







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 150 — ±2,155 SF

- 4 Private Offices
- Kitchen
- Reception
- Open Area

Suite 210 — ±2,479 SF

- 4 Executive Offices
- Conference Room
- Kitchen/IT/Copy Room

545 MIDDLEFIELD

Suite 160 — ±2,974 SF

- 3 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

535 MIDDLEFIELD

Suite 100 — ±7,652 SF

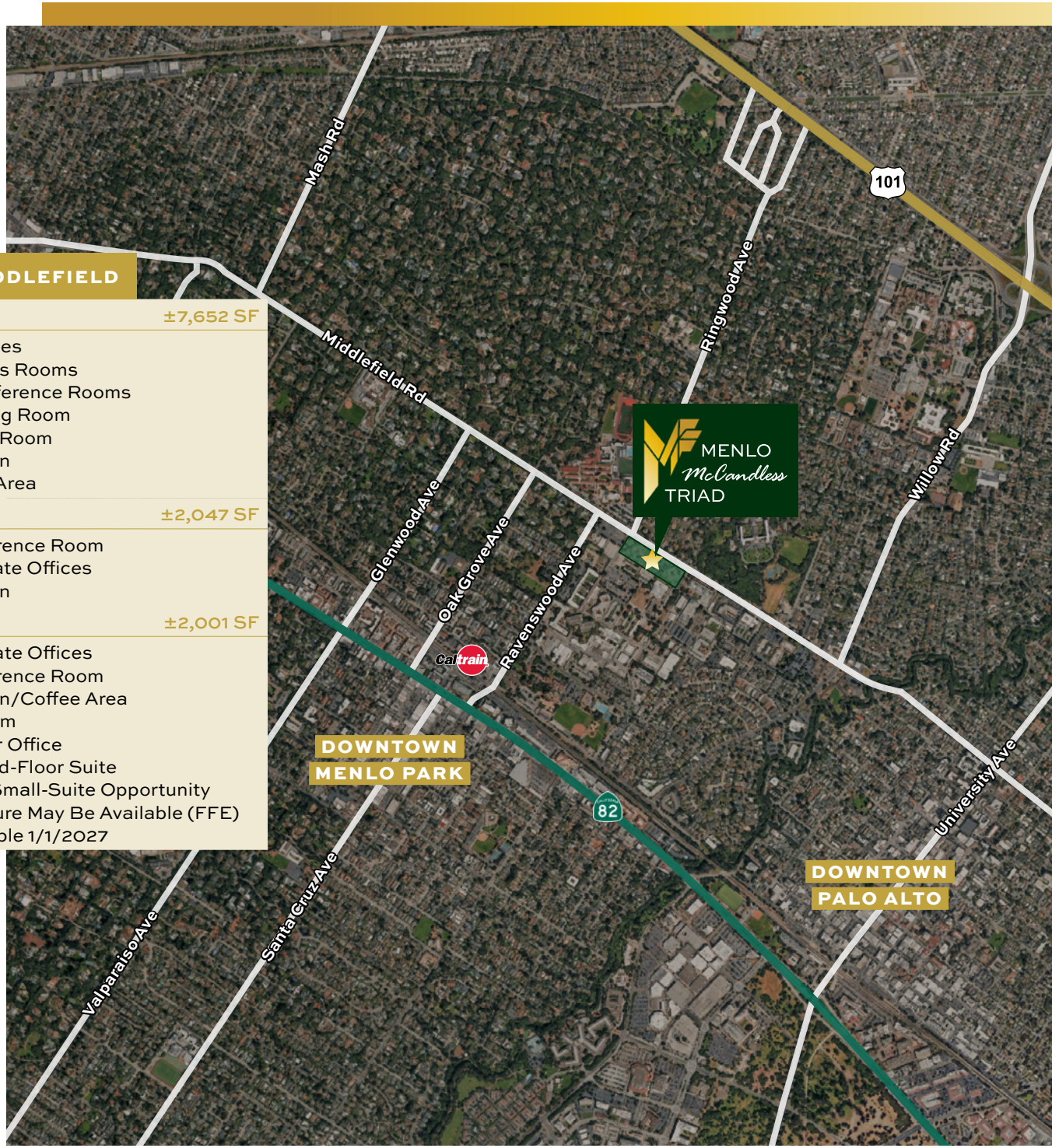
- 3 Offices
- 2 Focus Rooms
- 4 Conference Rooms
- Training Room
- Break Room
- Kitchen
- Open Area

