



525, 535 AND 545 MIDDLEFIELD RD
MENLO PARK, CA

 MENLO
McCandless
TRIAD

3 BUILDING OFFICE PROJECT
FOR LEASE

 CUSHMAN &
WAKEFIELD



CLASS A GARDEN OFFICES IN THE HEART OF MENLO PARK

Three premier buildings, each with secured courtyards, abundant natural light, and high-visibility signage on Middlefield Road. Recent upgrades elevate the tenant experience with spa quality showers, updated restrooms, tech ready conference rooms, outdoor seating, EV chargers and ample on-site parking. Steps from Caltrain and downtown Menlo Park. Work, meet, and relax in a space designed for success.





PROPERTY HIGHLIGHTS

PARK AMENITIES

- 3 Building Class A Garden Office Park
- Extensive Window line
- 3.3/1000 On-Site Parking
- High Identity - Project Building Signage on Middlefield Road
- Walk to: Menlo Park Caltrain, Downtown Menlo Park
- Close Proximity to Multiple Restaurants

PROJECT NEW COMMON AREA AMENITIES

- **COMMON CONFERENCE ROOM IS OUTFITTED WITH MODERN MEETING EQUIPMENT IN BUILDING 545.**

Flat-screen HDMI connected monitor, zoom video conferencing, wireless/wired internet connections, phone and whiteboards



Shower and small locker room facility - “spa” quality



Updated men's & women's restrooms



6 EV charging stations



OUTDOOR SEATING AREAS



AVAILABILITIES

525 MIDDLEFIELD

Suite 100 ±1,461 SF

- Conference room
- 2 Private offices
- Break room
- Open area

Suite 140 ±1,810 SF

- 1-2 Conference rooms
- 3 Offices
- Kitchen
- Storage
- FFE may be available

Suite 160 ±1,513 SF

- Conference room
- 3 Private offices
- Kitchen

545 MIDDLEFIELD

Suite 160 ±3,554 SF

- 5 offices/conference room/ open kitchen
- Private secondary suite exit directly to the parking lot
- Suite located in Amenity Building with showers and common conference room

Suite 260 ±4,041 SF

- 8-9 offices, 2-3 conference rooms, open area and kitchen
- Second floor - possible division

535 MIDDLEFIELD

Suite 100 ±7,652 SF

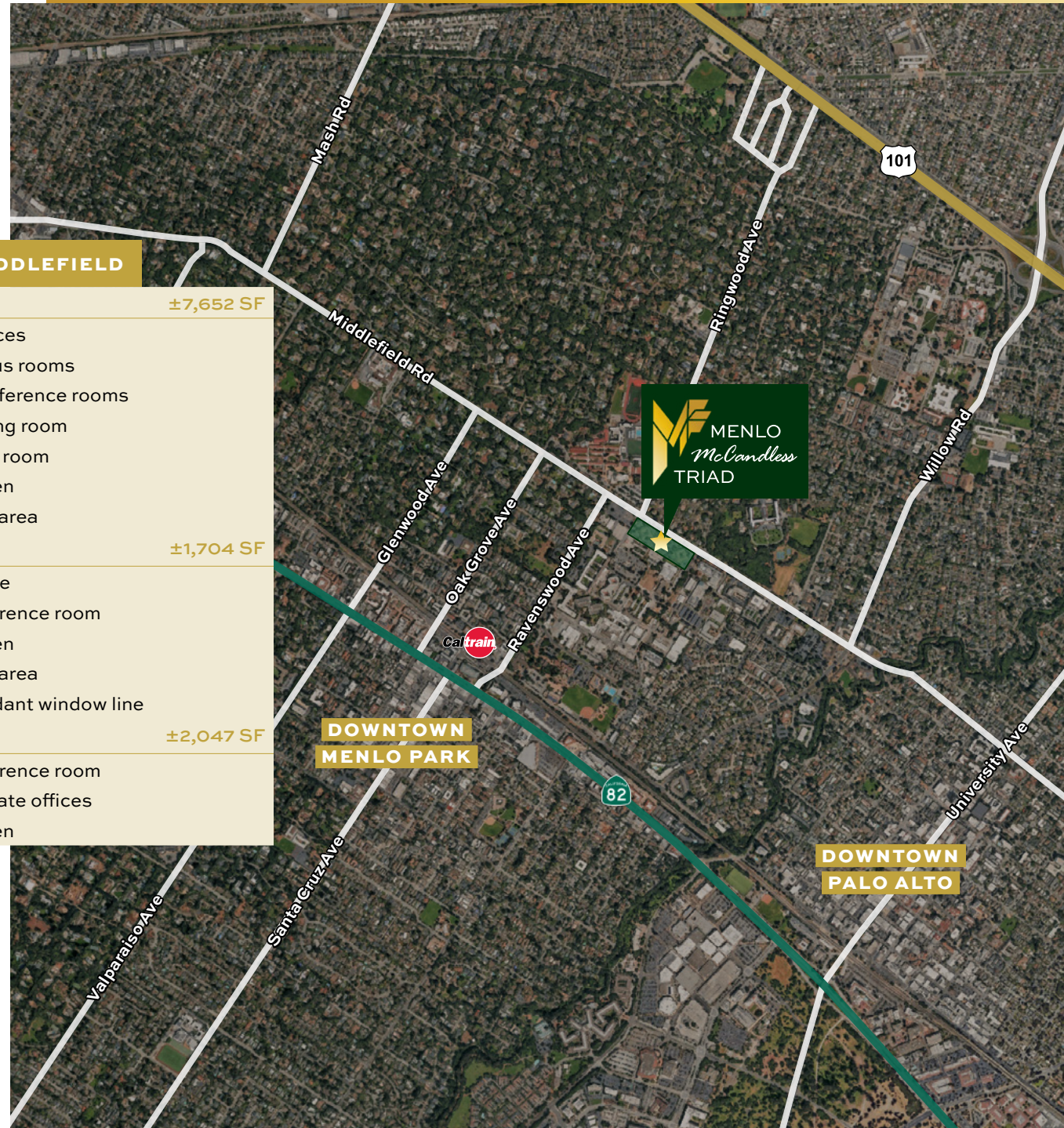
- 3 Offices
- 2 Focus rooms
- 4 Conference rooms
- Training room
- Break room
- Kitchen
- Open area

