

MCC

MENLO CORPORATE CENTER

4100-4700 Bohannon Drive
Menlo Park, California



Engineered for Excellence



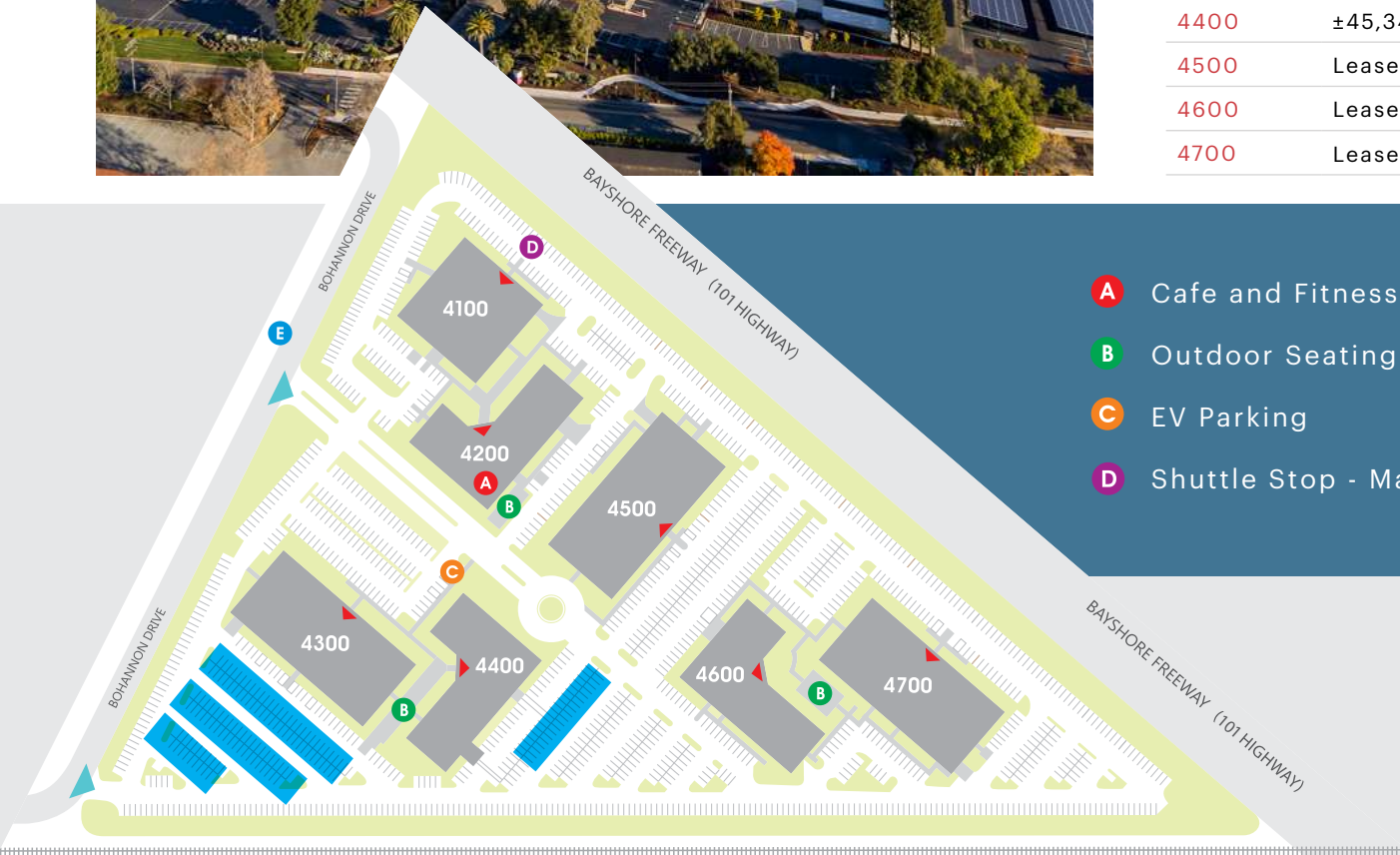


Campus Overview

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	±22,276	Office Opportunity
4300	±9,306	Office & R&D Opportunity
4400	±45,346	Life Science and R&D Opportunity
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

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The Details

CLICK OR SCAN TO VIEW FLOOR PLANS



4200 BOHANNON DR | OFFICE OPPORTUNITIES

>	SUITE #	RSF	NOTES	360 TOUR
	200	~13,322	2 Conference Rooms, Break Area, Reception Area, 3 Phone Rooms, Large Open Area	
>	250	~8,954	13 Private Offices, 3 Conference Rooms, Storage Room, Break Room	

4300 BOHANNON DR | OFFICE OR R&D OPPORTUNITIES

>	SUITE #	RSF	NOTES	360 TOUR
	230	~9,306	12 Private Offices, 4 Conference Rooms, IT/Storage Room, Break Room, 2 Breakout Spaces, Reception, 37 Work Stations	

