



[WWW.MENLOCORPORATECENTER.COM](http://WWW.MENLOCORPORATECENTER.COM)



## MENLO CORPORATE CENTER

### **BEN PAUL**

Vice Chairman  
[ben.paul@cushwake.com](mailto:ben.paul@cushwake.com)  
+1 650 401 2123  
CA RE License #0121087

### **GARY BOITANO**

Managing Director  
[gary.boitano@cushwake.com](mailto:gary.boitano@cushwake.com)  
+1 650 401 2122  
CA RE License #01902693

### **DAVID HIEBERT**

Vice Chairman  
[david.hiebert@cushwake.com](mailto:david.hiebert@cushwake.com)  
+1 650 320 0250  
CA RE License #01189320







### GROW IN STYLE

Class A, 378,000 sf, multi-building lab and office campus setting with **on site management** and **EV charge stations**



### INDOOR & OUTDOOR MEETING SPACE

with wireless internet and fiber optic internet available



### STAY FIT

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



### HIT THE TOWN

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



### RE-FUEL

on-site **café** with adjacent indoor seated gathering area and **outdoor patio**



### CONNECTED

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



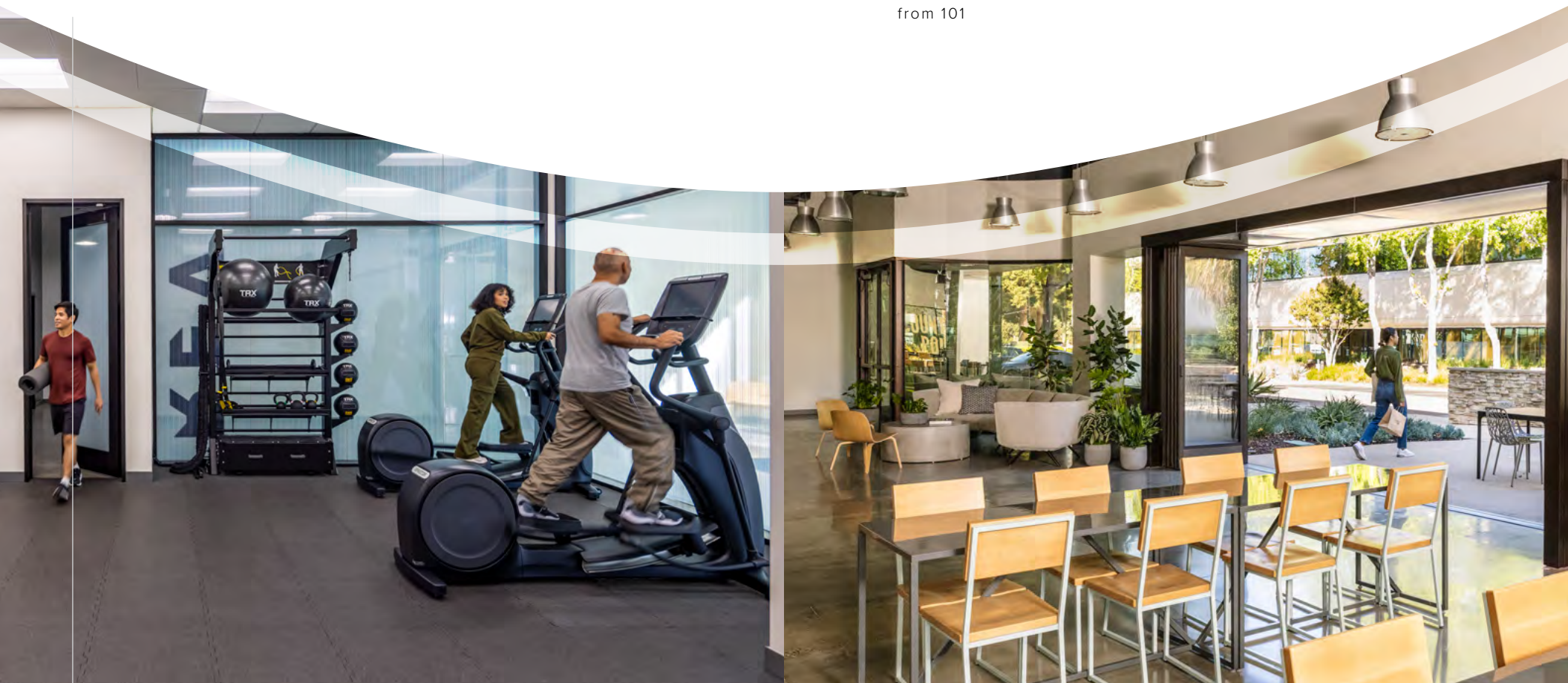
### WELL HEALTH-SAFETY RATED

You can feel confident knowing the space you're entering is putting your health first



