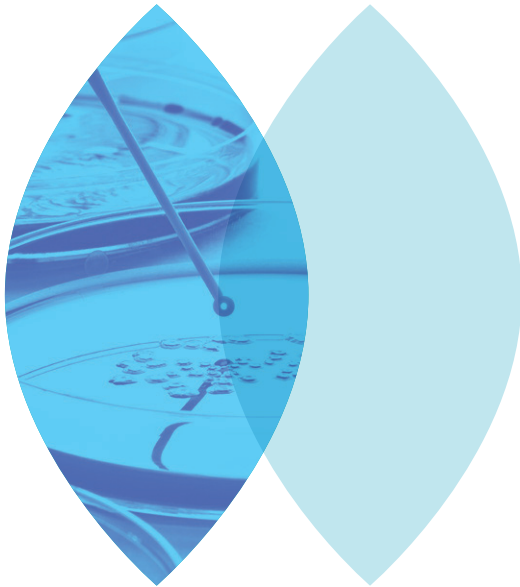



1350



1350 ADAMS COURT, MENLO PARK





1350 Adams Court

1350 ADAMS COURT is one of the Peninsula's premier innovation buildings: a 270,000-square-foot facility designed for next-generation R&D, engineering, and manufacturing.

With infrastructure that supports advanced science — including heavy floor loads, high-capacity power, precision vibration control, and flexible mechanical systems — 1350 Adams Court is an ideal fit for emerging industries such as autonomous vehicles, clean tech, and robotics, as well as medical device companies, biotech and life sciences, and more.

Project Overview



±270,000 SQ. FT.

Ready for Tenant Improvements



5 GENEROUS FLOORS

17 Ft. Floor-to-Floor
LEED Gold CS



PARKING

2.26/1,000 Sq. Ft.
Up to 108 EV Stalls



EXCLUSIVE TERRACE

2,600 Sq. Ft. of
Outdoor Space



LIVE LOADS

100–125 PSF



VIBRATION

2,000 MIPS
(Select Locations)



