

 MENLO PARK LABS

# 1430/1440 O'BRIEN

D R I V E

MENLO PARK, CALIFORNIA

**±5,684 - ±12,400 sf**  
Suites available

MARY HINES | 650.358.5271  
GREGG DOMANICO | 650.769.3508

 **Newmark  
Knight Frank**

 **Kidder  
Mathews**

 **Principal**

 **TARLTON**



## Project Highlights

- Class A Life Science multi-tenant building opportunity - Divisible to  $\pm 5,684$  RSF
- Located in highly desirable Menlo Park Labs campus consisting of  $\pm 1$  Million SF of Bio-tech/Life Science/Med Device buildings
- Flexible floor plan
- New Class A amenities facility to house outdoor pool, café and lounge, full service gym with rock climbing wall and yoga studio - Opening Q2 2018
- Strong & experienced Life Science landlord
- Tenant improvements available for wet lab build out
- Easy access to highways 101/84/880
- Electric car charging ports available throughout Menlo Park Labs Campus
- Bike share service
- Shuttle Service
- Enterprise Car Share Program

# Available Suites

## 1430 O'Brien Drive

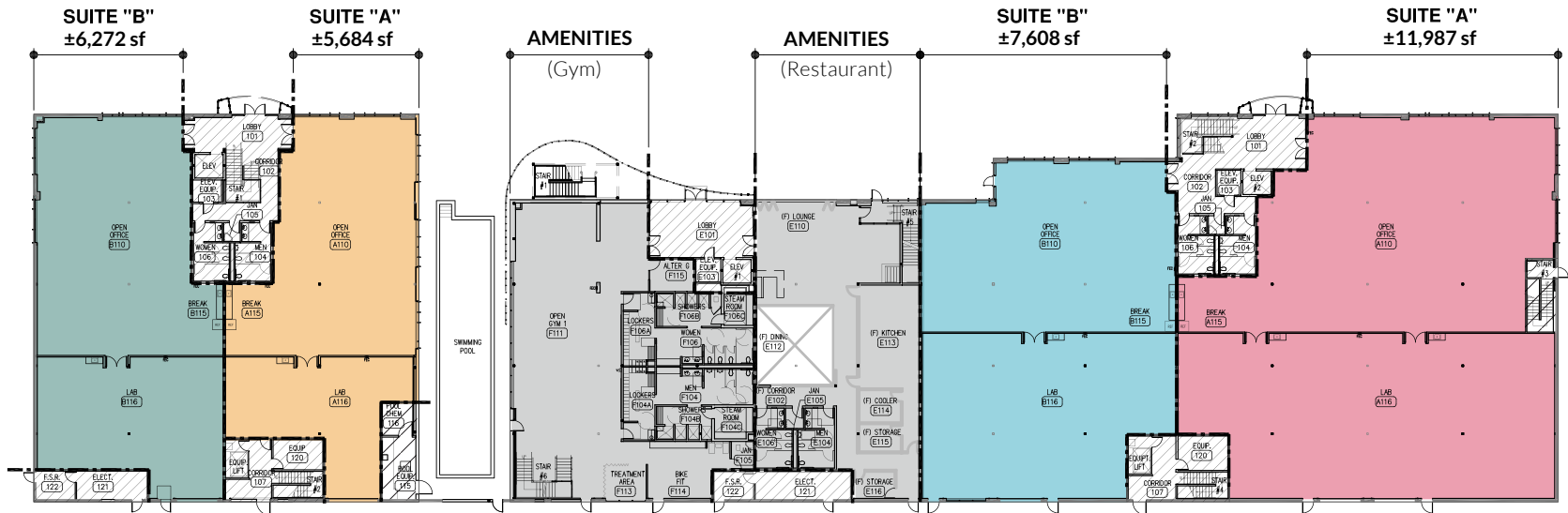
- Suite A: ±5,684 square feet
- Suite B: ±6,272 square feet
- Suite C: ±6,227 square feet
- Suite D: ±6,873 square feet

## 1440 O'Brien Drive

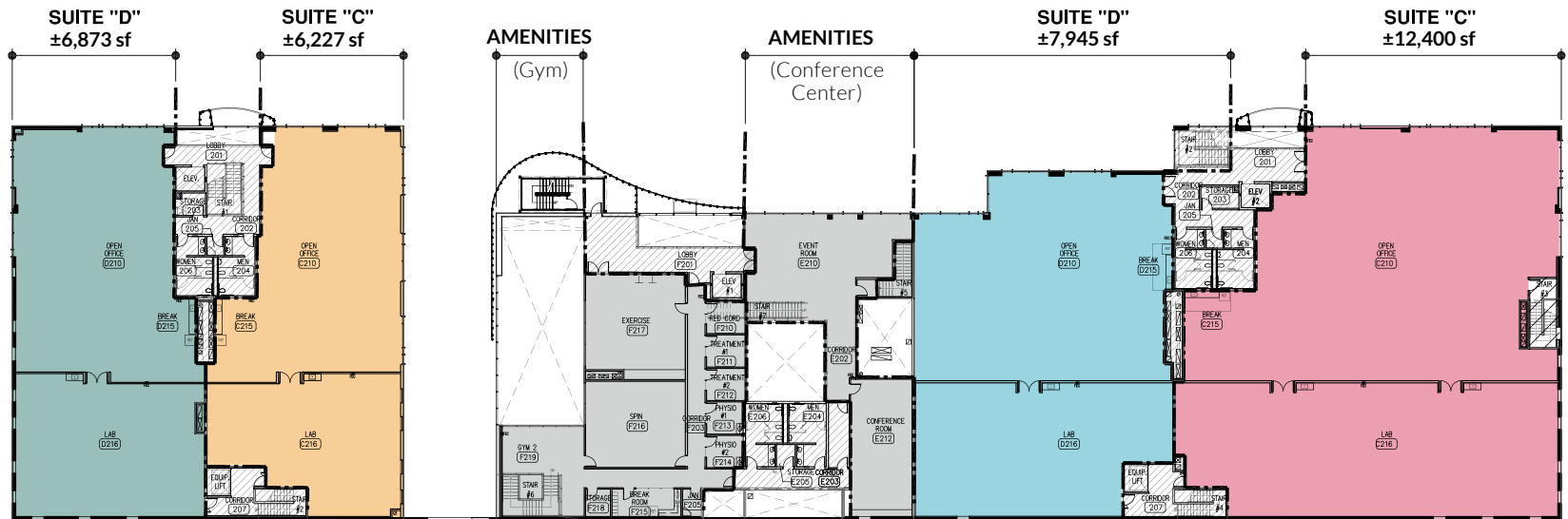
- Suite A: ±11,987 square feet
- Suite B: ±7,608 square feet
- Suite C: ±12,400 square feet
- Suite D: ±7,945 square feet



