

MCC

MENLO CORPORATE CENTER

4100-4700 Bohannon Drive
Menlo Park, California



Engineered for Excellence



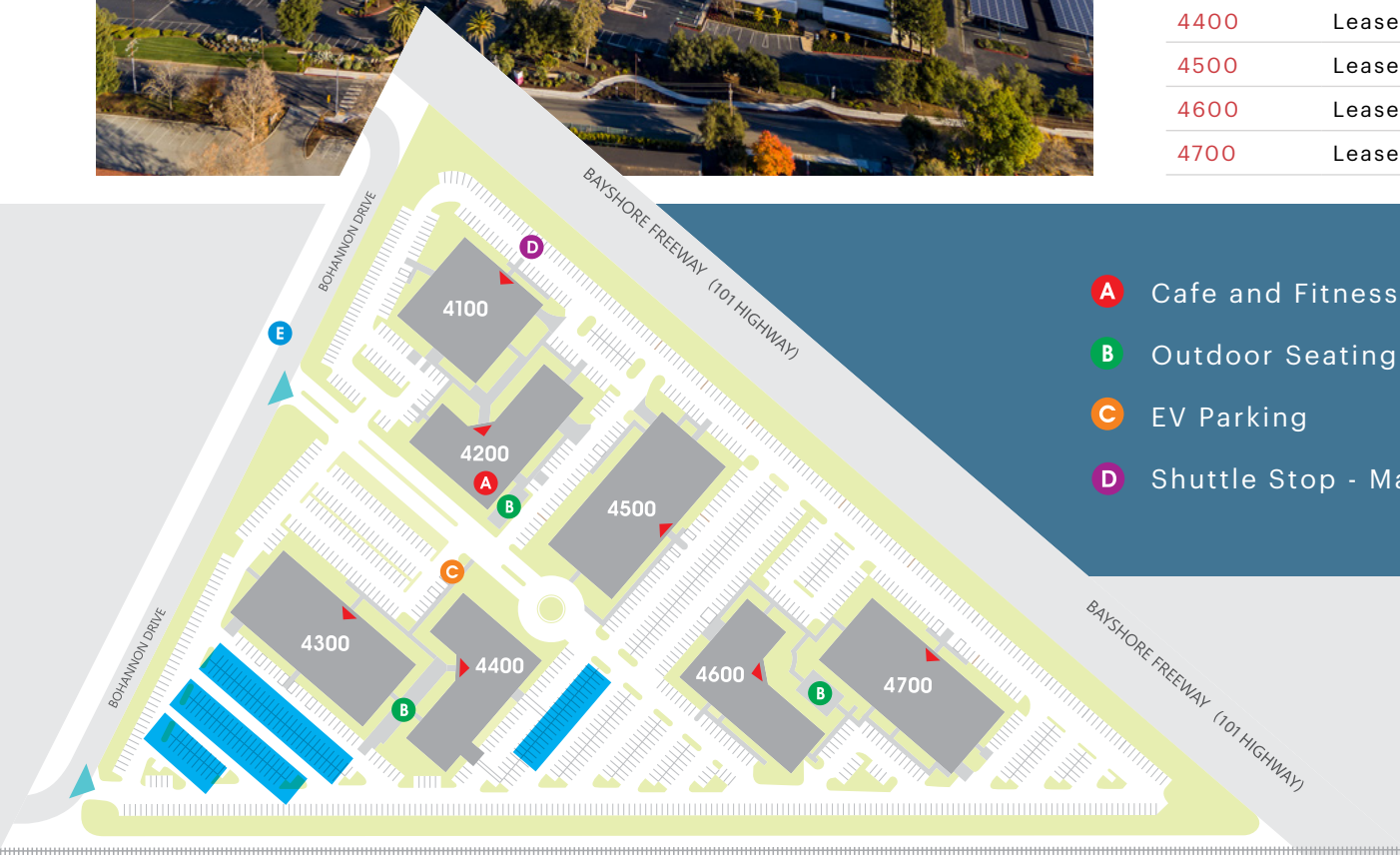


Campus Overview

MCC is a ±378,358 SF, seven-building innovation campus built for growth at scale. Strategically located adjacent to Highway 101 and supported by dedicated on-site management, MCC delivers flexibility for Life Science, R&D, and office users to launch, scale, and evolve within one connected ecosystem. Curated shared amenities, activated outdoor spaces, and advanced infrastructure foster collaboration, accelerate discovery, and position MCC as a destination designed for what's next.