GENERATOR

600 KW (Expandable
to 2.4 MW)



POWER CAPACITY

8000A (Fully Rated)
277/480; 3 Phase 4 Wire
Ability to increase to 16,000A



CHILLER PLANT

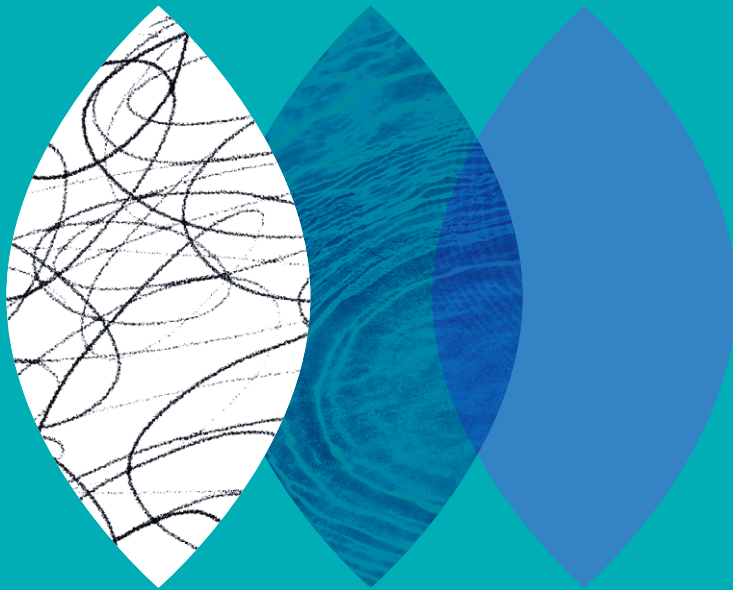
1,000 Tons



EXHAUST

277,000 CFM
Max Airflow





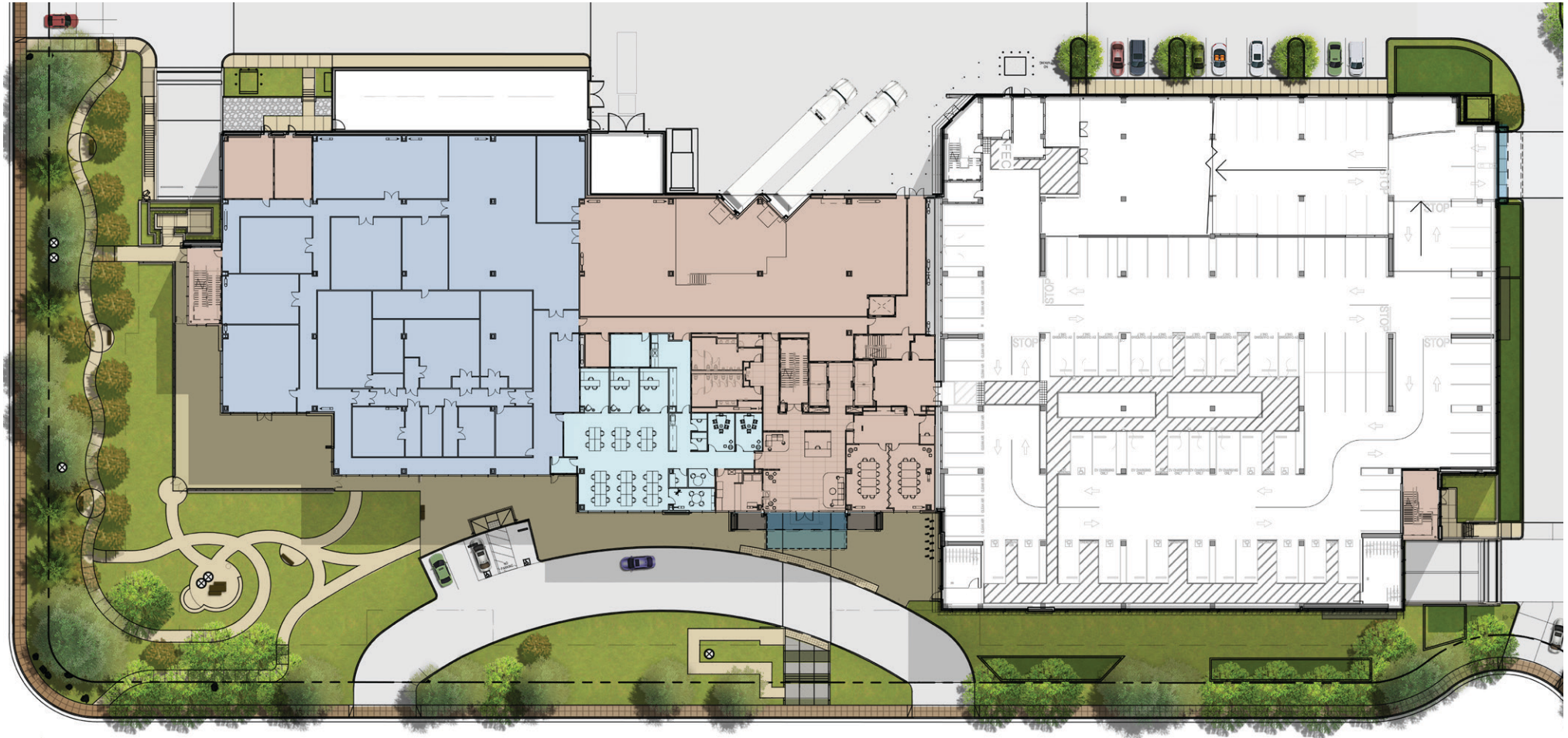
Flexible Floor Plans

OUR EXPANSIVE FLOORPLATES

provide the adaptability teams need to iterate and grow. Whether tailored for wet or dry lab, or positioned for manufacturing or office configurations, 1350 Adams Court can support a wide range of scientific and technical uses.