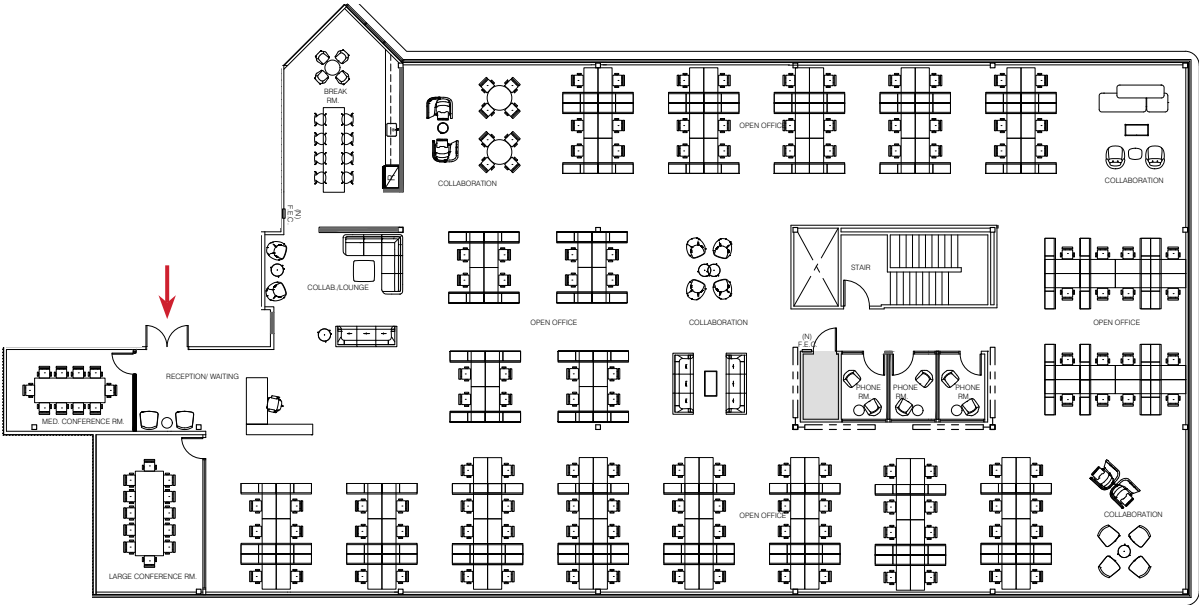
4400 BOHANNON DR | LIFE SCIENCE & R&D OPPORTUNITY

>	SUITE #	RSF	NOTES	360 TOUR
	110	~10,726	Spec Lab Suite, Move in Ready, 50% Lab and 50% Office	
>	120	~7,691	Spec Lab Suite, Move in Ready, 50% Lab and 50% Office	
	200	~12,849	Spec Lab Suite, Move in Ready, 50% Lab and 50% Office	
>	250	~14,080	Spec Lab Suite, Move in Ready, 50% Lab and 50% Office	
	2ND FL	~26,929	Can Be Combined For Up ±27,000 SF of Spec Lab Space	

