

4085
CAMPBELL

MENLO
PARK

For Lease

±8,258 - ±30,974 SF Class A Office Space





PROJECT HIGHLIGHTS

01

30,974 RSF
Direct Availability

02

Brand New
Central Courtyard

03

Proximity to Hwy 84/
Dumbarton Bridge

04

Parking Ratio
3/1,000

05

Excellent signage
opportunity on Hwy 101



The Central Courtyard

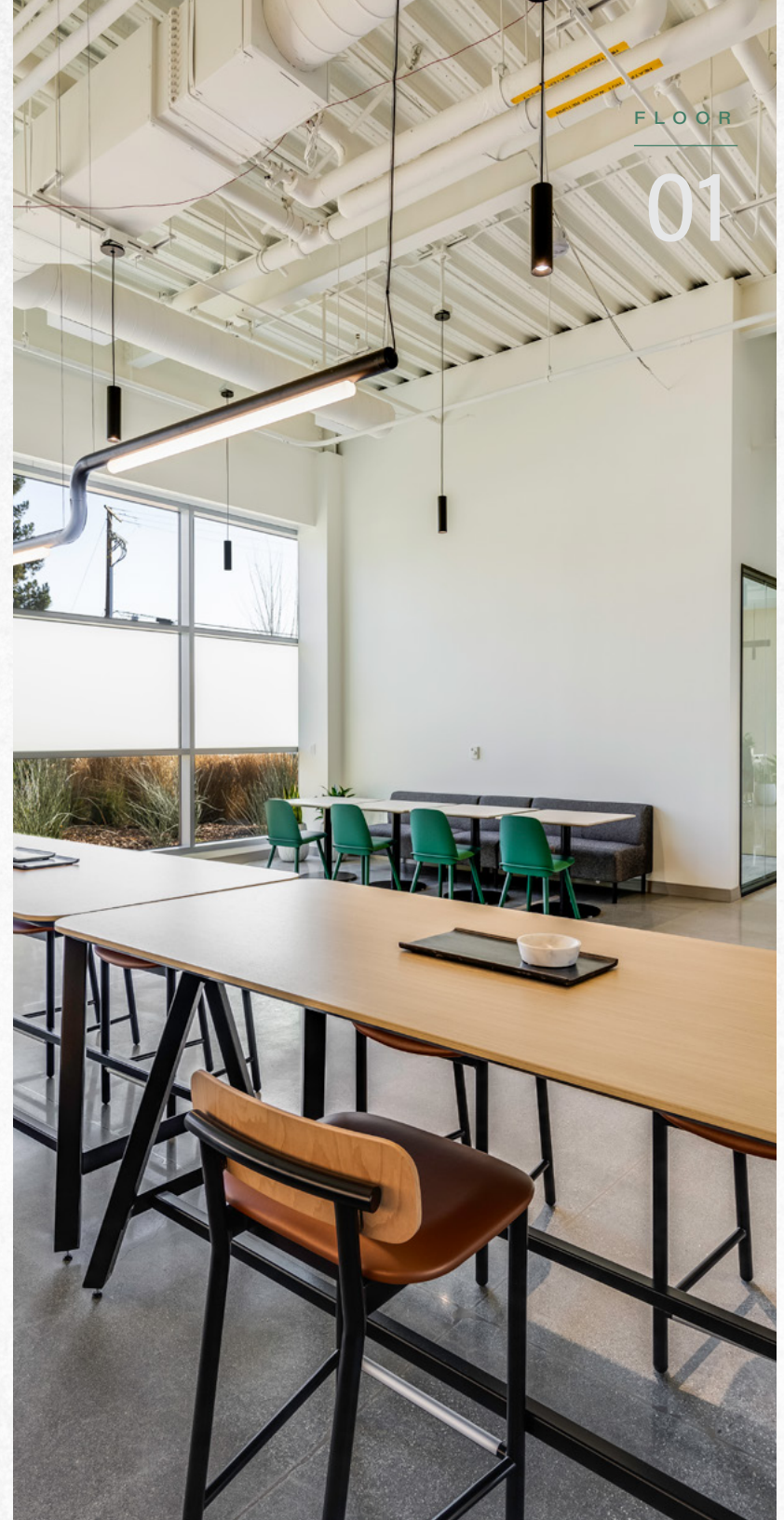
Your Outdoor Breakroom for Fresh Ideas



Floor Plans

Suite 100 | $\pm 8,258$ RSF

Move-in ready, furnished spec suite with exceptionally high 16' open ceilings



Floor Plans