Floor 1

(±26,920 SF)
MANUFACTURING LAYOUT



Level 1 - Manufacturing

- Office
- Lab
- Common Space

Floor 2

(±42,528 SF)
ONE TENANT



Level 2 - One Tenant

- Office
- Lab
- Outdoor Terrace
- Common Space

Floor 3

(±66,959 SF)
ONE TENANT 50/50



Level 3 - One Tenant 50/50

- Office
- Lab
- Common Space

Floor 4

(±66,820 SF)
TWO TENANTS



Level 4 - Two Tenants

Tenant A - Market Ready

Office

Lab

Tenant B

Office

Lab

Common Space

Floor 5

(±66,910 SF)
TWO TENANTS



Level 5 - Two Tenants

Tenant A - Market Ready

Office

Tenant B

Office

Lab

Common Space





Built for Next Gen-Science

UNLIKE MOST PENINSULA OFFICE AND FLEX SPACES that weren't built for heavy equipment, serious power, or vibration control, 1350 Adams Court's infrastructure was specifically designed to support next-generation R&D, engineering, and advanced manufacturing.



Model, test, and refine cutting-edge systems in a large, customizable facility. With floor loads up to 125 PSF and power capacity expandable to 16,000A, aerospace and space tech programs have the infrastructure they need to house specialized equipment and grow as the program does.



AI & TECH

Build models, train systems, and iterate fast in a space designed to keep pace with compute-intensive work. With power capacity expandable to 16,000A, flexible floor plates that scale from a single team to a full office, and a campus built to attract top engineering talent, AI and tech companies have the infrastructure they need to grow and thrive.



Design prototypes, print parts, run simulations, test in the real world, and iterate under one roof. With floor loads up to 125 PSF, 17-foot floor-to-floor heights, and power capacity up to 16,000A, we give autonomous vehicle teams the room and infrastructure they need for success.



Design custom lab environments, integrate robotics, and iterate on living systems, in a space purpose-built for a mix of wet lab, chemistry, and automation. 1350 Adams Court's precision vibration control of up to 2,000 MIPS and a 1,000-ton chiller plant keep sensitive instrumentation and living systems stable, day after day.



With power capacity expandable to 16,000A, a 1,000-ton chiller plant, and flexible lab configurations, we have the infrastructure clean tech and energy companies need for serious R&D. Run simulations, test hardware, iterate on designs, and maintain regulatory traceability, all in one location.



DRONE & AERIAL ROBOTICS

Engineer, test, and iterate on complex robotic systems in a large, flexible facility configured for indoor testing, with a large outdoor space available for aerial testing. 1350 Adams Court's 17' floor-to-floor heights and expansive, column-friendly floor plates give drone and aerial robotics teams the room to fly, test, and grow.

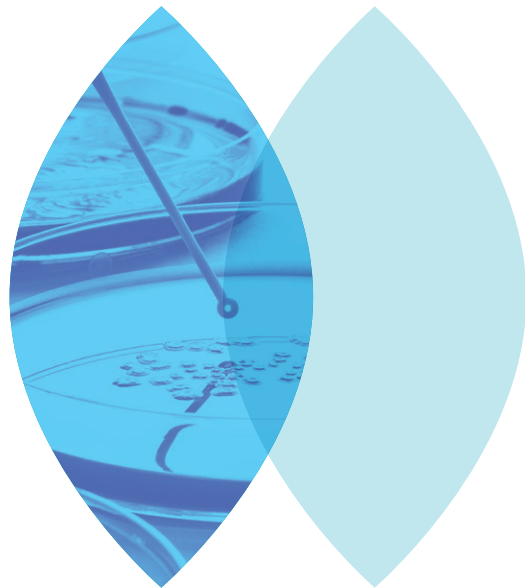


Run wet lab research, scale clinical workflows, and maintain the highest standards of quality and compliance, all in one place. With a 1,000-ton chiller plant, precision vibration control up to 2,000 MIPS, and flexible lab configurations, 1350 Adams Court gives life science teams the infrastructure they need for serious R&D.



