



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

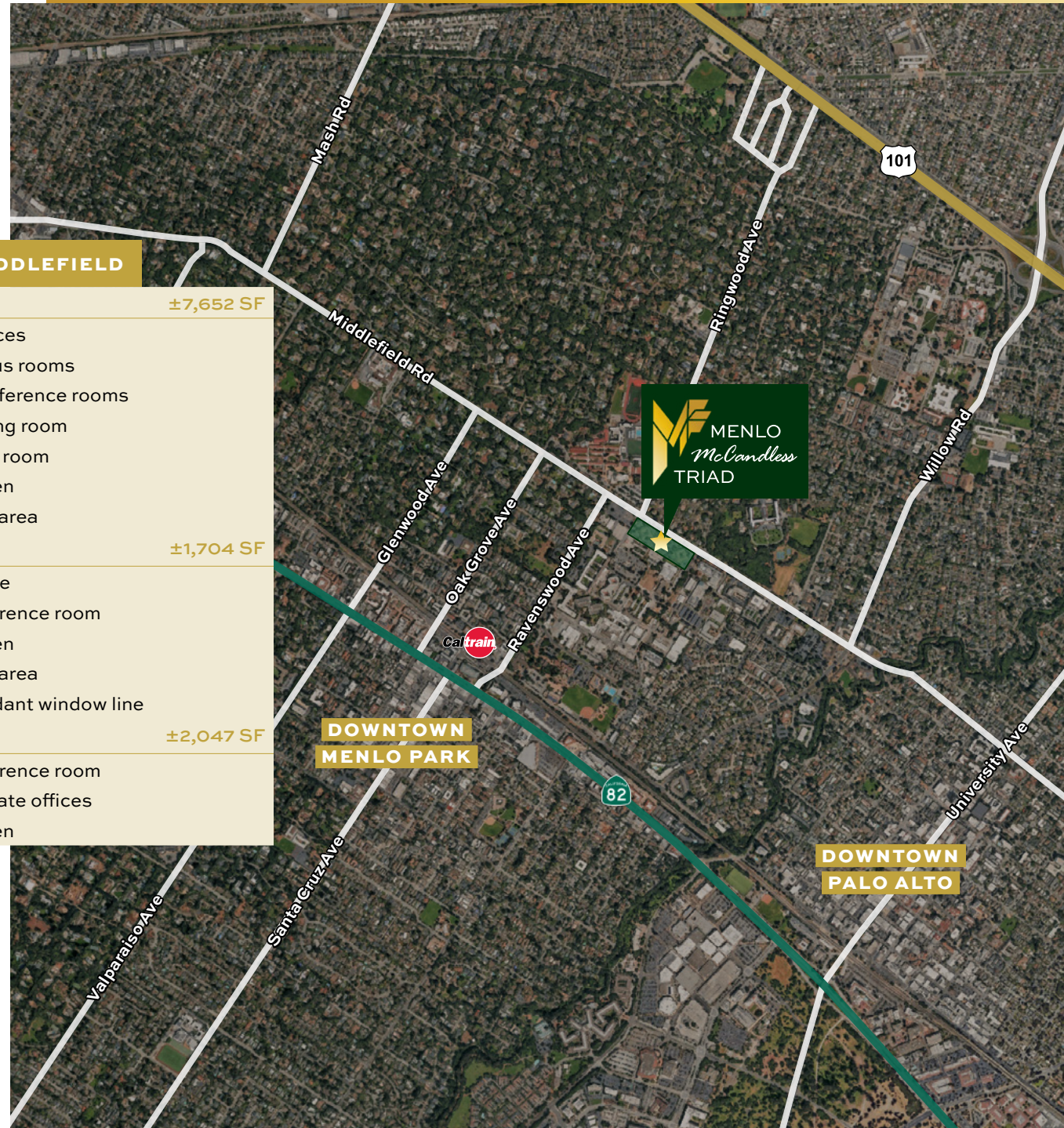
- 3 Offices
- 2 Focus rooms
- 4 Conference rooms
- Training room
- Break room
- Kitchen
- Open area