CAMPUS AVAILABILITIES

SUITE	RSF	TYPE
4100	Leased	
4200	±22,644	Office Opportunity
4300	±9,614	Office & R&D Opportunity
4400	Leased	
4500	Leased	
4600	Leased	
4700	Leased	



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

MCC

The Details

CLICK OR SCAN TO VIEW FLOOR PLANS



4200 BOHANNON DR | OFFICE OPPORTUNITIES

>	SUITE #	RSF	NOTES	360 TOUR
	200	~13,718	2 Conference Rooms, Break Area, Reception Area, 3 Phone Rooms, Large Open Area <i>Can be combined with Suite 250 for ~22,644</i>	
	250	~8,926	13 Private Offices, 3 Conference Rooms, Storage Room, Break Room <i>Can be combined with Suite 200 for ~22,644</i>	
	200 & 250	~22,644	9 Private Offices, 3 Conference Rooms, 3 Phone Rooms, 2 Lounge Areas, Reception, Wellness Room, Break Area, Large Open Area	



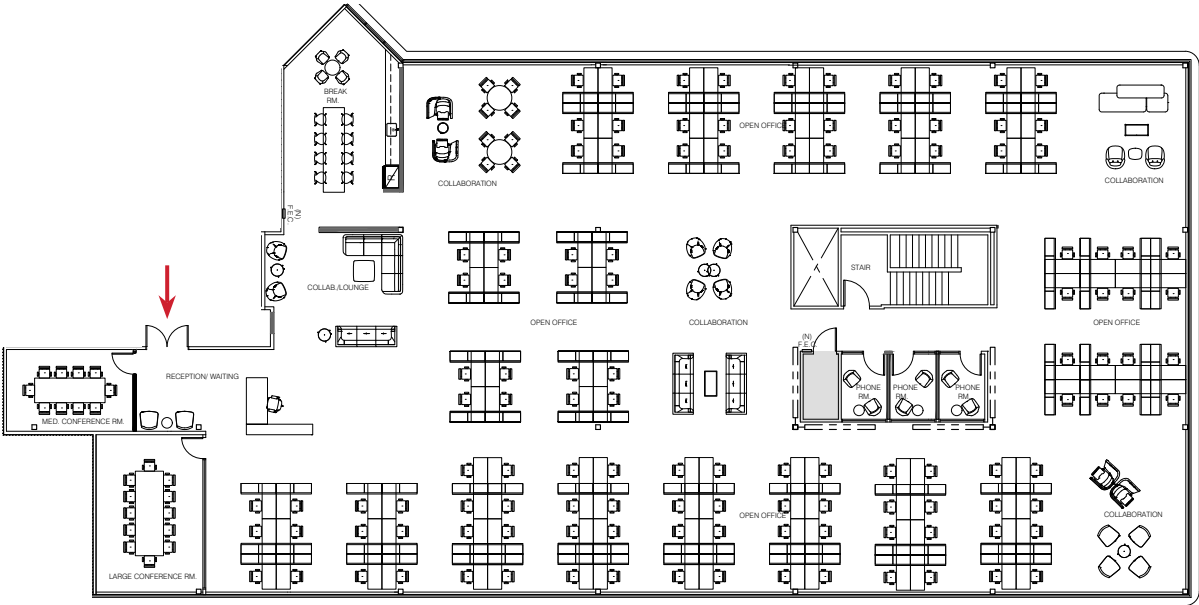
4300 BOHANNON DR | OFFICE OR R&D OPPORTUNITIES

SUITE #	RSF	NOTES	360 TOUR
230	~9,614	12 Private Offices, 4 Conference Rooms, IT/Storage Room, Break Room, 2 Breakout Spaces, Reception, 37 Work Stations	