### NEARBY AMENITIES

close proximity to dining, grocery stores, fitness centers, and more





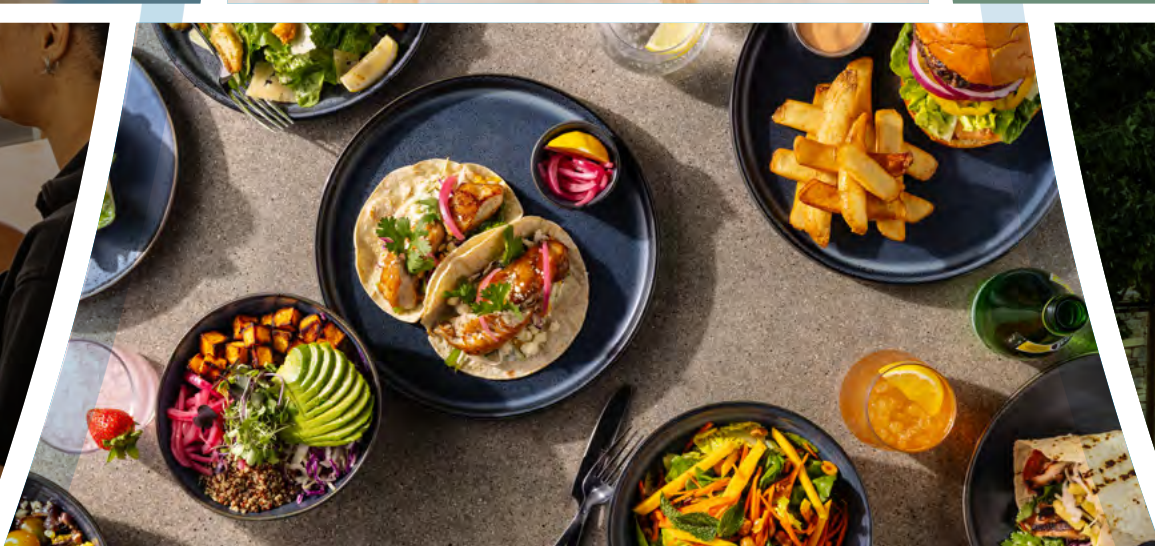


NEW ON-SITE CAFE  
TO EAT, DRINK  
& CONNECT



# COUNTER POINT

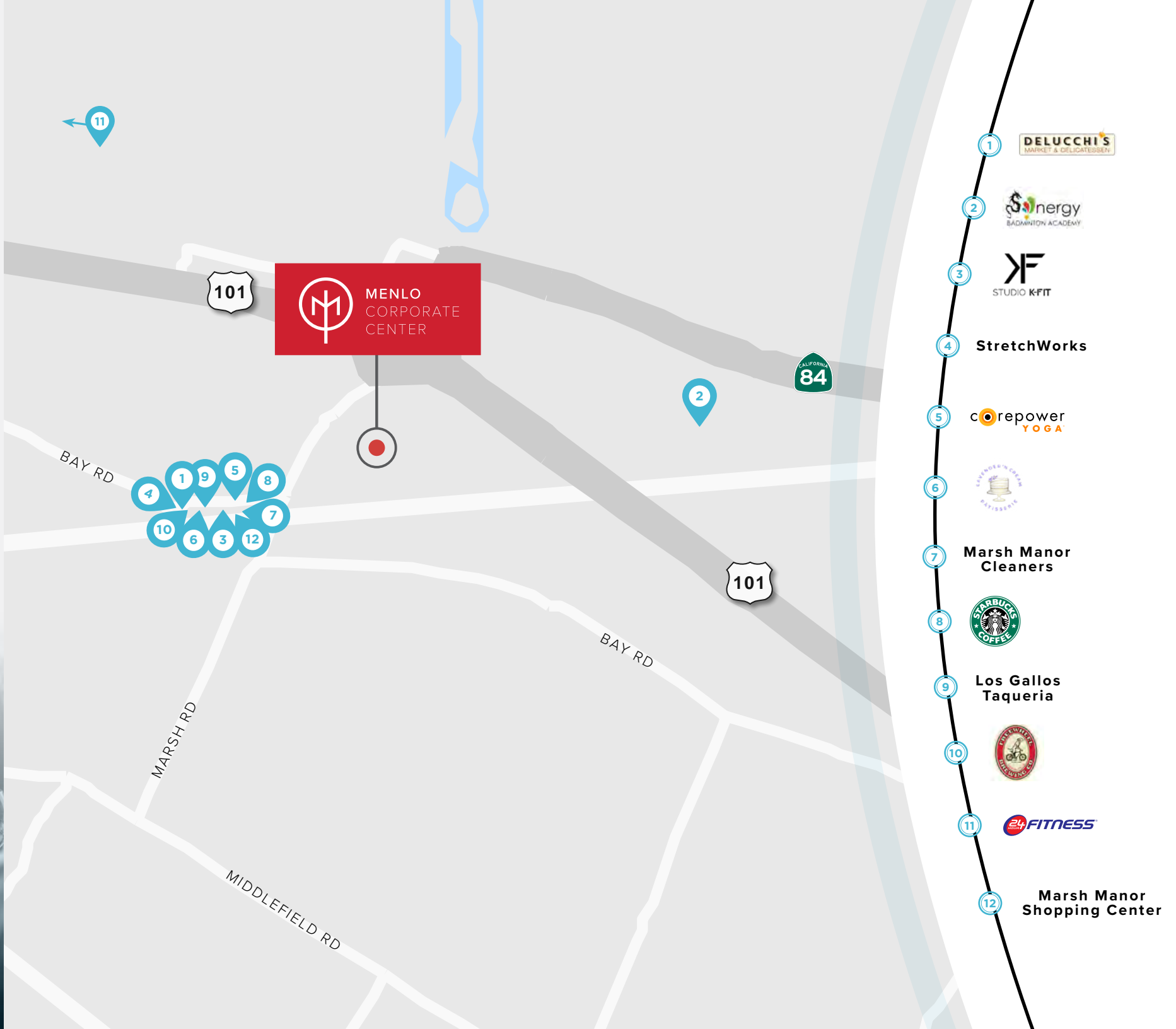
counterpoint.cafe 







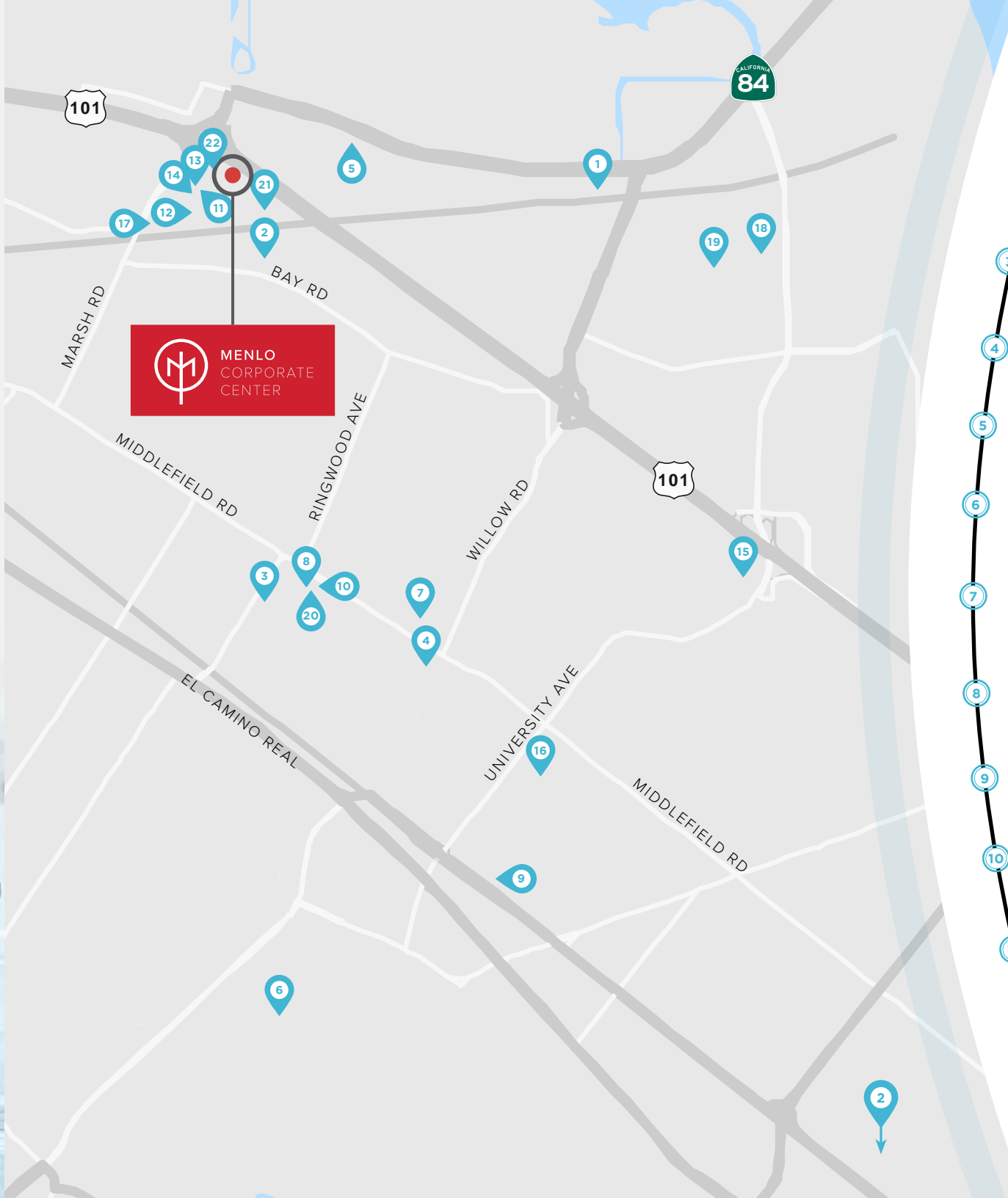
## NEARBY AMENITIES





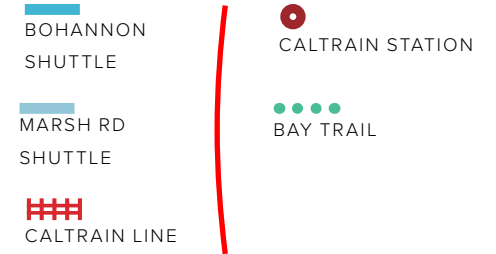


## INNOVATIVE NEIGHBORS



- 1 Meta
- 2 Morgan Stanley
- 3 SRI International
- 4 robinhood
- 5 Corium
- 6 Stanford HEALTH CARE
- 7 SUMMIT PARTNERS
- 8 HYUNDAI
- 9 Palantir
- 10 MITSUI & CO.
- 11 earlens
- 12 Abbott
- 13 memry
- 14 AEGEA MEDICAL
- 15 amazon.com
- 16 Accel
- 17 orrick
- 18 GRAIL
- 19 PACBIO®
- 20 BLUERUN VENTURES
- 21 LW
- 22 JLL









