



# MENLO CORPORATE CENTER

[WWW.MENLOCORPORATECENTER.COM](http://WWW.MENLOCORPORATECENTER.COM)



At Kilroy Realty, we are committed to putting the health and safety of our tenants first. novel coronavirus, we have proactively partnered with the industrial hygiene team at Underwriter's Laboratory (UL) to verify that we have successfully implemented janitorial practices and building operations protocols across our portfolio which incorporate recommended CDC and WHO guidance with respect to HVAC hygiene, filtration, ventilation and indoor environmental quality. In addition, UL performed on-site air, water and germ testing to verify our performance.



# CAMPUS HIGHLIGHTS



## GROW IN STYLE

Class A, 378,000 sf, multi-building  
office campus setting  
with **on site management**



## STAY FIT

on-site gym with state-of-the-art  
equipment, **showers** and lockers



## RE-FUEL

on-site café with adjacent indoor  
seated gathering area and  
**outdoor patio**



## INDOOR & OUTDOOR MEETING SPACE

with wireless internet and fiber  
optic internet available



## HIT THE TOWN

close proximity to three  
downtowns: Menlo Park, Palo Alto  
and Redwood City



## CONNECTED

complimentary **Caltrain** and  
**Marguerite shuttles**; easy access  
from 101



## WELL HEALTH-SAFETY RATED

When you see the WELL Health-Safety seal, you can feel confident knowing the space you're entering is putting your health first.



# AVAILABILITIES

## 4200 BOHANNON DR

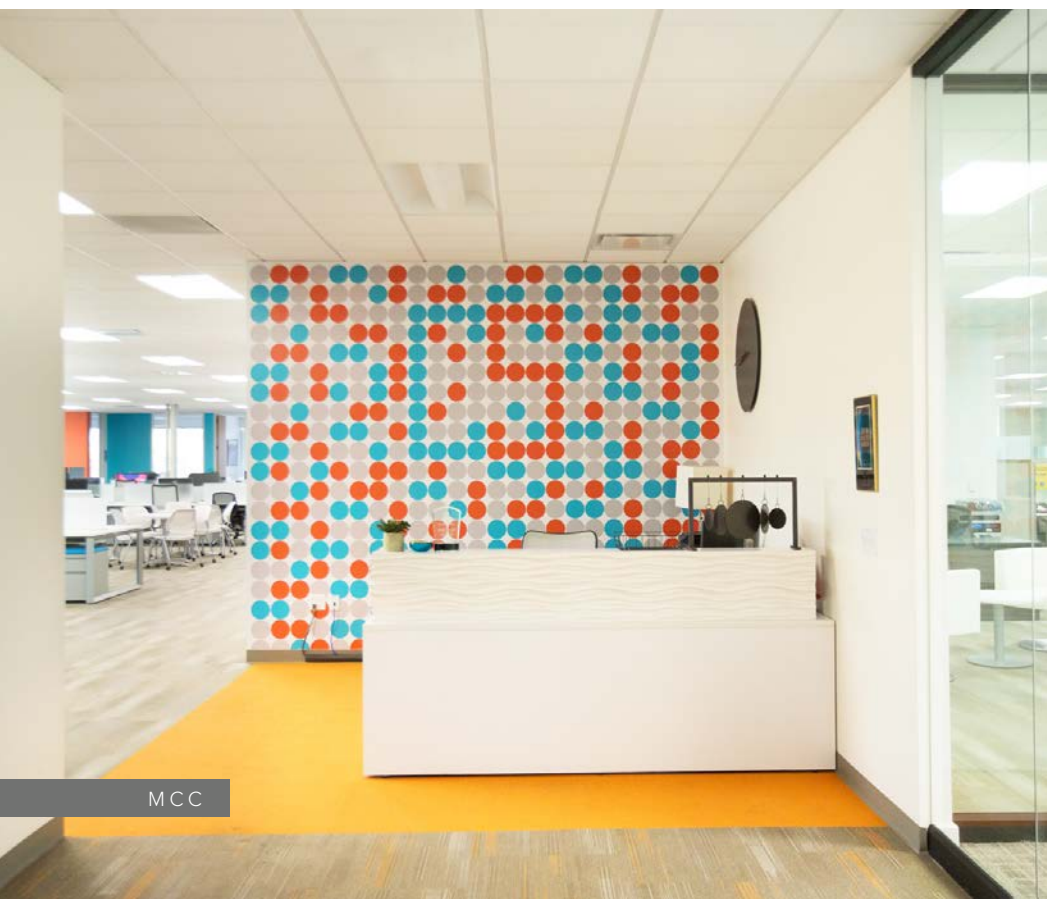
SUITE #	RSF	NOTES	360° TOUR
<b>200</b>	±13,275	2 Conference Rooms, Break Area, Reception Area, 3 Phone Rooms, Electrical Room, Large Open Area	—