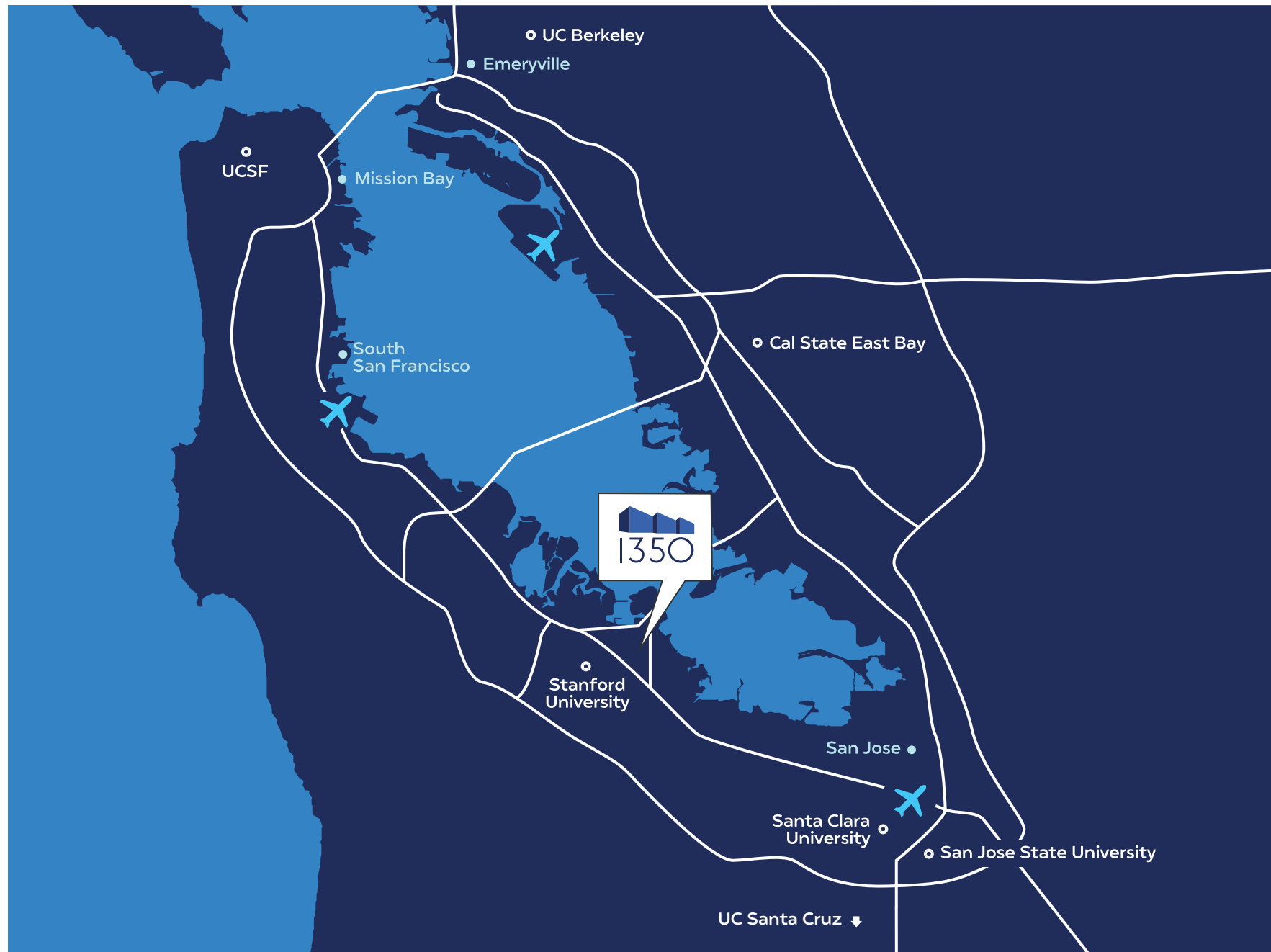
ROBOTICS & AUTOMATION

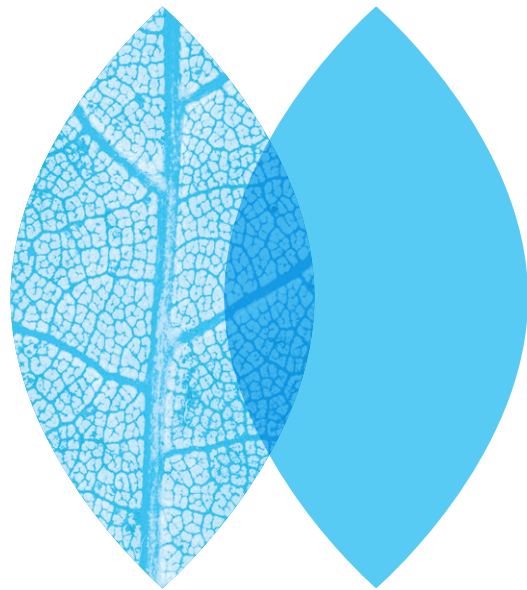
Engineer, test, and iterate on advanced robotic systems in a large, customizable facility built to the vibration specifications precision testing demands. With vibration criteria up to 2,000 MIPS and heavy floor loads throughout, 1350 Adams Court can scale as the work evolves.



Central Location.

WITH A STRATEGIC Mid-Peninsula location close to Stanford University and the Stanford Research Park, 1350 Adams Court has easy access to all major freeways and is just minutes from three international airports, Silicon Valley, San Francisco, and the East Bay.





Discover Our Campus.