## AVAILABILITIES



### 4200 BOHANNON DR

SUITE #	RSF	NOTES
200	~13,322	2 Conference Rooms, Break Area, Reception Area, 3 Phone Rooms, Large Open Area
280	~4,203	7 Private Offices, 1 Conference Room, IT Server closet, Break Room



### 4300 BOHANNON DR

SUITE #	RSF	NOTES
100	~6,727	2 Private Offices, 4 Conference Rooms, Storage Room, Break Room, 2 Breakout Spaces, Reception, 35 Work Stations
110	~24,130	8 Private Offices, 3 Conference Rooms, Board Room, Storage Room, IT/Server Room, Break Room
230	~7,589	12 Private Offices, 4 Conference Rooms, IT/Storage Room, Break Room, 2 Breakout Spaces, Reception, 37 Work Stations



### 4400 BOHANNON DR

SUITE #	RSF	NOTES
100	~3,068	Plug & Play Office Space, 6 Work Station, 2 Private Offices, Break Area, Storage Room
110	~10,726	Spec Lab Suite, Move in Ready, 50% Lab and 50% Office
120	~7,691	Spec Lab Suite, Move in Ready, 50% Lab and 50% Office
200	~12,849	Spec Lab Suite, Move in Ready, 50% Lab and 50% Office
250	~14,080	Spec Lab Suite, Move in Ready, 50% Lab and 50% Office





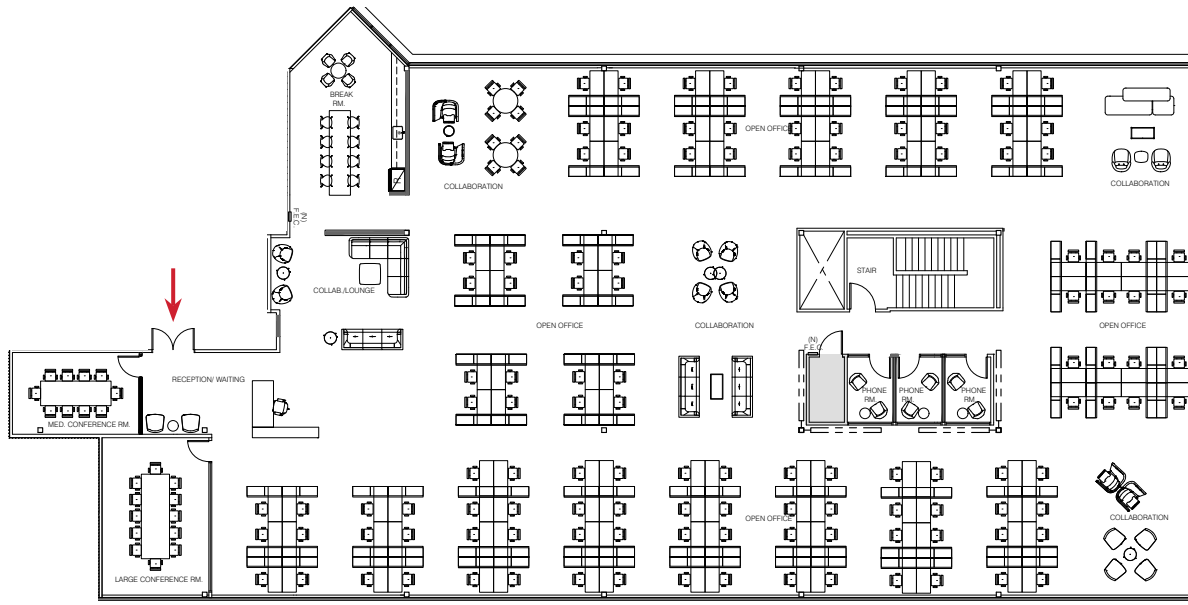
- A Cafe and Fitness Center
- B Outdoor Seating
- C Broker Parking
- D Shuttle Stop - Marguerite
- E Shuttle Stop - Caltrain
- ▲ Main Entrance of the Building
- ▲ Driveway Entrance to Property
- Covered Carports