Suite 180 — ±2,047 SF

- Conference Room
- 3 Private Offices
- Kitchen

Suite 240 — ±2,001 SF

- 4 Private Offices
- Conference Room
- Kitchen/Coffee Area
- IT Room
- Corner Office
- Second-Floor Suite
- Ideal Small-Suite Opportunity
- Furniture May Be Available (FFE)
- Available 1/1/2027



525 MIDDLEFIELD

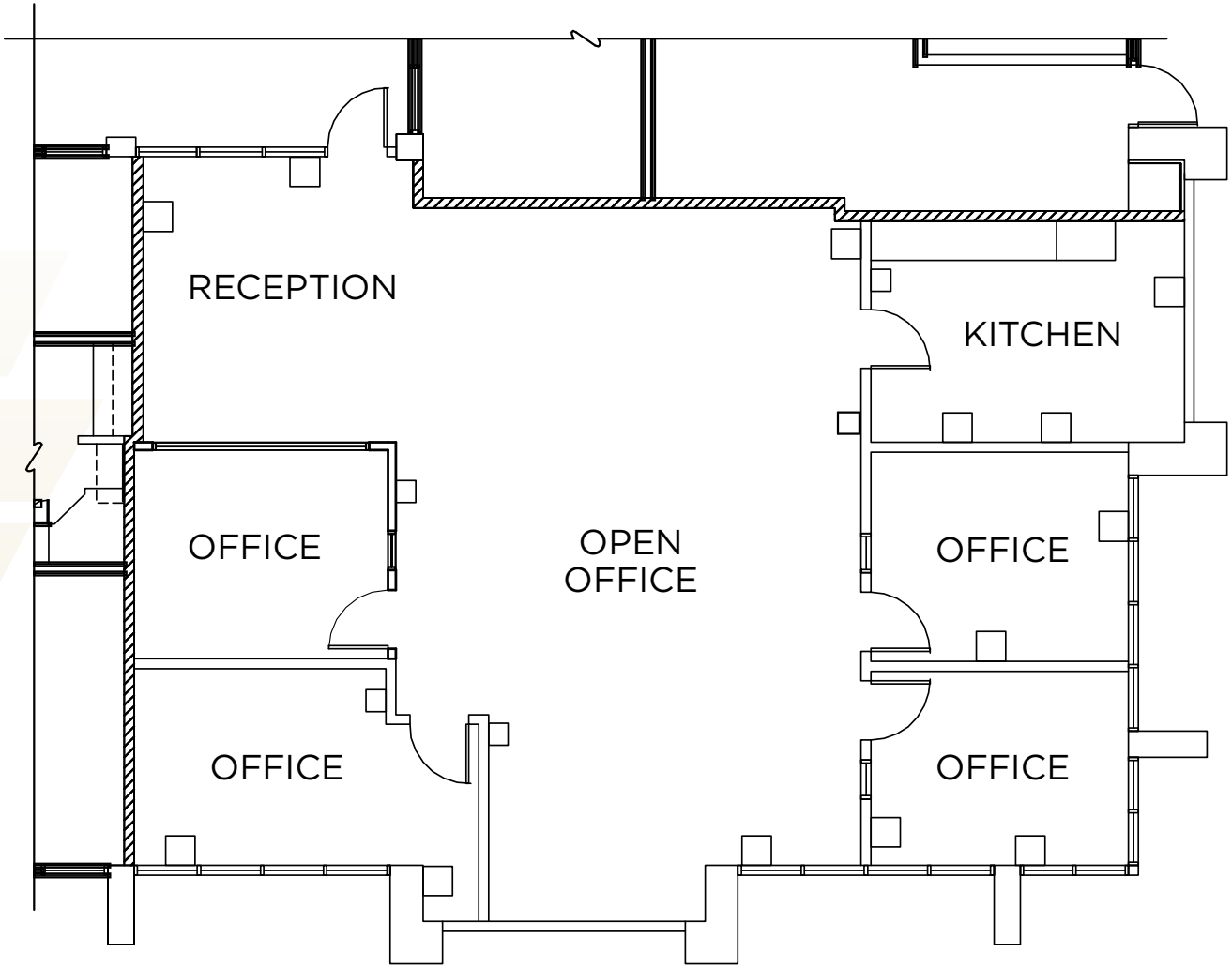
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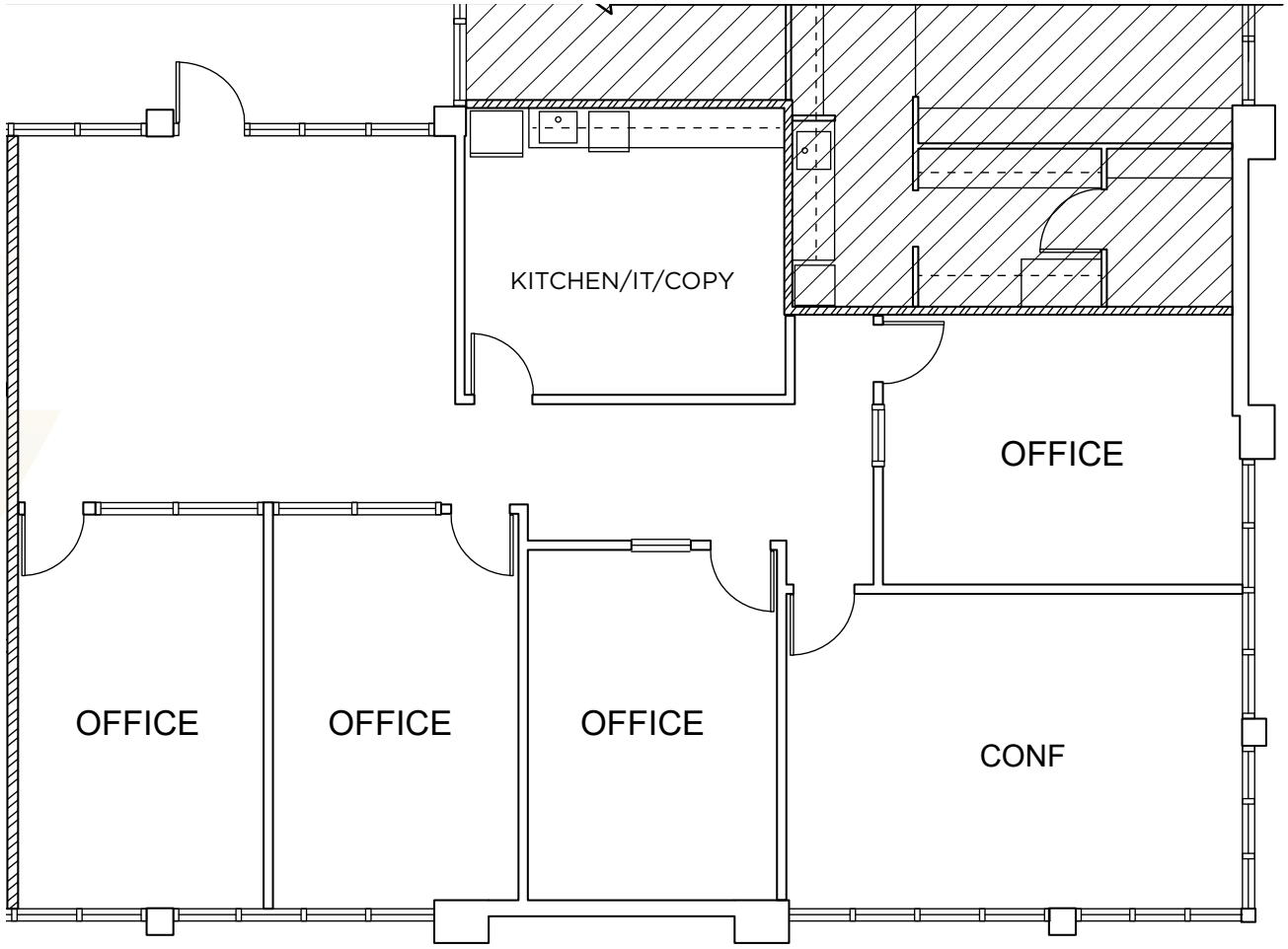




