



## PROPERTY OVERVIEW

### Premier Laboratory Sciences Space

#### HIGHLIGHTS

- $\pm 1,175$  SF - 4,678 SF Available
- Spaces in Warm Shell Condition
- Build-To-Suits with T.I. Allowance
- High Ceilings with Skylights
- Innovative Solar Facade
- Short Walk from Stanford's New Development
- Opportunities for On Site Expansion
- Experienced Life Science Ownership
- Facility Grounds are Kept in Pristine Condition Year Round
- On-Site Parking w/ Charging Stations
- Yard Space Available
- Flexible Zoning for a Variety of Uses
- Easy Access to Hwy 101, 280, Woodside Road and El Camino RI

#### POTENTIAL USES

- Life Science
- Office
- Laboratory
- Flex - Biotech
- R&D

#### LEASE TERMS

- Flexible Term Lengths
- Rate: Call for Rate



## Edison Technology Park, Menlo Park

### UPCOMING AVAILABILITIES

ADDRESS	SF	NOTES
3485 Edison Way	±1,175	Warm shell ready for tenant improvements
3487 Edison Way	±1,569	Warm shell ready for tenant improvements
3485-3487 Edison Way	±2,744	Two spaces combined; warm shell ready for tenant improvements
3489 Edison Way	±1,934	Warm shell ready for tenant improvements
3485-3489 Edison Way	±4,678	Three spaces combined; warm shell ready for tenant improvements
3499 Edison Way	±1,365	Warm shell ready for tenant improvements
3505 Edison Way	±1,410	Warm shell ready for tenant improvements



LEASE OPPORTUNITY → PREMIER LABORATORY SCIENCES SPACE

## Edison Technology Park, Menlo Park



**BUILD-TO-SUIT GALLERY**



LEASE OPPORTUNITY → PREMIER LABORATORY SCIENCES SPACE

## Edison Technology Park, Menlo Park



**BUILD-TO-SUIT GALLERY**



# Edison Technology Park, Menlo Park



## LOCATION OVERVIEW



# Edison Technology Park, Menlo Park

**MENLO PARK** is a city at the eastern edge of San Mateo County, in the San Francisco Bay Area of California, in the United States. It is bordered by San Francisco Bay on the north and east; East Palo Alto, Palo Alto, and Stanford to the south; Atherton, North Fair Oaks, and Redwood City to the west.

- 21 MI  
 SOUTH OF  
SAN FRANCISCO
- 40 MI  
 SOUTHWEST OF  
OAKLAND
- 22 MI  
 NORTH OF  
SAN JOSE

- ACE Train
- Amtrak
- BART
- CalTrain
- Golden Gate Transit
- Dumbarton Express
- VTA Light Rail

CalTrain Menlo Park	Time
From Palo Alto to Menlo Park	3 min
Menlo Park to San Francisco	59 min
Menlo Park to San Jose	70 min

Airports	Drive	Distance
San Francisco (SFO)	18 min	17 mi
San Jose (SJC)	25 min	20 mi
Oakland (OAK)	39 min	28 mi