## BUILDING 4200 - SUITE 200

~13,322 RSF

\*HYPOTHETICAL FURNITURE PLAN



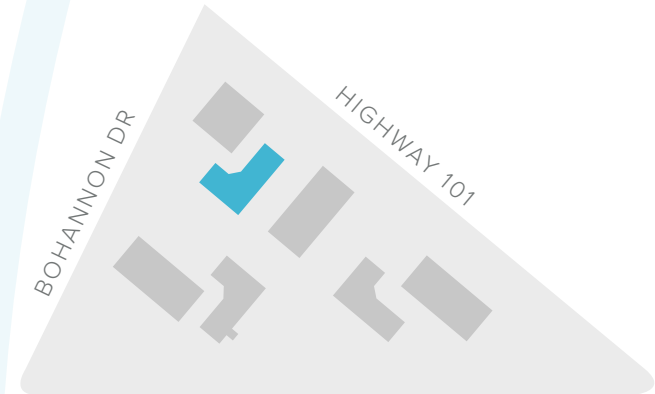
### SUITE HIGHLIGHTS

3 Phone rooms  
2 Conference Rooms

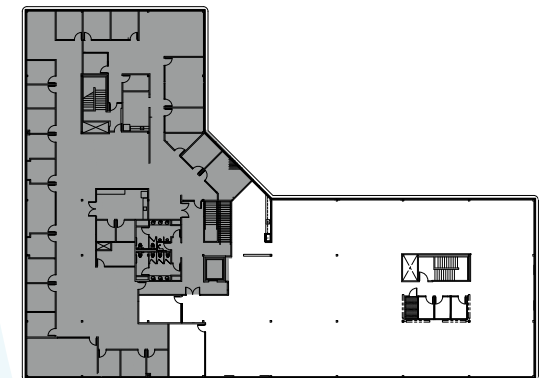
Break Area  
Large Open Area

**TOTAL HEAD COUNT: 122**

### SITE PLAN:



### KEY PLAN:



**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

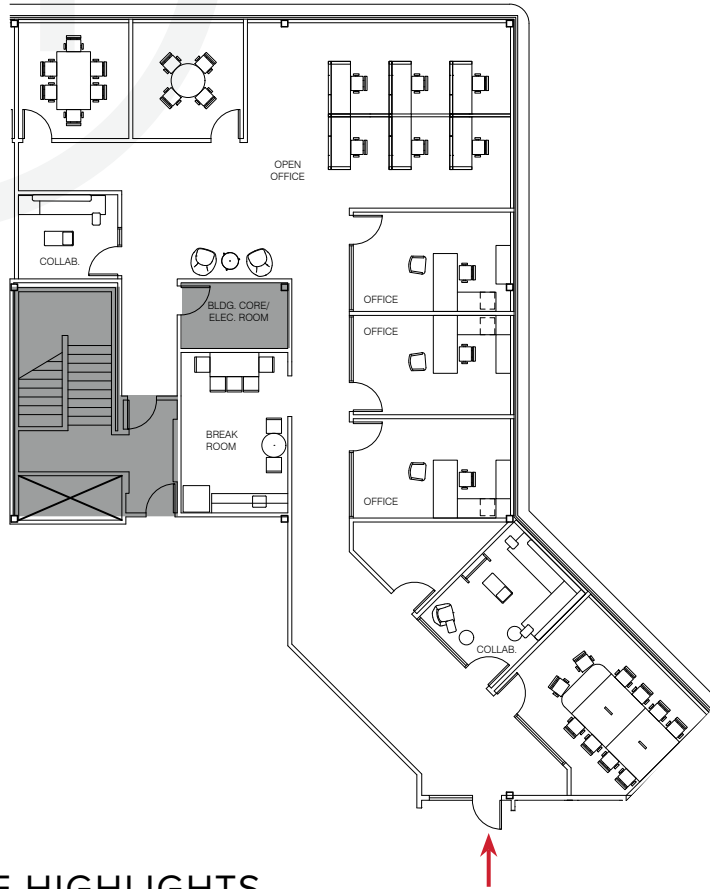
**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320

## BUILDING 4200 - SUITE 280

~4,203 RSF

\*HYPOTHETICAL FURNITURE PLAN



### SUITE HIGHLIGHTS

7 Private Offices

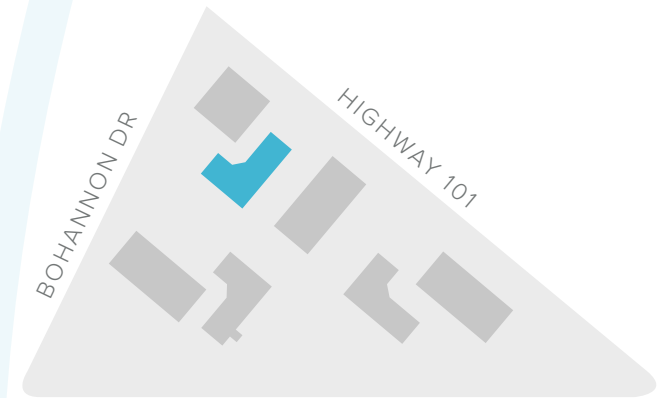
1 Conference Room

IT Server Closet

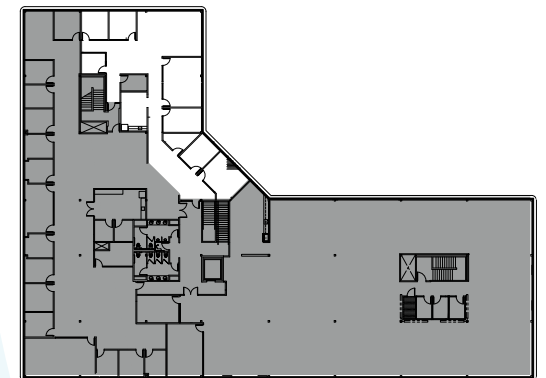
Break Room

**TOTAL HEAD COUNT: 12**

### SITE PLAN:



### KEY PLAN:



**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

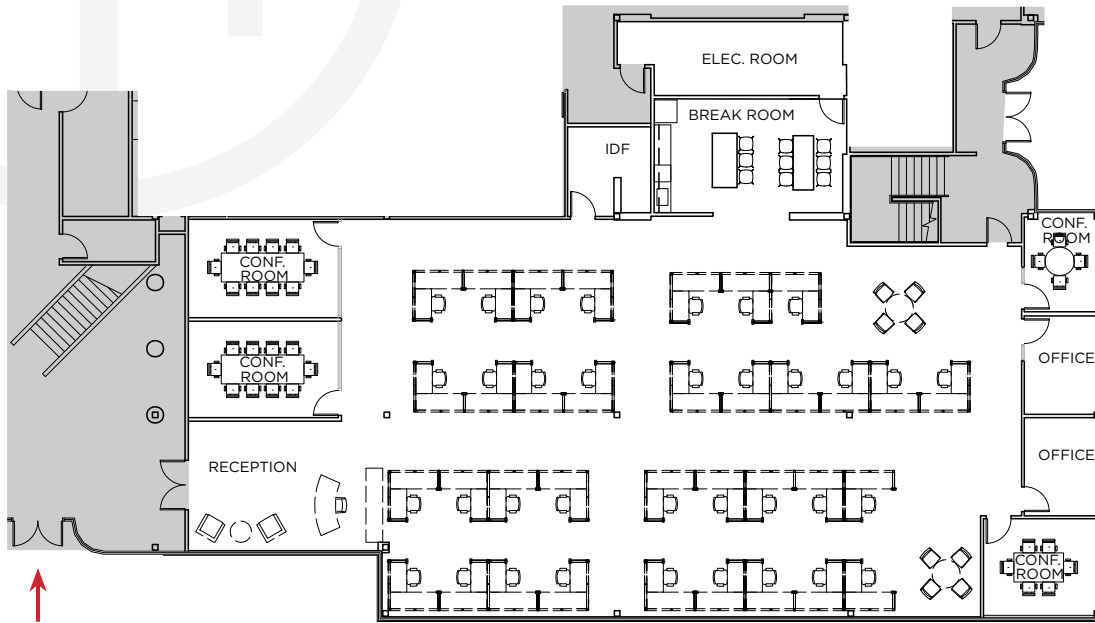
**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320



## BUILDING 4300 - SUITE 100

~6,727 RSF

\*HYPOTHETICAL FURNITURE PLAN

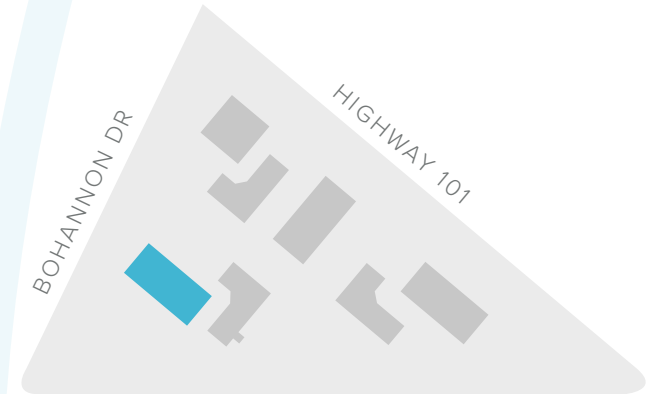


### SUITE HIGHLIGHTS

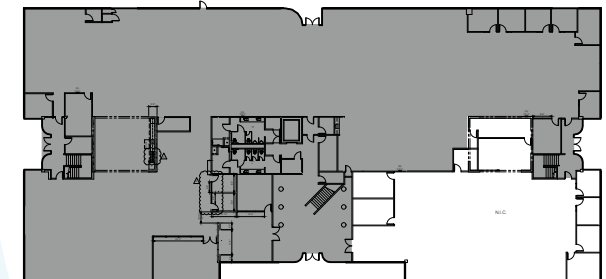
2 Private Offices	Break Room	35 Work Stations (6'x6')
4 Conference Rooms	2 Breakout Spaces	
Storage Room	Reception	