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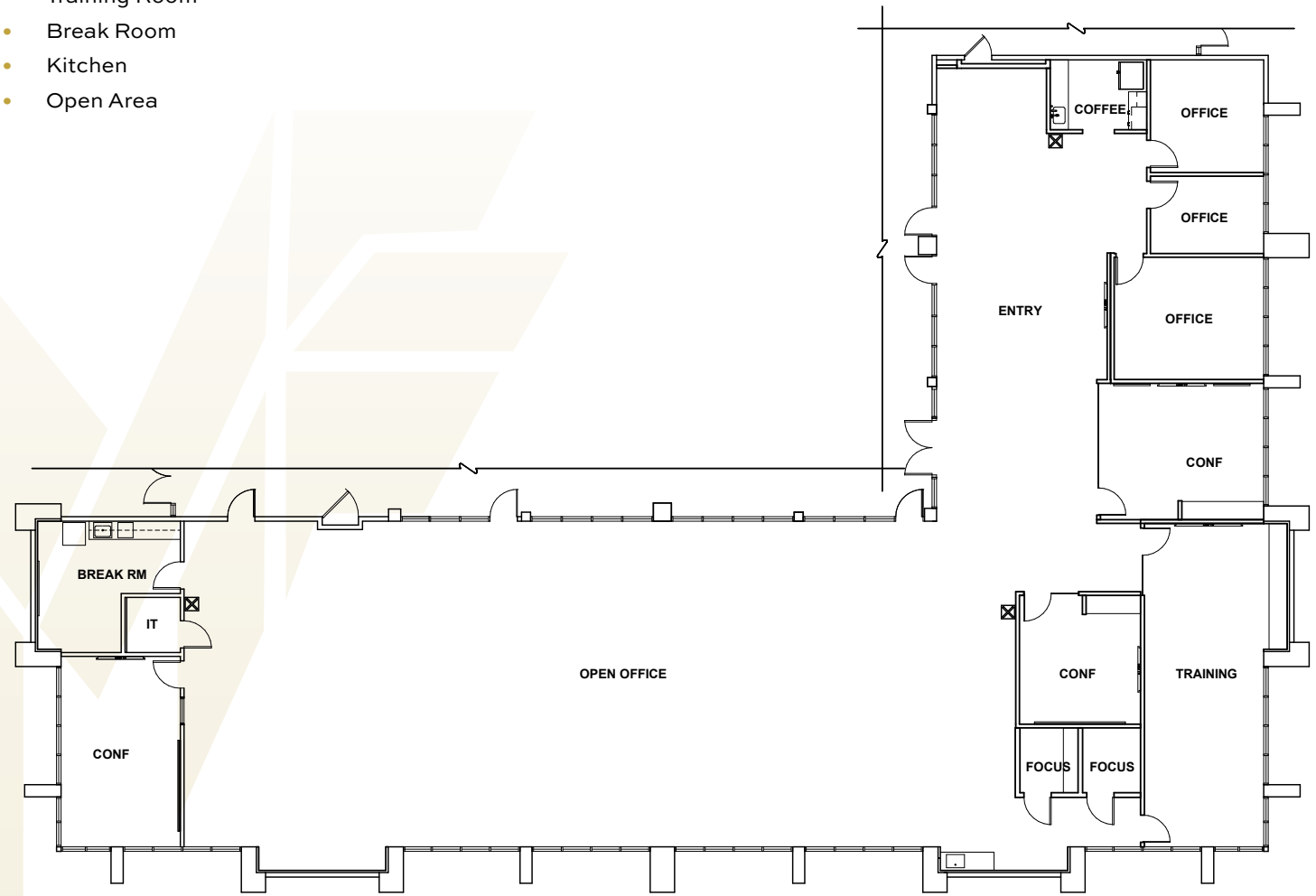
