

FOR LEASE

960 O'BRIEN DRIVE

MENLO PARK, CA 94025

NEW AVAILABILITY
TO MARKET

±12,000 SF

**Flex Lab
Freestanding Building**



Matt Squires

Vice Chairman

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LIC #01248804



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PROPERTY SUMMARY

ADDRESS:	960 O'Brien Dr, Menlo Park
BUILDING SIZE:	±12,000 SF Warehouse
BREAKDOWN:	±6,000 SF Flex Lab ±6,000 SF Office
LOT SIZE:	±31,800 SF
APN:	055-422-080
ZONING:	Life Sciences District
AVAILABLE:	Immediately

PROPERTY HIGHLIGHTS

- 18' Clear Heights
- 2 Roll Up Doors
- 800 Amps @ 480v
- Shipping Receiving
- Gated Private Yard
- Open / Collaborative Floor Plan
- Fully Equipped Kitchen
- Server Room
- Shower
- 3.0/1,000 On-Site Parking
- Convenient Access to Hwy 101 and CA 84
- Low OpEx

SITE PLAN

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FLOOR PLAN

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±12,000 SF

FLEX LAB SPACE | ±6,000 SF

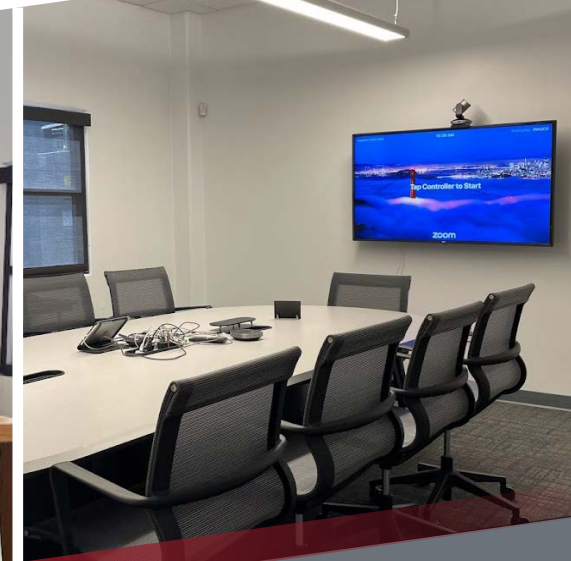
OFFICE SPACE | ±6,000 SF*

● - ROLL UP DOORS

*Rear office can be converted
to warehouse or lab



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