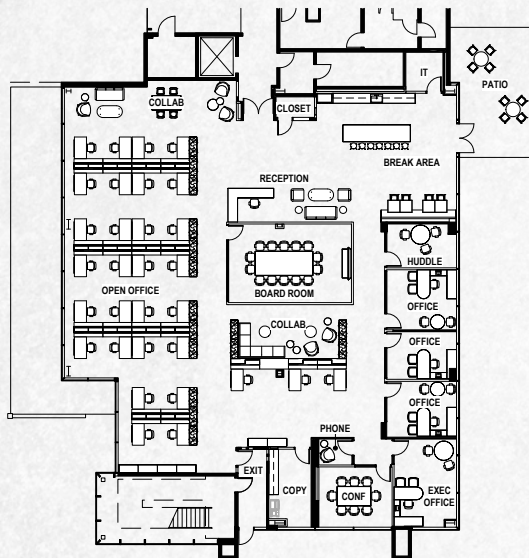
Suite 100 | ±8,258 RSF

Hypothetical Plans

FLOOR

01

PROFESSIONAL SERVICES

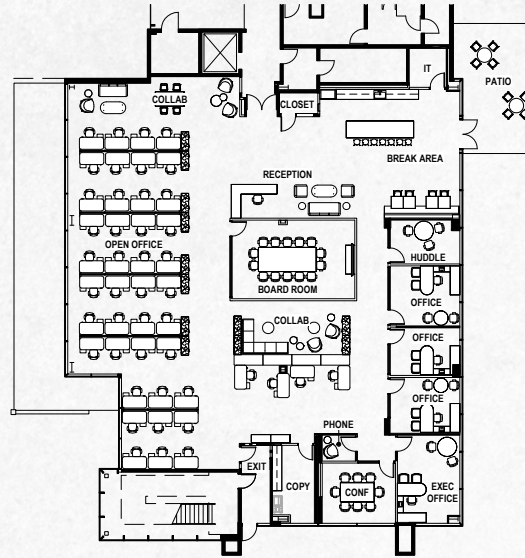


Office	4
Workstations	31
Receptionist	1
Total Headcount	36

Board Room	1
Conference	1
Phone Booth	1
Storage	1

230 Square Feet/Person

CREATIVE/TECH (OPT A)

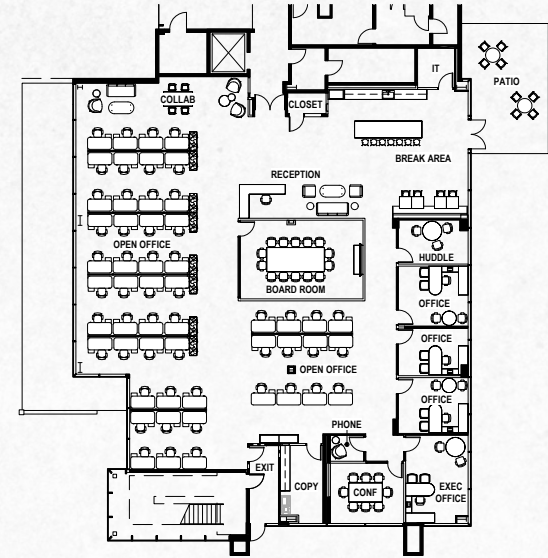


Office	4
Workstations	45
Receptionist	1
Total Headcount	50

Board Room	1
Conference	1
Phone Booth	1
Storage	1

165 Square Feet/Person

CREATIVE/TECH (OPT B)