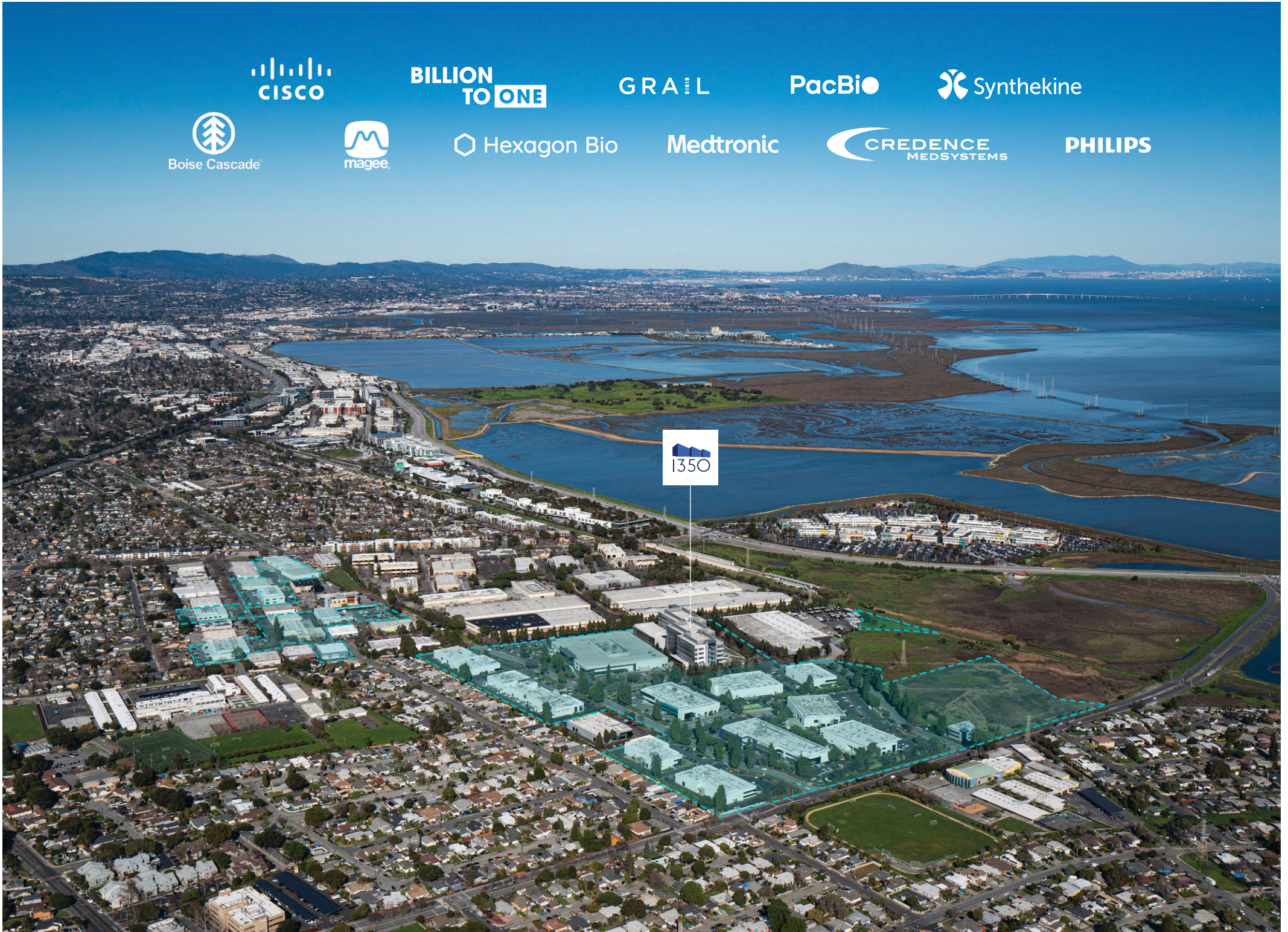
MENLO PARK LABS is a 50-acre innovation campus housing more than 70 companies, with a contemporary, park-like environment featuring abundant landscaping, ample parking, and top-tier amenities.