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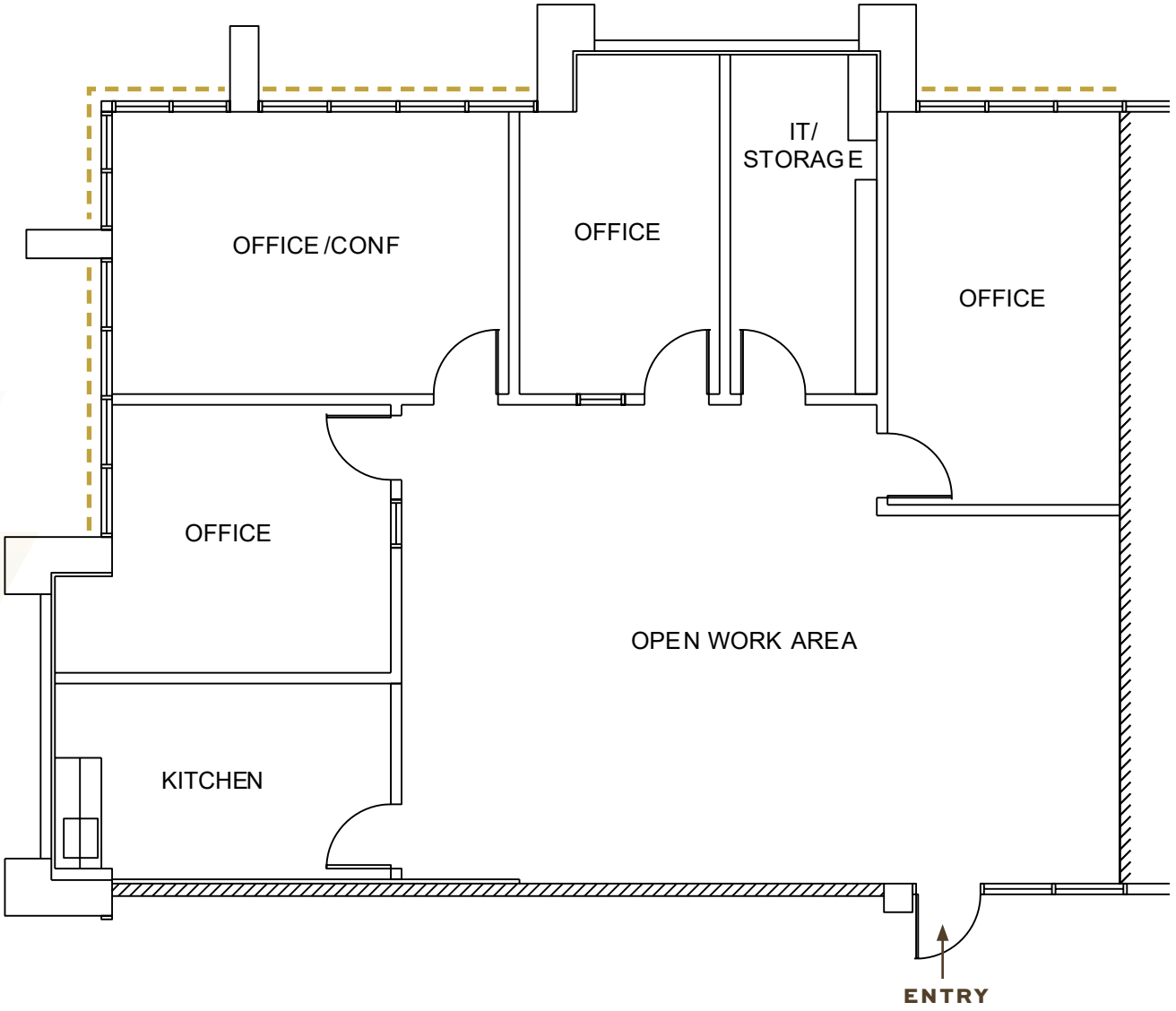