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



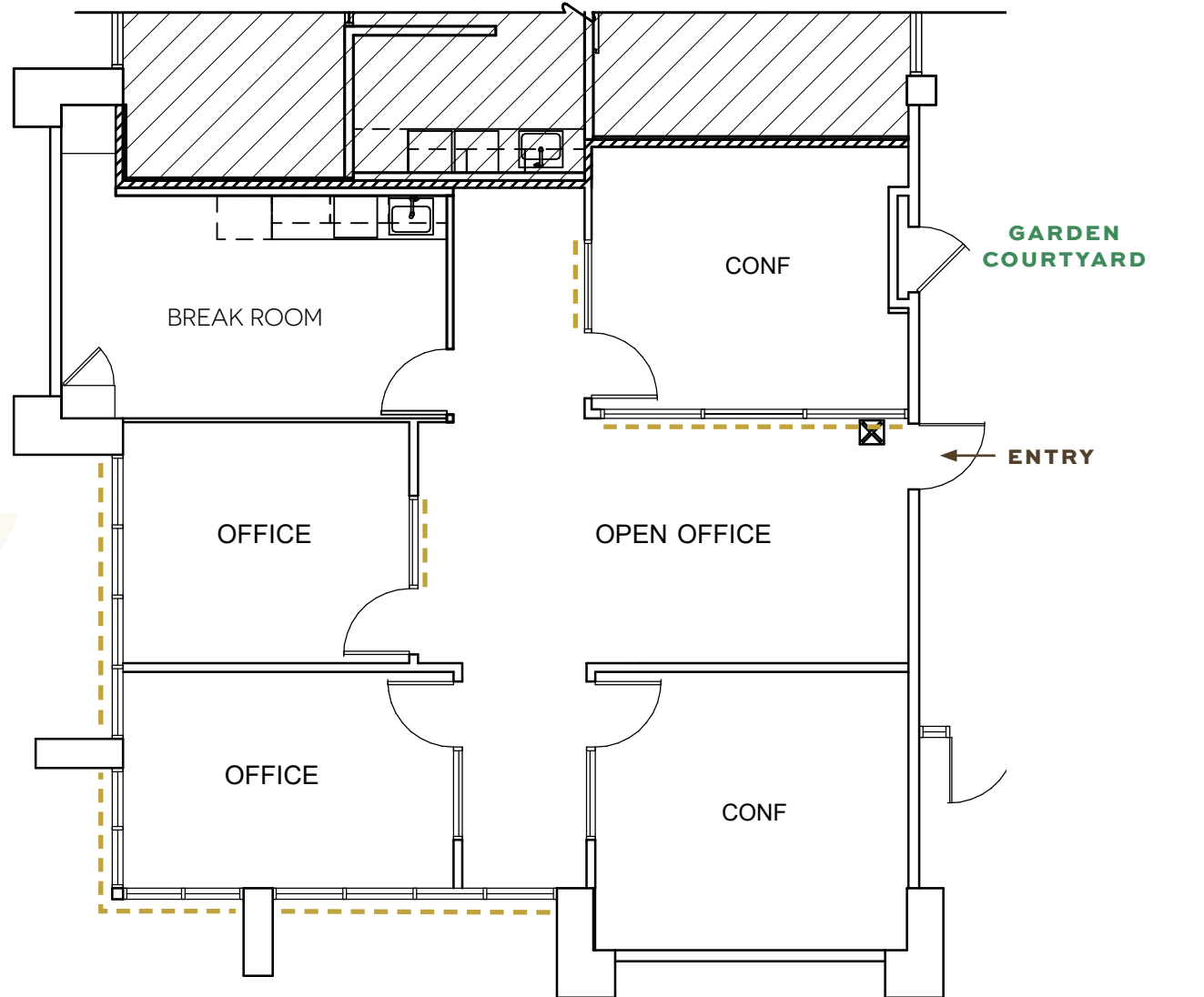


525 MIDDLEFIELD

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

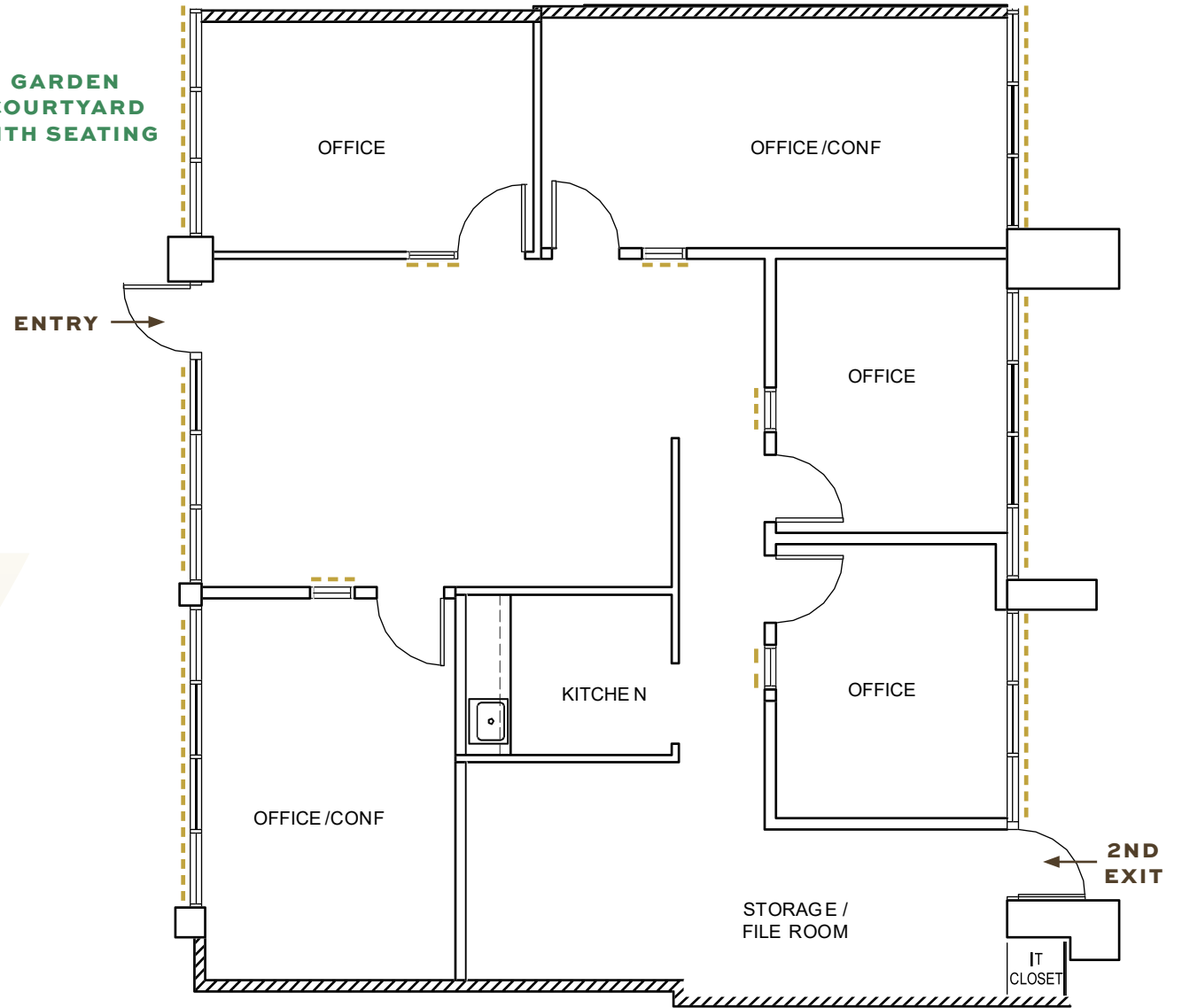