Suite 170 ±1,704 SF

- 1 Office
- Conference room
- Kitchen
- Open area
- Abundant window line

Suite 180 ±2,047 SF

- Conference room
- 3 Private offices
- Kitchen



**DOWNTOWN
MENLO PARK**

**DOWNTOWN
PALO ALTO**

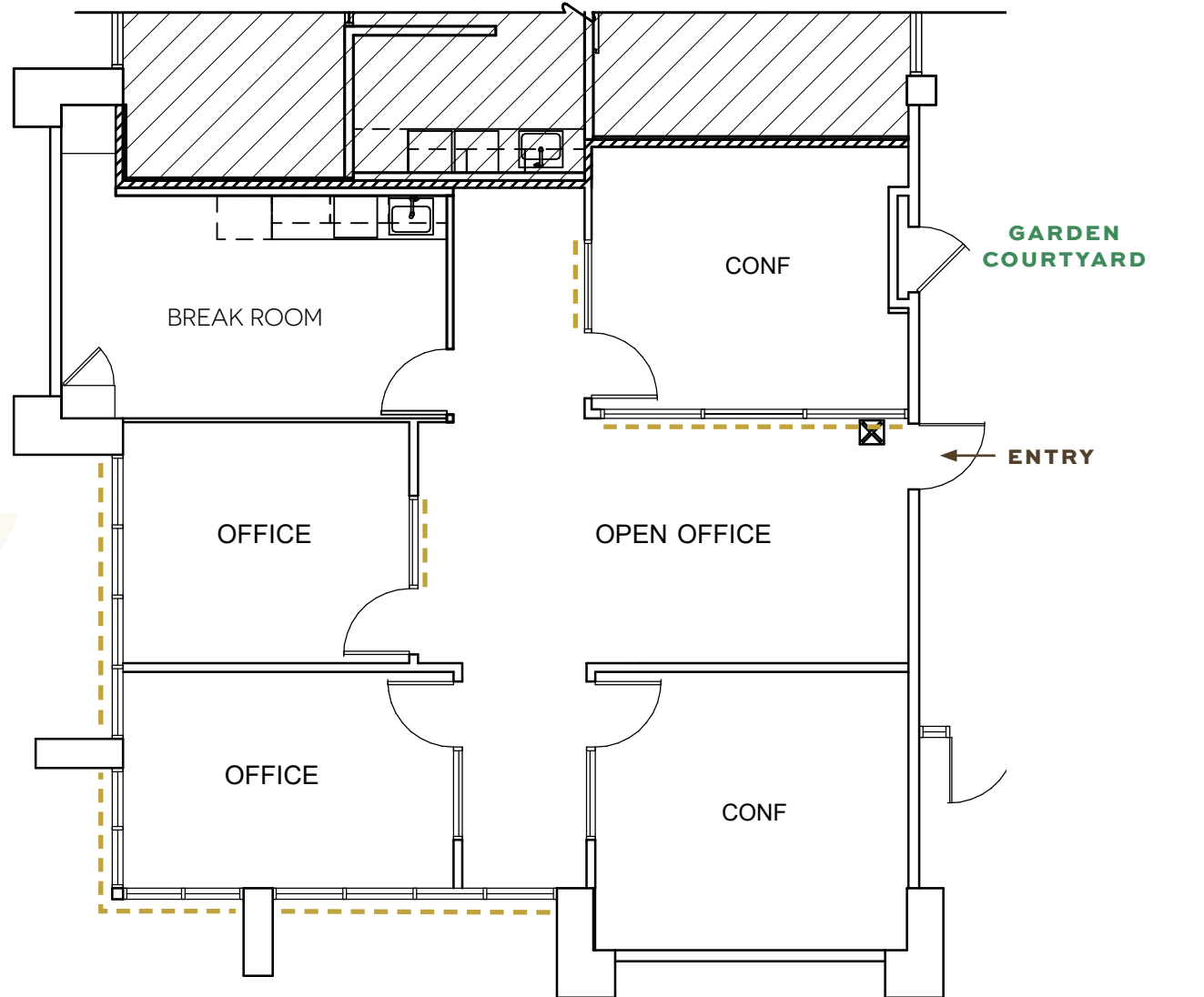


525 MIDDLEFIELD

SUITE 100

±1,461 SF

- Conference room
- 2 Private offices
- Break room
- Open area
- Market ready floor-plan to be completed in April 2026



