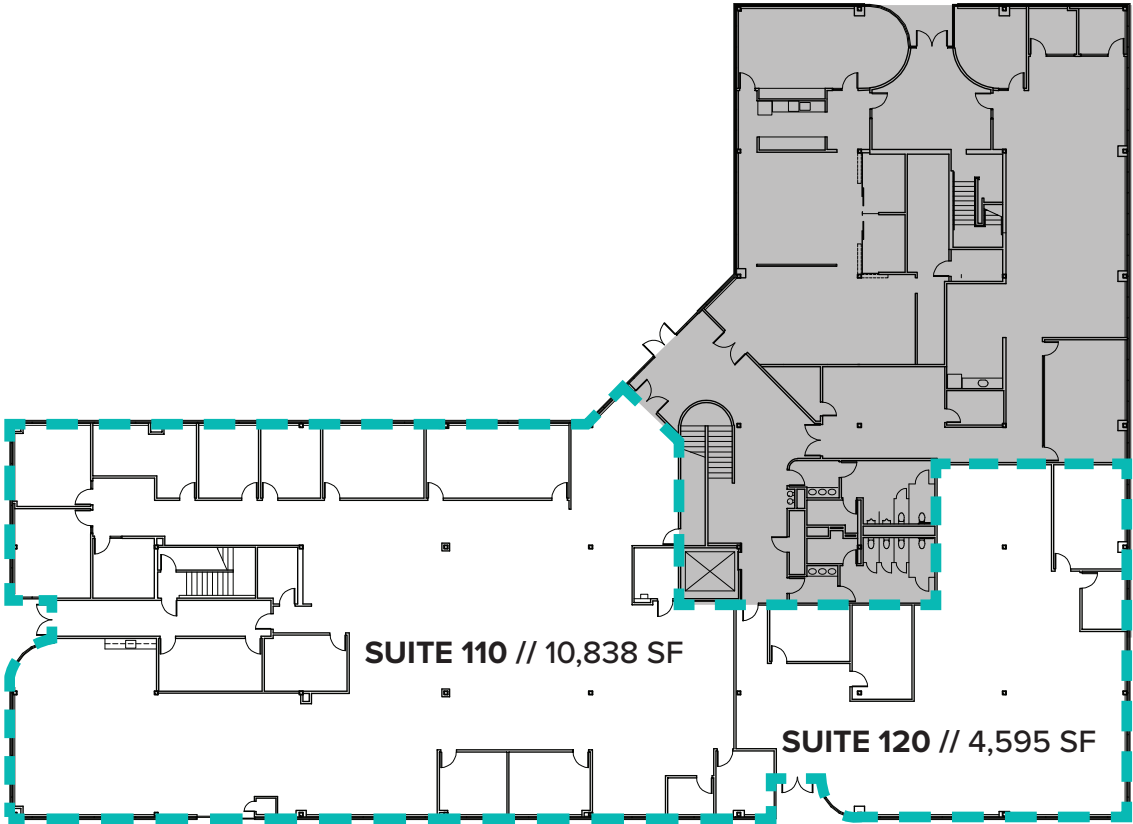


Specs:

- Suite 230: 9,259 RSF
- Professional services buildout
- Extensive window line
- 2 conference rooms
- Executive reception with seating area
- 17 offices, 2 conference rooms, work room, file storage, kitchen, server room and open area
- Available 10/1/19
- Can assemble 33,389 SF in Building 4300
- Can assemble 64,207 SF in Building 4300 Suite 110, 230 and Building 4400 Suite 110, 120, 200