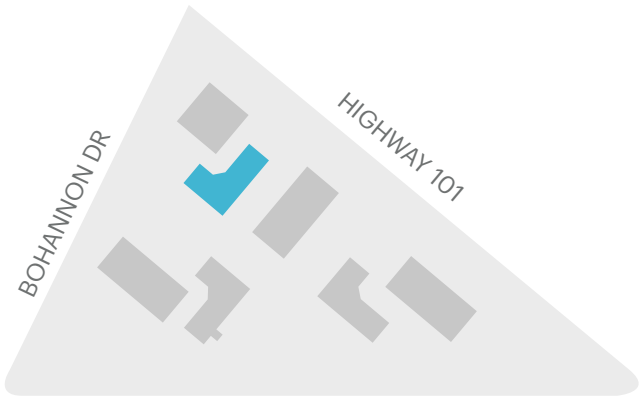
BUILDING 4200 | Suite 200

~13,718 RSF | Can be combined with Suite 250 for ~22,644

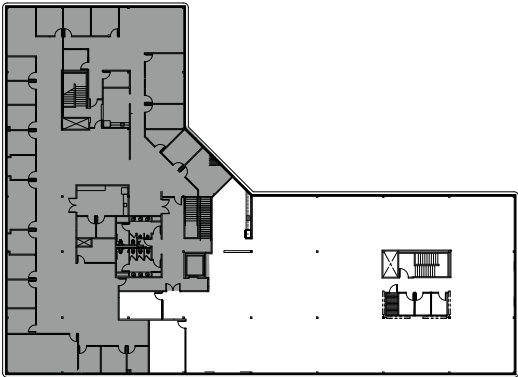
*Hypothetical furniture plan



SITE PLAN



KEY PLAN



Suite Highlights

- 3 Phone Rooms
- 2 Conference Rooms

- Break Area
- Large Open Area

TOTAL HEAD COUNT: 122

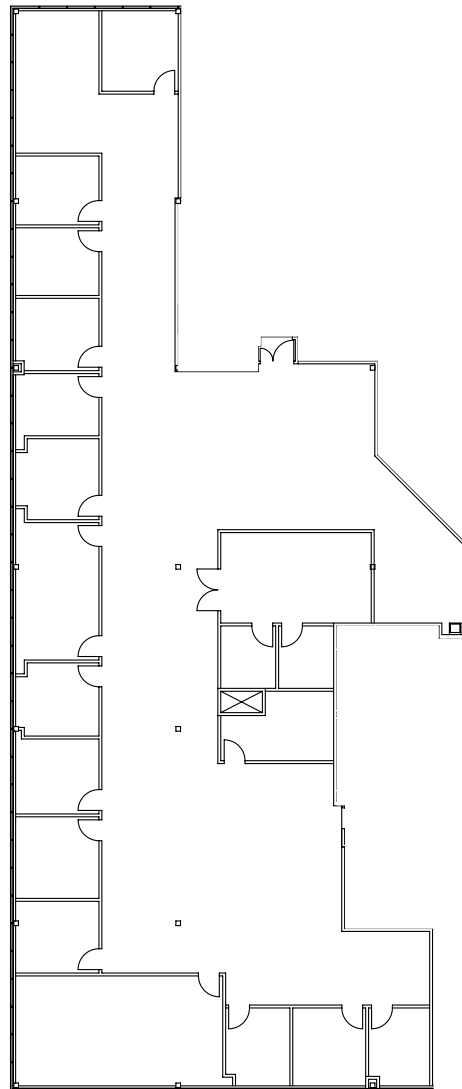
BUILDING 4200 | Suite 250

~8,926 RSF | *Can be combined with Suite 200 for ~22,644*

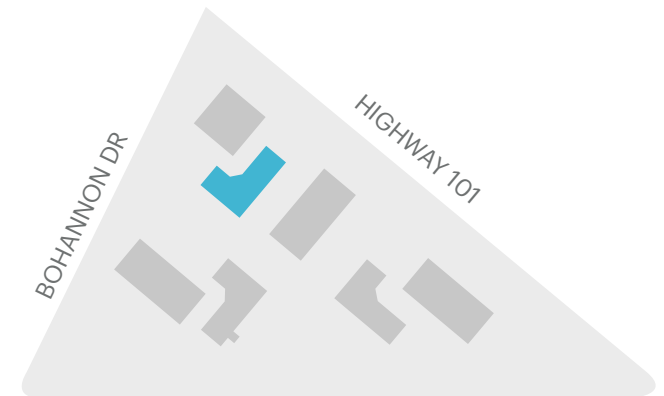
MCC
MENLO CORPORATE CENTER

Suite Highlights

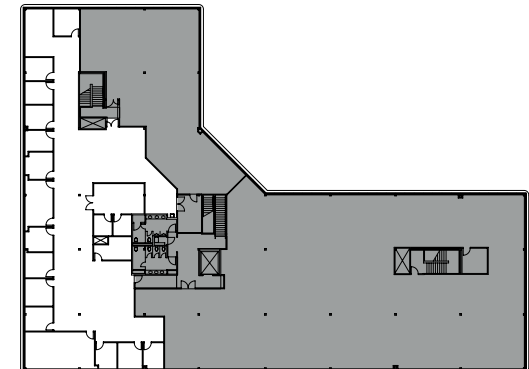
13 Private Offices
3 Conference Rooms
Storage Room
Break Area



