



1190 O'BRIEN DRIVE, MENLO PARK



# Project Overview

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## **MENLO PARK LABS**

is a 1.4M SF Life Science Campus



## **±541 - 3,406 SF**

Available and ready for Tenant Improvements



## **PARKING**

20 surface spaces,  
2 EV chargers



## **EXCLUSIVE ACCESS**

to Ignite Fitness and Eats at 1440



## **POWER CAPACITY**

2000A  
120/208v



## **GENERATOR**

30 kW



**EXPERIENCED** Life  
Science Landlord



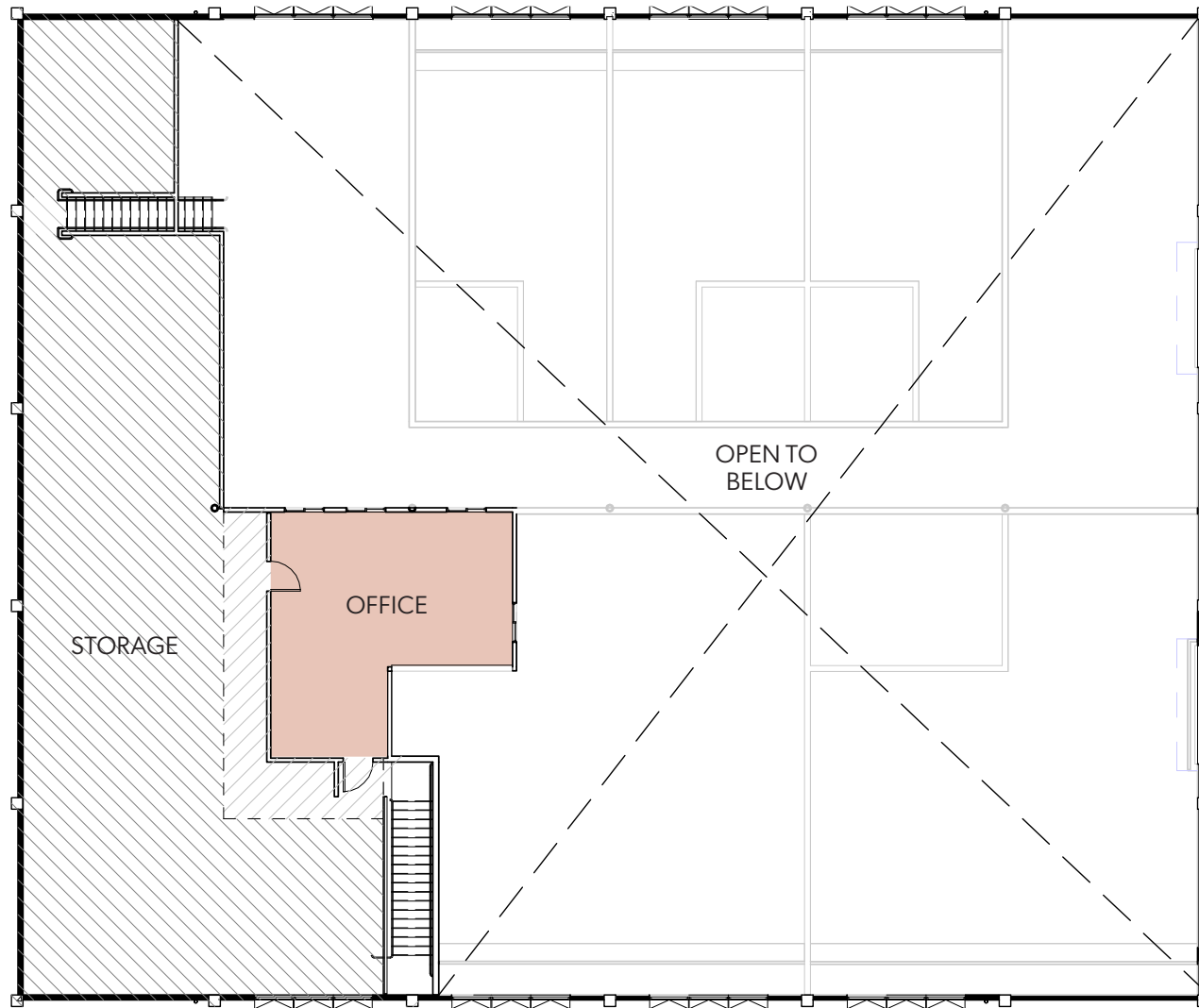
## **CLEAR HEIGHT**

12'

