

4045-4055 Campbell Ave

Menlo Park

± 45,923 RSF *
SUBLEASE

LED 10/31/24

* ± 65,839 RSF Full Building
can be made available upon request

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Menlo Park



FULL BUILDING

65,830 SF

**DIVISIBLE TO
45,923 SF
(excludes ■)**



**Floor 2 Total
17,923 SF**



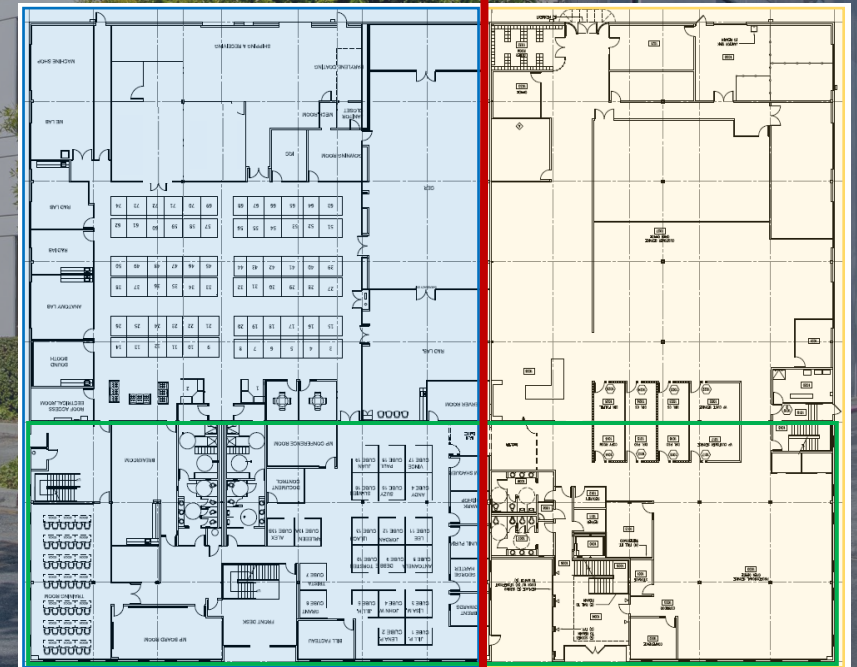
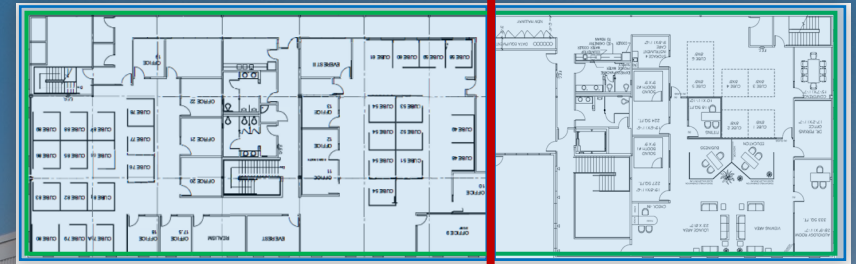
**Floor 1 Total
47,916 SF**