**TOTAL HEAD COUNT: 45**

### SITE PLAN:



### KEY PLAN:



**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

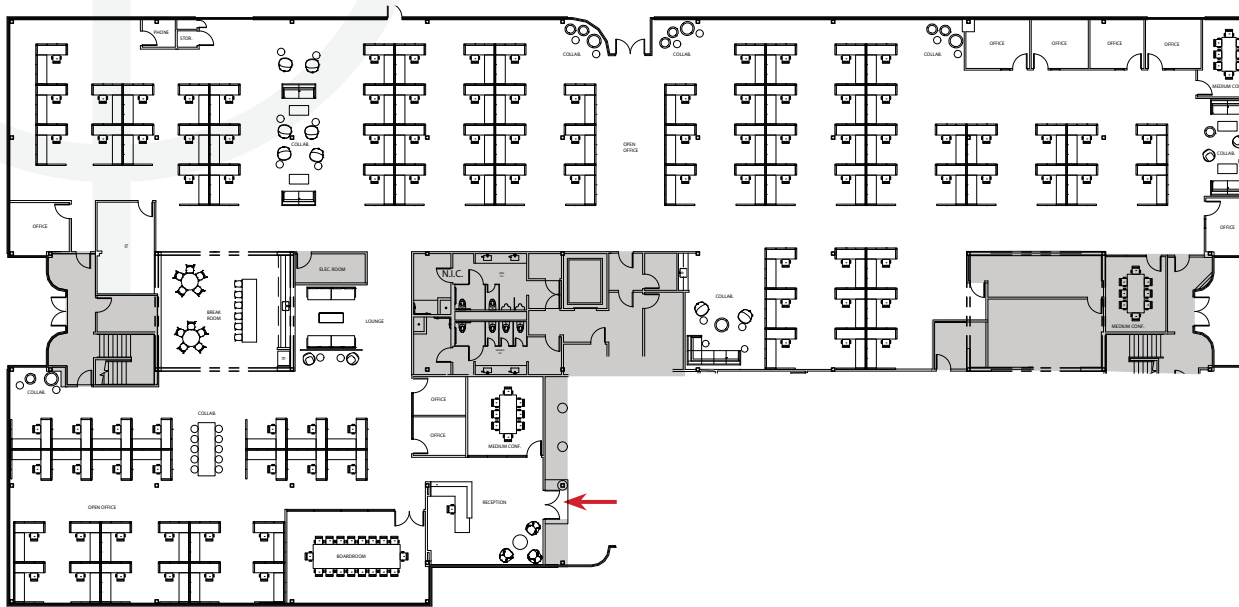
**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320

## BUILDING 4300 - SUITE 110

~24,130 RSF

\*HYPOTHETICAL FURNITURE PLAN



### SUITE HIGHLIGHTS

8 Private Offices

3 Conference Rooms

Board Room

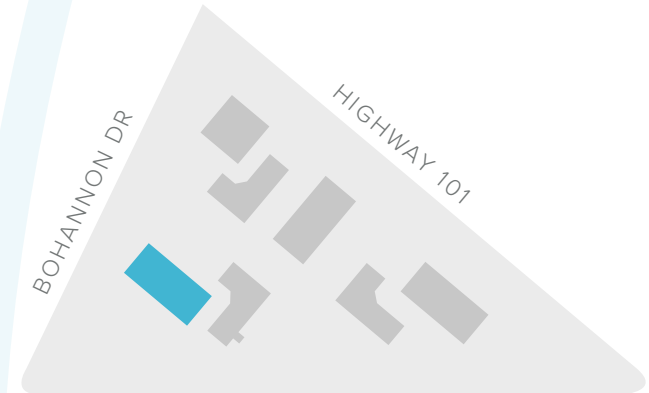
Storage Room

IT/Server Room

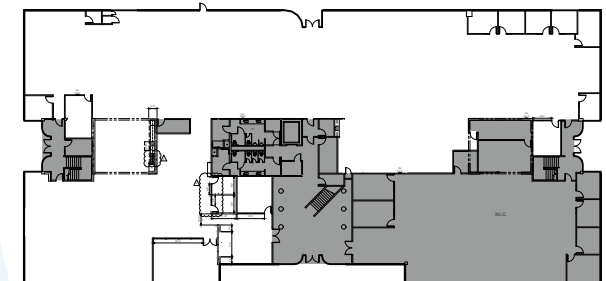
Break Room

**TOTAL HEAD COUNT: 104**

### SITE PLAN:



### KEY PLAN:



**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

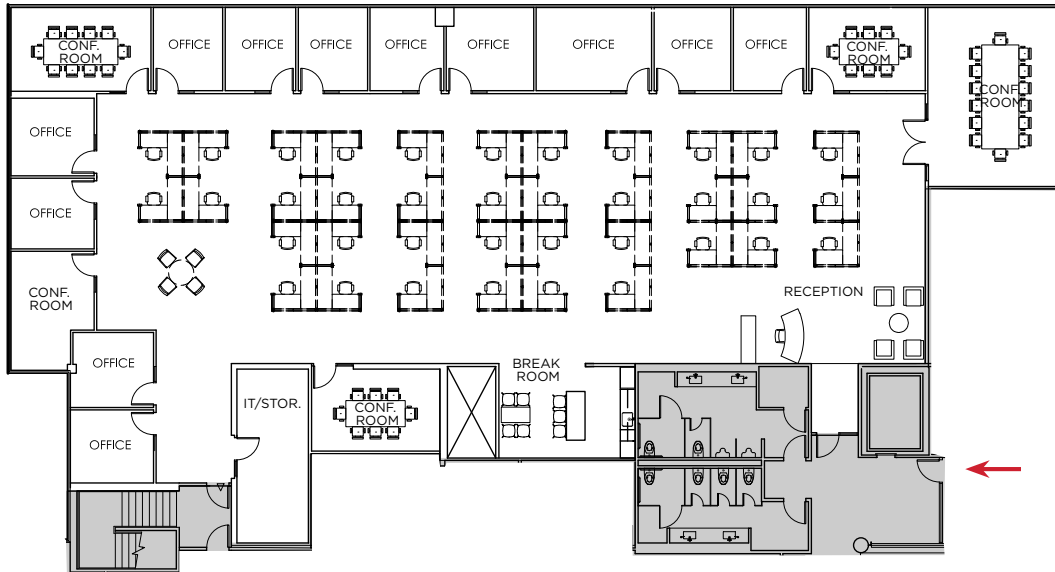
**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320



## BUILDING 4300 - SUITE 230

~7,589 RSF

\*HYPOTHETICAL FURNITURE PLAN

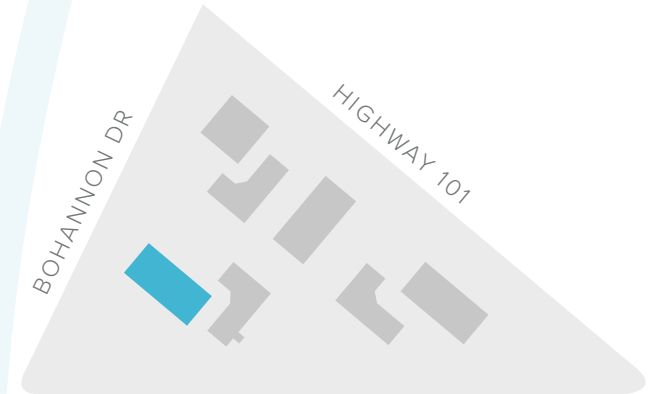


### SUITE HIGHLIGHTS

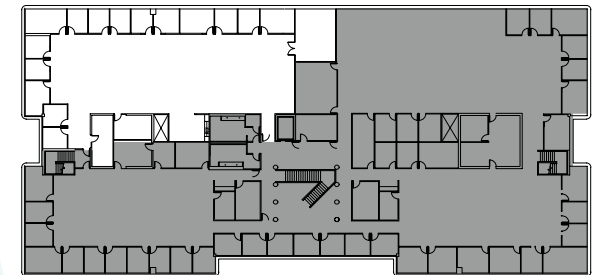
12 Private Offices	IT/STORAGE	37 Work Stations (6'x6')
4 Conference Rooms	Break Room	
2 Breakout Spaces	Reception	