SUITE 140

±1,810 SF

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



**GARDEN
COURTYARD
WITH SEATING**



--- WINDOW/GLASS

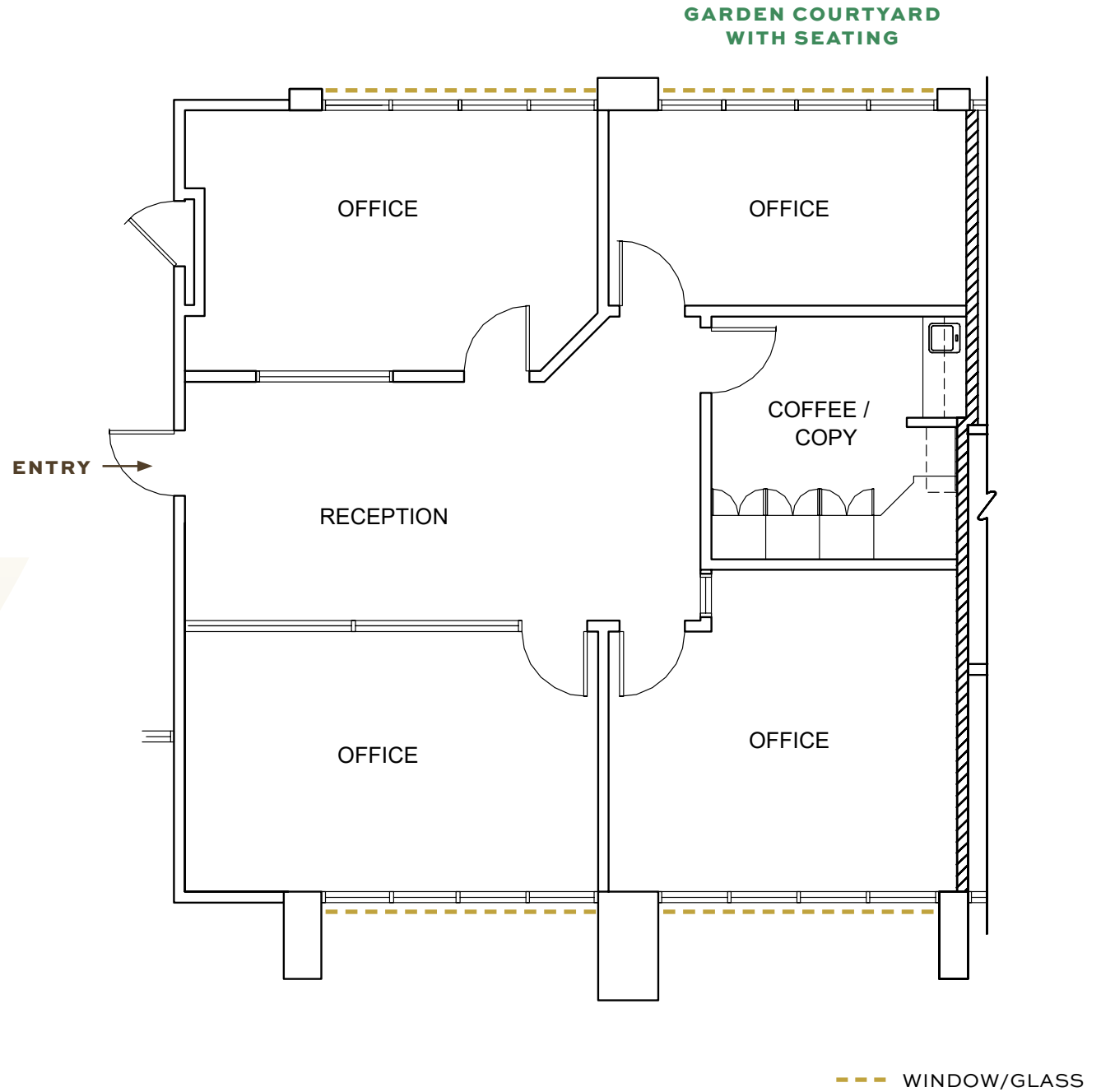


525 MIDDLEFIELD