Office	4
Workstations	53
Receptionist	1
Total Headcount	58

Board Room	1
Conference	1
Phone Booth	1
Storage	1

140 Square Feet/Person

Suite 100



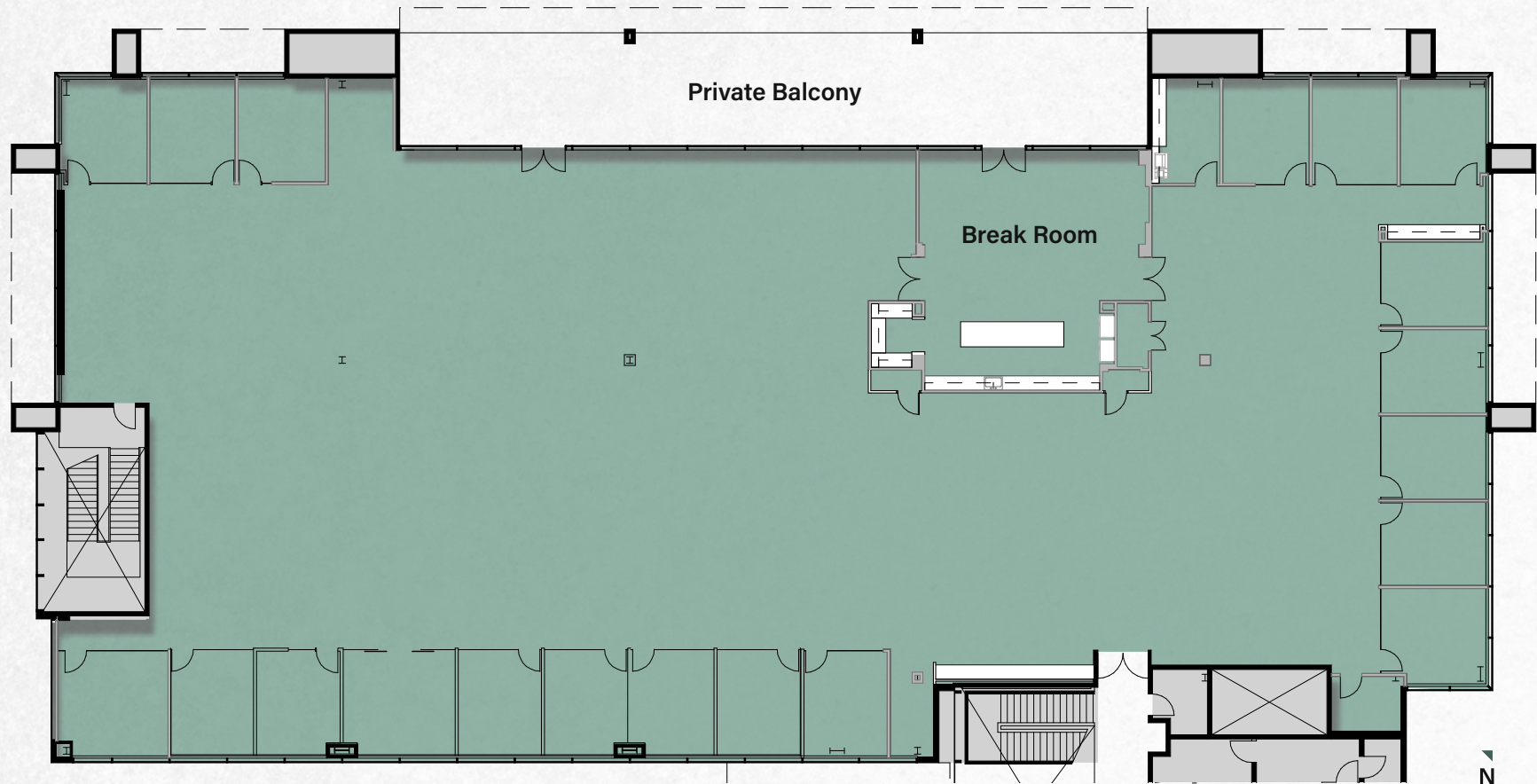
Floor Plans

Suite 200 | ±22,716 RSF

Existing layout with exceptionally high 16' ceilings,
prominent glass line and mountain views