SITE PLAN



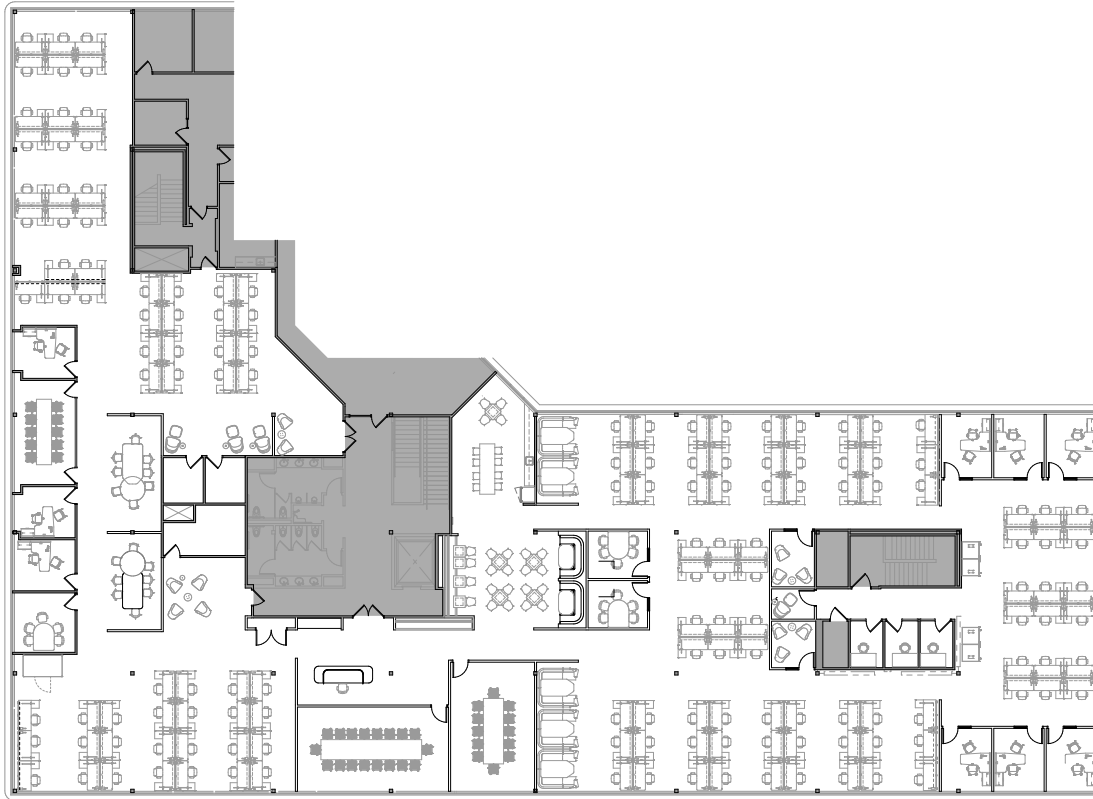
KEY PLAN



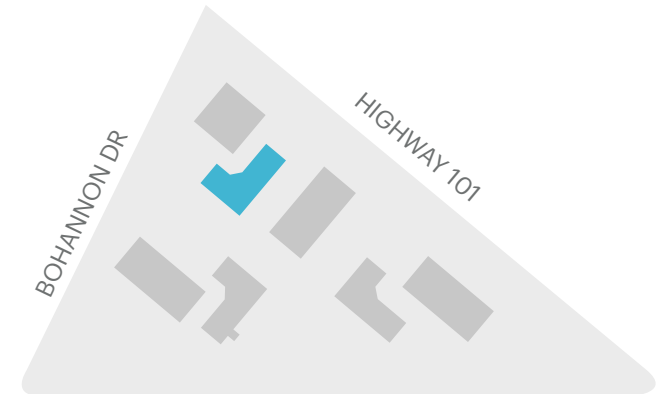
BUILDING 4200 | Suites 200 & 250

~22,644 RSF

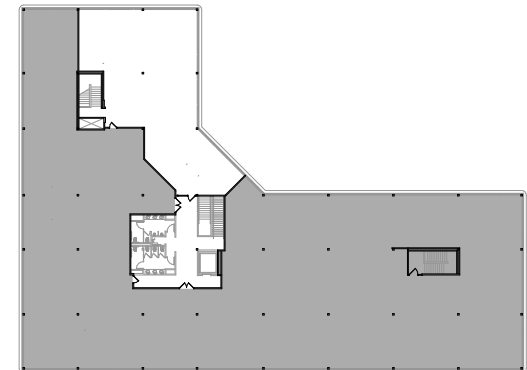
MCC
MENLO CORPORATE CENTER



SITE PLAN



KEY PLAN