**TOTAL HEAD COUNT: 52**

### SITE PLAN:



### KEY PLAN:



**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

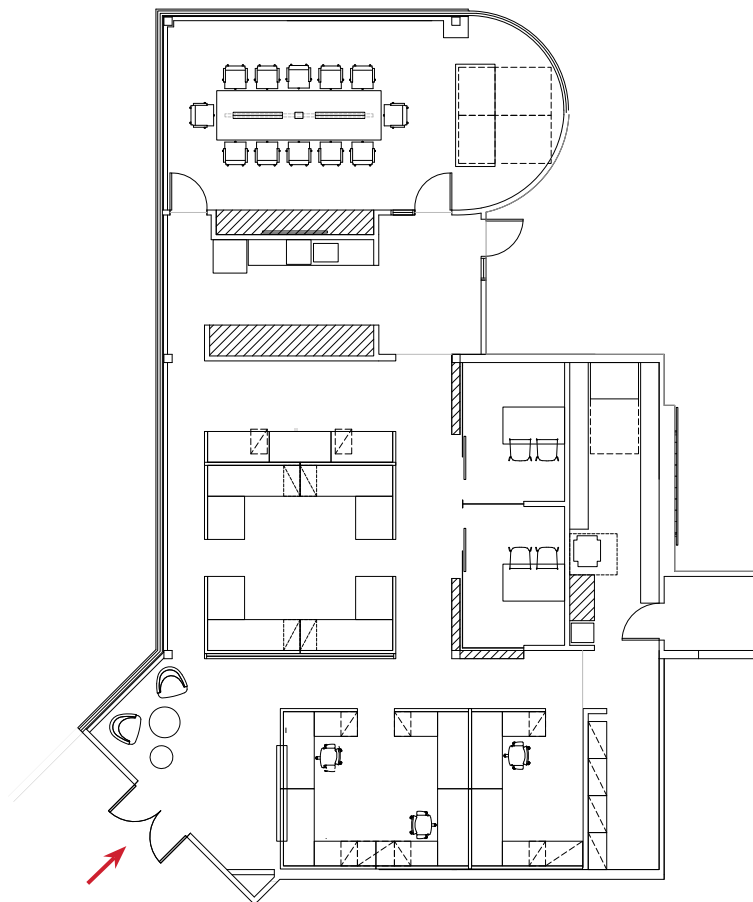
**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320

## BUILDING 4400 - SUITE 100 - **PLUG AND PLAY OFFICE SPACE**

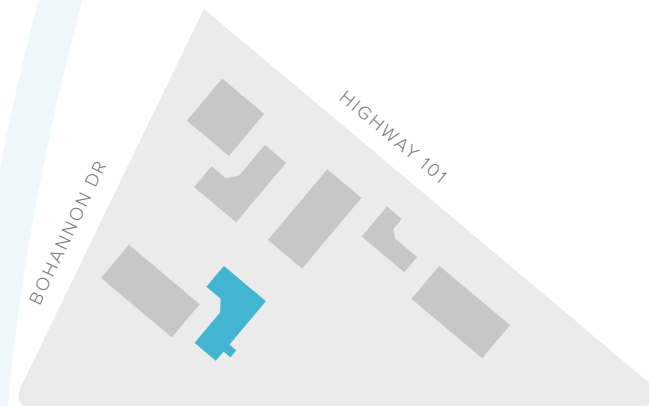
~3,068 RSF

### SUITE HIGHLIGHTS

- 6 Work Stations
- 2 Private Offices
- 1 Conference Room
- 1 Storage Room
- Break Area
- Reception



SITE PLAN:



KEY PLAN:



**BEN PAUL** | Vice Chairman | +1 650 401 2123 | [ben.paul@cushwake.com](mailto:ben.paul@cushwake.com) | LIC #0121087

**GARY BOITANO** | Managing Director | +1 650 401 2122 | [gary.boitano@cushwake.com](mailto:gary.boitano@cushwake.com) | LIC #01902693

**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | [david.hiebert@cushwake.com](mailto:david.hiebert@cushwake.com) | LIC #01189320

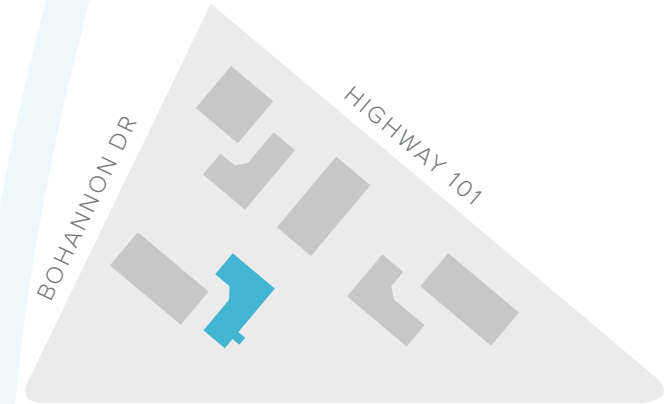


# BUILDING 4400 - SUITE 110 - SPEC LAB SUITE

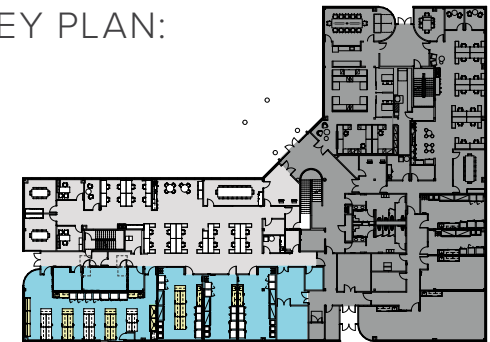
~10,726 RSF



## SITE PLAN:



## KEY PLAN:



### LAB PORTION

- 17 Lab Benches
- (4) Lab Support Rooms
- (2) 6 ft Fume Hood
- Plug and Play / Benching
- (4) Combination Emergency Shower and Eyewash Stations
- Dedicated Shipping and receiving area
- Single Pass Air

### OFFICE PORTION

- 2 Private Offices
- 1 Huddle Room
- 2 Conference Rooms
- 16-Person Board Room
- 1 Mother/Wellness Room
- 1 Storage Room
- 1 IT/Server Room
- Break Room with Appliances
- Copy Area
- Reception Area