# Floor 1

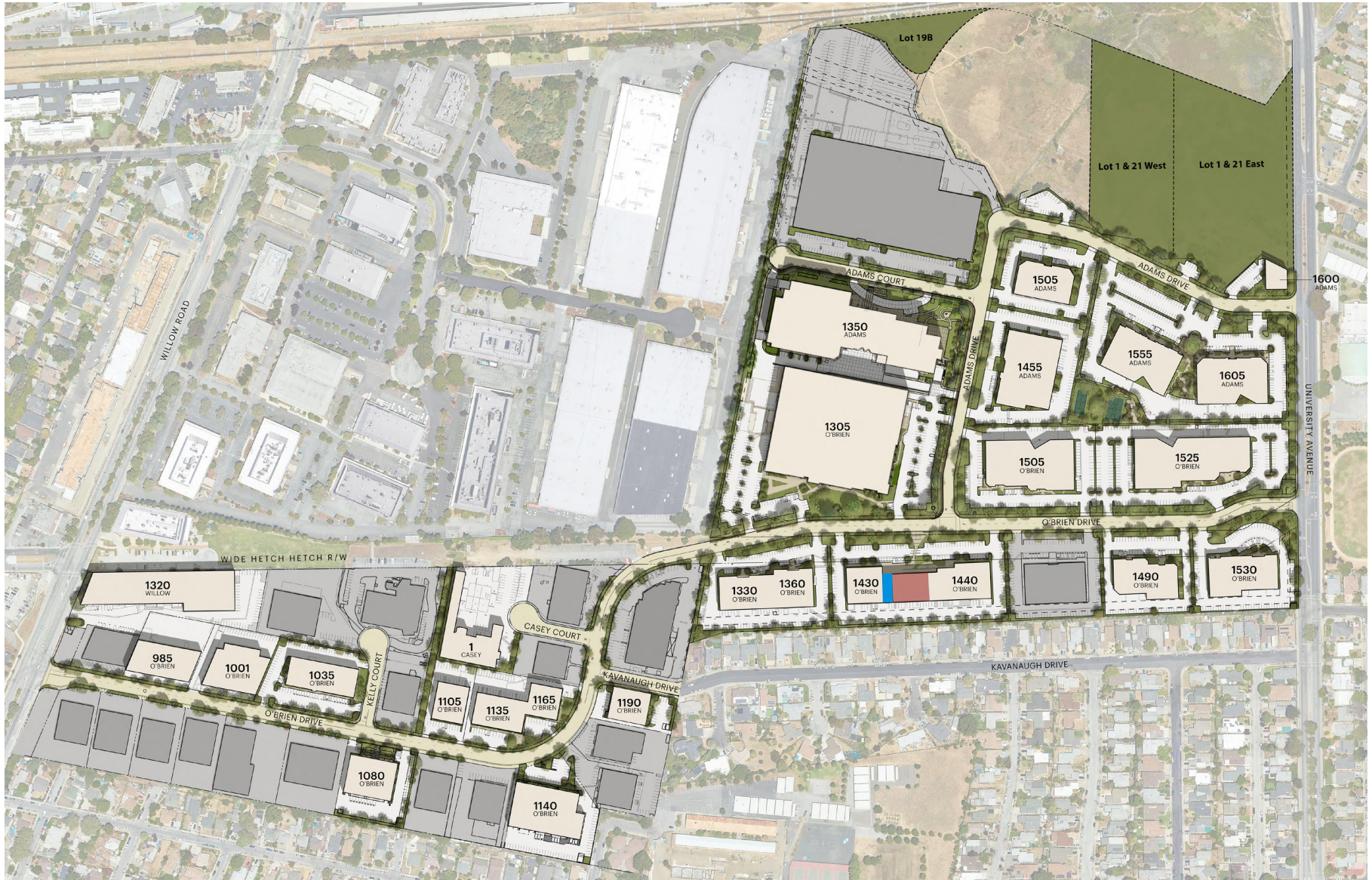


# Floor 2



- OFFICE
- LAB
- LEASED

# Site Plan



# Central Location

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**WITH A STRATEGIC** Mid-Peninsula location close to Stanford University and the Stanford Research Park, Menlo Park Labs has easy access to all major freeways and is just minutes from three international airports, Silicon Valley, San Francisco, and the East Bay.



# Get in touch.

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