MENLO CORPORATE CENTER AVAILABILITY - FIRST FLOOR

BUILDING 4400 | SUITE 110, 120

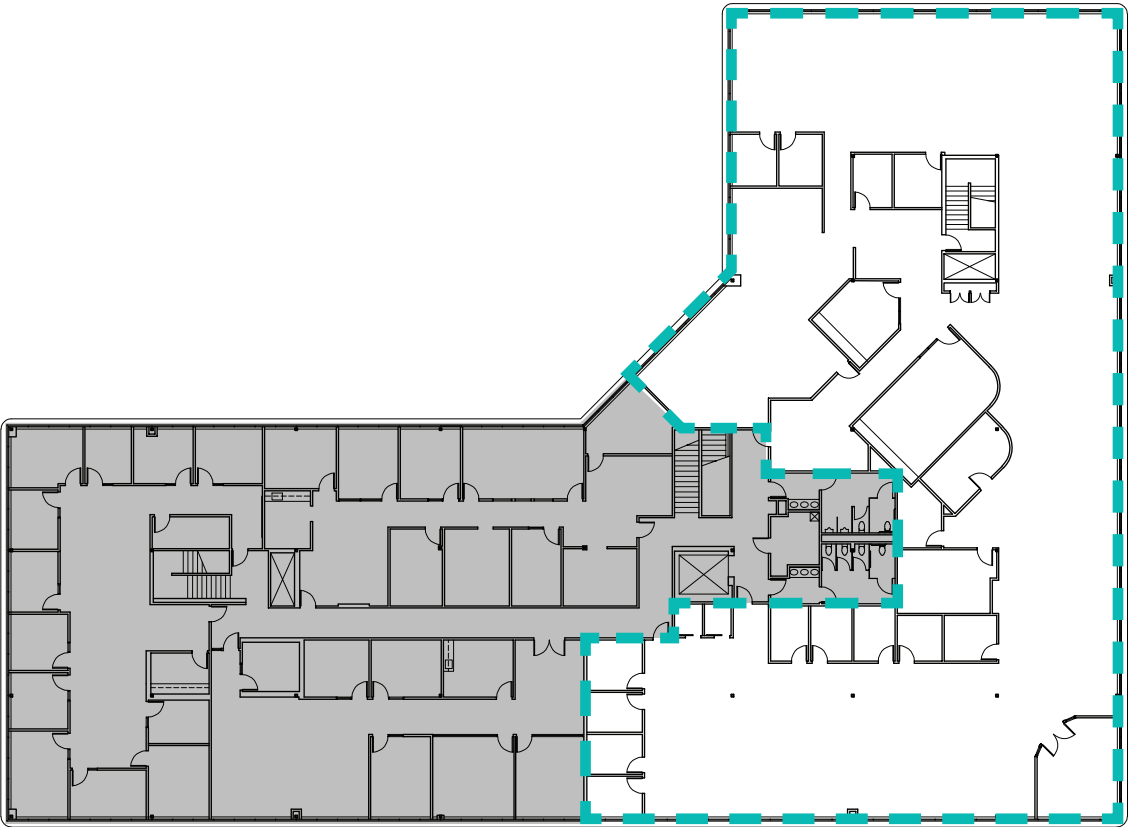


Specs:

- Suite 110 & 120 : 15,433 SF Total
- Available 1/1/20
- First floor showers
- Can assemble 30,818 SF in Building 4400
- Can assemble 64,207 SF in Building 4400 Suite 110, 120, 200 and Building 4300 Suite 110, 230