FLOOR

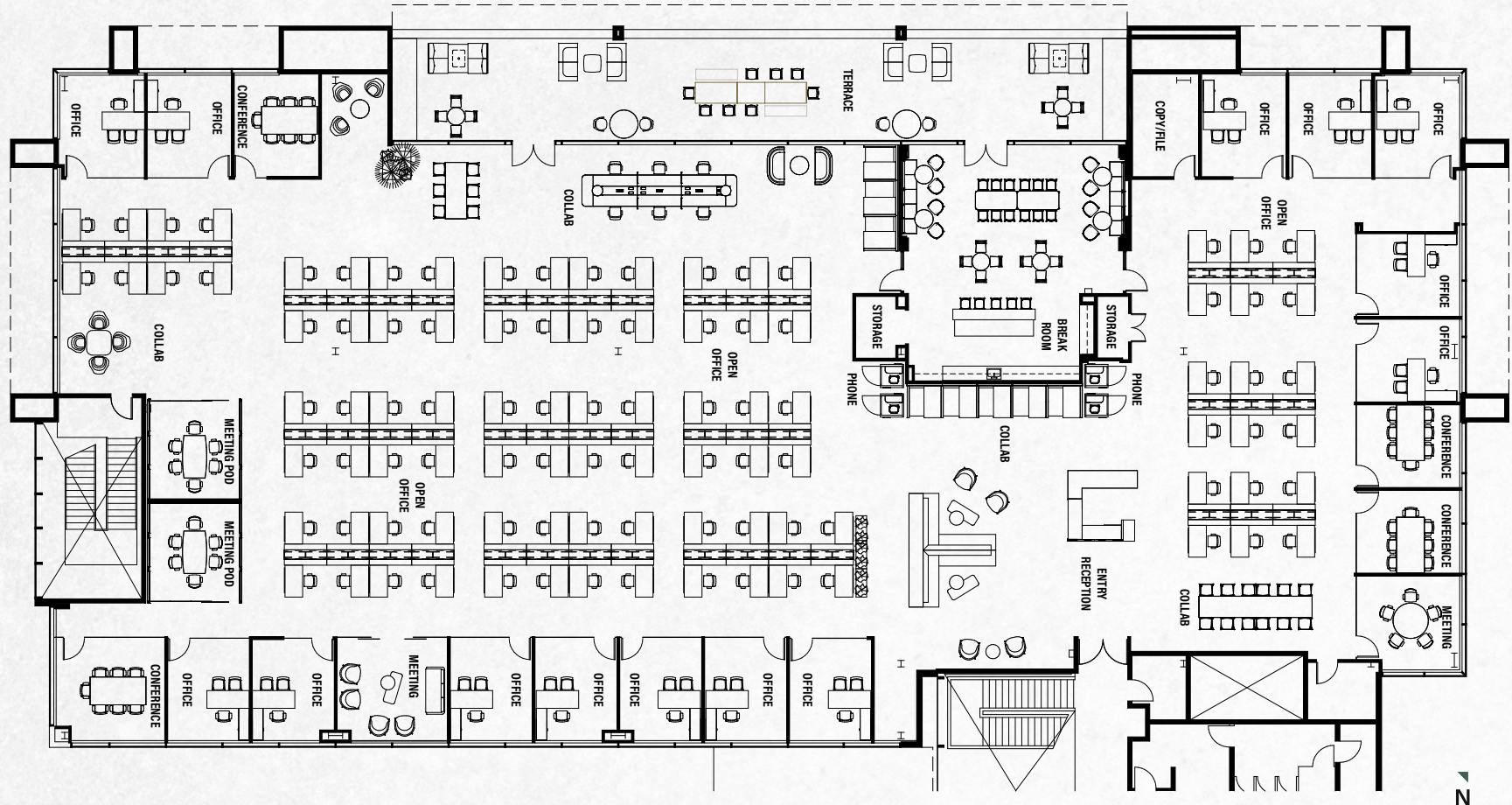
02



Suite 200 | ±22,716 RSF

Hypothetical Plans

FLOOR



PROFESSIONAL SERVICES

210 Square Feet/Person

Office	14
Workstations	94
Total Headcount	108

Meeting Room	4
Conference	4
Phone Booth	4
Storage	2

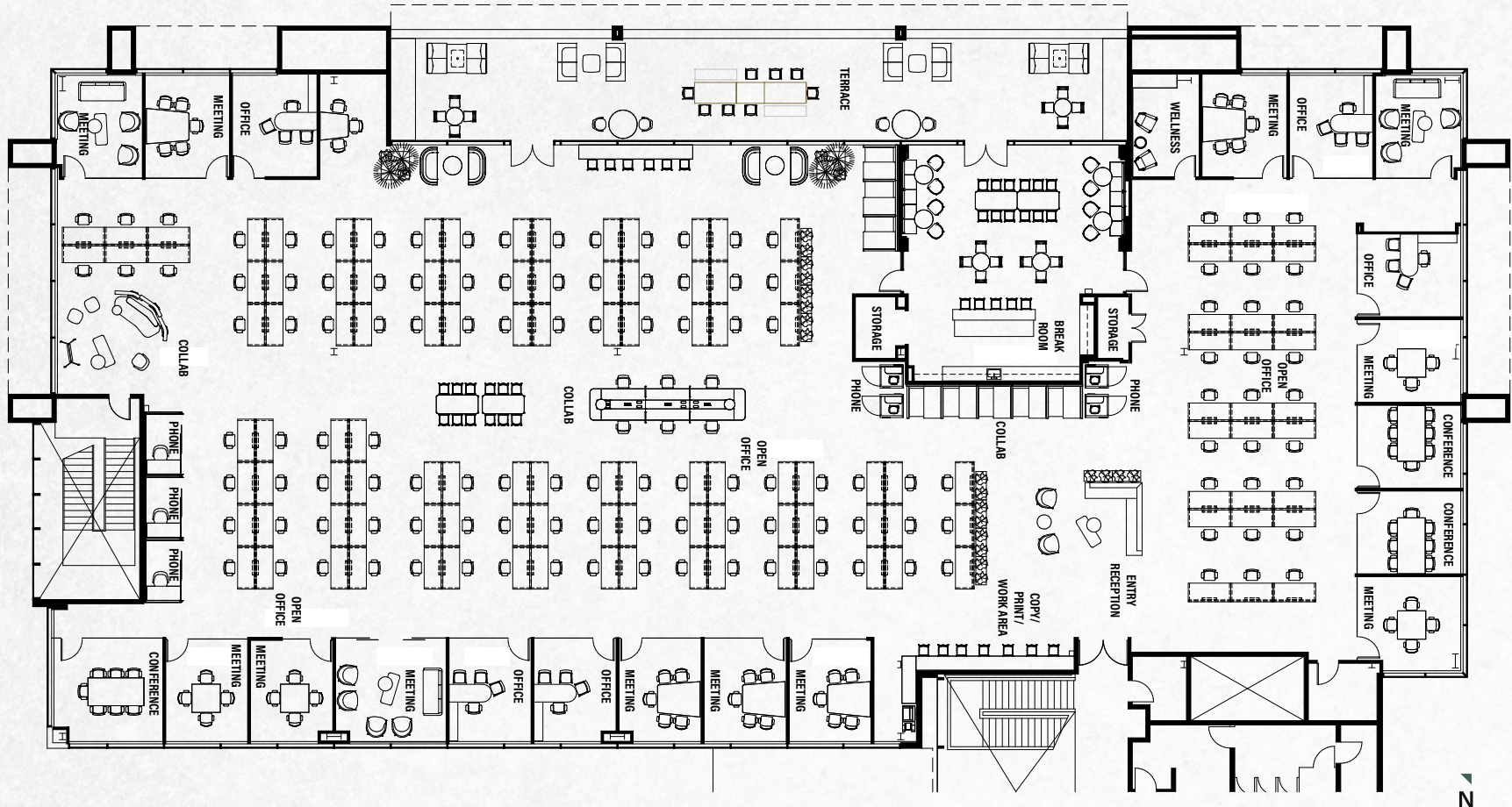
Floor Plans

Suite 200 | ±22,716 RSF

Hypothetical Plans

FLOOR

02



CREATIVE / TECH

170 Square Feet/Person

Office	5
Workstations	127
Total Headcount	132

Meeting Room	12
Conference	3
Phone Booth	7
Storage	2
Wellness/Mother's Room	1



Suite 200





WHAT'S NEARBY

Dining

Porta Blu
 Los Gallos Taqueria
 Son & Garden
 Freewheel Brewing Co
 Philz Coffee

Hotel

Hotel Nia
 Park James Hotel
 Four Seasons Silicon
 Valley
 The Stanford Park Hotel

