

1430/1440 O'BRIEN

D R I V E

MENLO PARK, CALIFORNIA

±7,945 - ±12,400 sf

Suites available





Project Highlights

- Class A Life Science multi-tenant building opportunity
- Located in highly desirable Menlo Park Labs campus consisting of ±1 Million SF of Bio-tech/Life Science/Med Device buildings
- Flexible floor plan
- New Class A amenities facility to house outdoor pool, café and lounge, full service gym with rock climbing wall and yoga studio
- Strong & experienced Life Science landlord
- Tenant improvements available for wet lab build out
- Easy access to highways 101/84/880
- Electric car charging ports available throughout Menlo Park Labs Campus
- Bike share service
- Shuttle Service
- Enterprise Car Share Program

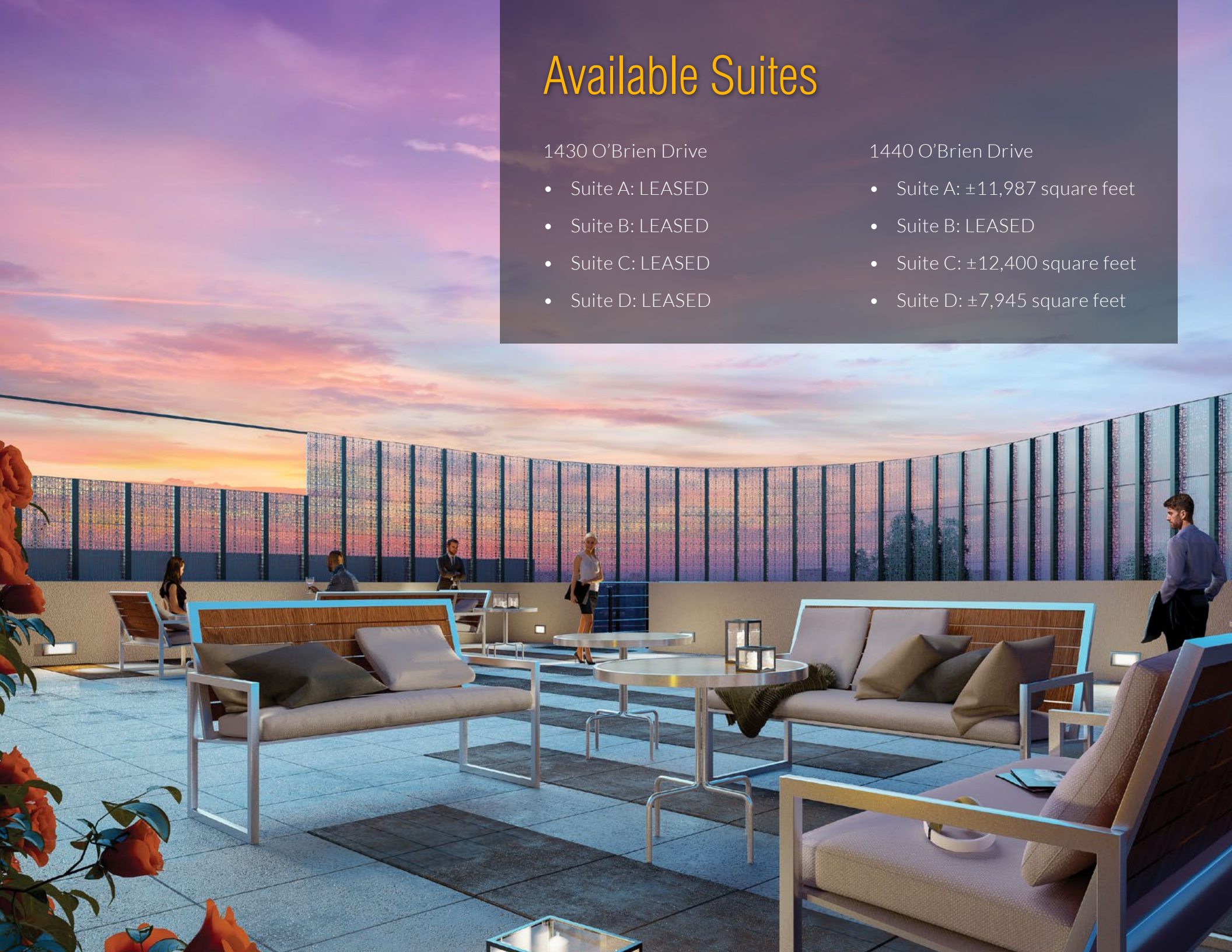
Available Suites

1430 O'Brien Drive

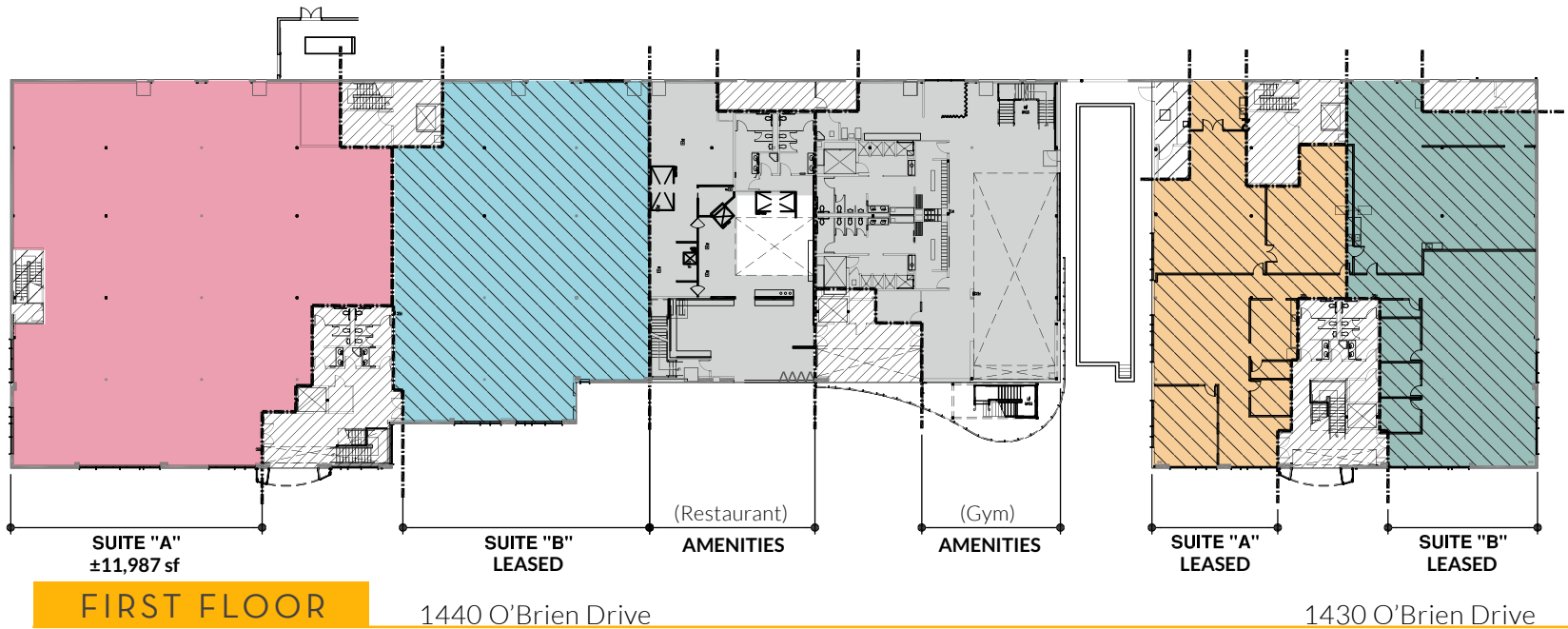
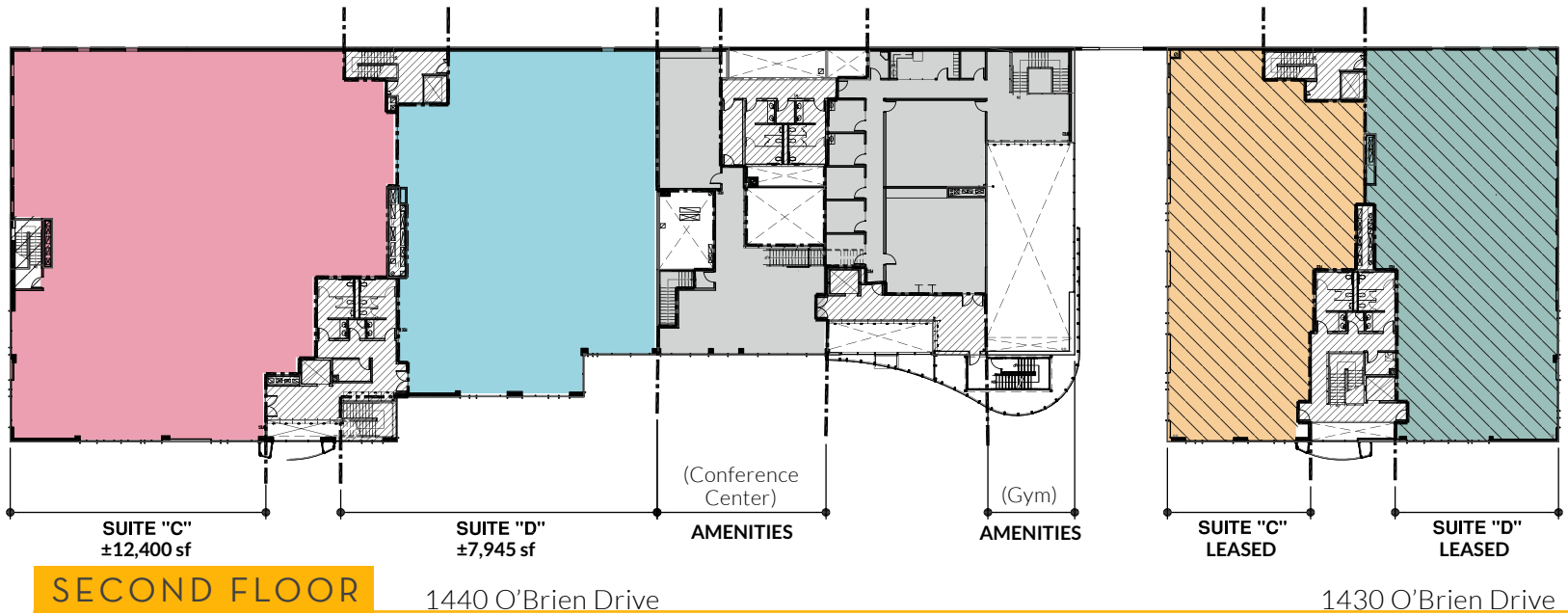
- Suite A: LEASED
- Suite B: LEASED
- Suite C: LEASED
- Suite D: LEASED