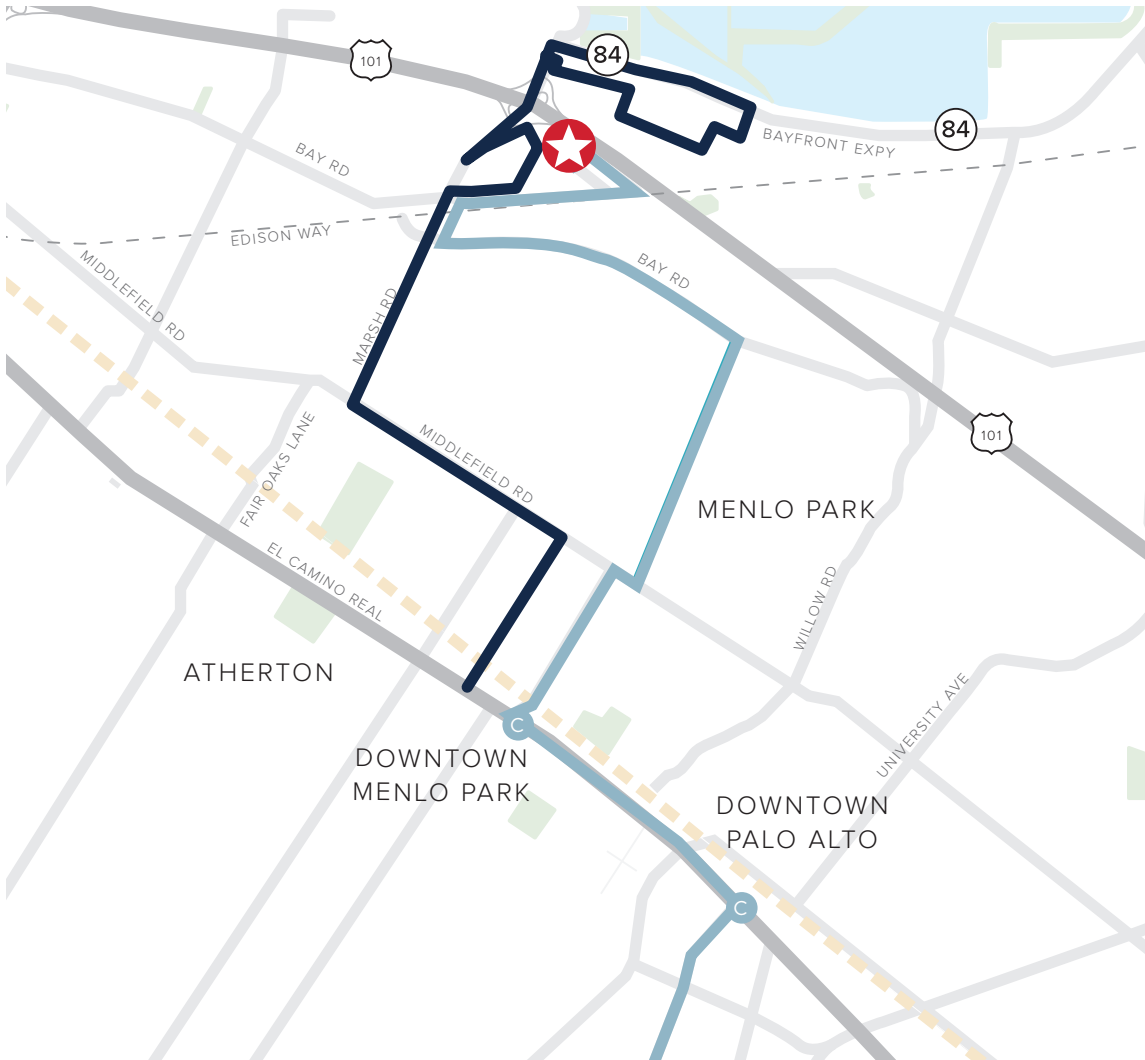
MENLO CORPORATE CENTER AVAILABILITY - SECOND FLOOR

BUILDING 4400 | SUITE 200



Specs:

- Suite 200: 15,385 RSF Total
- Available 1/1/20
- Can assemble 30,818 SF in Building 4400
- Can assemble 64,207 SF in Building 4400 Suite 110, 120, 200 and Building 4300 Suite 110, 230