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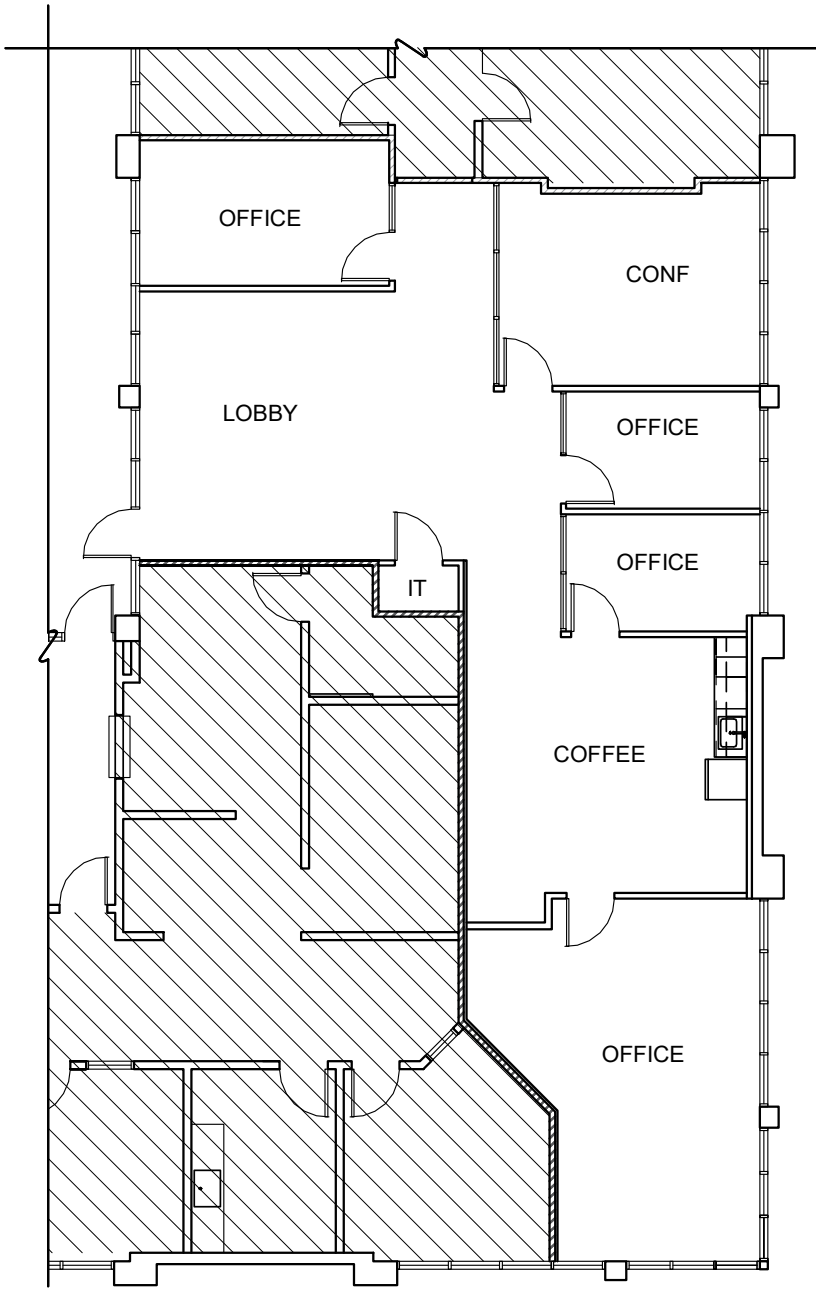