19,916 SF *

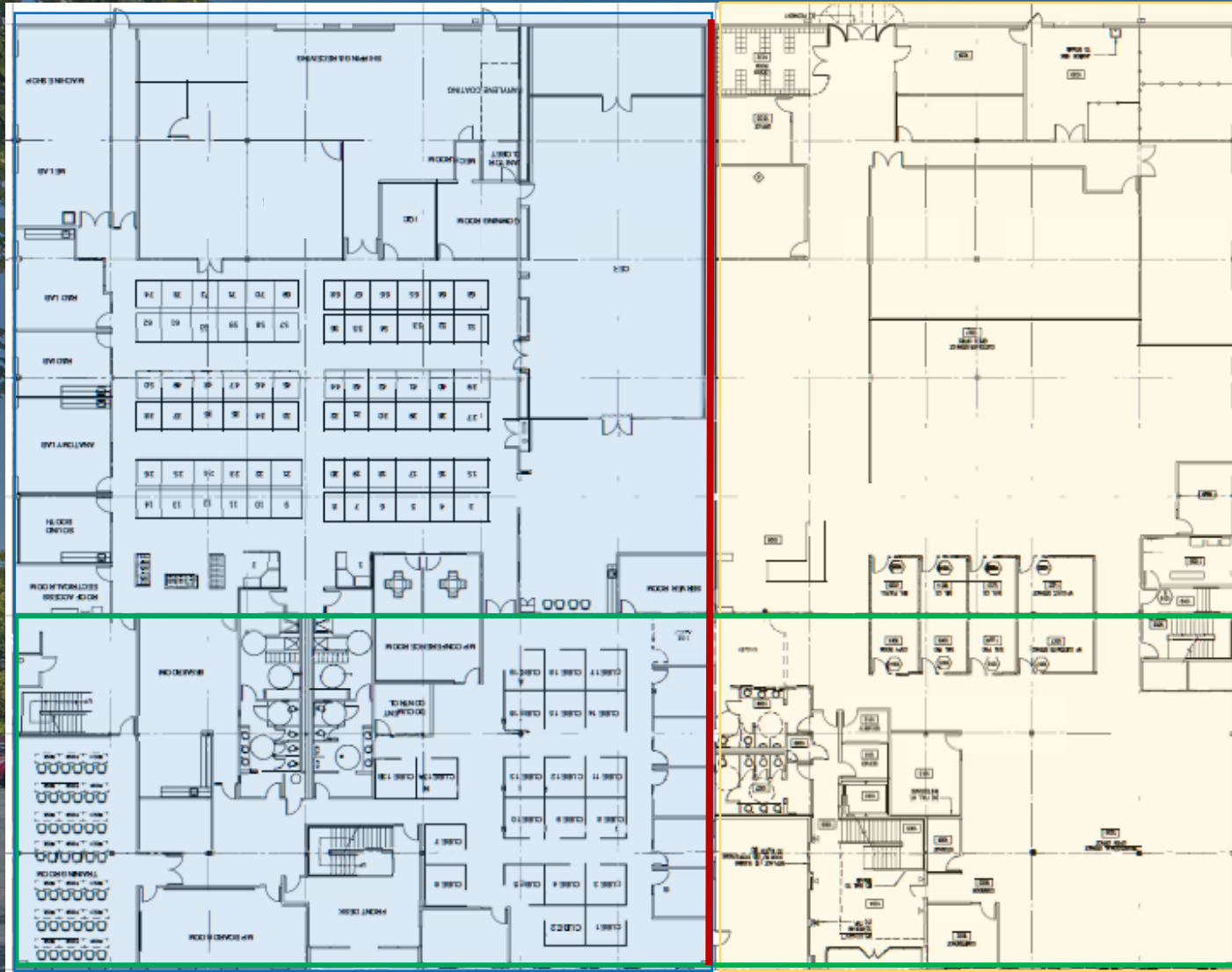
**4045 Campbell Ave
38,448 SF**

**4055 Campbell Ave
27,391 SF**



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upon request

Menlo Park



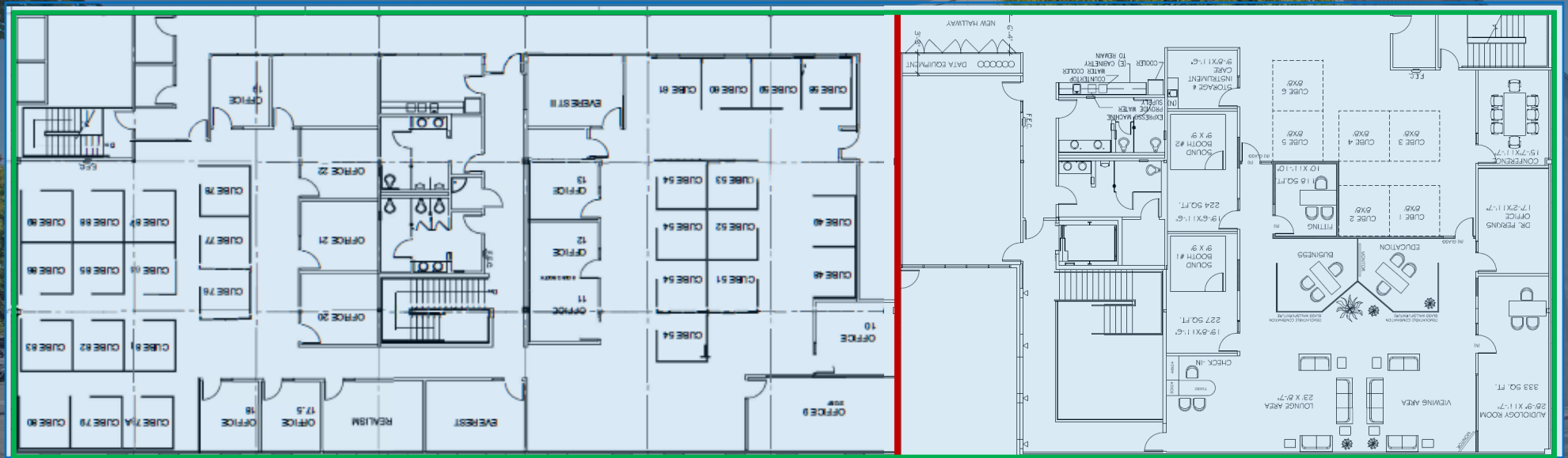
First Floor
± 47,916 RSF

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Menlo Park



Available



Second Floor
±17,923 RSF

4045-4055 Campbell Ave

Menlo Park



± 45,923 – 65,839 SF Office, Clean Room, and Storage



± 4,000 SF Class 10,000 Cleanroom, currently outfitted for R&D Labs and Medical Device manufacturing



Prime location with access just off the Marsh Rd exit on 101



LED: 10/31/2024



2.8 / 1,000 Parking (100 spaces)



On-site EV stations



2 Grade Level Loading Doors



± 2,600 SF Warehouse with ± 18' Clear Height



2,000a/277v 3p Heavy Power



Centrally located in Silicon Valley with direct access to SF, EB, SV



Walking distance to Delucchi's Market, Starbucks, and CorePower Yoga



Short drive to Atherton Station (6 mins)



1 large board room, medium-large conference rooms of various sizes throughout (VOIP & AV enabled)



Large all-hands or training room



Shower & Lockers



FF&E

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