--- WINDOW/GLASS



525 MIDDLEFIELD

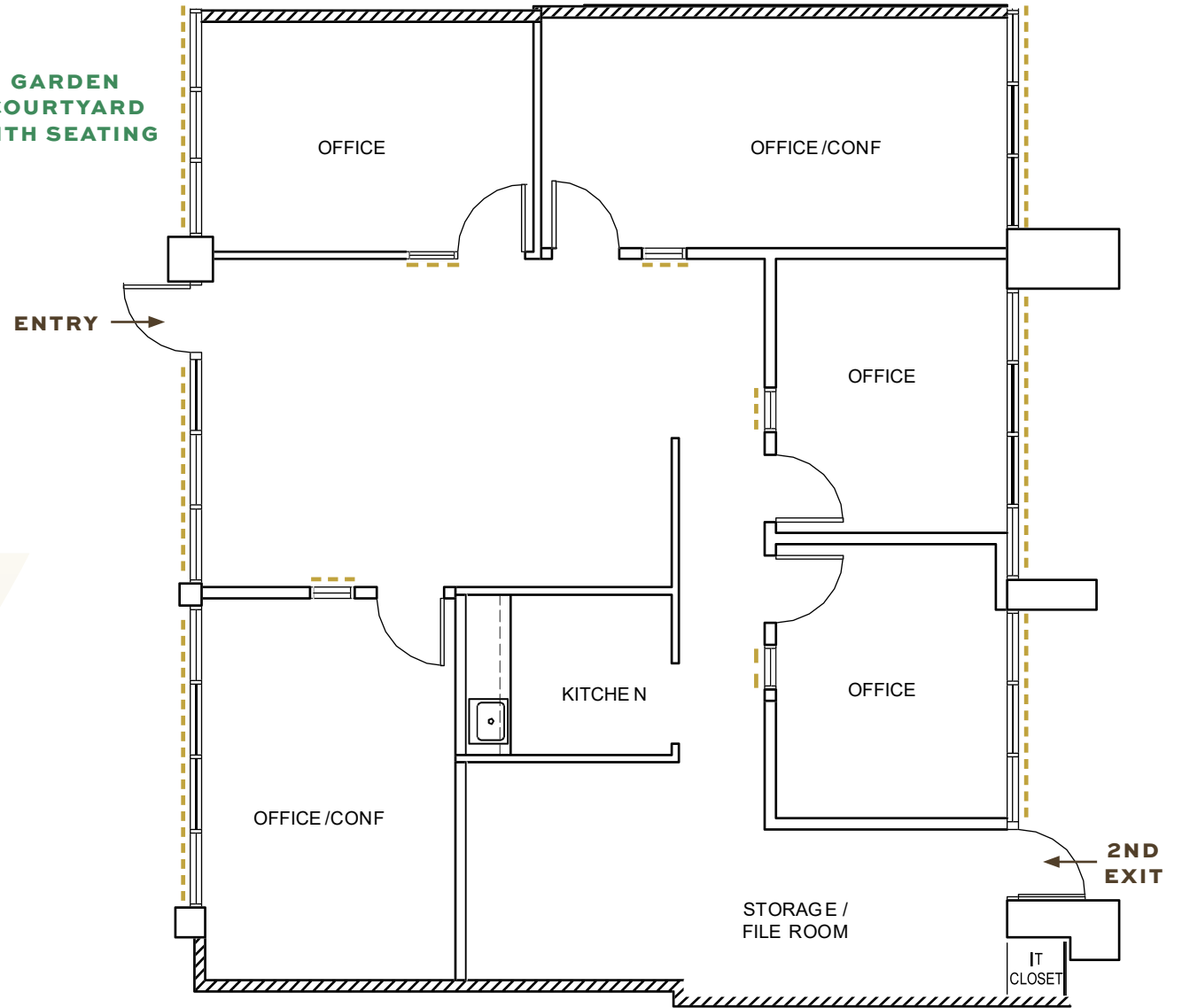
SUITE 140

±1,810 SF

- 1-2 Conference rooms
- 3 Offices
- Kitchen
- Storage
- FFE may be available



**GARDEN
COURTYARD
WITH SEATING**



--- WINDOW/GLASS

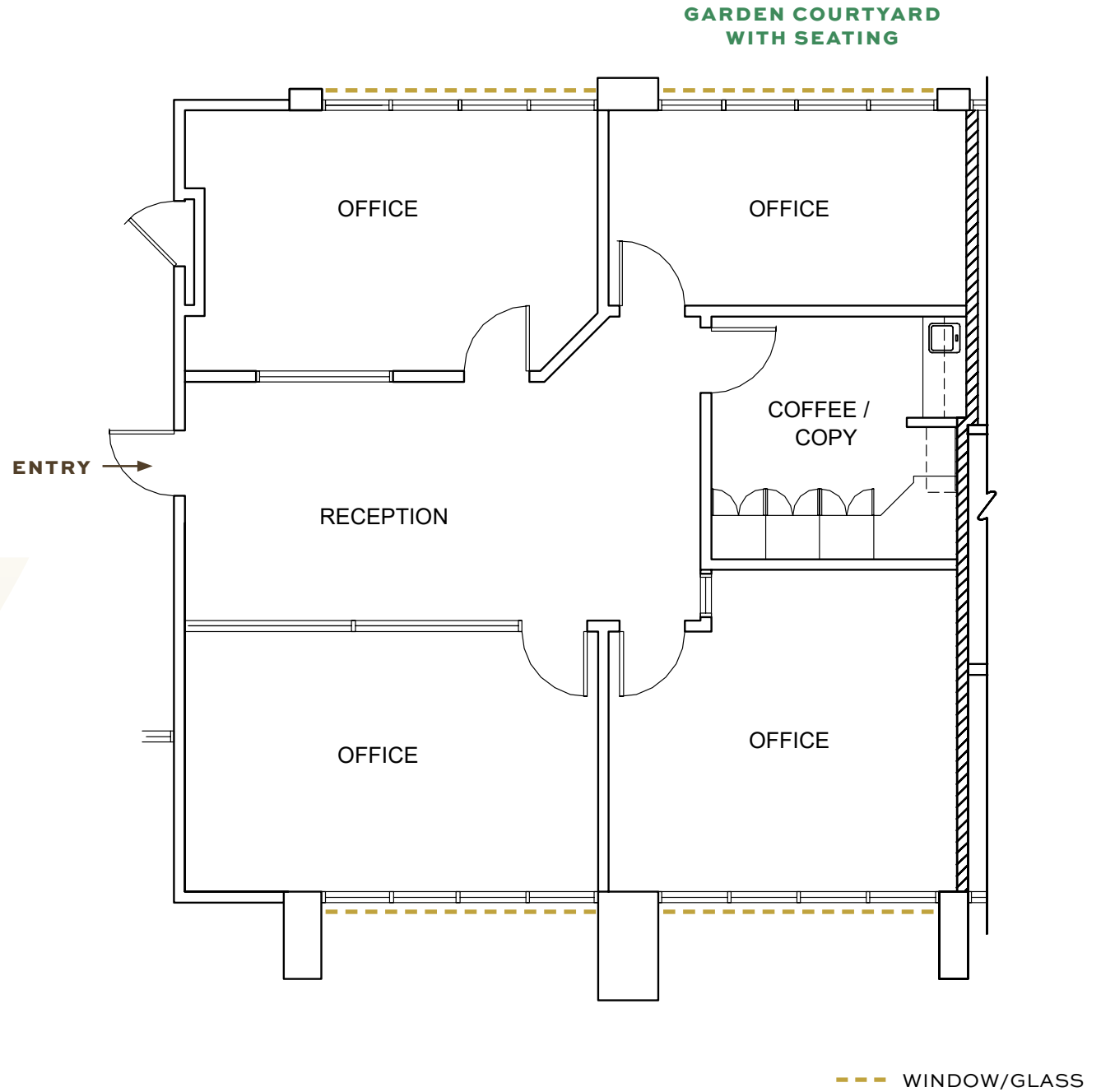


525 MIDDLEFIELD

SUITE 160