WINDOW/GLASS

535 MIDDLEFIELD

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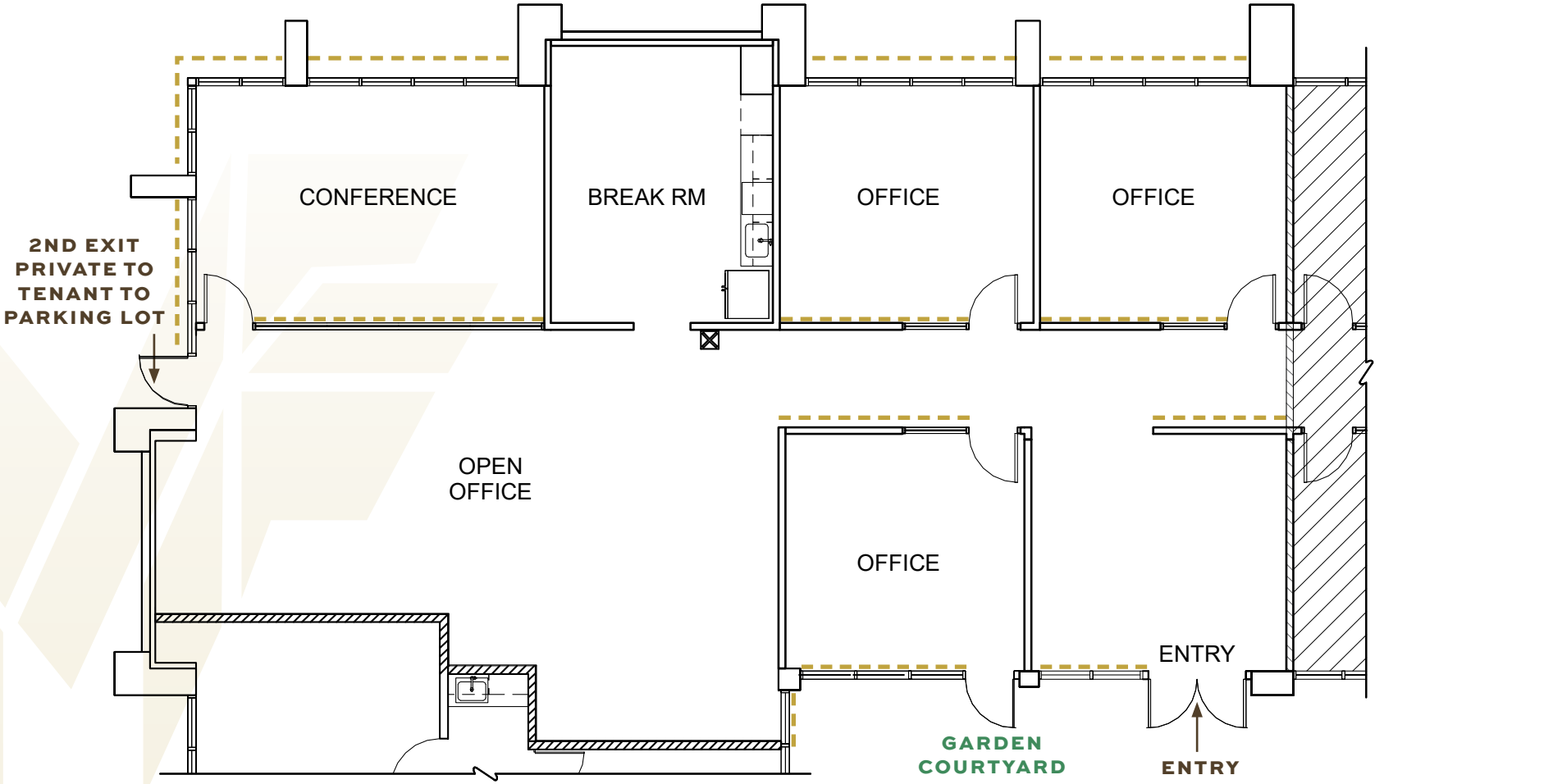


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NEARBY AMENITIES



MARSH MANOR

CAFES /RESTAURANTS

- Starbucks
- Lavender 'N Cream
- Feast & Floral
- Freewheel Brewing
- Los Gallos Taqueria
- State of Mind

SERVICES

- 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



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