## 4300 BOHANNON DR

SUITE #	RSF	NOTES	360° TOUR
<b>200</b>	±9,301	5 Private Offices, 2 Conference Rooms, Break Area, Print Area, Reception Area, Large Open Area	—

## 4400 BOHANNON DR

SUITE #	RSF	NOTES	360° TOUR
<b>110</b>	±11,247	4 Private Offices, 5 Conference Rooms, Break Room, 3 Storage Rooms, Phone Room, Electrical Room, Open Area <i>(Can be combined with Suite 120 + Suite 150 for ±20,291 SF)</i>	—
<b>120</b>	±4,861	2 Private Offices, 2 Conference Rooms, Break Room, Storage Room, Electrical Room, Open Area <i>(Can be combined with Suite 110 + Suite 150 for ±20,291 SF)</i>	—
<b>150</b>	±3,863	Private Office, 2 Conference Rooms, Break Room, Open Area <i>(Can be combined with Suite 110 + Suite 120 for ±20,291 SF)</i>	—
<b>200</b>	±25,618	12 Private Offices, 5 Conference Rooms, Break Room, IT/Server Room, Reception Area, Large Open Area <i>(Can be combined with Suite 280 for ±18,625 SF)</i>	—
<b>280</b>	±3,240	3 Private Offices, 2 Conference Rooms, Break Room, IT/Server Room, Reception Area, Open Area <i>(Can be combined with Suite 200 for ±18,625 SF)</i>	<b>360°</b>

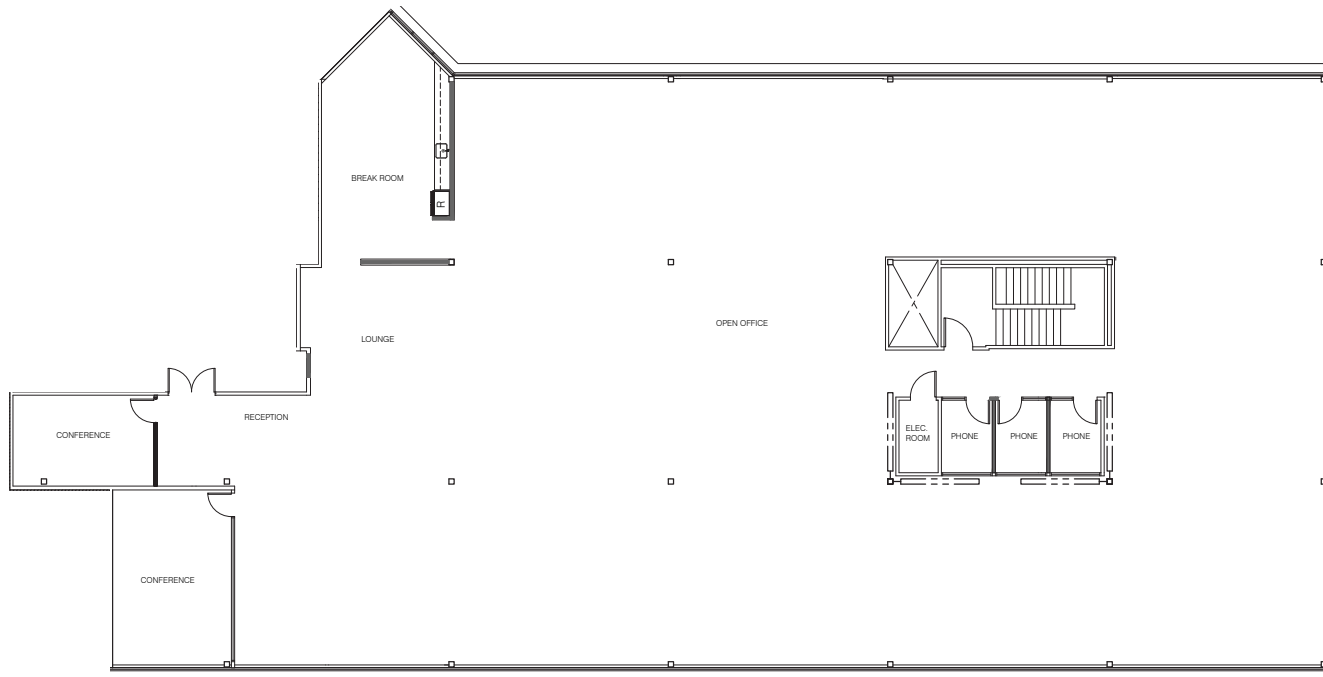


# SITE PLAN



# BUILDING 4200 - SUITE 200

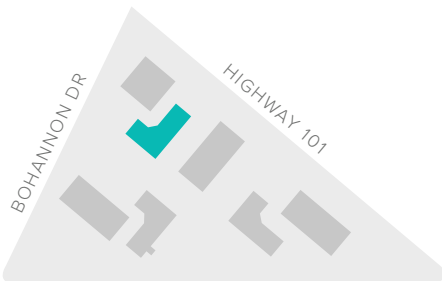
±13,275 RSF



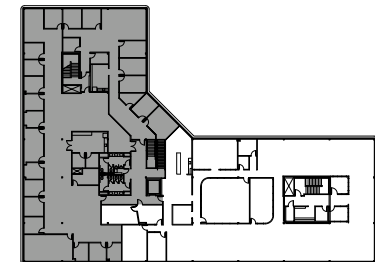
## SUITE HIGHLIGHTS:

- 2 Conference Rooms
- Break Area
- Reception Area
- 3 Phone Rooms
- Electrical Room
- Large Open Area

## SITE PLAN:



## KEY PLAN:



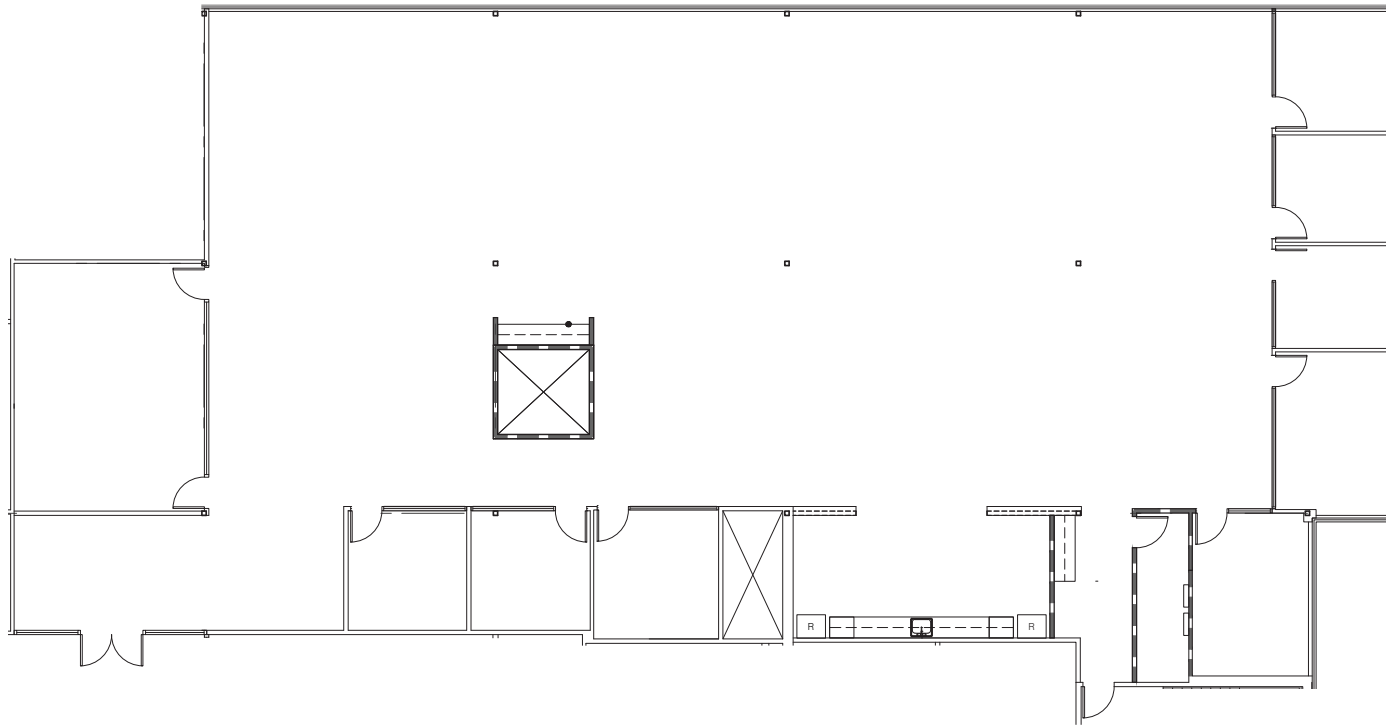
**BEN PAUL** | Vice Chairman | +1 650 401 2123 | ben.paul@cushwake.com | LIC #0121087

**BRAD ALTICK** | Managing Director | +1 650 814 5169 | brad.altick@cushwake.com | LIC #01877935

**DAVID HIEBERT** | Vice Chairman | +1 650 320 0250 | david.hiebert@cushwake.com | LIC #01189320

# BUILDING 4300 - SUITE 200

±9,301 RSF



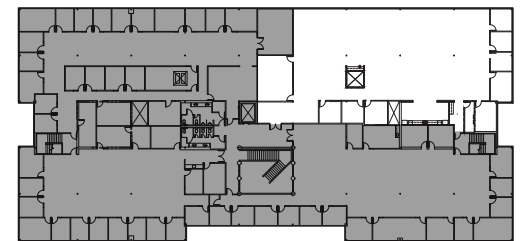
## SUITE HIGHLIGHTS:

- 5 Private Offices
- 2 Conference Rooms
- Break Area
- Print Area
- Reception Area
- Large Open Area