TRANSPORTATION: EASY STREET

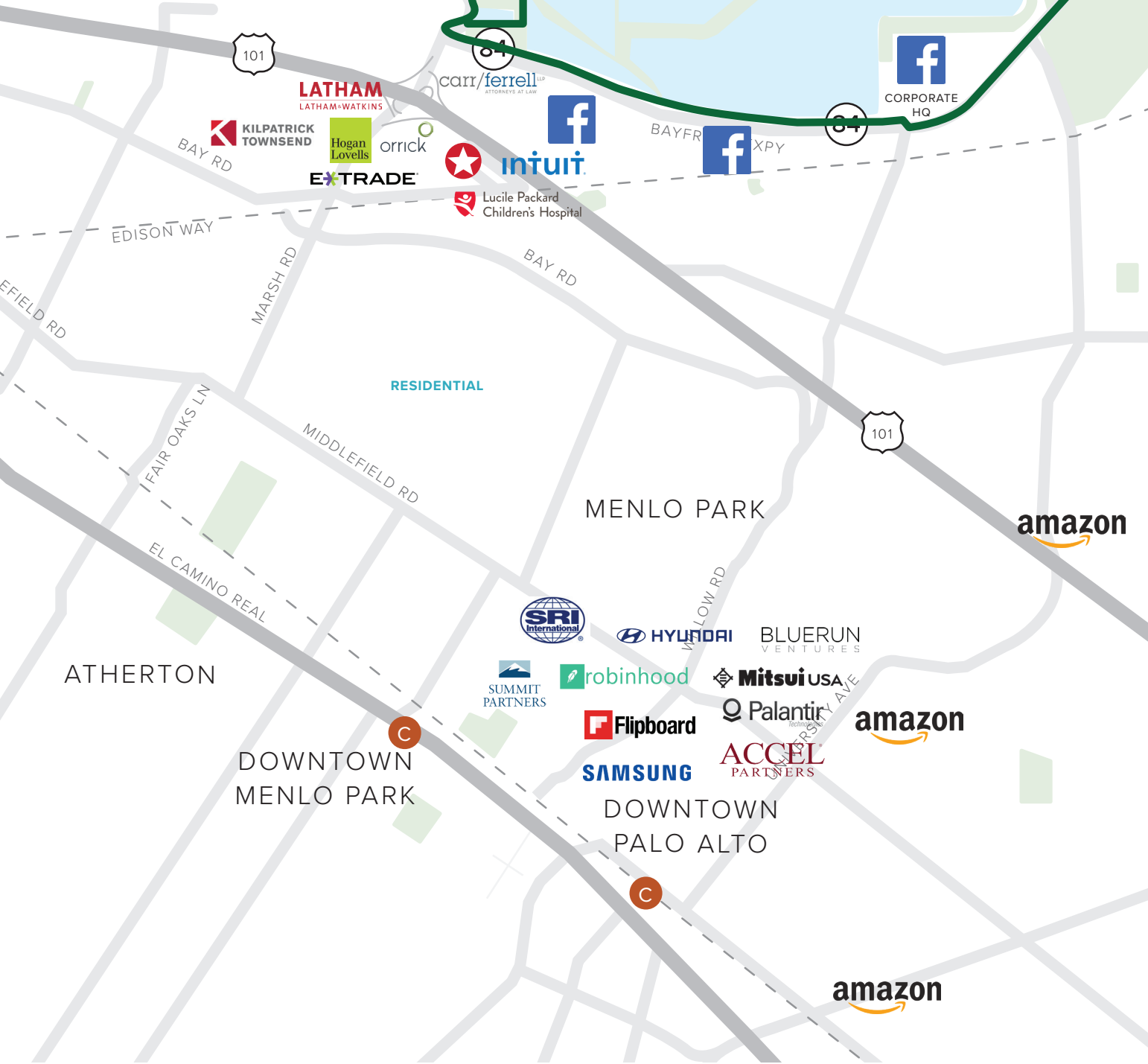
Here's the answer to all your commuting woes. With close proximity to highways 101, 84, and 92, and complimentary Caltrain and Marguerite shuttles, getting in and out of the office has never been easier.

Caltrain Schedule:
caltrain.com/schedules/weekdaytimetable.html

Marguerite Shuttle Schedule (all day shuttle):
transportation.stanford.edu/marguerite




Marsh Road Shuttle Schedule:
menlopark.org/DocumentCenter/View/318

-  **MENLO CORPORATE CENTER**
-  CALTRAIN STATION
-  CALTRAIN LINE
-  MARSH ROAD SHUTTLE
-  MARGUERITE SHUTTLE



INNOVATIVE NEIGHBORS

MCC is close to a number of notable companies, offering your business an opportunity for collaboration and networking. Some of the area's most notable names include Facebook, Intuit and Amazon.

-  MENLO CORPORATE CENTER
-  CALTRAIN STATION
-  BAY TRAIL

LOCAL INTERESTS

Within a 3.5 mile radius

The office is a hop and skip away from where you want to be. A quick ten minute drive brings you to any of three major downtown areas including Menlo Park (menlopark.org/776/Downtown), Palo Alto and Redwood City, for a quick bite or impromptu happy hour.



GROCERY

Costco
Safeway
Trader Joe's
Delucchi's Market & Delicatessen



FITNESS

Synergy Badminton
Studio K-Fit
Stretch Works
barre3



DINING

Starbucks
Los Gallos Taqueria
Freewheel Brewing Company



SERVICES

Future Dental Care
Hair Creations
Marsh Manor Cleaners
US Post Office
Wells Fargo Bank



SHOPPING

Paradise Flowers & Gifts
Kepler's Books



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