SUITE 160

±1,513 SF

- Conference room
- 3 Private offices
- Kitchen



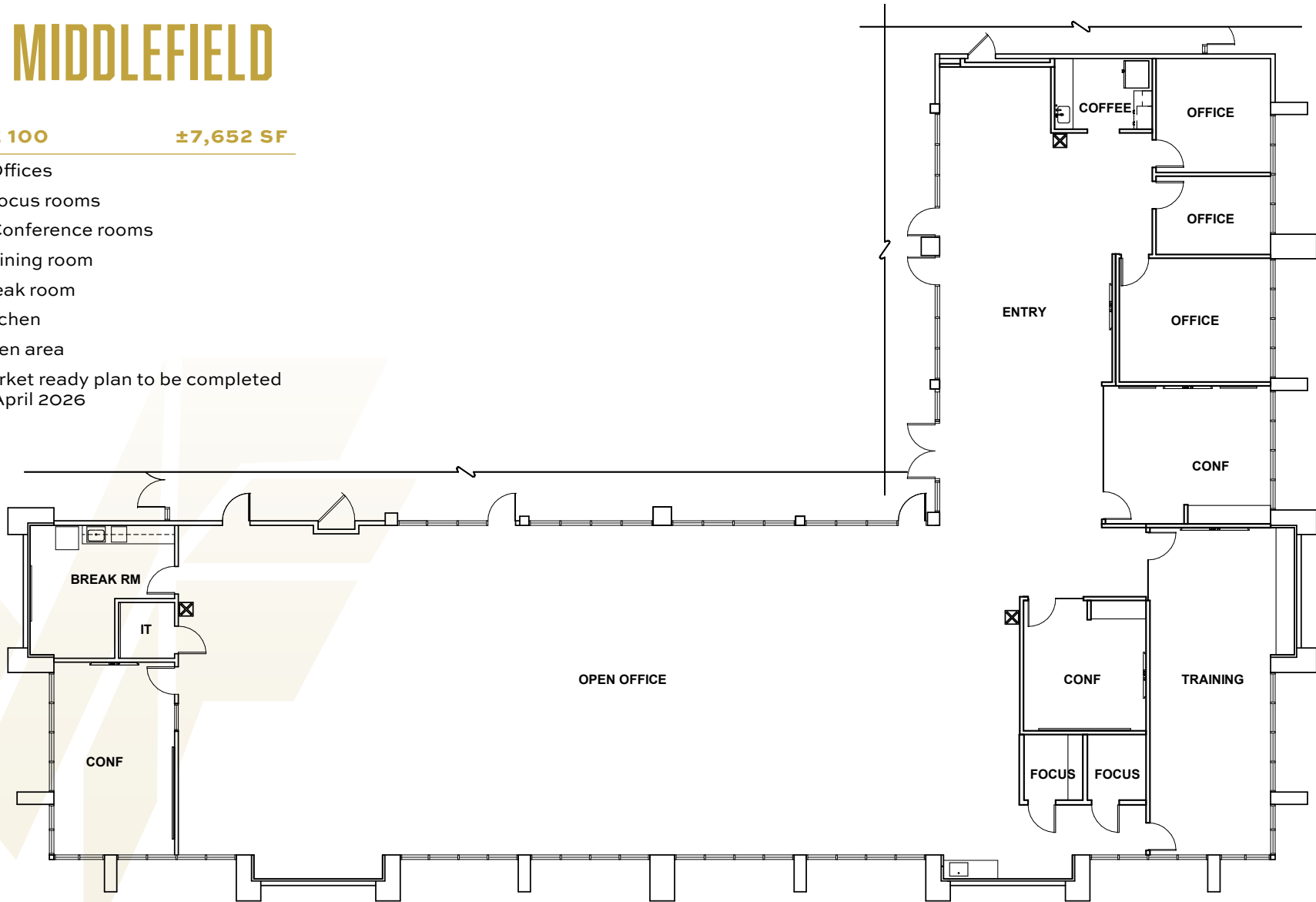


535 MIDDLEFIELD

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