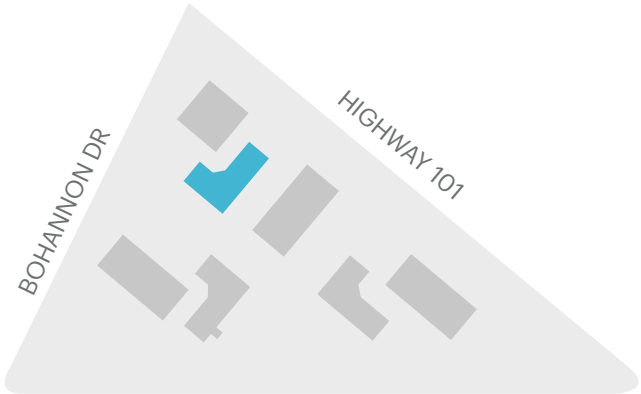
BUILDING 4200 | Suite 200

~13,322 RSF

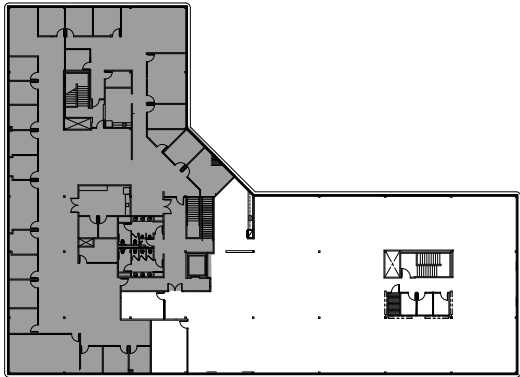
*Hypothetical furniture plan



SITE PLAN



KEY PLAN



Suite Highlights

3 Phone rooms

2 Conference Rooms

Break Area

Large Open Area

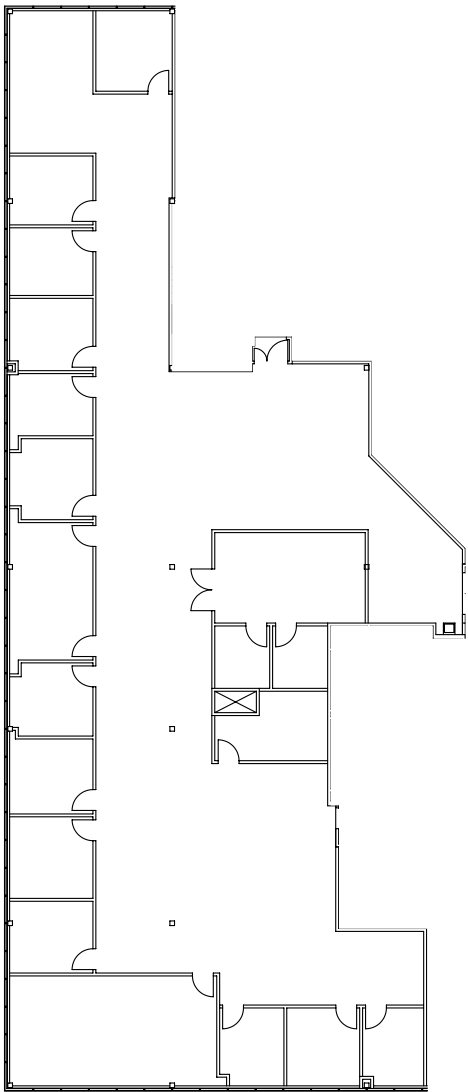
TOTAL HEAD COUNT: 122

BUILDING 4200 | Suite 250

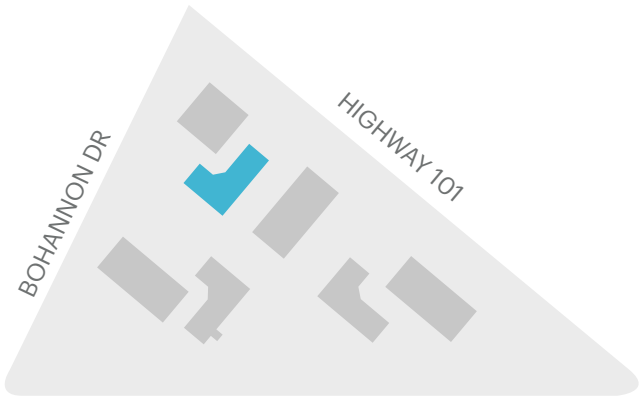
~8,954 RSF

Suite Highlights

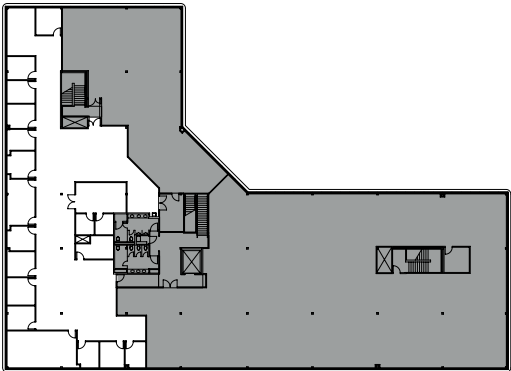
- 13 Private Offices
- 3 Conference Rooms
- Storage Room
- Break Area