## SITE PLAN:



## KEY PLAN:



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# BUILDING 4400 - SUITE 110 + 120 + 150

±20,291 RSF

**SUITE 110**  
±11,247 SF



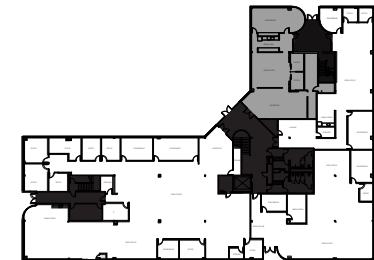
**SUITE 150**  
±3,863 SF

**SUITE 120**  
±4,861 SF

SITE PLAN:



KEY PLAN:



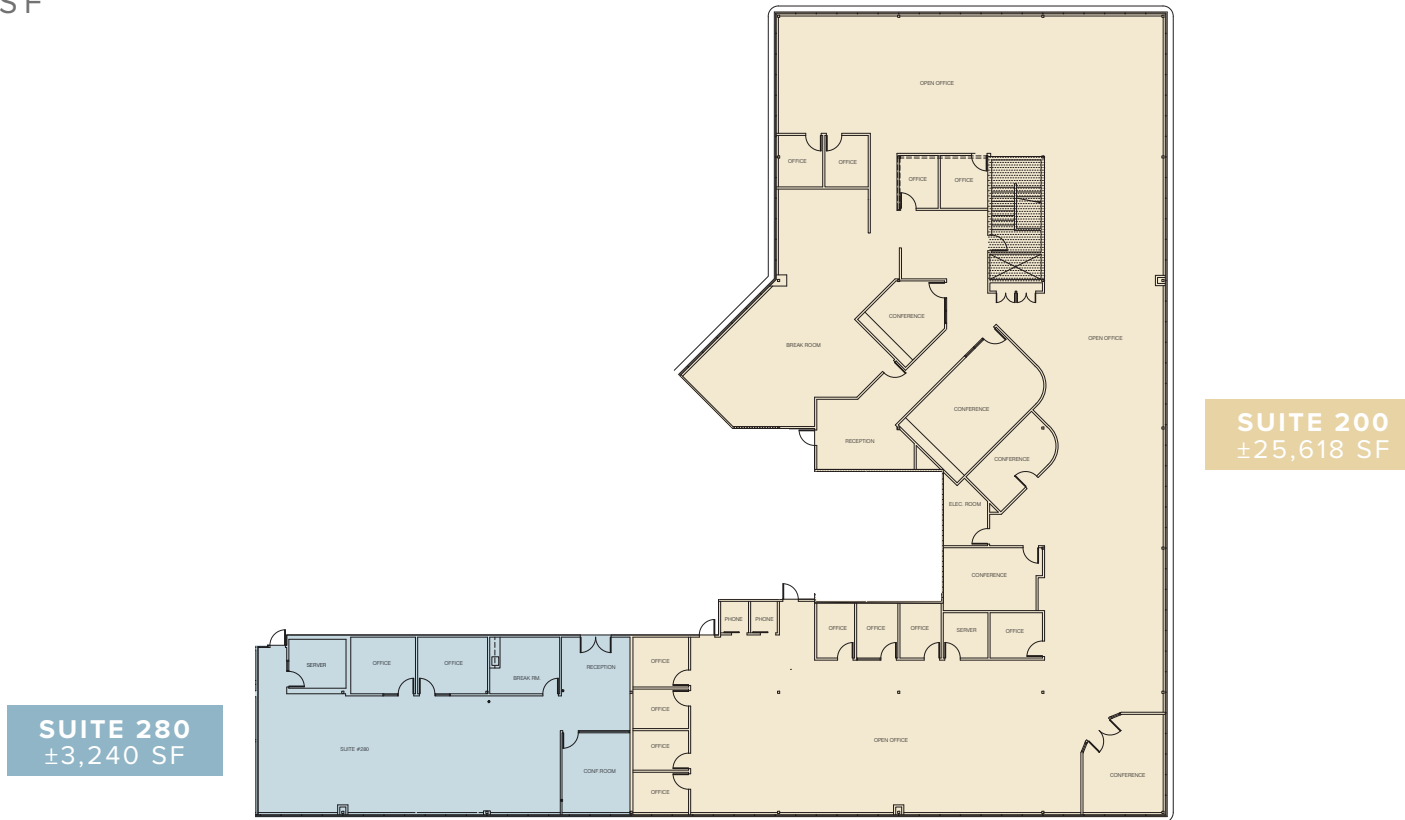
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# BUILDING 4400 - SUITE 200 + 280

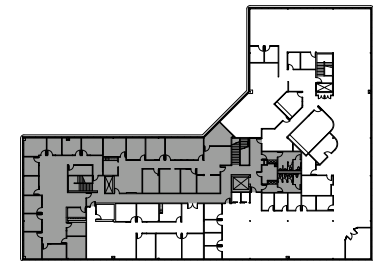
±18,625 RSF



SITE PLAN:



KEY PLAN:



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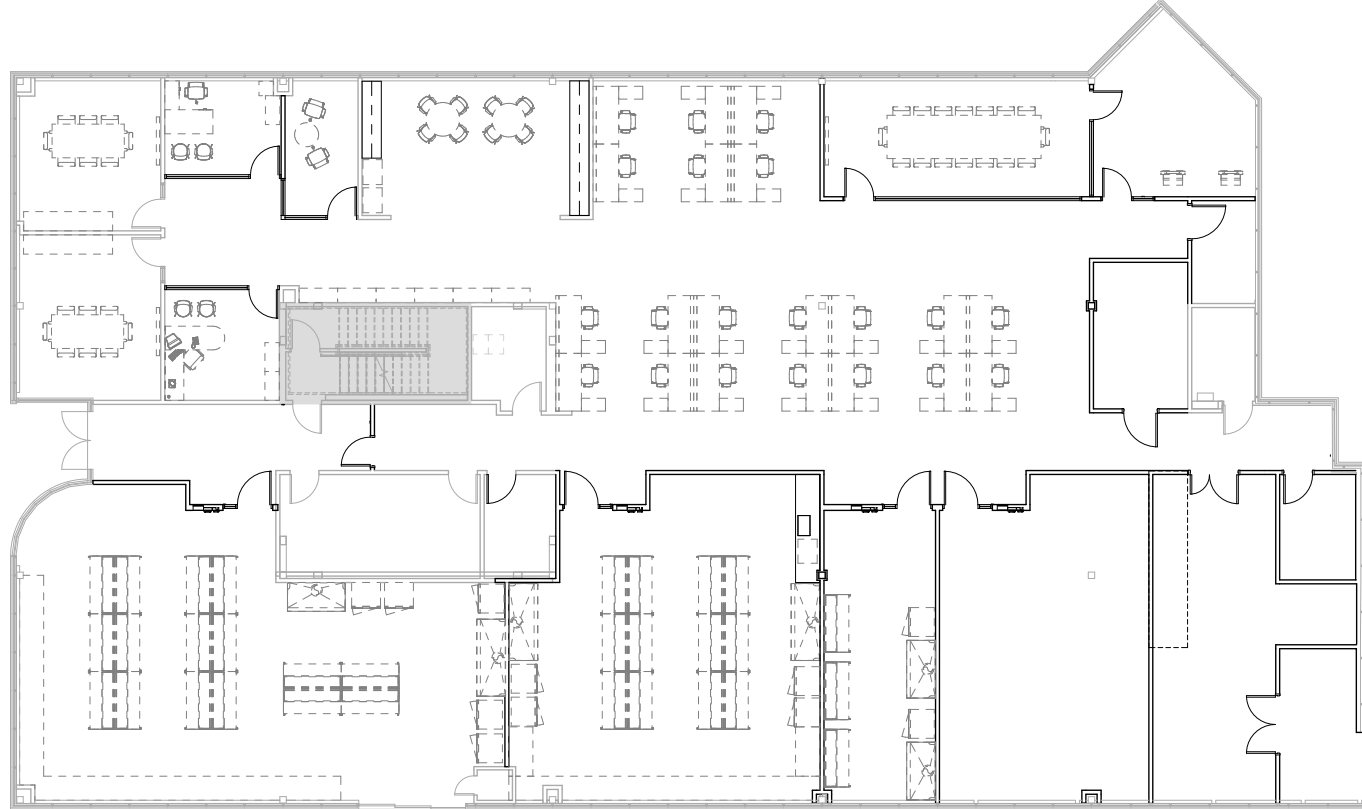
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# BUILDING 4400 - 1<sup>ST</sup> FLOOR - SPEC SUITE

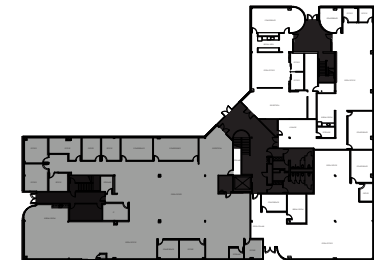
±11,500 RSF



SITE PLAN:



KEY PLAN:



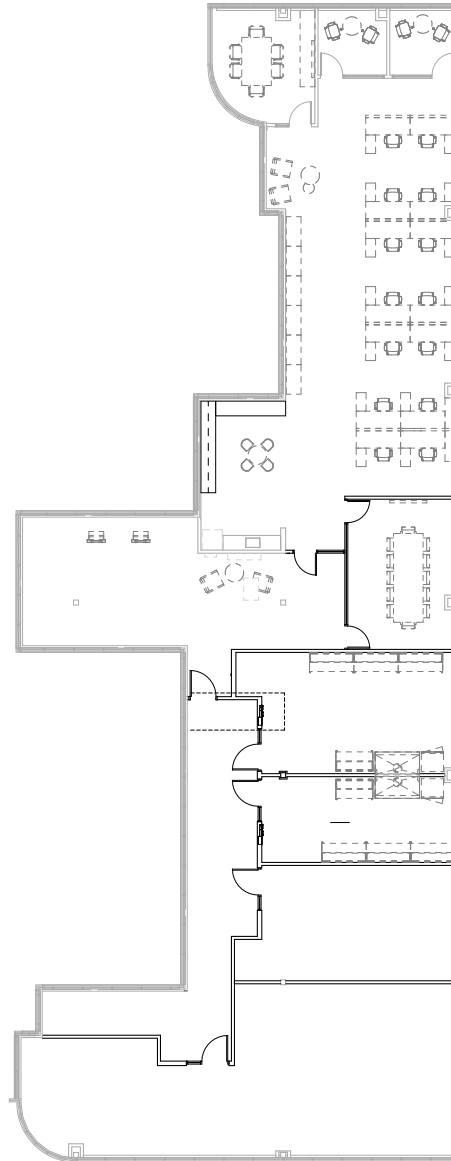
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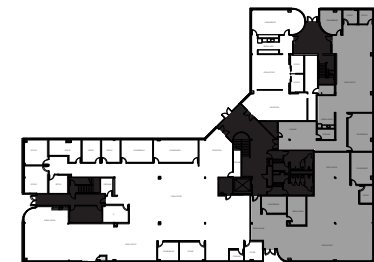
±8,700 RSF



SITE PLAN:



KEY PLAN:



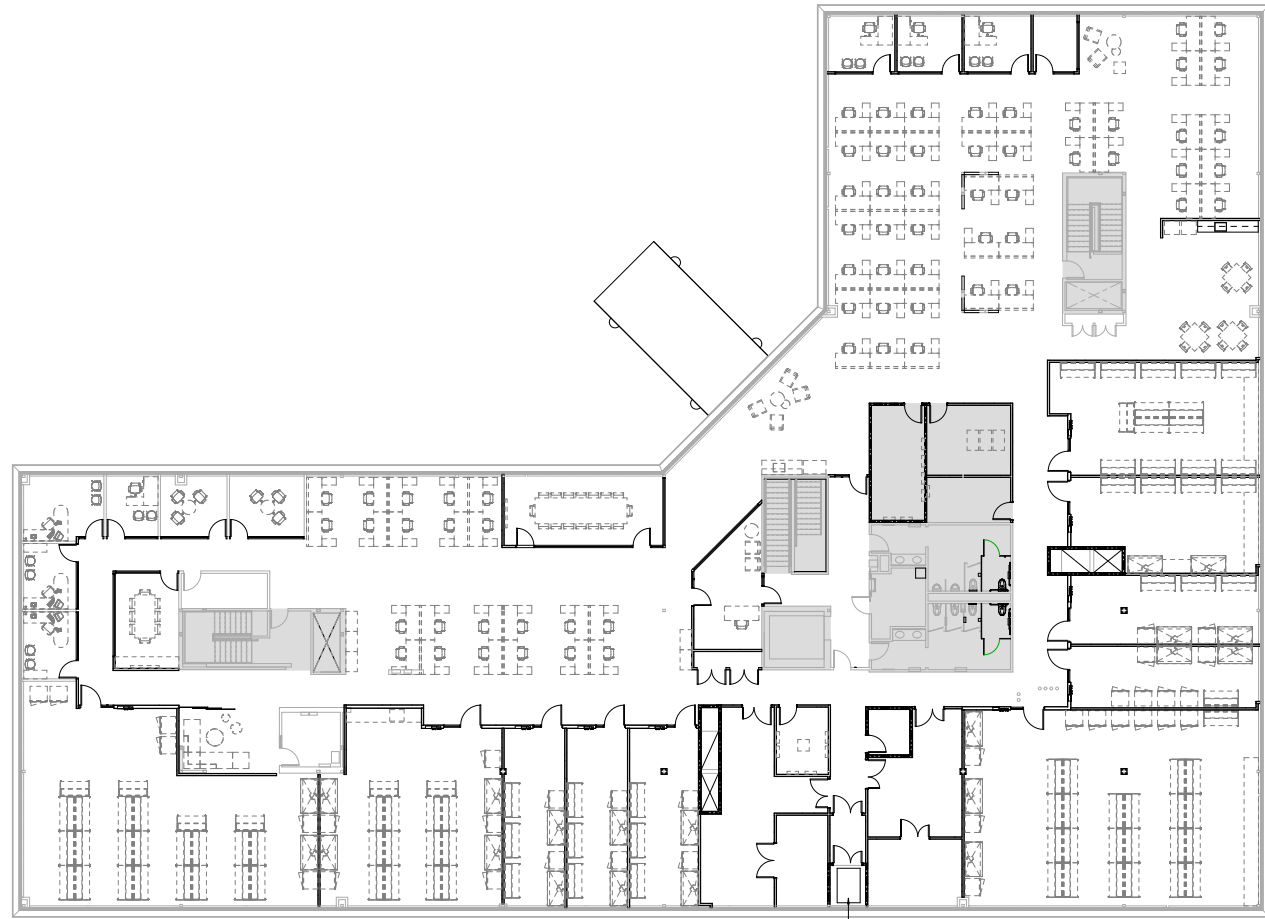
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# BUILDING 4400 - 2<sup>ND</sup> FLOOR