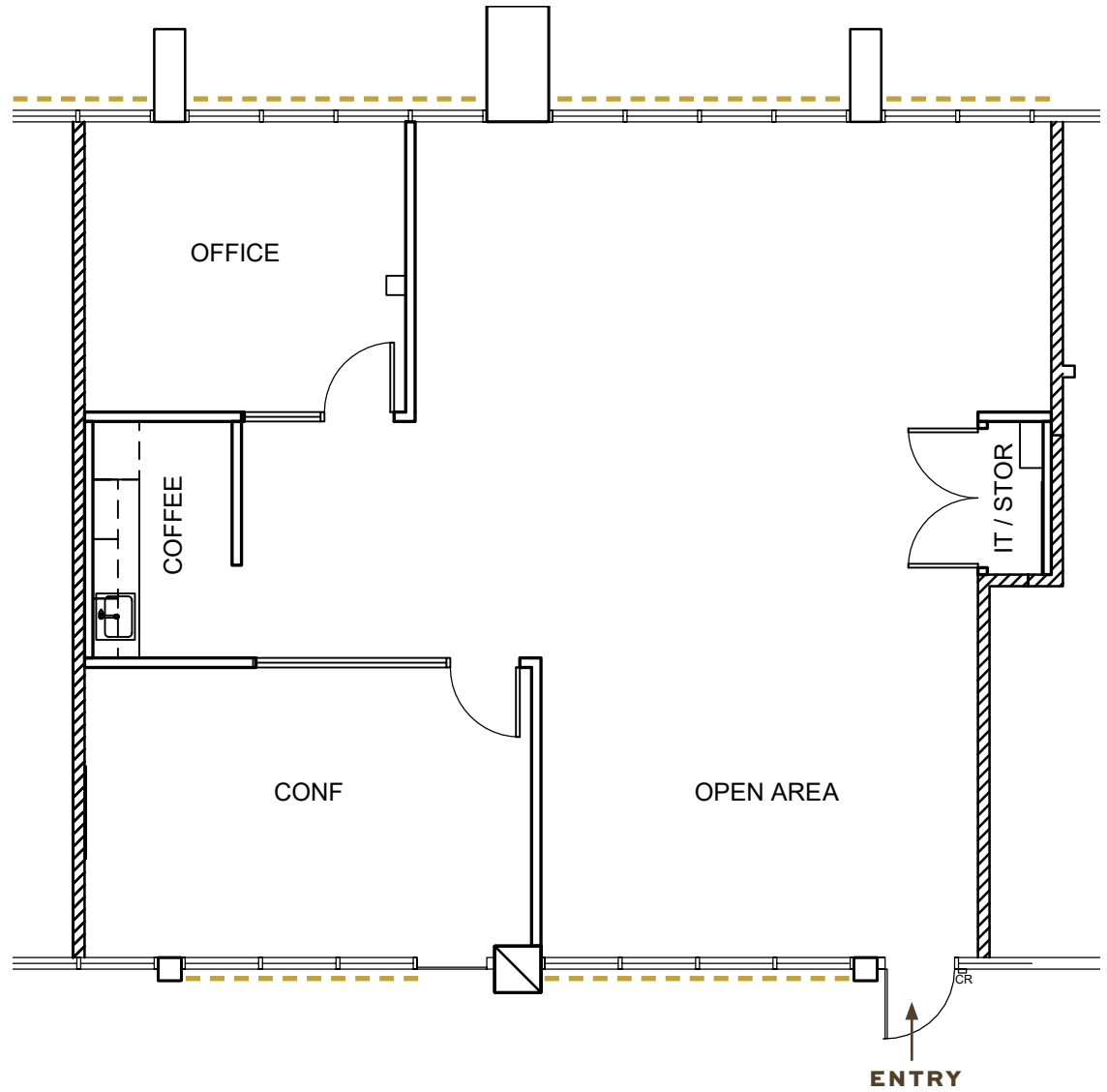


535 MIDDLEFIELD

SUITE 170

±1,704 SF

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



--- WINDOW/GLASS

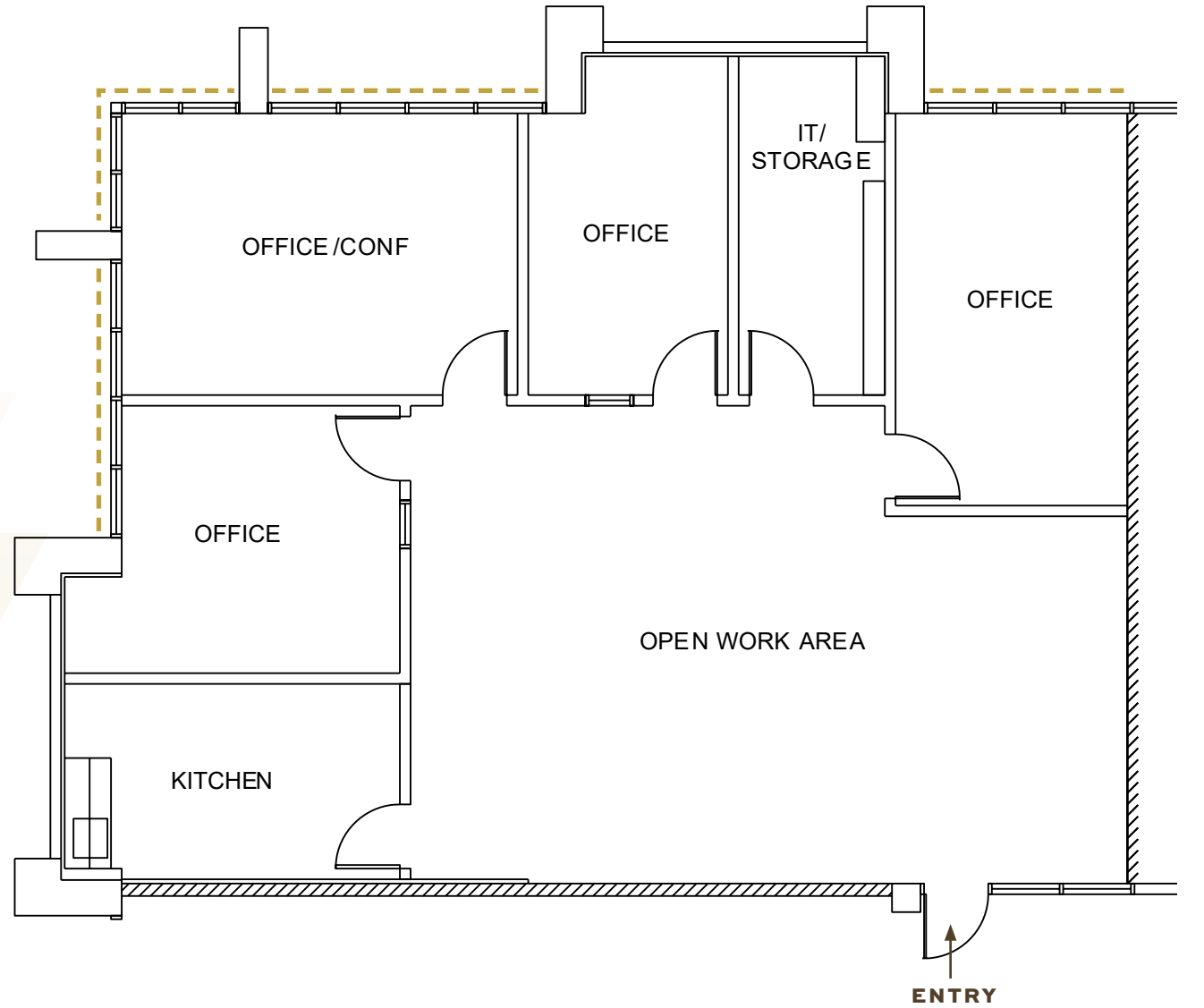


535 MIDDLEFIELD