SITE PLAN



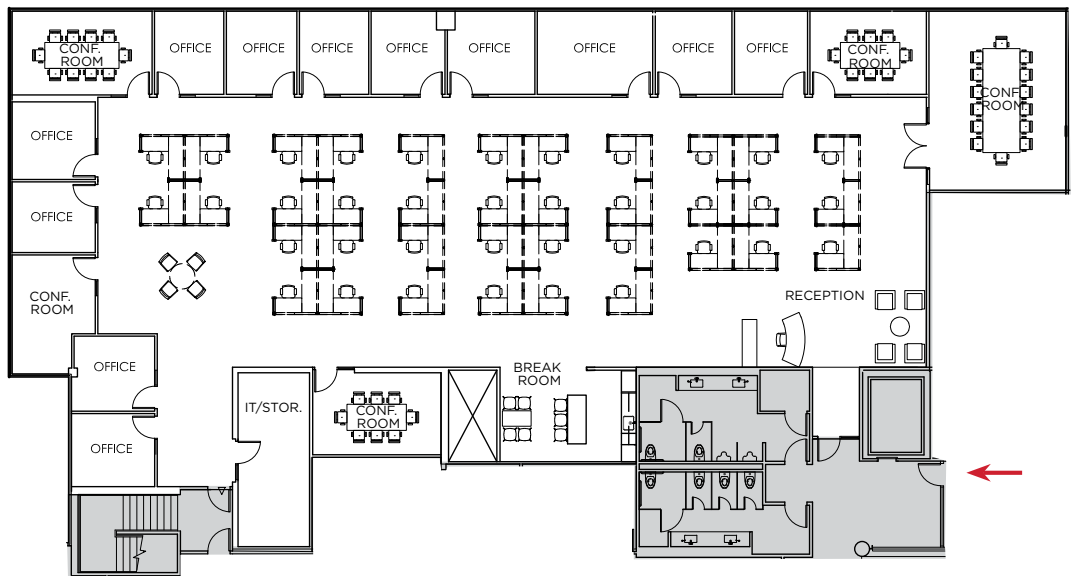
KEY PLAN



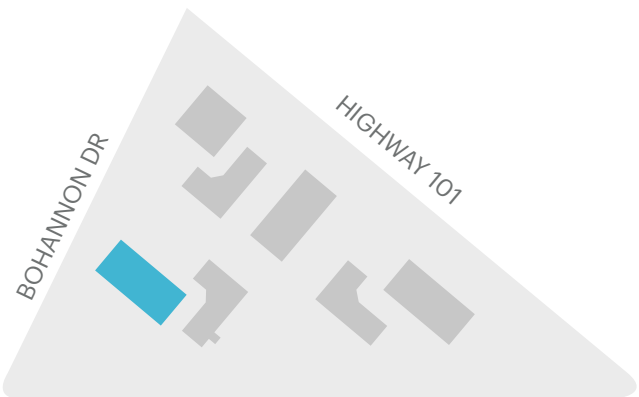
BUILDING 4300 | Suite 230

~9,306 RSF

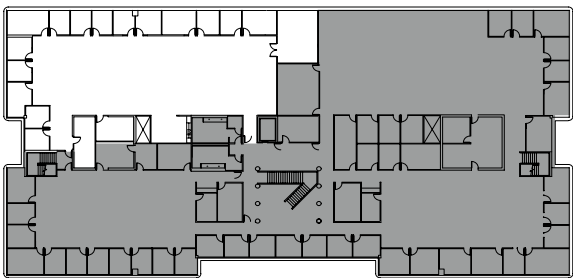
*Hypothetical furniture plan



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

BUILDING 4400 | Suite 110

~10,726 RSF | Spec Lab Suite

360° VIRTUAL TOUR

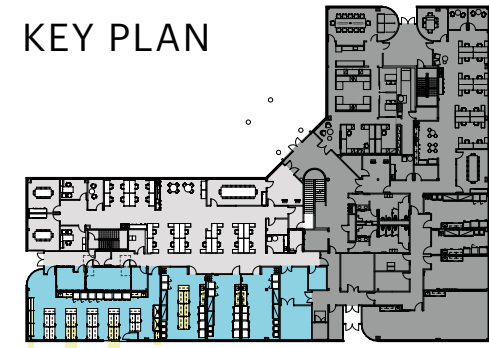
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SITE PLAN



KEY PLAN



LAB PORTION

- 17 Lab Benches
- (4) Lab Support Rooms
- (2) 6 ft Fume Hood
- Plug and Play / Benching
- (4) Combination Emergency Shower and Eyewash Stations
- Dedicated Shipping and receiving area
- Single Pass Air

OFFICE PORTION

- 2 Private Offices
- 1 Huddle Room
- 2 Conference Rooms
- 16-Person Board Room
- 1 Mother/Wellness Room
- 1 Storage Room
- 1 IT/Server Room
- Break Room with Appliances
- Copy Area
- Reception Area

**Hypothetical furniture plan*

BUILDING 4400 | Suite 120

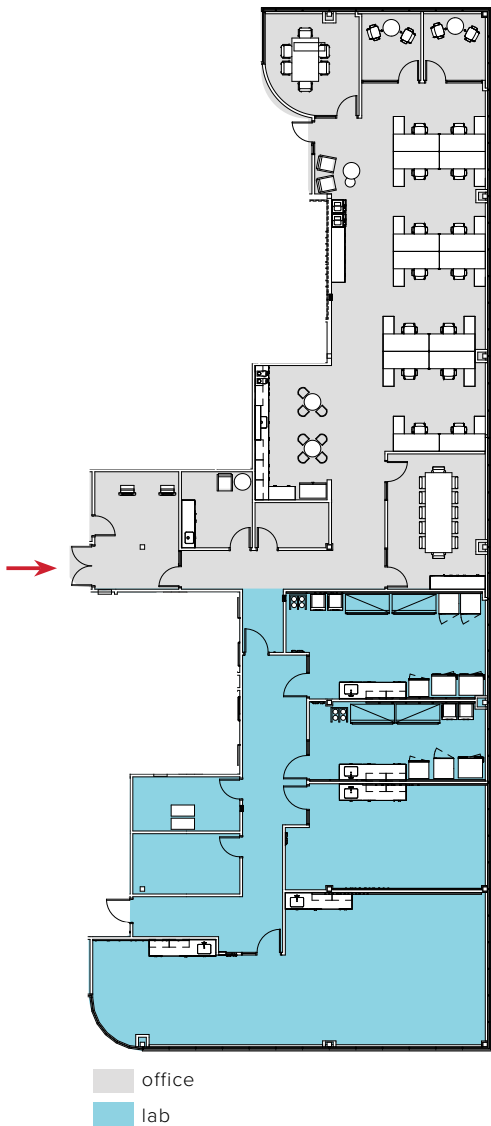
~7,691 RSF | Spec Lab Suite

360° VIRTUAL TOUR

LAB PORTION

- Single Pass Air
- (4) Lab Support Rooms
- (4) Combination Emergency Shower and Eyewash Stations
- Shipping and Receiving