1440 O'Brien Drive

- Suite A: ±11,987 square feet
- Suite B: LEASED
- Suite C: ±12,400 square feet
- Suite D: ±7,945 square feet



Floor Plans



Location

1. Philips
2. 47 Inc./TENEObio
3. Novo Construction
4. 1430/1440/Amenities
5. Personalis
6. Pacific Biosciences
7. Circuit Therapeutics
8. Menlo Labs Incubator
9. Refuge Bio/Avellino Labs
10. Intersect ENT
11. GRAIL
12. GRAIL
13. Spinal Modulation
14. Calysta/CSBIO
15. Adverum
16. CSBIO
17. UPS
18. Menlo Labs II Incubator
19. MPL Expansion Building





MISSION BAY AREA

DRIVE TIME: 35 MINUTES

OAKLAND AIRPORT

DRIVE TIME: 30 MINUTES

GENENTECH CAMPUS

DRIVE TIME: 25 MINUTES

SAN FRANCISCO AIRPORT

DRIVE TIME: 24 MINUTES

**1430/1440
O'BRIEN**

SRI INTERNATIONAL

DRIVE TIME: 12 MINUTES

FOUR SEASONS

DRIVE TIME: 5 MINUTES

DOWNTOWN PALO ALTO

DRIVE TIME: 10 MINUTES

SAND HILL ROAD/ I 280

DRIVE TIME: 20 MINUTES

STANFORD UNIVERSITY

DRIVE TIME: 13 MINUTES

SAN JOSE AIRPORT

DRIVE TIME: 25 MINUTES

Public & Alternative Transportation

Tarlton Properties wants your commute to campus to be easy, productive, and fun. The shuttle reduces traffic into the Park, features WiFi so you can stay connected, offers Bike Racks and is provided for the exclusive use of our Menlo Park Labs tenants.

Visit www.menloparklabs.com/shuttle to sign-up. Cards are mandatory to ride the shuttle.



Take the Shuttle!

Departure To/From Bart *

| Pick-up Locations | AM | | | | PM | | | |
|------------------------|------|------|------|------|------|------|------|------|
| Union City Bart | 6:25 | 7:20 | 8:20 | 9:20 | 4:45 | 5:50 | 6:55 | 7:55 |
| Decoto/Ozark River Way | 6:30 | 7:25 | 8:25 | 9:25 | 4:40 | 5:45 | 6:50 | 7:50 |
| MENLO PARK LABS | 6:45 | 7:50 | 8:50 | 9:45 | 4:10 | 5:15 | 6:25 | 7:20 |
| Kelly Court | 6:50 | 7:55 | 8:55 | 9:50 | 4:05 | 5:10 | 6:20 | 7:15 |

Departure To/From Caltrain *

| Pick-up Locations | AM | | | | | PM | | | |
|--------------------|------|------|------|------|-------|------|------|------|------|
| Palo Alto Caltrain | 6:30 | 7:35 | 8:25 | 9:15 | 9:55 | 4:30 | 5:30 | 6:30 | 7:30 |
| Kelly Court | 6:50 | 7:55 | 8:45 | 9:35 | 10:10 | 4:05 | 5:05 | 6:05 | 7:05 |
| MENLO PARK LABS | 6:55 | 8:00 | 8:50 | 9:40 | 10:15 | 4:00 | 5:00 | 6:00 | 7:00 |

* As of April 10, 2017, times are subject to change without notice, visit www.MenloParkLabs.com/shuttle for schedule and updates.

Pick-up & Drop-off Locations

| | | | | |
|---|--|--|--|---|
| <p>Menlo Park</p> <p> MENLO PARK LABS Between 1505 & 1525 O'Brien Drive</p> | <p>Menlo Park</p> <p>Kelly Court Corner of Kelly Court & O'Brien Drive</p> | <p>Union City Bart</p> <p>Corner of Bart Road and Union Square</p> | <p>Palo Alto Caltrain</p> <p>130 Lytton Avenue Near Corner of Alma and Lytton Avenue</p> | <p>Fremont</p> <p>Decoto/Ozark River Way is a pick up/drop off location only.</p> |
|---|--|--|--|---|

Rev. 041017



Download App: Ride Systems
Agency: Menlo Park Labs

- Professional business park
- Commuter shuttle with stops throughout the Peninsula
- Direct shuttle from San Francisco
- Onsite bike storage
- EV charging stations
- Eco-friendly on-site cafe with garden
- 24/7 security patrol
- Multiplex sport court
- Park-like setting
- High quality site management
- Fantastic Menlo Park location with easy access
- Enterprise car share service - rent a vehicle by the hour
- Bike share service - Social Bicycle usage exclusively for tenants