SUITE 180

±2,047 SF

- Conference room
- 3 Private offices
- Kitchen



--- WINDOW/GLASS



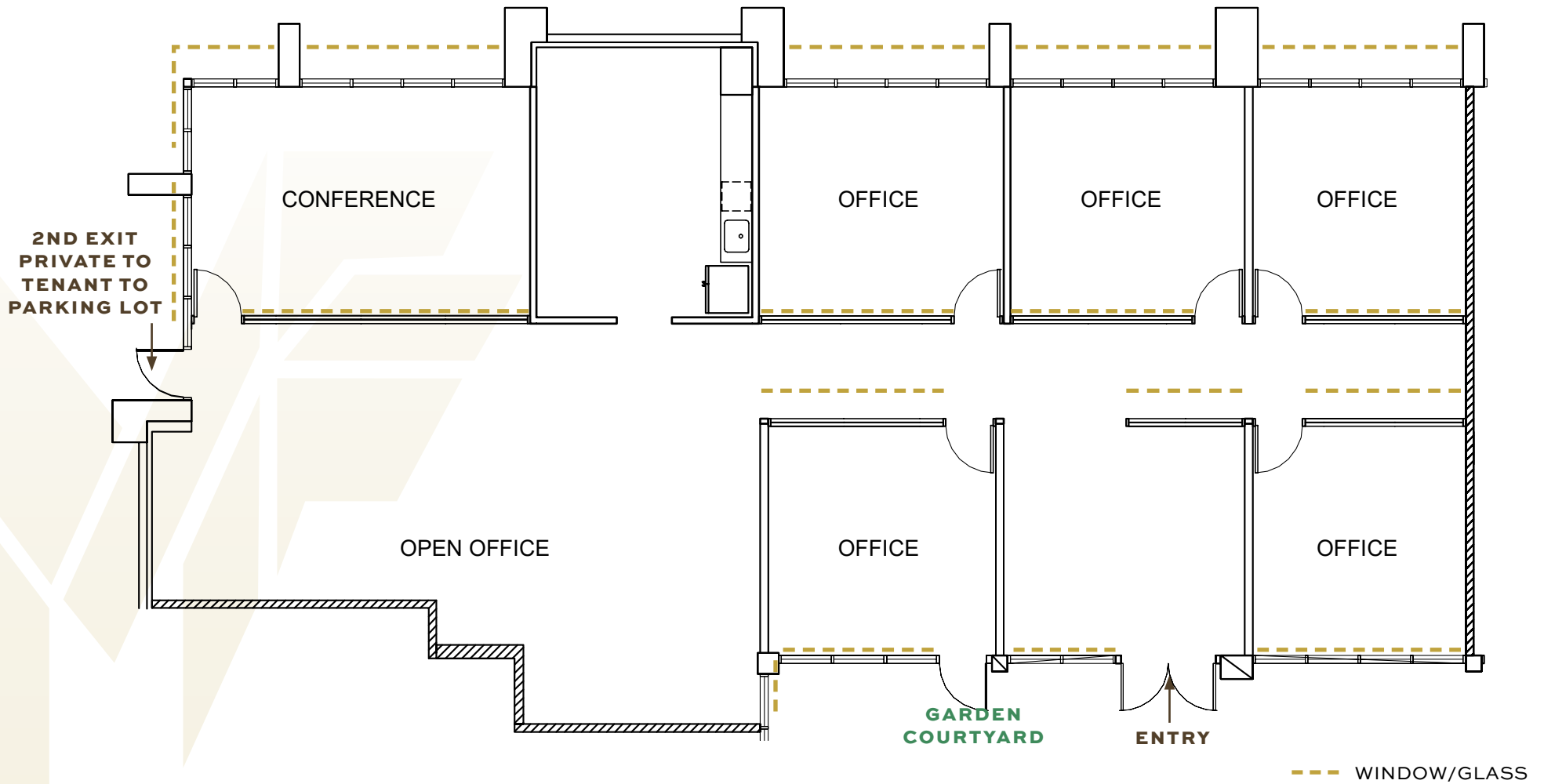
545 MIDDLEFIELD



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