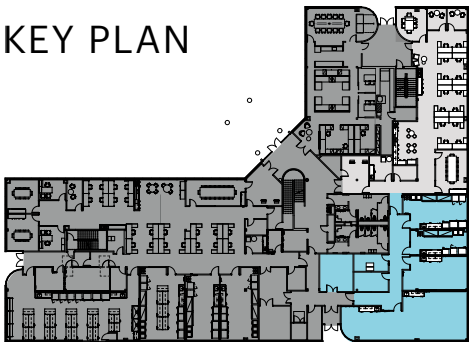
**Hypothetical furniture plan*



SITE PLAN



KEY PLAN



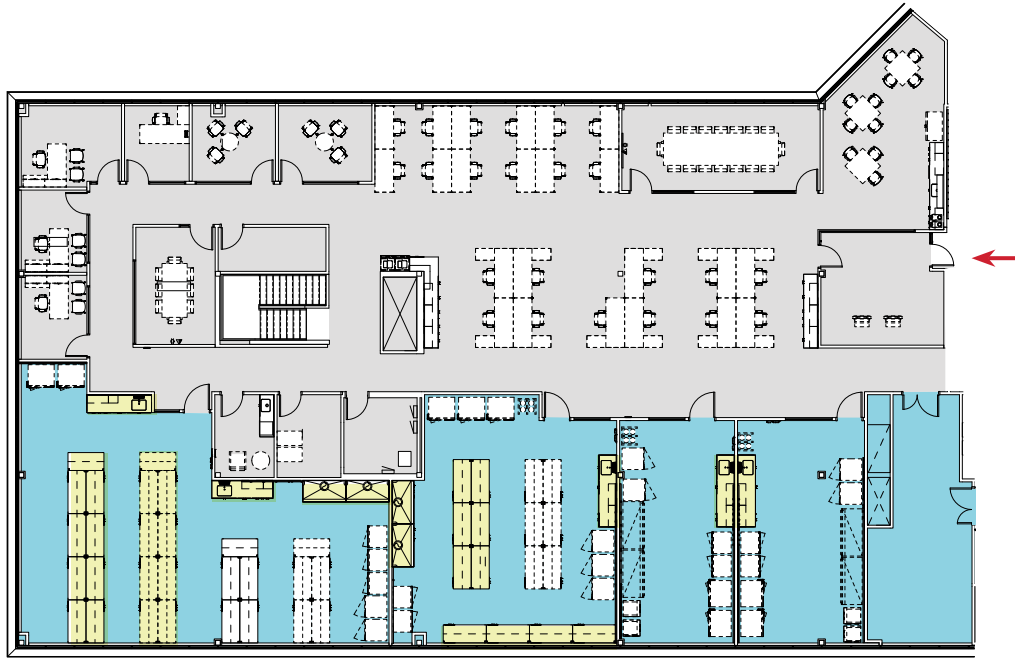
BUILDING 4400 | Suite 200

~12,849 RSF | Spec Lab Suite

360° VIRTUAL TOUR

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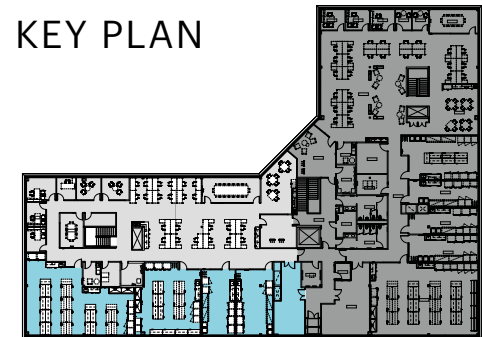


office lab spec lab common area

SITE PLAN



KEY PLAN



LAB PORTION

- Single Pass Air
- 24 Lab Benches
- (3) Lab Support Rooms
- (2) 6 ft Fume Hood
- (4) Combination Emergency Shower and Eyewash Stations
- 1 Warehouse/ 1 Equipment Room
- 1 Shipping and Receiving/ Storage Plug & Play / Benching

OFFICE PORTION

- 4 Private Offices
- 2 Huddle Rooms
- 1 Conference Room
- 16-person Board Room
- 1 Mother/Wellness Room
- 2 Electrical Rooms
- 1 IT/Server Room
- Break Room with Appliances
- Reception Area