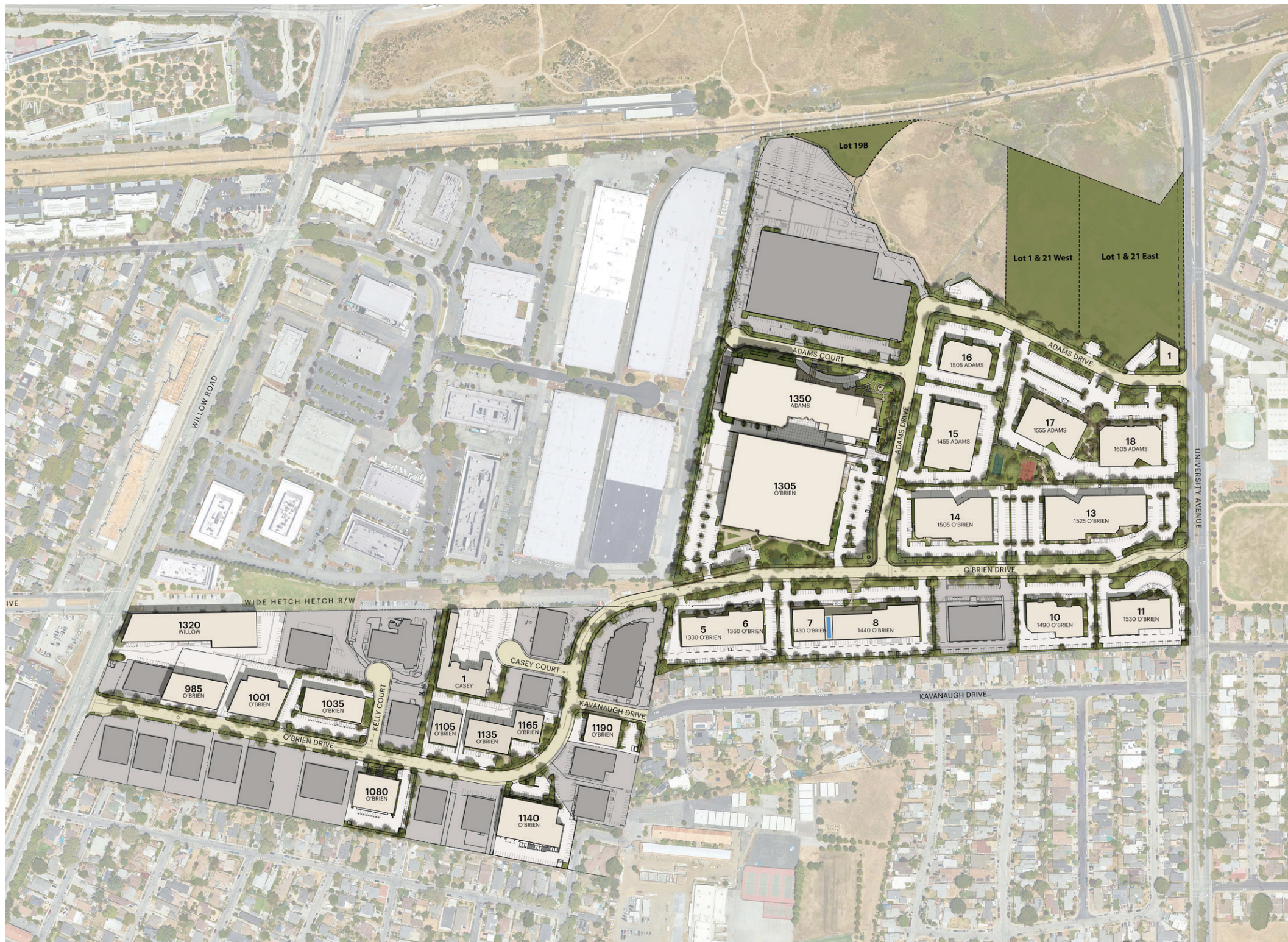


Boise Cascade

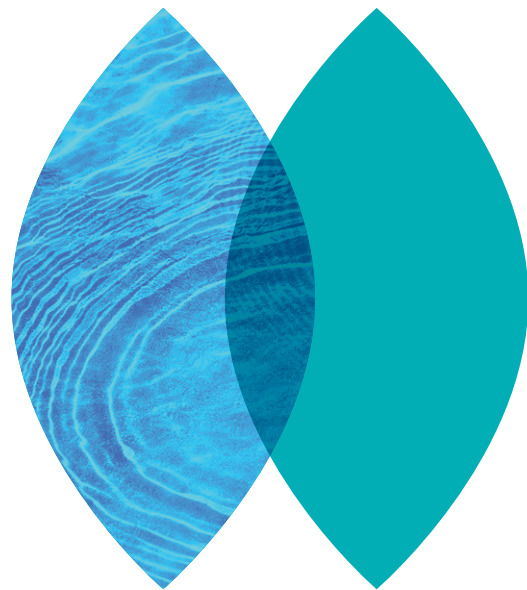


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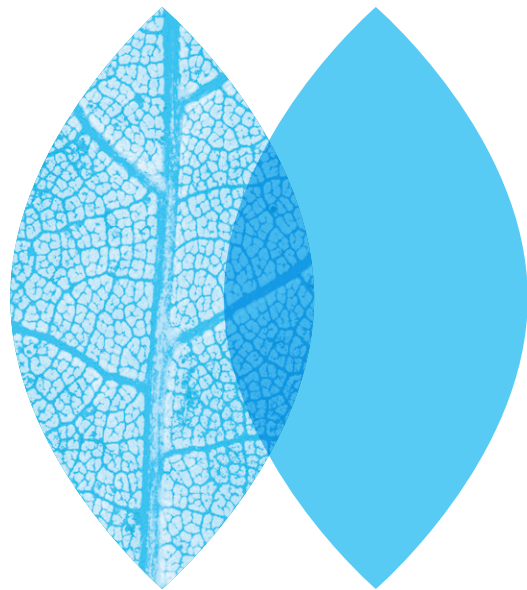
Park Amenities.

