



FOR SUBLEASE

535 Middlefield Rd, Ste 245

MENLO PARK, CA 94025



Property Highlights

6,890 SF space

HIGH END professional service office buildout

CLASS A garden office park

HIGH IDENTITY project building signage on Middlefield Road

WALK TO Menlo Park Caltrain, Downtown Menlo Park and Menlo/Atherton High School

COMMON CONFERENCE ROOM is outfitted with up to date equipment

SHOWER and small locker room facility

ABUNDANT on-site parking

6EV charging stations

OUTDOOR seating area

UPDATED men's/women's restrooms

LEASE END DATE Feb 14, 2027

BRETT WEBER

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Mathews**

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05/01/23

DATE AVAILABLE

6,890

SQUARE FEET

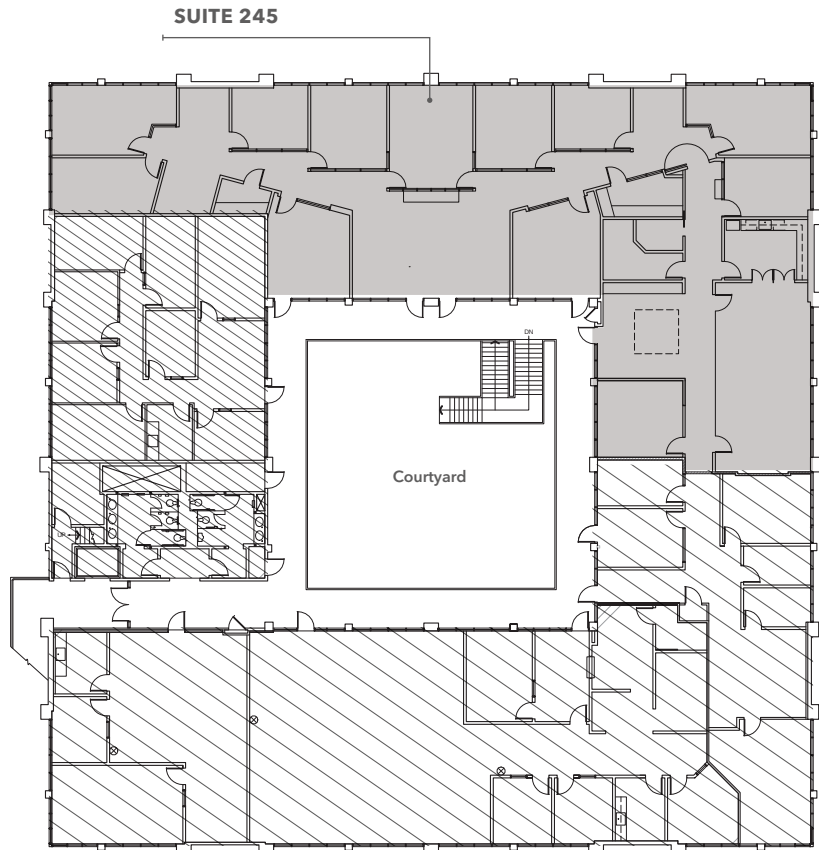
\$3.50

PSF NNN LEASE RATE

\$1.33

PSF OPERATING EXPENSES

Suite 245



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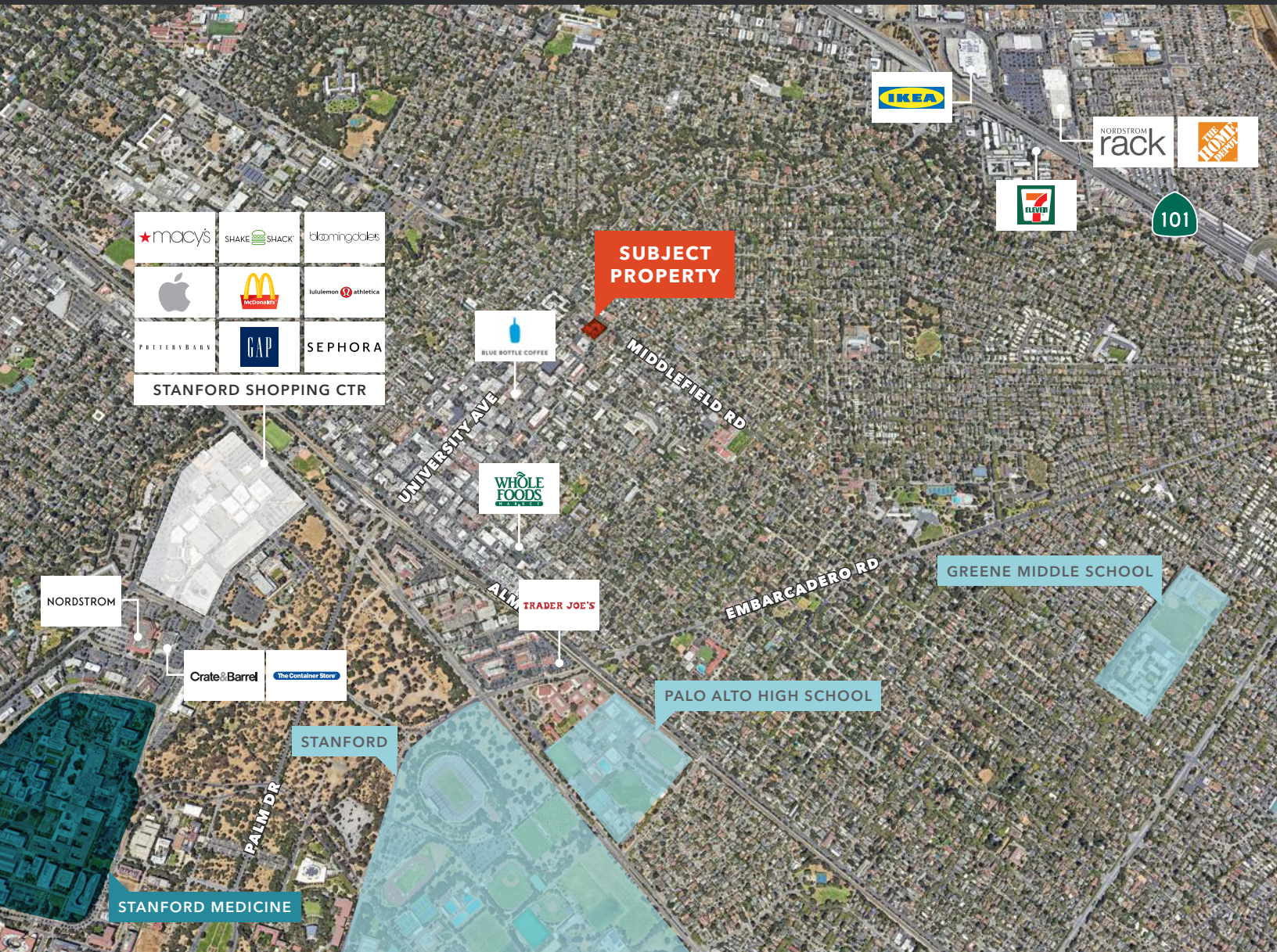
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	16,655	158,531	264,298
Households	7,537	54,232	93,902
Median HH Income	\$173,071	\$130,611	\$143,908
Median Age	42.3	37	38.4

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