**Hypothetical furniture plan*

BUILDING 4400 | Suite 250

~14,080 RSF | Spec Lab Suite

360° VIRTUAL TOUR

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LAB PORTION

Single Pass Air

21 Lab Benches

(4) Lab Support Rooms

(2) 6 ft Fume Hood

(5) Combination Emergency

Shower and Eyewash Stations

1 Warehouse/1 Equipment Room

Shipping and Receiving

Plug & Play/Benching

OFFICE PORTION

3 Private Offices

2 Huddle Rooms

1 Conference Room

3 Lounge Areas

1 Mother/Wellness Room

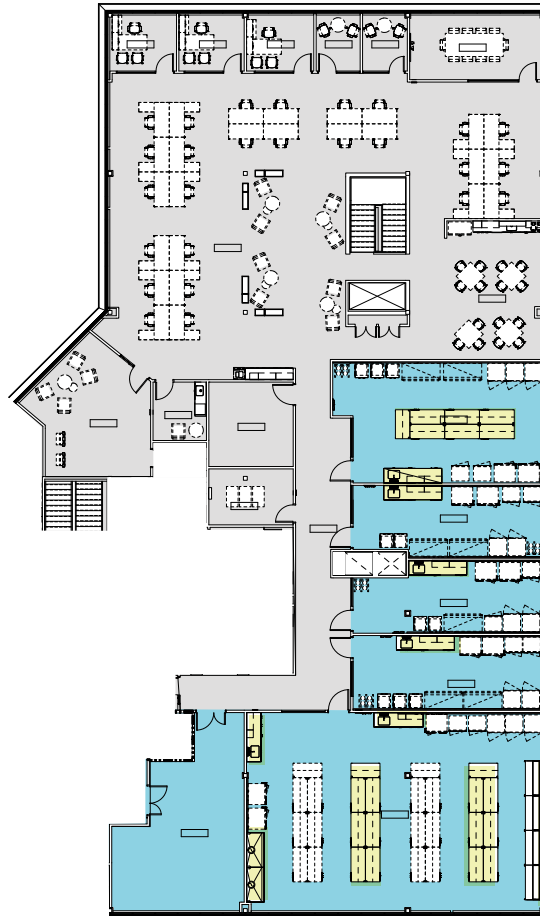
1 Electrical Room

1 IT/Server Room

Break Room with Appliances

Reception Area

**Hypothetical furniture plan*

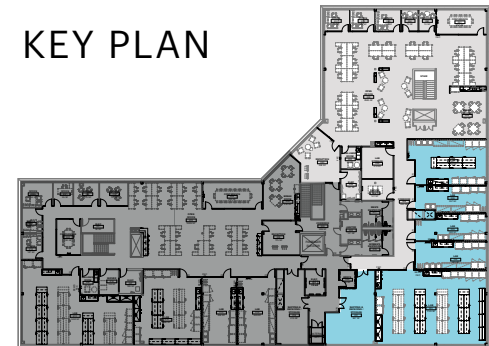


office lab spec lab

SITE PLAN



KEY PLAN



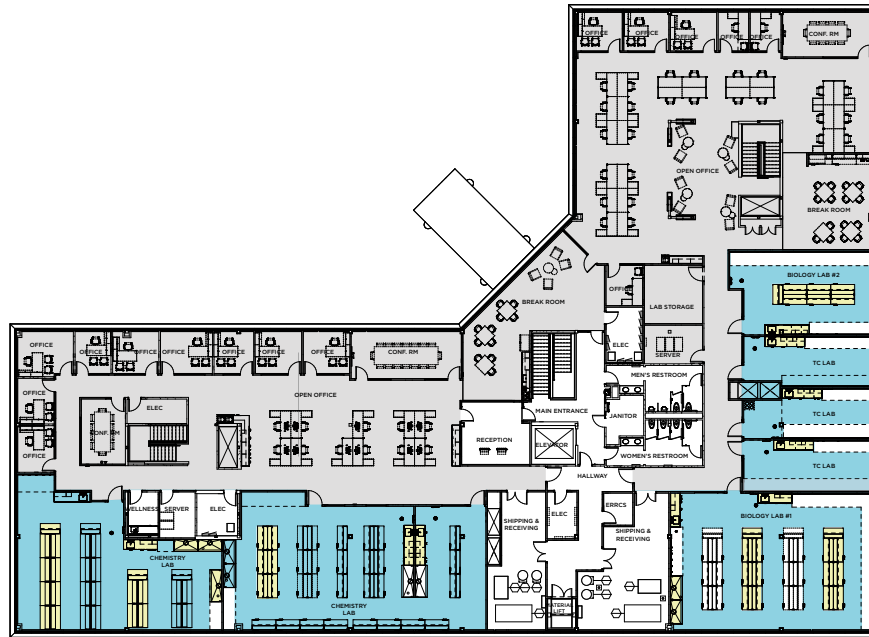
BUILDING 4400 | 2ND FLOOR

~26,929 RSF | Spec Lab Suite

Full Floor Opportunity

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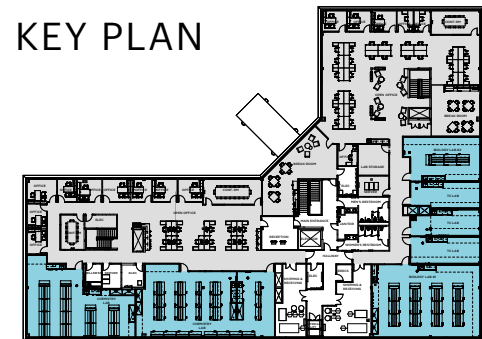


office lab spec lab common area

SITE PLAN



KEY PLAN



LAB PORTION

- Single Pass Air
- 45 Lab Benches
- (7) Lab Support Rooms
- (4) 6 ft Fume Hood
- (9) Combination Emergency Shower and Eyewash Stations
- 2 Warehouse/ 2 Equipment Room
- 2 Shipping and Receiving/ Storage
- Plug & Play / Benching