±25,618 RSF



SITE PLAN:



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# TRANSPORTATIONS & DOWNTOWNS

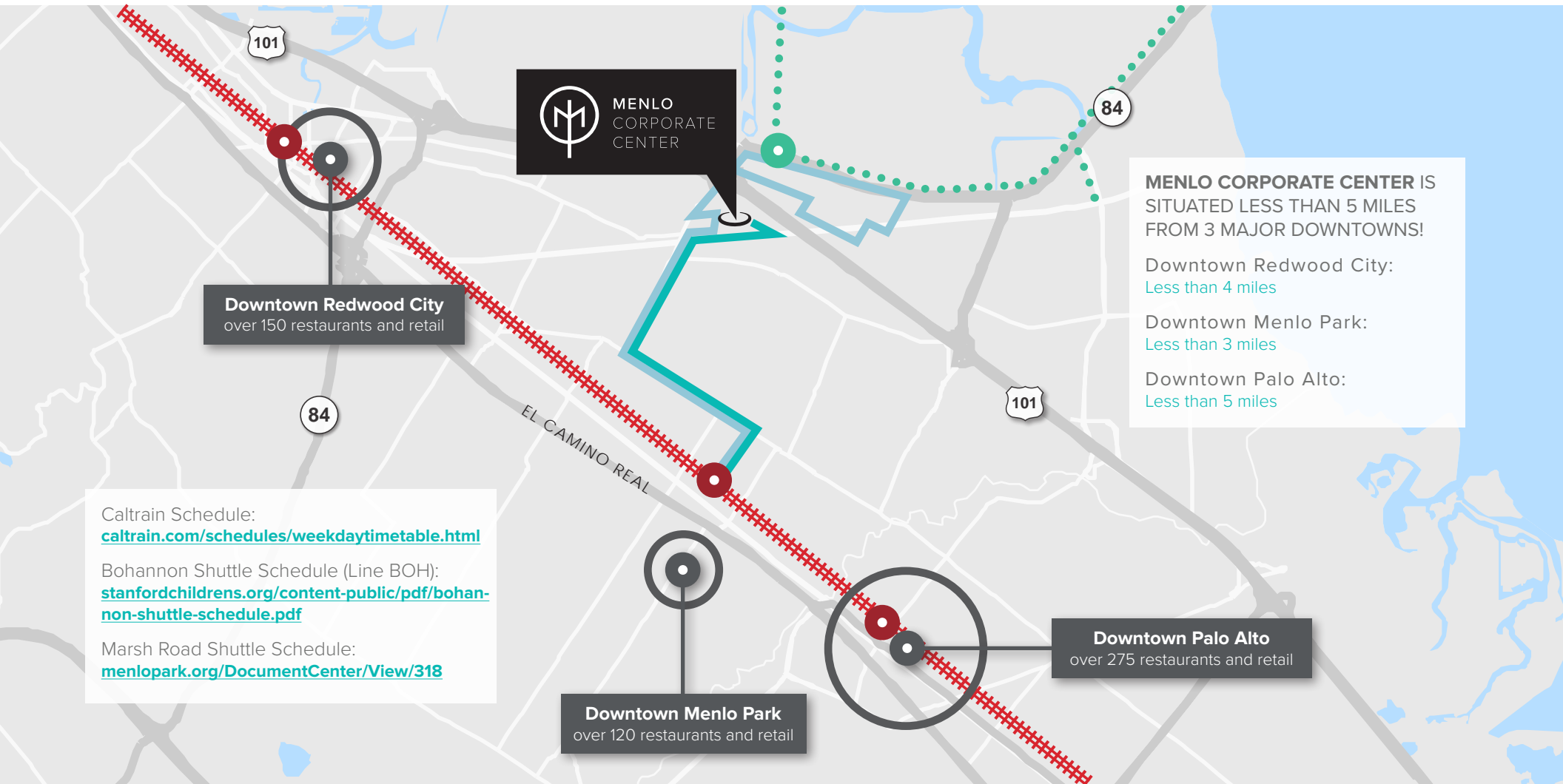
BOHANNON  
SHUTTLE

MARSH RD  
SHUTTLE

CALTRAIN LINE

CALTRAIN STATION

BAY TRAIL



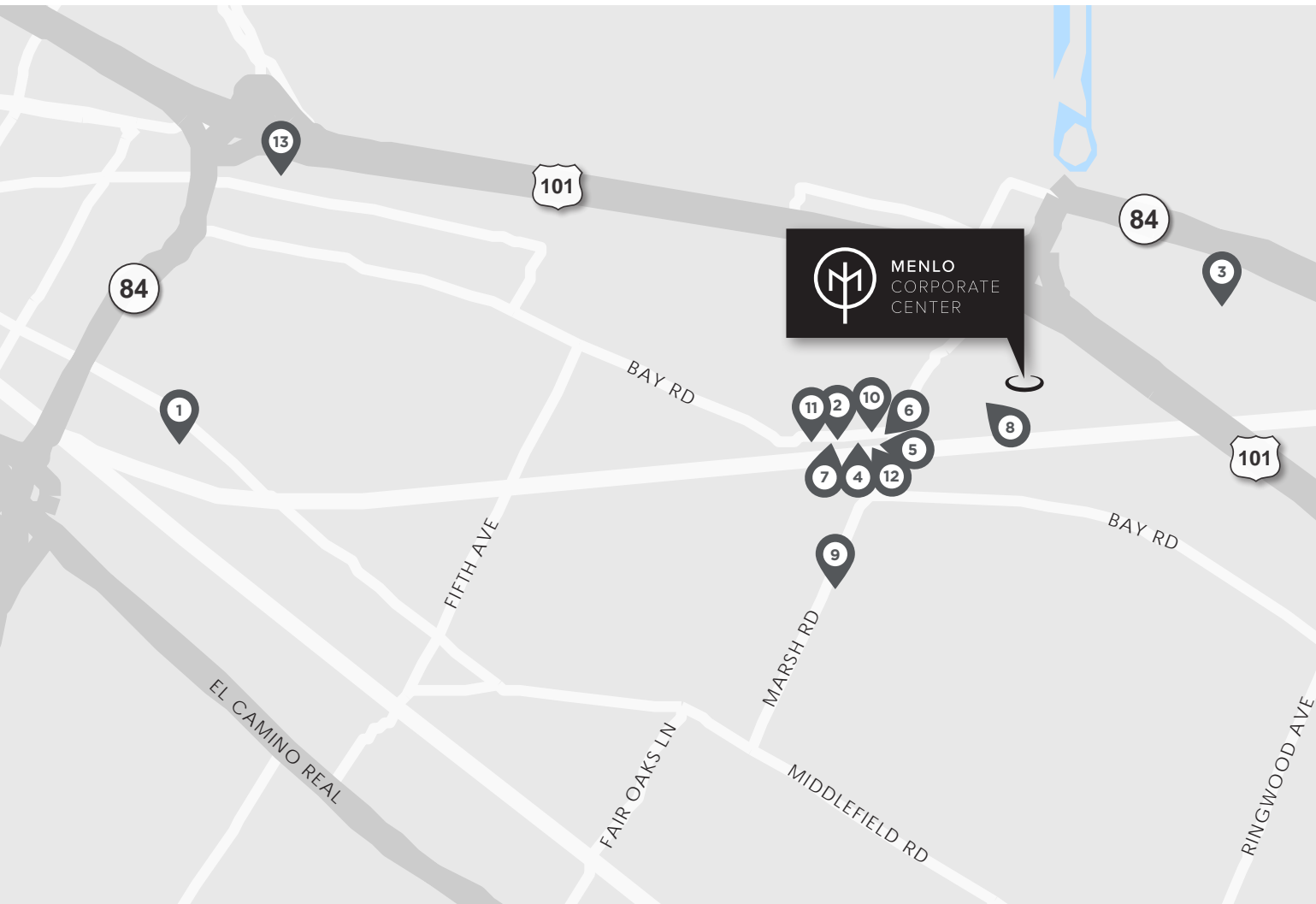


## INNOVATIVE NEIGHBORS

1		2	
3		4	
5		6	
7		8	
9		10	
11		12	
13		14	
15		16	
17		18	
19		20	



## NEARBY AMENITIES



1		2	
3		4	
5	StretchWorks	6	
7		8	
9	Marsh Manor Cleaners	10	
11	Los Gallos Taqueria	12	
13			



## LEASING:

### **BEN PAUL**

Vice Chairman

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### **BRAD ALTICK**

Managing Director

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### **DAVID HIEBERT**

Vice Chairman

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## ASSET MANAGEMENT:

### **EILEEN KONG RPA, LEED GA**

SVP, Asset Management

ekong@kilroyrealty.com

415.778.5677

**KILROY**



The WELL Health-Safety Rating for Facility Operations and Management is an evidence-based, third-party verified rating for all new and existing building and facility types focusing on operational policies, maintenance protocols, stakeholder engagement and emergency plans.

WELL Health-Safety Rating can help guide users in preparing their spaces for re-entry in a post-COVID-19 environment, instilling confidence in occupants and the broader community.

WELL Health-Safety Rating provides an efficient and effective opportunity to guide, validate, recognize and scale the efforts of owners and operators on critical health and safety issues.



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