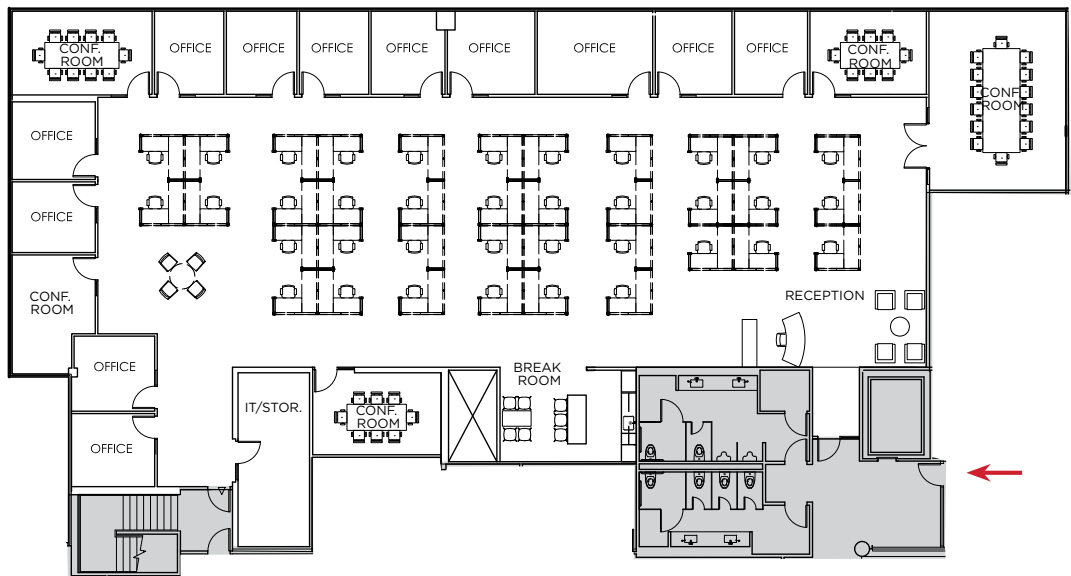
Suite Highlights

- | | |
|--------------------|-----------------|
| 9 Private Offices | Reception |
| 3 Conference Rooms | Wellness Room |
| 3 Phone Rooms | Break Area |
| 2 Lounge Areas | Large Open Area |