±1,513 SF

- Conference room
- 3 Private offices
- Kitchen



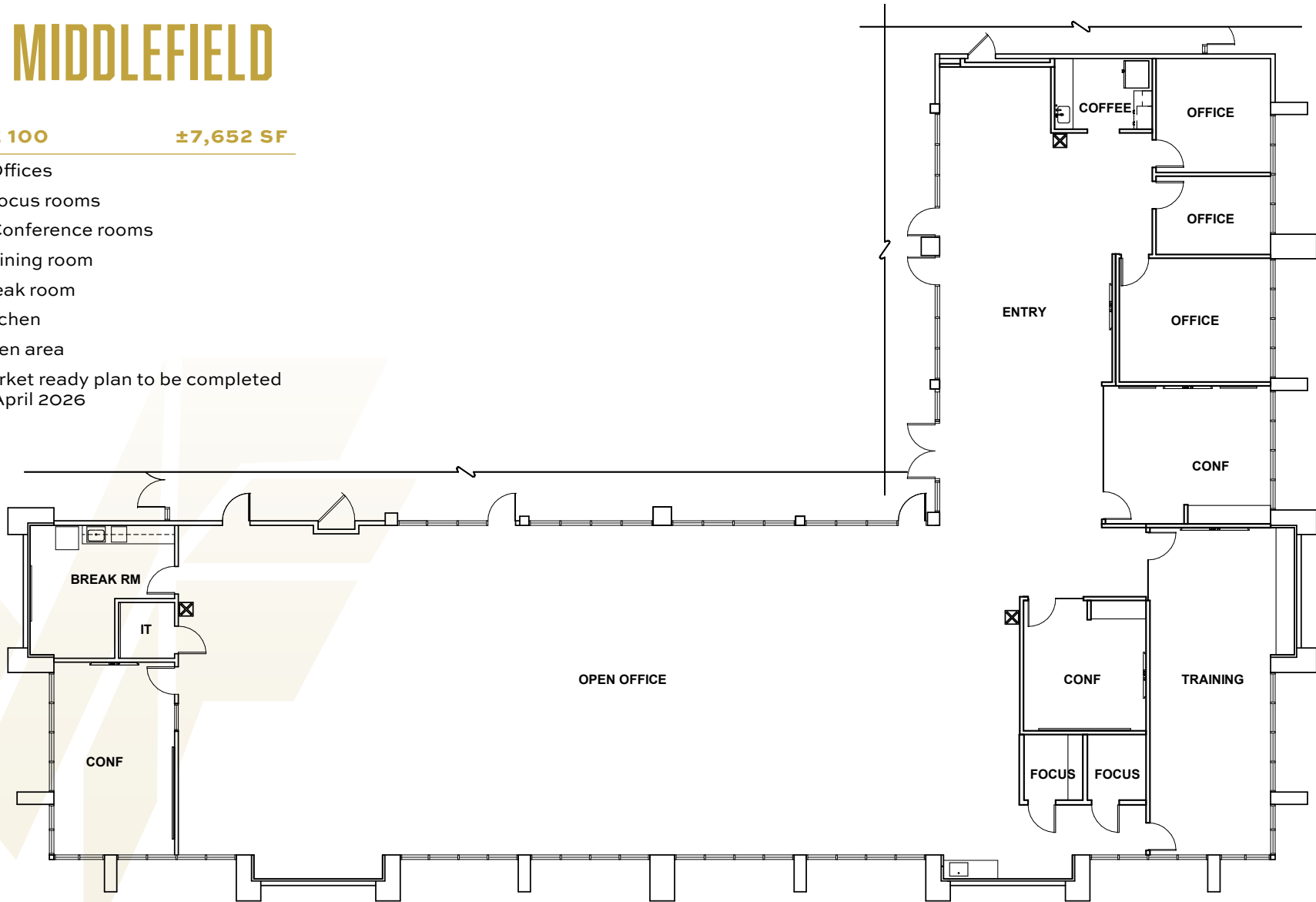


535 MIDDLEFIELD

SUITE 100

±7,652 SF

- 3 Offices
- 2 Focus rooms
- 4 Conference rooms
- Training room
- Break room
- Kitchen
- Open area
- Market ready plan to be completed in April 2026