Fitness

Bayfront Fitness
 Studio K-Fit
 Crossfit Incredible
 24 Hour Fitness

Grocery

Delucchi's Market & Delicatessen
 Trader Joe's
 Safeway
 The Willows Market

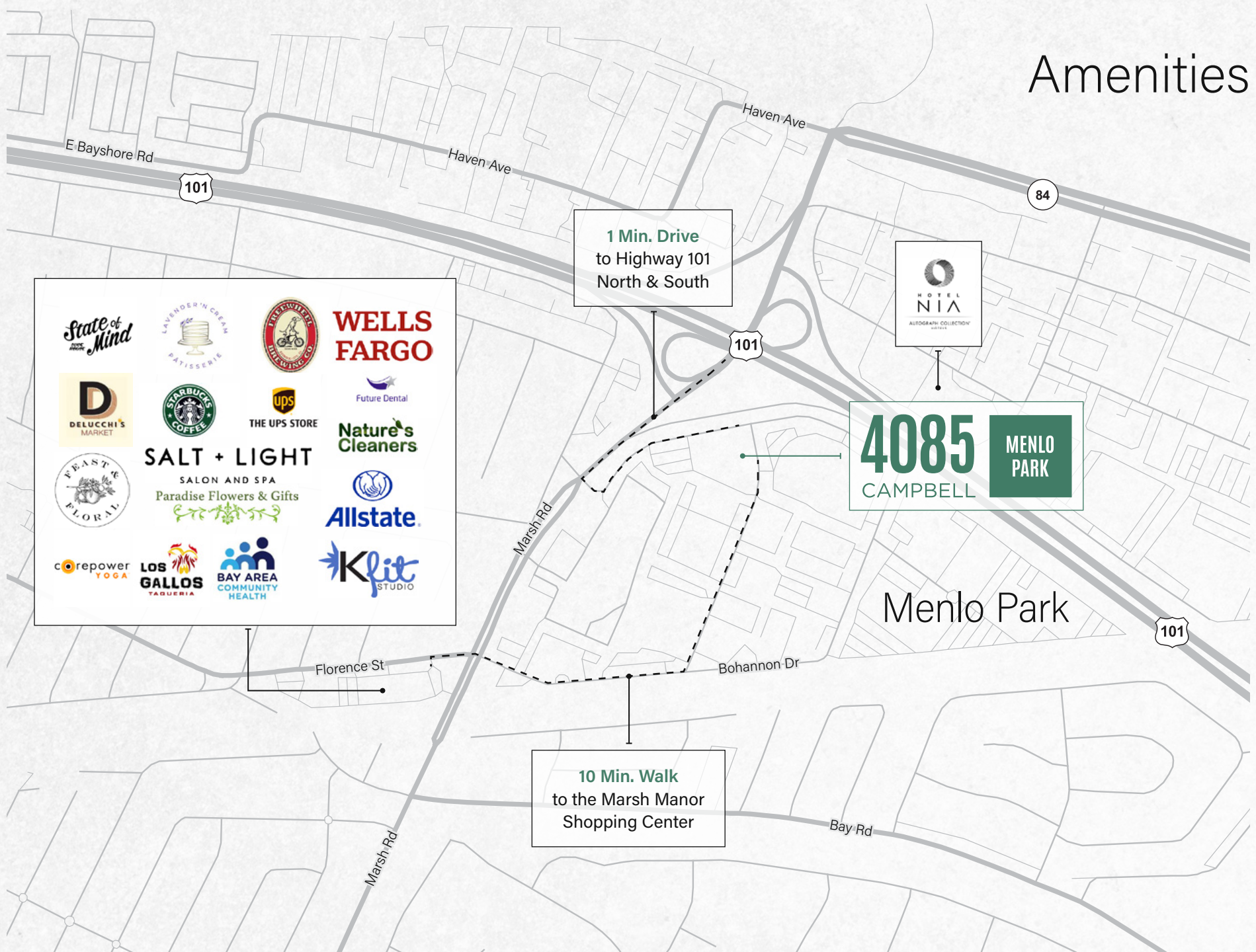
Retail

Paradise Flowers & Gifts
 K&L Wine Merchants
 Marshalls
 Target

Companies

E-Trade
 Meta
 Latham & Watkins
 Lucille Packard Children's Hospital
 Orrick Herrington & Sutcliffe
 Instagram
 Grail

Amenities



Easily Accessible



Drive
Times:

20 Mins
SFO Airport

26 Mins
SJC Airport

35 Mins
OAK Airport

Menlo Park Caltrain to 4085 Campbell at rush hour:

7-12 mins

Marsh Rd Shuttle from Caltrain to 4085 Campbell in the a.m.:

11 mins

Marsh Rd Shuttle from 4085 Campbell to Caltrain in the p.m.:

15 mins

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Jeff Cushman

+1 917 575 4722

jeff.cushman@cushwake.com

Lic. #01308295

Scott Dever

+1 408 615 3457

scott.dever@cushwake.com

Lic. #01890552



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Union
Investment

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