*\*Hypothetical furniture plan*

**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320

## BUILDING 4400 - SUITE 120 - SPEC LAB SUITE

~7,691 RSF

### LAB PORTION

Single Pass Air

(4) Lab Support Rooms

(4) Combination Emergency

Shower and Eyewash Stations

Shipping and Receiving

### OFFICE PORTION

2 Huddle Rooms

2 Conference Rooms

1 Mother/Wellness Room

2 Storage Rooms

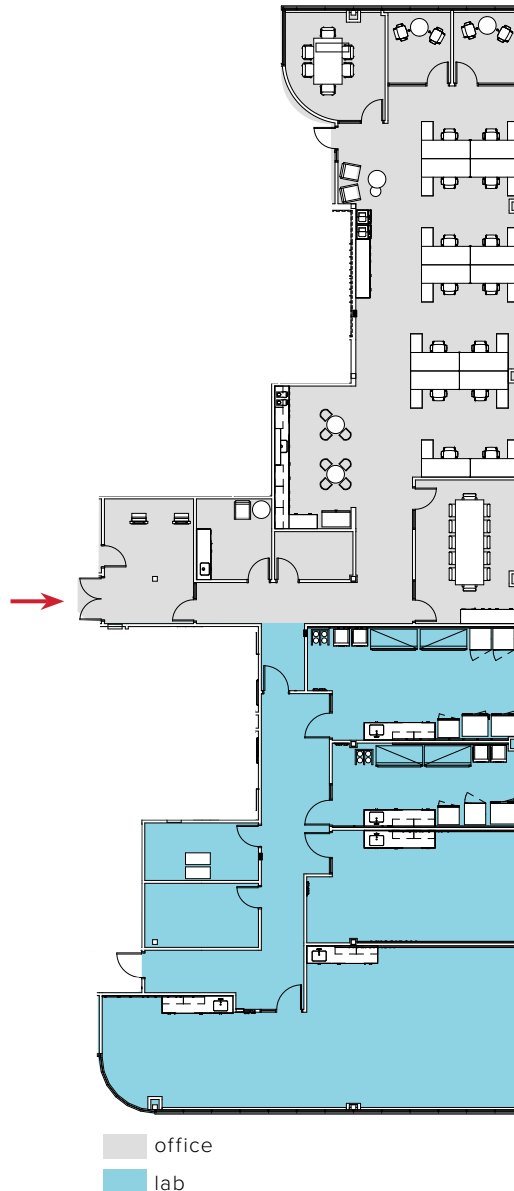
1 IT/Server Room

Break Room with Appliances

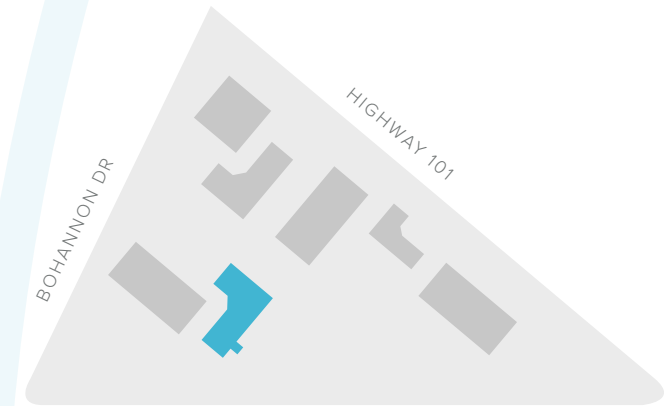
Copy Area

Reception Area

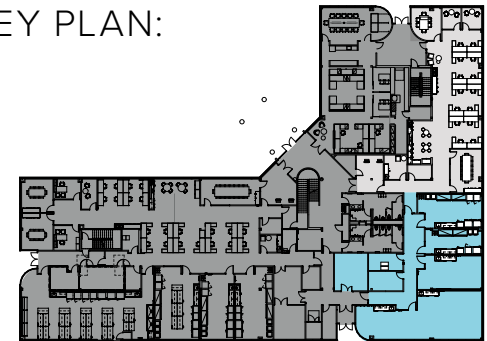
*\*Hypothetical furniture plan*



### SITE PLAN:



### KEY PLAN:



**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

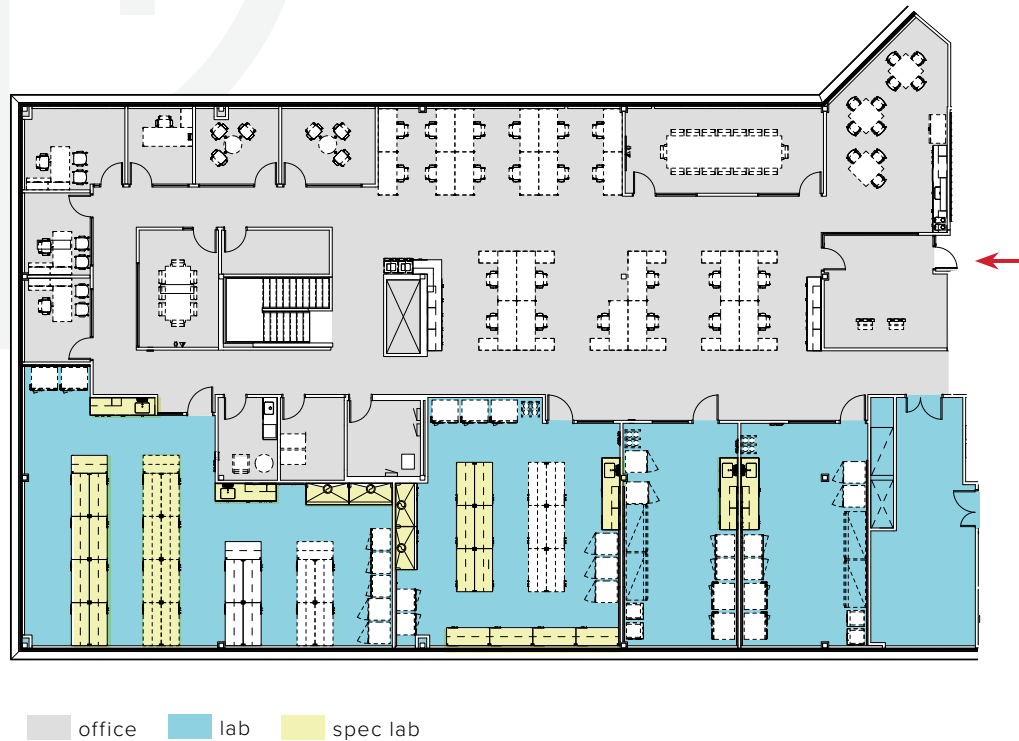
**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320