--- WINDOW/GLASS

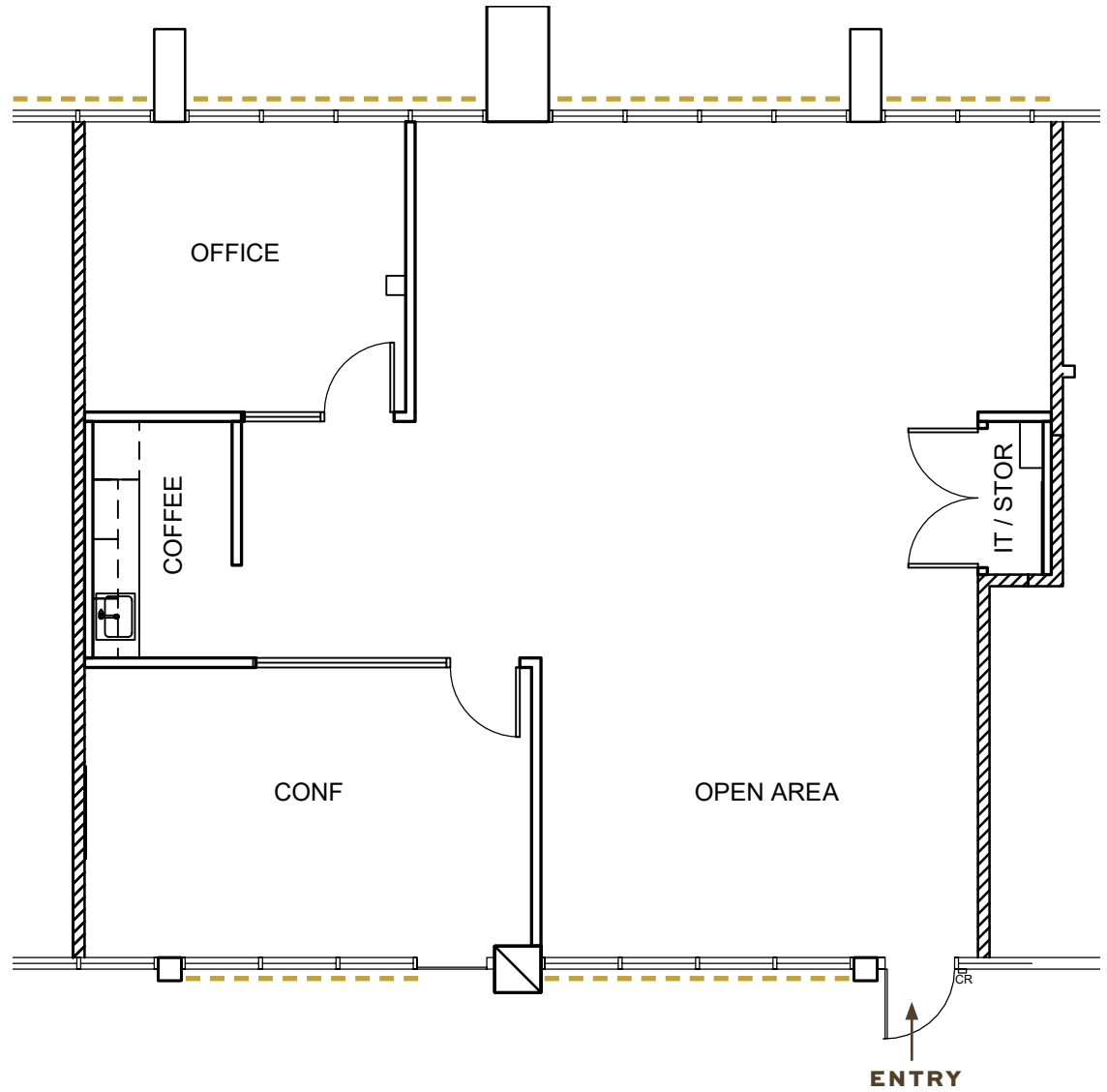


535 MIDDLEFIELD

SUITE 170

±1,704 SF

- 1 Offices
- Conference room
- Kitchen
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--- WINDOW/GLASS