WE PRIDE OURSELVES in offering a world-class campus with state-of-the-art facilities and amenities to maximize your work-life balance. Amenities include a fitness center, restaurant, café, shuttle service, scooters, car share, conference center and more.









Experienced Partners.

FOR MORE THAN FOUR DECADES, Tarlton has provided lab, engineering, and office space for science innovators across the San Francisco Bay Area. As a trusted advisor to tenants making scientific breakthroughs, we help companies leverage their facilities for success.

CASE STUDY

BillionToOne



BillionToOne is a precision diagnostics company with a mission to make molecular diagnostics more accurate, efficient, and accessible for all. Co-founded in 2016 by Oguzhan Atay, Ph.D., and David Tsao, Ph.D, the company moved into the Menlo Park Labs incubator in late 2018, just as the company began receiving data from its first clinical studies.

As the company began to commercialize its products, it quickly grew from 6 to 60

employees. Tarlton worked closely with the team to manage its expanding space needs within the incubator. Following its Series A and A+ financings in 2019, BillionToOne leased approximately 36,000 square feet at 1035 O'Brien Drive, turning the facility into its corporate headquarters, complete with flexible R&D and clinical labs, offices, and infrastructure built to evolve with its growing diagnostics portfolio.

Less than 12 months after moving into its Menlo Park headquarters, BillionToOne began design discussions for an even larger facility at Tarlton's Union City Labs, marking a shift from single-site growth to a distributed operating model. The 90,000-square-foot facility at 3200 Whipple Road was gutted and rebuilt from the interior out, giving BillionToOne a higher lab-to-office ratio, mobile lab benches for rapid reconfiguration, infrastructure built for future automation, and expanded warehousing and storage.

CASE STUDY

BillionToOne

From kickoff in November 2021 to occupancy in December 2022, the project was delivered in just 12 months, an unusually fast timeline for a life science conversion of this scale.

Building on its Bay Area growth, BillionToOne next partnered with Tarlton on a ground-up, single-tenant facility in Austin, Texas, its largest and most ambitious space yet. At approximately 223,500 square feet and designed for around 600 employees, the three-story building is projected to be roughly 70% lab and 30% office, with occupancy targeted for August 2027.

From incubator labs to headquarters, from single-floor facilities to multi-building campuses, and from regional growth to national expansion, Tarlton has worked alongside BillionToOne to plan five to ten years out, applying lessons from each project to the next. Today, BillionToOne operates across three cities and nearly 350,000 square feet of purpose-built life science space, with more growth already under consideration.

“Tarlton has been a great partner since Day 1. They’ve been extremely supportive and flexible throughout our journey. Thanks to Tarlton’s flexible accommodation, we’ve been able to grow from a single room, to 10+ lab and office spaces, to multiple buildings in three different cities. Our growth would not have been this smooth without Tarlton’s continuous support and flexibility.”
—Oguzhan Atay, Ph.D., Co-founder and CEO, BillionToOne





“Tarlton has been a great partner since Day 1. They were extremely supportive and flexible throughout our journey.”

OGUZHAN ATAY
Ph.D., Co-founder and CEO,
BillionToOne

“One of the things we’ve valued most is the time and attention Tarlton invests in understanding our new expanding space needs and helping us find and customize a place in their office space so we can continue growing.”

DARIUS KHARABI
COO, Lagunita
Biosciences

“The design and construction team was very knowledgeable and helpful in designing our new space. Our space has a very modern feel, and the amenities in the new building are top notch!”

JEFF TILLACK
COO, Credence
MedSystems

Get in touch.

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