

# R&D Facility For Lease

1215 Chrysler Drive

Menlo Park, CA



## ±12,500 Square Feet Available

As exclusive agent(s), we are pleased to offer the following space:

- ◆ ±4,824 SF of Office, Second Floor ±2,400 SF
- ◆ 9 Private Offices, Furniture Included
- ◆ 2 Conference Rooms, Lunch Room, 2 ADA Restrooms + 1 Second Floor Restroom
- ◆ Fenced Rear Yard with Covered Work Area, 2/1000 Parking on Side and Front
- ◆ 2 Grade Level Doors (12' x 14') with Electric Drive Motors
- ◆ Bohannon Park Location, Close to Facebook
- ◆ Power: 800 Amps; 480 Volts, 3-Phase, 4 Wire with Stepdown to 110, 220 and 240 Volts
- ◆ 20' Insulated Warehouse Ceiling Height, Skylights, Fire Sprinkler System, Epoxy Floor
- ◆ Zoning: [R-MU 13 \(Residential Mixed Use\)](#), also Allows Retail Services/Office Use
- ◆ ±29,887 Square Foot Parcel
- ◆ Close to Highway 101, Marsh Road Exit, Bay Front Expressway and Dumbarton Bridge
- ◆ Owner will Consider a Joint Venture Development of a High Density Residential Project with a Qualified Partner
- ◆ Rental Rate: \$2.75/sf NNN  
Net Taxes: ±\$0.0333/sf/month  
Insurance: Estimated ±\$0.0367/sf/month  
Maintenance: Estimated ±\$0.0400/sf/month  
Total Estimated Net Costs: ±\$0.110/sf/month

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