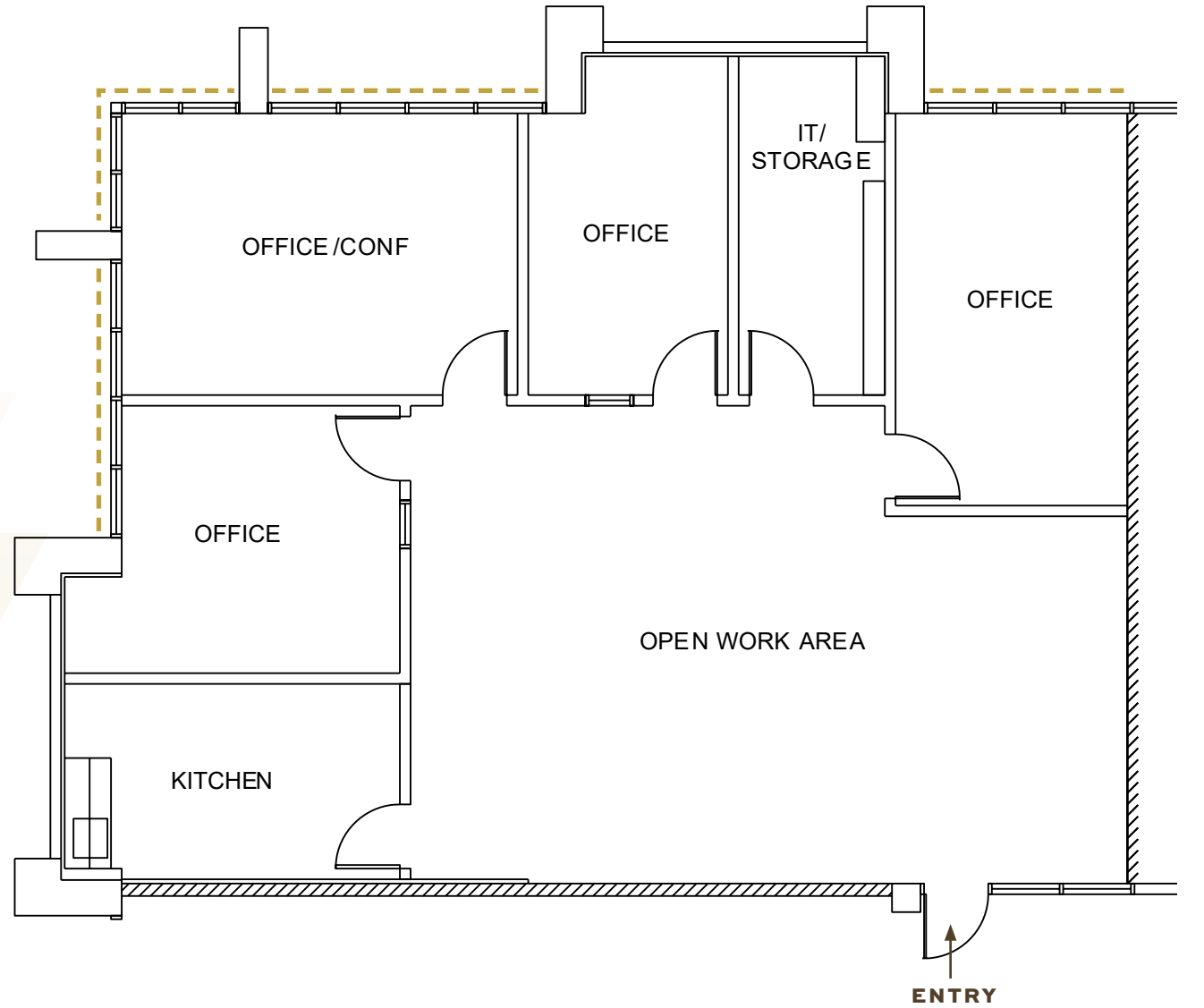


535 MIDDLEFIELD

SUITE 180

±2,047 SF

- Conference room
- 3 Private offices
- Kitchen



--- WINDOW/GLASS



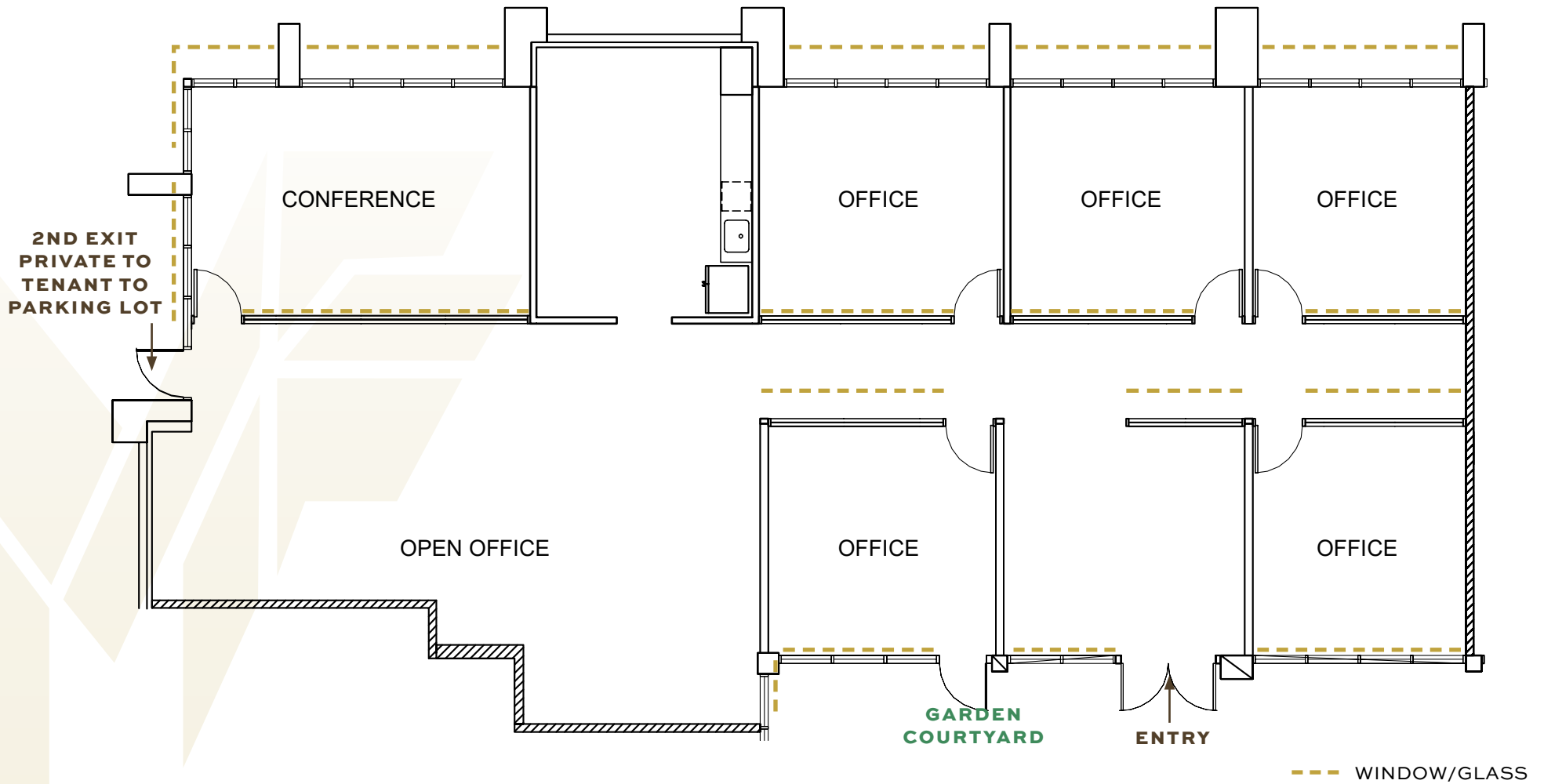
545 MIDDLEFIELD



SUITE 160

±3,554 SF

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open kitchen
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directly to the parking lot
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with showers and common
conference room