OFFICE PORTION

- 7 Private Offices
- 4 Huddle Rooms
- 2 Conference Rooms
- 16-person Board Room
- 2 Mother/Wellness Rooms
- 3 Lounge Areas
- 3 Electrical Rooms
- 2 IT/Server Rooms
- 2 Break Rooms with Appliances
- 2 Reception Areas

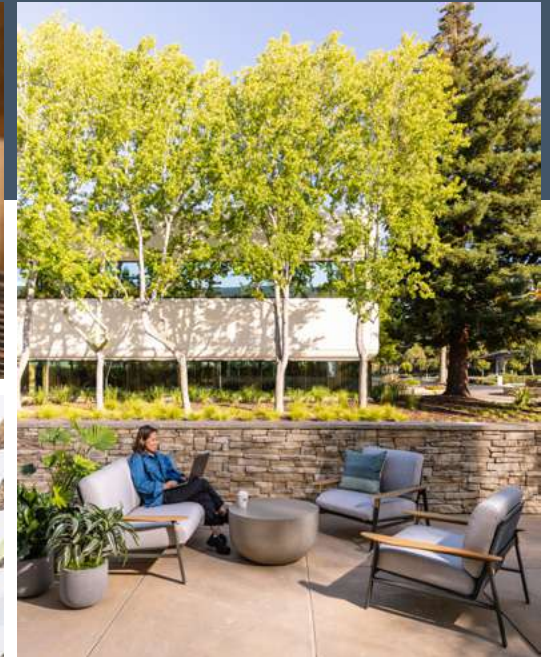
**Hypothetical furniture plan*

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.