# Floor Plans



FIRST FLOOR



SECOND FLOOR

# Location

1. Philips
2. 47 Inc./TENEObio
3. Novo Construction
4. 1430/1440/Amenities
5. Personalis
6. Pacific Biosciences
7. Circuit Therapeutics
8. Menlo Labs Incubator
9. Refuge Bio/Avellino Labs
10. Intersect ENT
11. GRAIL
12. GRAIL
13. Spinal Modulation
14. Calysta/CSBIO
15. Adverum
16. CSBIO
17. UPS
18. Menlo Labs II Incubator
19. MPL Expansion Building





**MISSION BAY AREA**  
DRIVE TIME: 35 MINUTES

**OAKLAND AIRPORT**  
DRIVE TIME: 30 MINUTES

**GENENTECH CAMPUS**  
DRIVE TIME: 25 MINUTES



**SAN FRANCISCO AIRPORT**  
DRIVE TIME: 24 MINUTES

**1430/1440  
O'BRIEN**



**SRI INTERNATIONAL**  
DRIVE TIME: 12 MINUTES

**FOUR SEASONS**  
DRIVE TIME: 5 MINUTES

**DOWNTOWN PALO ALTO**  
DRIVE TIME: 10 MINUTES

**SAND HILL ROAD/ I 280**  
DRIVE TIME: 20 MINUTES

**STANFORD UNIVERSITY**  
DRIVE TIME: 13 MINUTES

**SAN JOSE AIRPORT**  
DRIVE TIME: 25 MINUTES

# Public & Alternative Transportation

Tarlton Properties wants your commute to campus to be easy, productive, and fun. The shuttle reduces traffic into the Park, features WiFi so you can stay connected, offers Bike Racks and is provided for the exclusive use of our Menlo Park Labs tenants.

Visit [www.menloparklabs.com/shuttle](http://www.menloparklabs.com/shuttle) to sign-up. Cards are mandatory to ride the shuttle.



## Take the Shuttle!

### Departure To/From Bart \*

Pick-up Locations	AM				PM			
Union City Bart	6:25	7:20	8:20	9:20	4:45	5:50	6:55	7:55
Decoto/Ozark River Way	6:30	7:25	8:25	9:25	4:40	5:45	6:50	7:50
MENLO PARK LABS	6:45	7:50	8:50	9:45	4:10	5:15	6:25	7:20
Kelly Court	6:50	7:55	8:55	9:50	4:05	5:10	6:20	7:15

### Departure To/From Caltrain \*

Pick-up Locations	AM					PM			
Palo Alto Caltrain	6:30	7:35	8:25	9:15	9:55	4:30	5:30	6:30	7:30
Kelly Court	6:50	7:55	8:45	9:35	10:10	4:05	5:05	6:05	7:05
MENLO PARK LABS	6:55	8:00	8:50	9:40	10:15	4:00	5:00	6:00	7:00

\* As of April 10, 2017, times are subject to change without notice, visit [www.MenloParkLabs.com/shuttle](http://www.MenloParkLabs.com/shuttle) for schedule and updates.

### Pick-up & Drop-off Locations

<p>Menlo Park</p> <p> MENLO PARK LABS Between 1505 &amp; 1525 O'Brien Drive</p>	<p>Menlo Park</p> <p>Kelly Court Corner of Kelly Court &amp; O'Brien Drive</p>	<p>Union City Bart</p> <p>Corner of Bart Road and Union Square</p>	<p>Palo Alto Caltrain</p> <p>130 Lytton Avenue Near Corner of Alma and Lytton Avenue</p>	<p>Fremont</p> <p>Decoto/Ozark River Way is a pick up/drop off location only.</p>
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Rev. 041017



Download App: Ride Systems  
Agency: Menlo Park Labs

- Professional business park
- Commuter shuttle with stops throughout the Peninsula
- Direct shuttle from San Francisco
- Onsite bike storage
- EV charging stations
- Eco-friendly on-site cafe with garden
- 24/7 security patrol
- Multiplex sport court
- Park-like setting
- High quality site management
- Fantastic Menlo Park location with easy access
- Enterprise car share service - rent a vehicle by the hour
- Bike share service - Social Bicycle usage exclusively for tenants



Visit [MenloParkRides.com](http://MenloParkRides.com) to learn more about the Menlo Park Labs green initiatives which include **bike share**, **shuttle service**, and **electric car charging**.



# 1430/1440 O'BRIEN DRIVE

MENLO PARK, CALIFORNIA



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. 17-0691.09/17