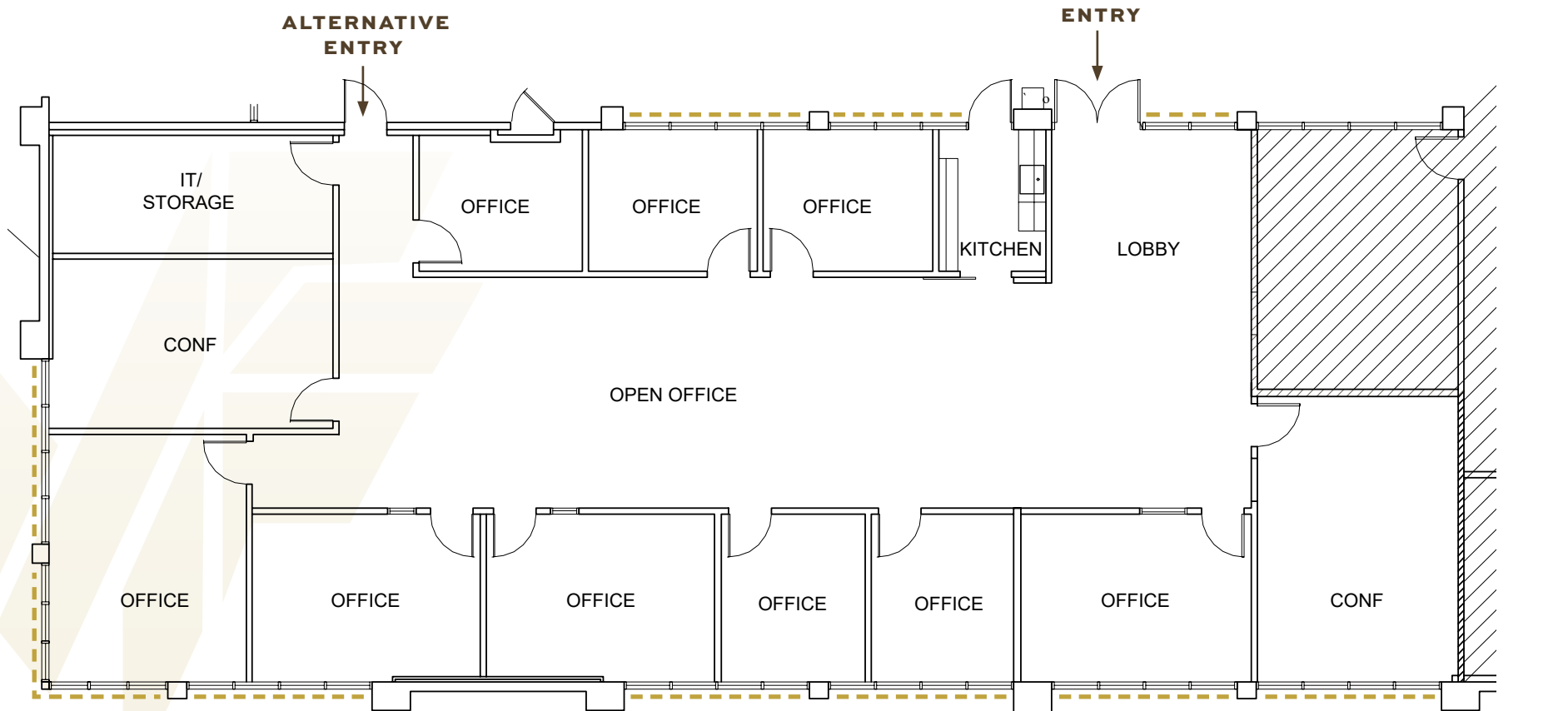
545 MIDDLEFIELD



SUITE 260

±4,041 SF

- 8-9 offices, 2-3 conference rooms, open area and kitchen
- Second floor - possible division



--- WINDOW/GLASS



NEARBY AMENITIES

MARSH MANOR

CAFES / RESTAURANTS SERVICES

- Starbucks
- Lavender 'N Cream
- Feast & Floral
- Freewheel Brewing
- Los Gallos Taqueria
- State of Mind
- Allstate Insurance
- Bay Area Intergrative Health
- Corepower Yoga
- Delucchi's Market
- Future Dental Care
- Nature's Green Cleaners
- Paradise Flowers
- Salt & Light Aveda Salon
- Stretchworks
- Studio K-Fit
- UPS
- Wells Fargo

NEW AMENITIES

CAFES / RESTAURANTS

- Andytown Coffee Roasters
- Burma Love
- Che Fico
- Barebottle Brew Co

DOWNTOWN MENLO PARK

CAFES

- Philz Coffee
- Cafe Borrone
- Menlo Cafe
- Starbucks

RESTAURANTS

- Jeffrey's Hamburgers Stacks
- Shiok!
- Mademoiselle Colette
- Coldstone Creamery
- British Bankers Club

SERVICES

- Chevron
- 76
- Walgreens
- Safeway
- Draeger's
- Citibank
- Comerica Bank
- Chase Bank
- Wells Fargo Bank
- Trader Joe's
- Bank of America
- Bank of the West
- Pacific National Bank
- Barre

DOWNTOWN PALO ALTO

CAFES

- Philz Coffee
- Coupa Cafe
- Cafe Venetia
- Joe & The Juice
- Blue Bottle Coffee
- Starbucks

RESTAURANTS

- Tamarine
- Sancho's Taqueria
- Oren's Hummus Shop
- Kanpai
- Darbar Indian Cuisine
- Crepevine Restaurants
- Nola
- Sprout Cafe
- The Patio
- Evvia

- Nobu Palo Alto
- Saint Michael's Alley
- Bare Bowls
- Salt & Straw
- Pizza My Heart
- Rooh

SERVICES

- Chase Bank
- Whole Foods Market
- Patagonia
- Chase Bank
- Citibank
- Comerica Bank
- Wells Fargo
- Bank of America
- HSBC Bank
- Union Bank
- T-Mobile
- Apple Palo Alto



Marsh Rd

Oak Grove Ave

Middlefield Rd

Willow Rd

El Camino Real

University Ave

The Willows Market

DOWNTOWN MENLO PARK

DOWNTOWN PALO ALTO





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MENLO PARK, CA



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