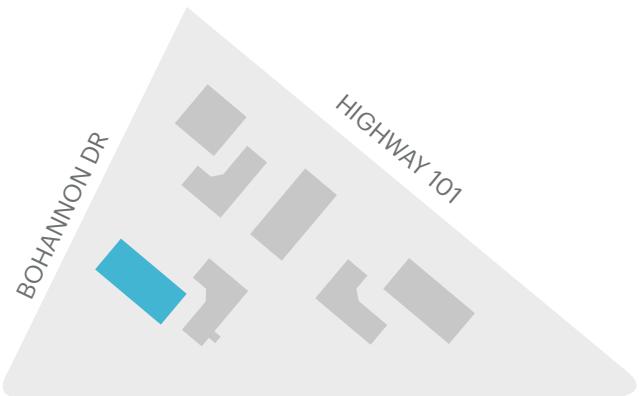
BUILDING 4300 | Suite 230

~9,614 RSF

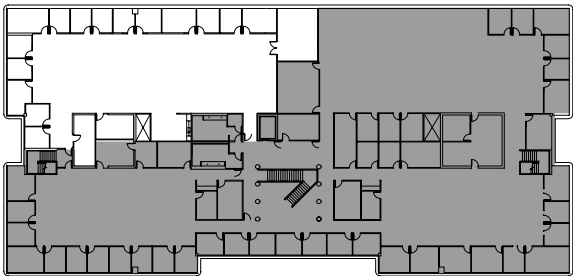
*Hypothetical furniture plan



SITE PLAN



KEY PLAN



Suite Highlights

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

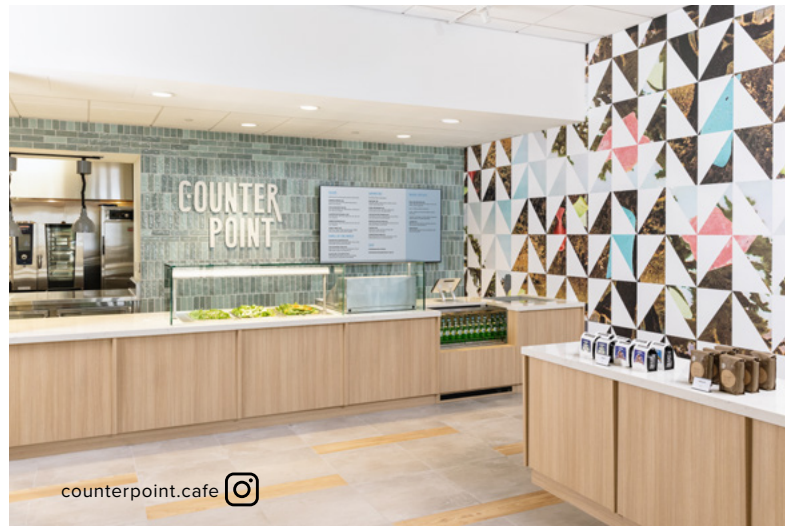
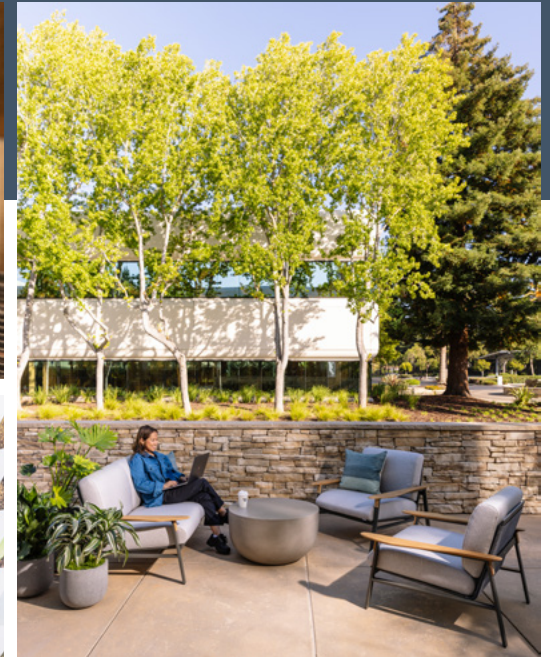
TOTAL HEAD COUNT: 52

Amenities for a Better Day

At MCC, amenities are shaped by both convenience and the natural environment. Tenants can move easily between the fitness center with showers and lockers, Counter Point Café for lunch, and an outdoor patio shaded by mature trees. Between moments of work, a walk through the beautifully landscaped campus offers a refreshing reset. Every space is designed to support well-being and balance throughout the workday.