# BUILDING 4400 - SUITE 200 - SPEC LAB SUITE

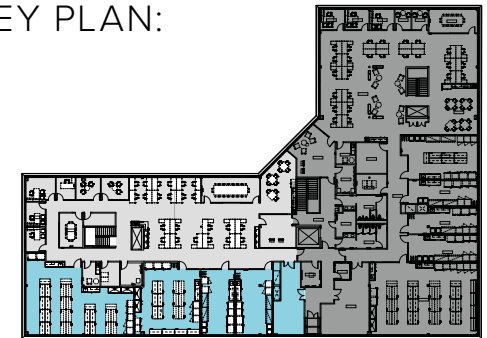
~12,849 RSF



## SITE PLAN:



## KEY PLAN:



### LAB PORTION

Single Pass Air

24 Lab Benches

(3) Lab Support Rooms

(2) 6 ft Fume Hood

(4) Combination Emergency Shower and Eyewash Stations

1 Warehouse/ 1 Equipment Room

1 Shipping and Receiving/ Storage

Plug & Play / Benching

### OFFICE PORTION

4 Private Offices

2 Huddle Rooms

1 Conference Room

16-person Board Room

1 Mother/Wellness Room

2 Electrical Rooms

1 IT/Server Room

Break Room with Appliances

Reception Area

*\*Hypothetical furniture plan*

**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

**GARY BOITANO** | Managing Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320

# BUILDING 4400 - SUITE 250 - SPEC LAB SUITE

~14,080 RSF

## LAB PORTION

Single Pass Air

21 Lab Benches

(4) Lab Support Rooms

(2) 6 ft Fume Hood

(5) Combination Emergency Shower and Eyewash Stations

1 Warehouse/1 Equipment Room

Shipping and Receiving

Plug & Play/Benching

## OFFICE PORTION

3 Private Offices

2 Huddle Rooms

1 Conference Room

3 Lounge Areas

1 Mother/Wellness Room

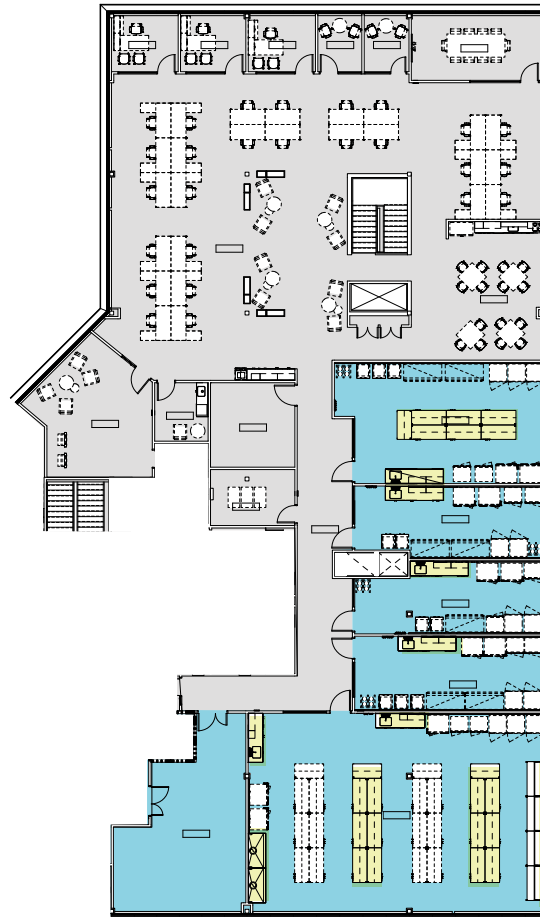
1 Electrical Room

1 IT/Server Room

Break Room with Appliances

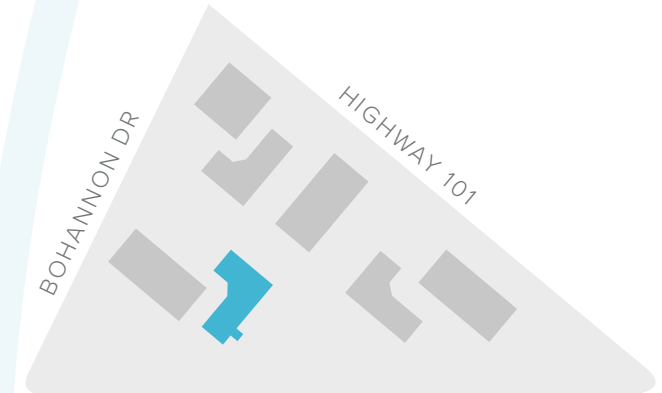
Reception Area

*\*Hypothetical furniture plan*

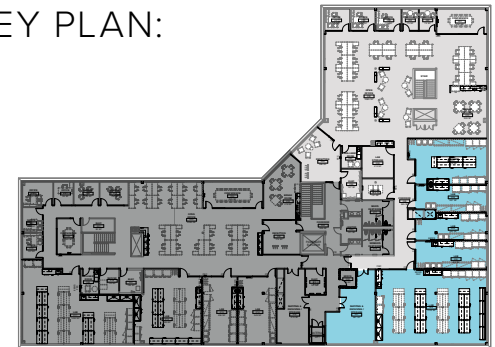


office lab spec lab

## SITE PLAN:



## KEY PLAN:





## BEST IN WELLNESS & OPERATIONS

- Kilroy is 100% carbon neutral across all operations
- WELL Health-Safety Rated

## ACCOLADES



## HEALTH & WELLNESS

Kilroy is embracing WELL Certifications and Health-Safety Ratings, a performance based system for measuring, certifying, and monitoring features of the built environment that impact the health, safety, and happiness of our partners. Being WELL Health-Safety Rated, Menlo Corporate Center, has achieved recognition on the following six health-safety themes:

- Cleaning and Sanitation Procedures
- Emergency Preparedness Programs
- Health Service Resources
- Air & Water Quality Management
- Stakeholder Engagement & Communication
- Innovation













We're proud to recognize these features that promote best practices in design and construction to achieve optimal health and wellness.

## ABOUT KILROY

Kilroy Realty Corporation (NYSE: KRC) is a publicly traded real estate investment trust ("REIT") and member of the S&P MidCap 400 Index with more than seven decades of experience developing, acquiring and managing office, life science and mixed-use projects. Kilroy Realty Corporation is a leading workplace landlord and developer. The company has earned **global recognition for sustainability**, building operations, and innovation. Kilroy's business environments drive **creativity, productivity** and **employee retention** for leading media, health, science and technology companies.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are currently operating and managing ~16 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and Greater Austin; spaces that redefine life for the better.

### KILROYREALTY.COM

 <p><b>CARBON NEUTRAL OPERATIONS</b> Kilroy achieved Carbon Neutral Operations, 2020 - 2023</p>	 <p><b>ENERGY STAR</b> 72% Portfolio Certified Partner of the Year, 2014 - 2023 Sustained Excellence, 2016 - 2023</p>	 <p><b>LEED</b> 70% Portfolio Certified 94% of our LEED Certifications are at the Gold and Platinum Levels</p>	 <p><b>FITWEL</b> 44% Portfolio Certified</p>
 <p><b>GRESB</b> Regional Sector Leader, Americas (Development, Diversified), 2022-2023 5-Star Rating, 2015 - 2023</p>	 <p><b>NAREIT</b> Leader in the Light Award Winner Leader in the Light Award, Office Sector, 2014-2021 Most Innovative, 2018, 2020</p>	 <p><b>GREEN LEASE LEADERS</b> Leader, 2020 - 2023 Gold Level, 2020 - 2023</p>	 <p><b>BLOOMBERG GENDER EQUALITY INDEX</b> Member, 2020 - 2023</p>
 <p><b>NEWSWEEK</b> America's Most Responsible Companies, 2020-2023</p>	 <p><b>BEST IN BUILDING HEALTH</b> Fitwel Excellence Award, Most Certifications of All Time, 2019-2022</p>	 <p><b>S&amp;P SUSTAINABILITY YEARBOOK</b> Member, 2018-2023</p>	 <p><b>US EPA GREEN POWER PARTNERSHIP</b> National Top 100 Green Power Users, 2021-2023</p>

*The information contained in this brochure is believed to be reliable but has not been verified for accuracy or completeness. Kilroy Realty Corporation and its affiliates and representatives (collectively, "Landlord") make no guarantees, representations or warranties and accept no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. Tenant should conduct a careful, independent investigation of the property and verify all information to its own satisfaction, and any reliance on this information is solely at your own risk. In addition, all images included in the brochure are for inspiration only and do not constitute a commitment of any kind by Landlord as to the feasibility or responsibility for the cost of such improvements, all of which shall be governed solely by the terms of a binding written lease agreement between Landlord and Tenant.*

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-03.31.2025