

Cultivating Scientific Advancement

*± 37,808 SF Life Science Conversion
Standalone Full Building Opportunity*

*Designed for Full Building Tenant or for
Two Tenants of 15,229 or 22,577 RSF*



4055 BOHANNON

4055 BOHANNON DRIVE | MENLO PARK, CALIFORNIA



*Designed to Maximize Efficiency
and Abundant Natural Light*





A HAVEN FOR EXPLORATION AND PROGRESS

Empower your team to envision groundbreaking possibilities like never before at 4055 Bohannon, a state-of-the-art, standalone life science conversion in the heart of Menlo Park. Exceptional quality design and construction set this opportunity apart, making it the ideal choice for users looking for spec lab space in a dynamic, thriving scientific community.

PROPERTY HIGHLIGHTS

Designed by Industry Leaders to Provide a Workplace as the Companies Most Important Tool



SUITE 101: ± 15,229 SF
SUITE 102: ± 22,577 SF



BIKE STORAGE



VISIBILITY FROM HWY 101



CURATED OUTDOOR AREA FOR WORKING OR SOCIAL EVENTS



2-MINUTE ACCESS TO HWY 101



IMMEDIATE ACCESS TO MENLO PARK CALTRAIN SHUTTLE



FLOATING MEZZANINES IN EACH SUITE



ONSITE PARKING WITH 10 EV CHARGERS



SKYLIGHTS & LARGE WINDOWS IN EACH SUITE FOR PLENTY OF NATURAL LIGHT





Building Details

- 2500A / 480V Electric Service
- 500kW, 277/480V 3 Phase, Generator for power back up
- 120 Tons of cooling
- 6' fume hoods with phenolic resin countertops along with flammable and acid storage base cabinets
- New (132) lab benches with 1000 lb capacity and epoxy counter tops
- 100% outside air for Lab areas. With 10-12 air changes per hour
- Multiple eye wash stations along with scullery sinks and casework
- CDA at lab benches
- Dedicated loading area and VAC



LEVEL ONE

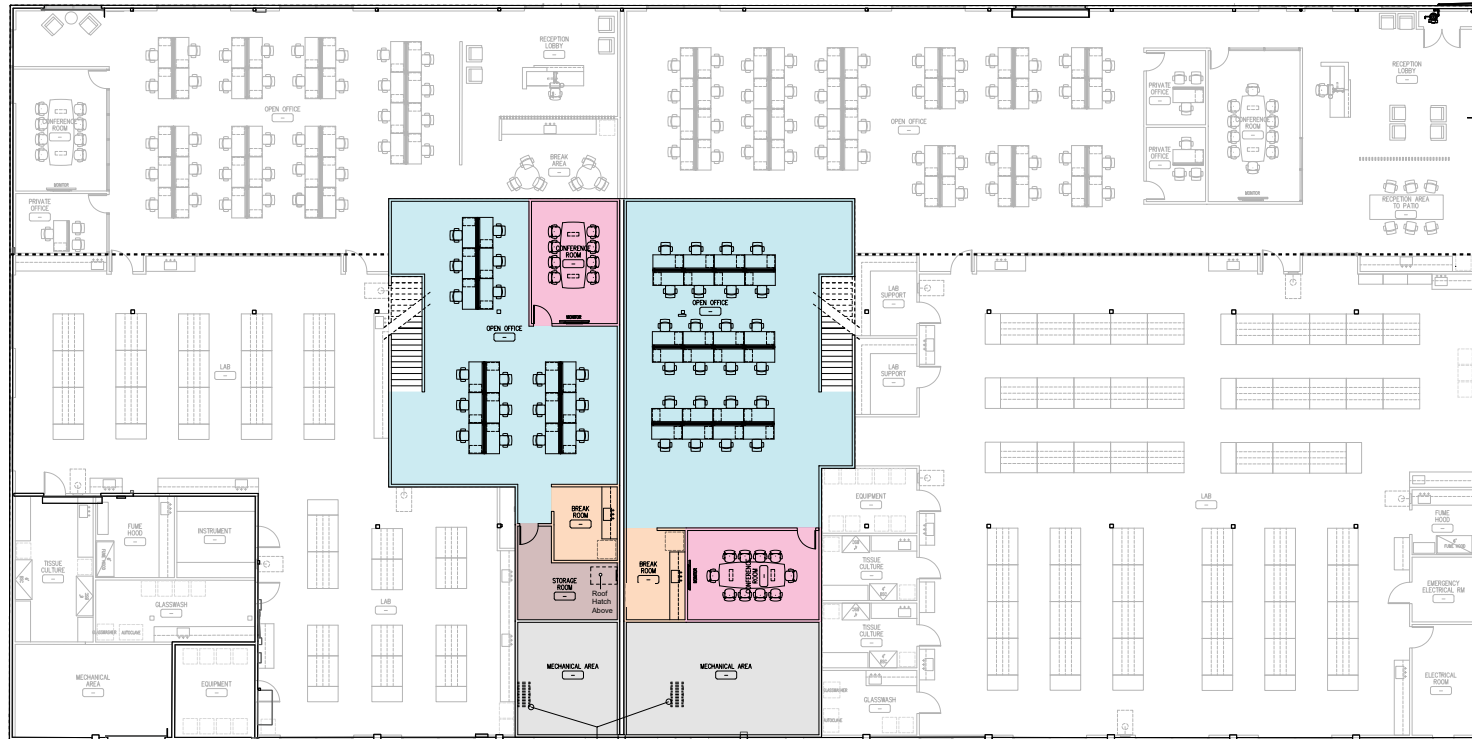
Proposed Floor Plan



- Lobby Area
- Building Support and Storage
- Conference or Private Offices
- Staff Amenities Area
- Lab and Lab Support Area
- Shipping Receiving
- Office Area