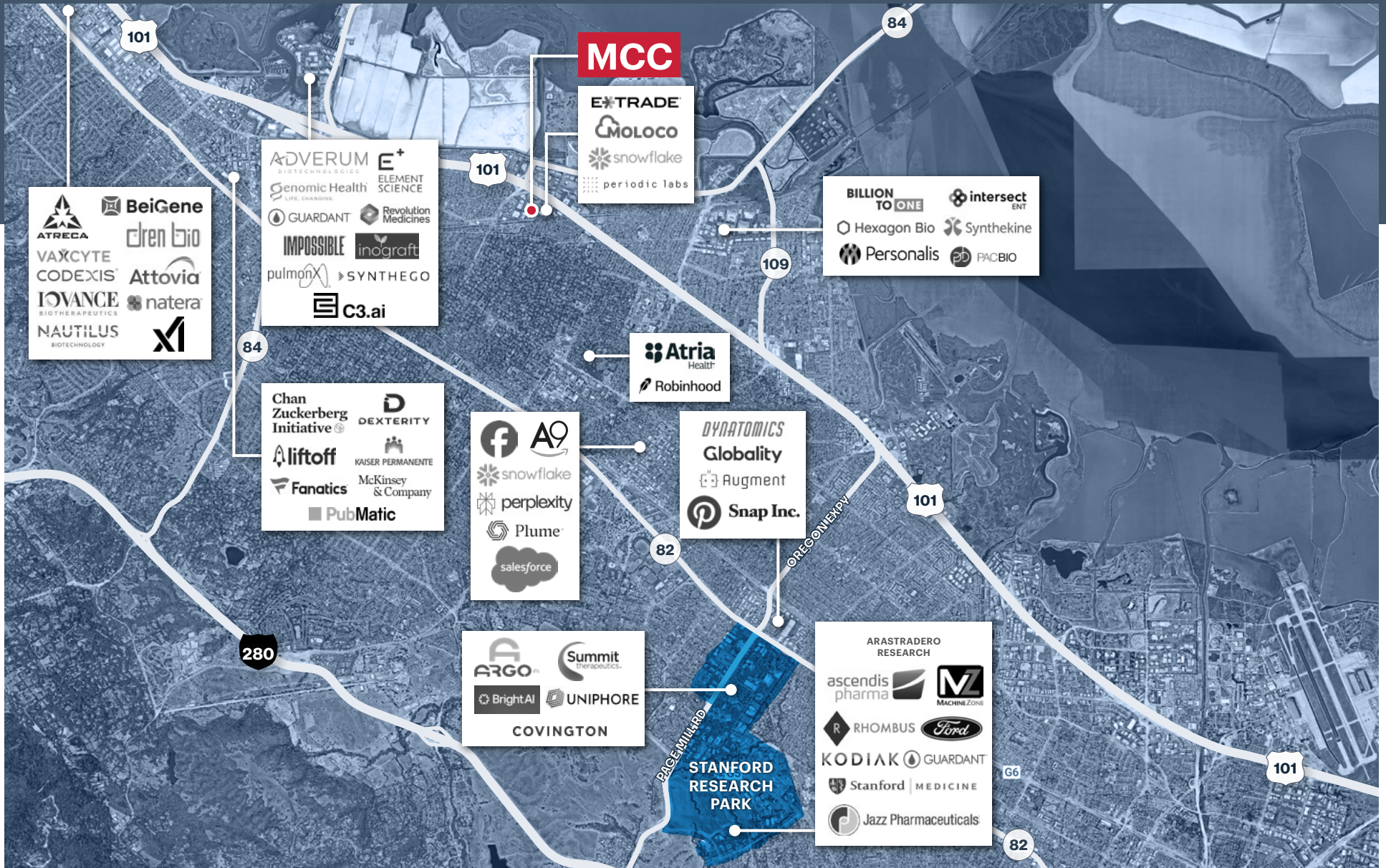
On-Site Amenities

-  Counter Point Café
-  Fully equipped fitness center with showers & lockers
-  Indoor & outdoor meeting spaces with wireless and fiber optic internet
-  Outdoor gathering spaces surrounded by tranquil landscaping
-  EV charging stations