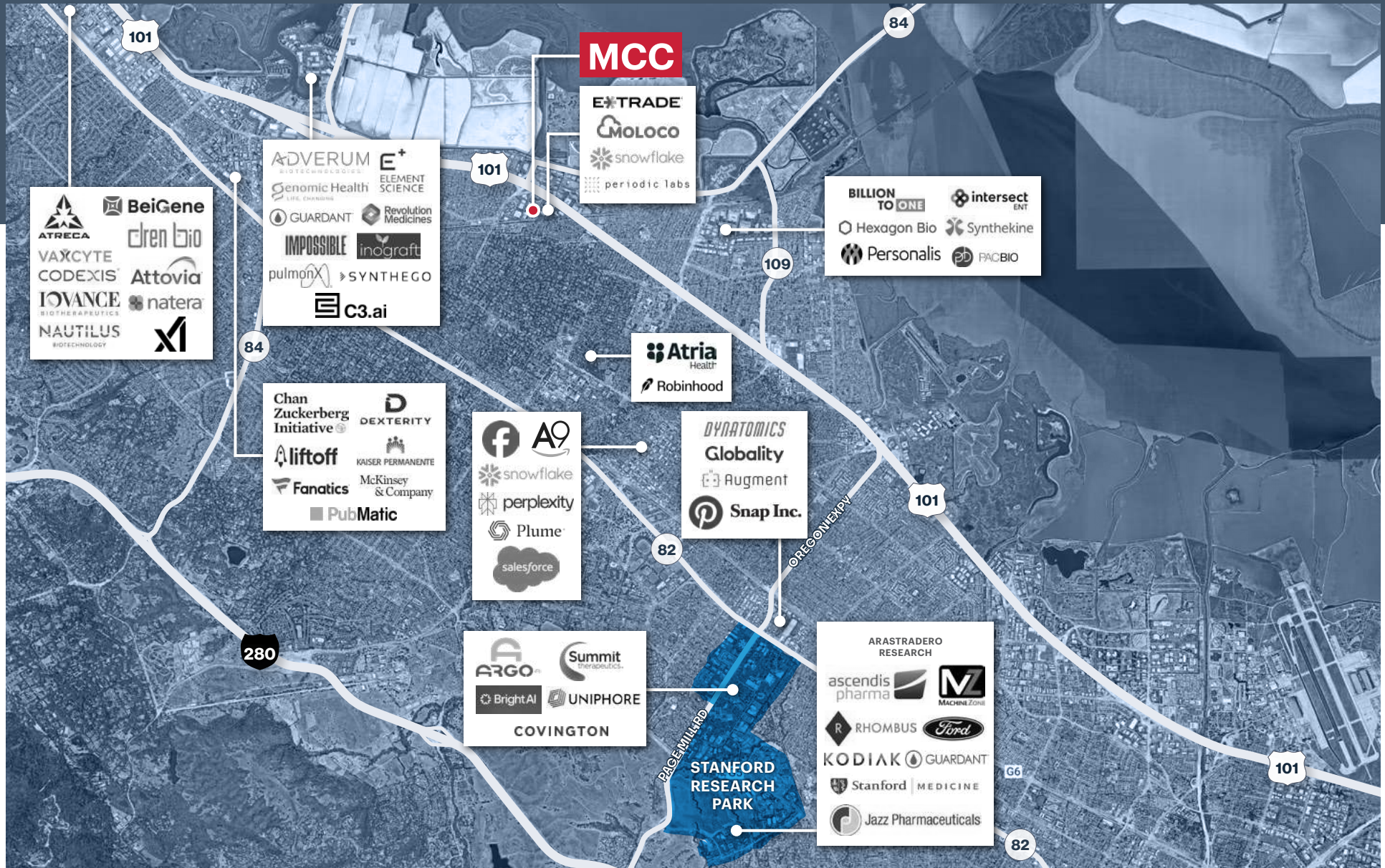
On-Site Amenities

-  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



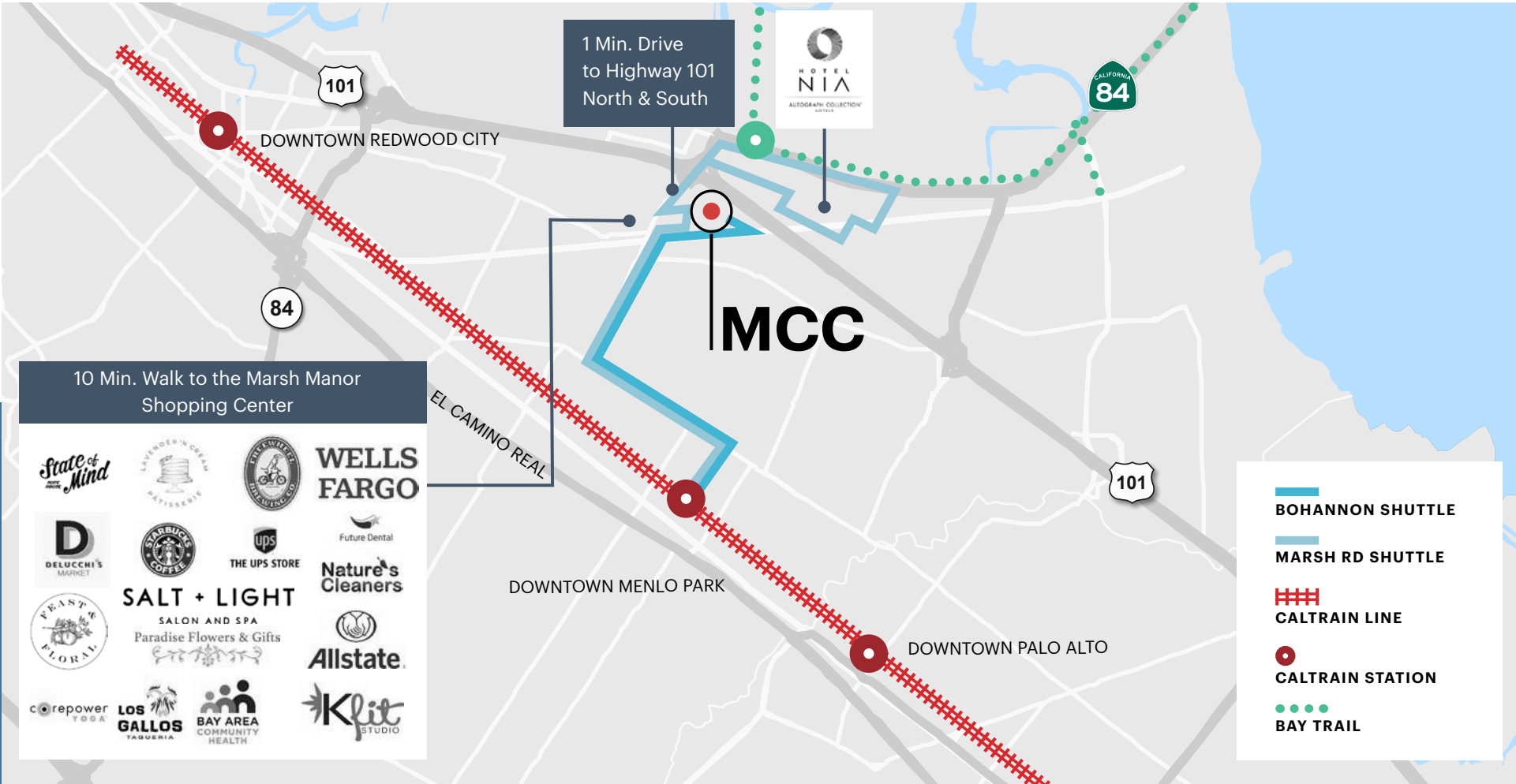
Powered by the Brightest Minds

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

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