MEZZANINE

Creative Open Area Mezzanine with Abundant Natural light



Ship ladder to upstairs
Mechanical Mezzanine
(Exempt GFA area)

- Mechanical Area
- Office Area
- Conference or Private Offices
- Building Support and Storage
- Lab and Lab Support Area
- Staff Amenities Area

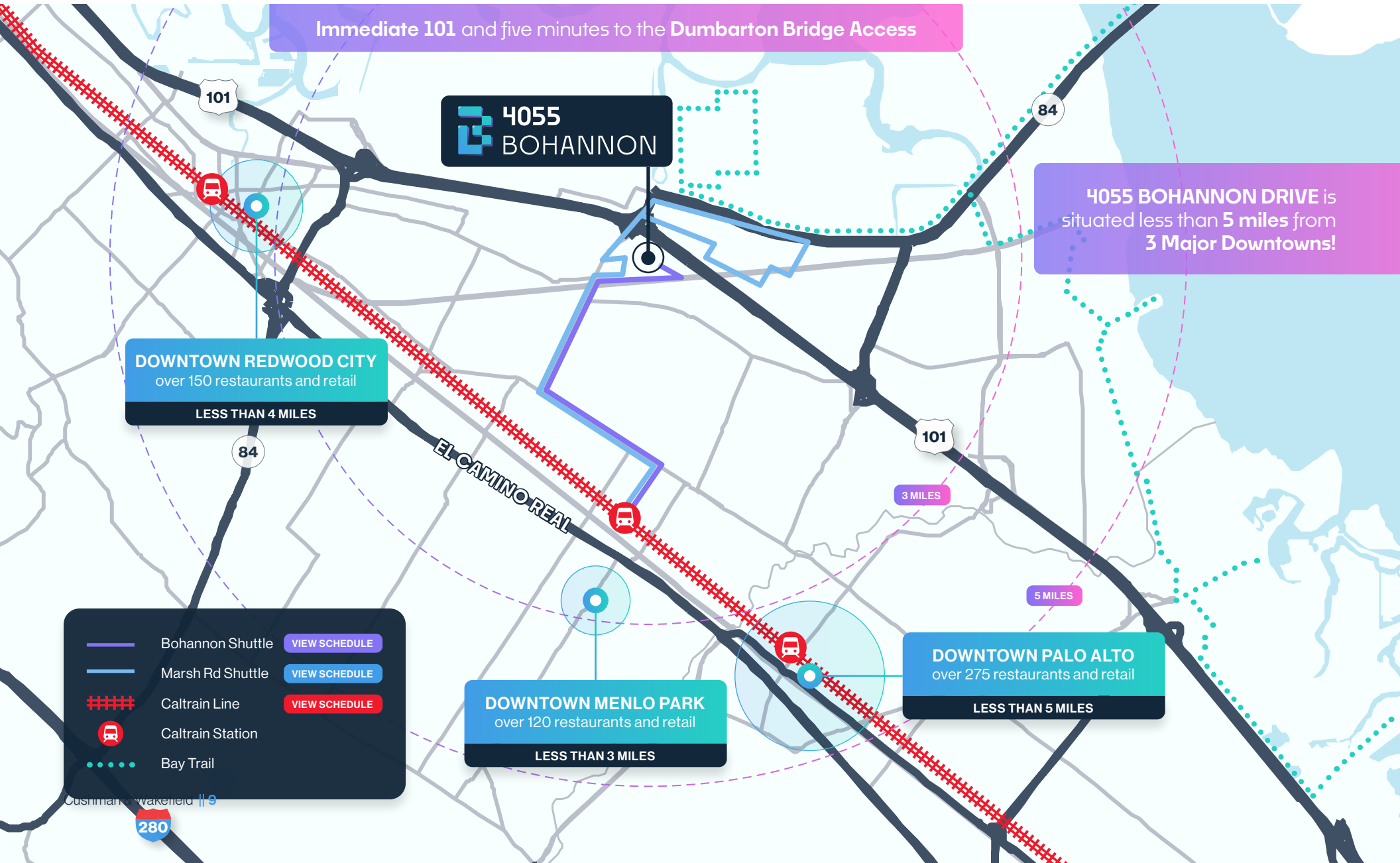
WHERE IDEAS FLOURISH

A Rich History of Immensely Successful Start Up and Enterprise Life Science Companies



SCIENCE MEETS SEAMLESS CONNECTIVITY

Access and Transportation



AMENITIES

Nearby hotels, retailers and restaurants



13 RESTAURANTS and 18 RETAILERS
within a **1-MILE RADIUS**

Helios Real Estate Partners: Bringing Quality to the Built Environment

At Helios Real Estate Partners (“Helios”) it is our mission to create real estate that fosters innovation. Helios develops and operates specialized real estate properties with a focus on the life science industry. Our properties offer state-of-the-art facilities that are perfectly tailored to the requirements of modern research and development. We understand the unique needs of researchers, scientists, and other industry professionals. We provide our customers with more than just a place to work – we aim to be a partner in progress, enabling groundbreaking research and discoveries. And our commitment to innovation, functionality, and safety ensures that our tenant customers can fulfill their research needs. We work closely with tenants to understand their specific needs and tailor our services to support individual tenant objectives. Our responsive property management and engineering teams ensure that we’re here to assist you every step of the way. Join us at Helios and experience the perfect synergy of work, innovation, and comfort. Contact us today to explore our available properties and discover the perfect place for your groundbreaking endeavors.

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FOR MORE INFORMATION, PLEASE CONTACT:

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NEWMARK