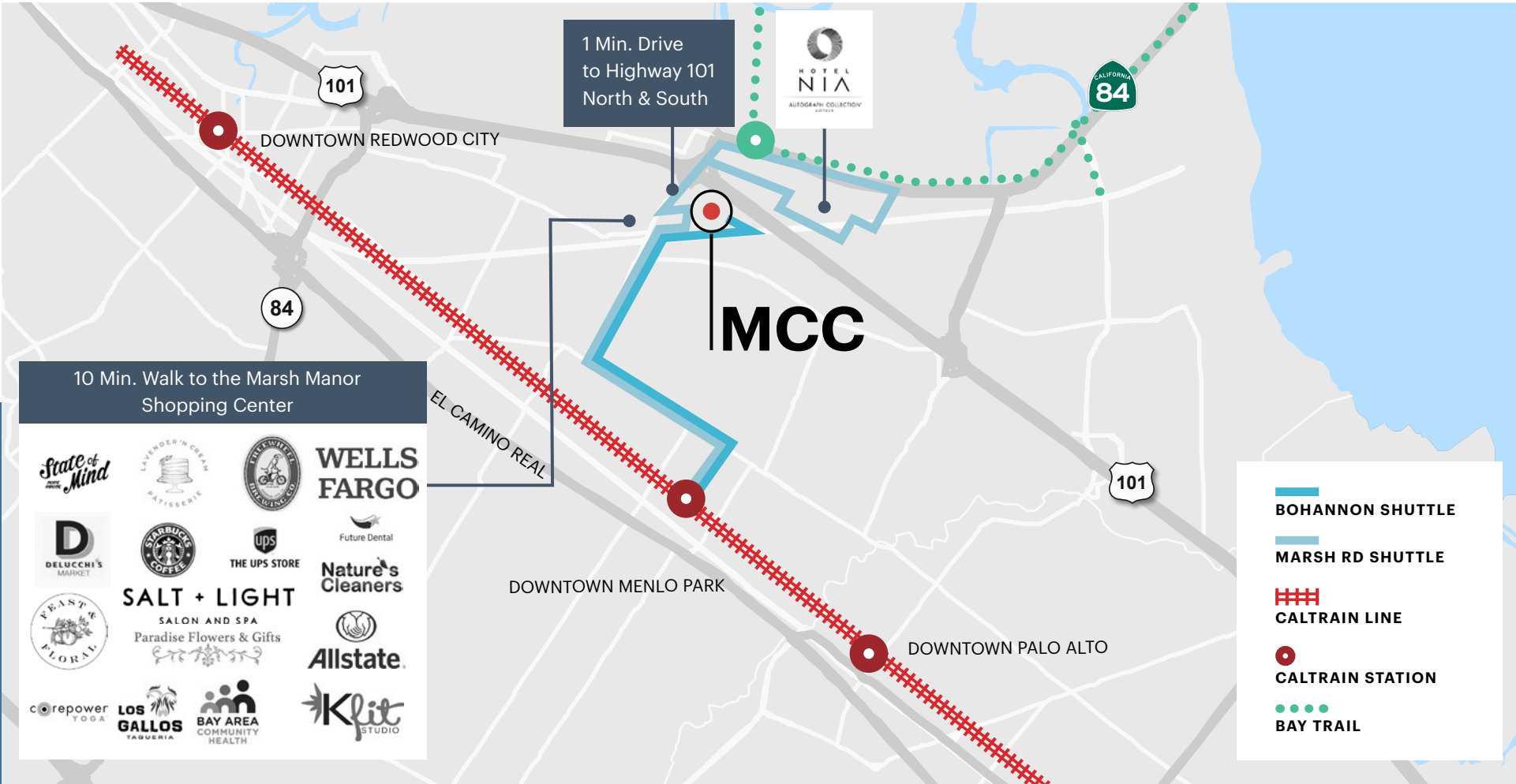
Powered by the Brightest Minds

At MCC, tenants gain direct proximity to Stanford University and the region's top academic institutions, ensuring strong access to exceptional scientific and engineering talent. Nearby cities such as Palo Alto, Redwood City and San Francisco form a dense corridor filled with office, R&D and life science neighbors, creating one of the nation's strongest pools of professionals.



Your Bay Area Connection

MCC sits in the heart of the Peninsula, where Bay Area convenience meets the charm of a close-knit community. In Menlo Park, downtown offers cafés, shops, and restaurants, while nearby neighborhoods provide parks, quality schools, and a relaxed pace. With easy access to Palo Alto and Redwood City, nearby Caltrain stations, and complimentary Stanford Marguerite Shuttle service, commuting across the Bay Area is simple.



Drive Times



10 mins | Menlo Park
±120 RESTAURANTS AND RETAILERS

11 mins | Palo Alto
±275 RESTAURANTS AND RETAILERS

12 mins | Redwood City
±150 RESTAURANTS AND RETAILERS

19 mins | San Francisco
ITNL Airport

30 mins | San Jose Mineta
ITNL Airport

MCC

MENLO CORPORATE CENTER

Contact

BEN PAUL

Vice Chairman

ben.paul@cushwake.com

+1 650 401 2123

CA RE License #0121087

GARY BOITANO

Executive Director

gary.boitano@cushwake.com

+1 650 401 2122

CA RE License #01902693

DAVID HIEBERT

Vice Chairman

david.hiebert@cushwake.com

+1 650 320 0250

CA RE License #01189320

WWW.MENLOCORPORATECENTER.COM

KILROYREALTY.COM | SOCIALS:   