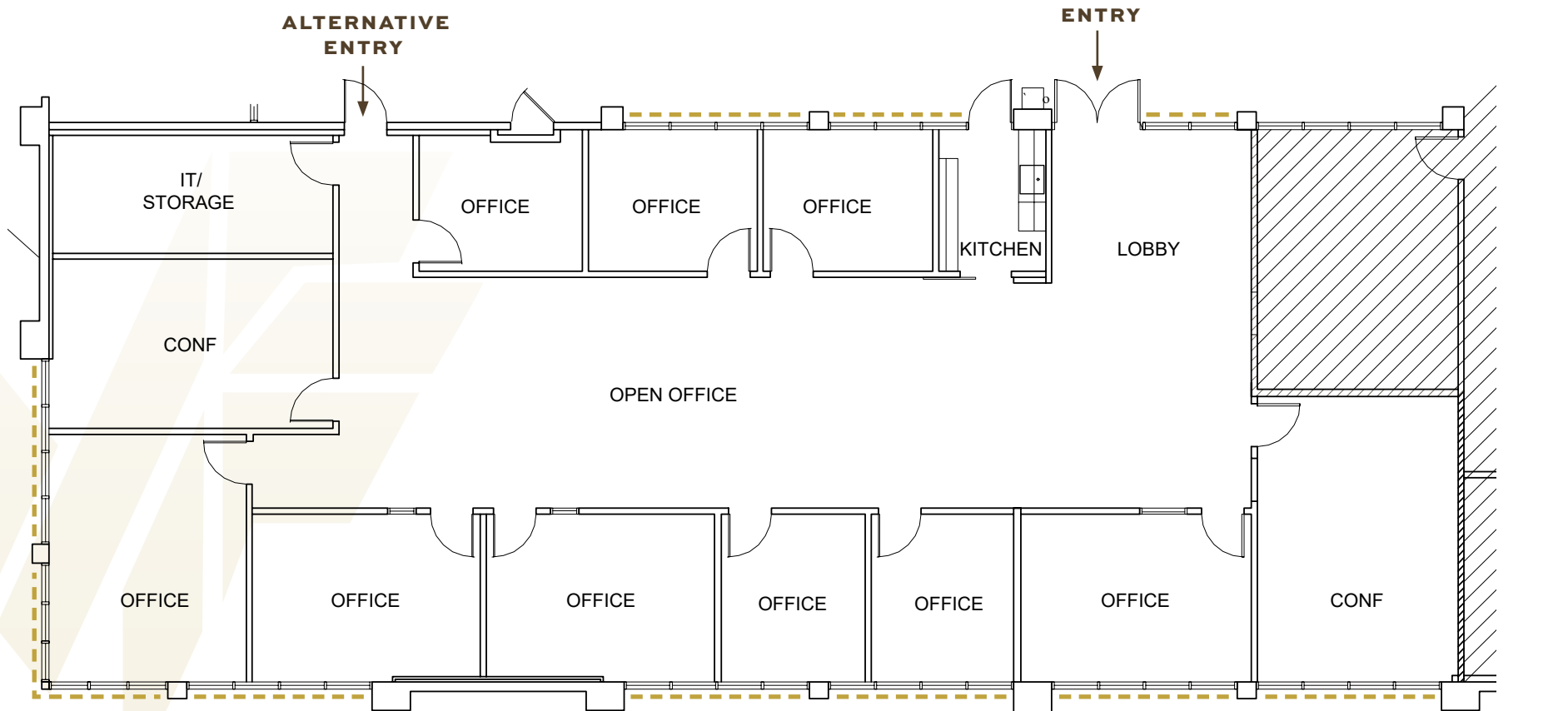
545 MIDDLEFIELD



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



525, 535 AND 545 MIDDLEFIELD RD
MENLO PARK, CA



ERIK HALLGRIMSON

+1 408 615 3435

erik.hallgrimson@cushwake.com

LIC #0127454

SOFIA LUNDELL

+1 650 320 0220

sofia.lundell@cushwake.com

LIC #02201946

©2026 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-03.4.2026

