

R&D BUILDINGS FOR LEASE OR SALE

MENLO PARK, CA

980-990 O'BRIEN DR, 1010 O'BRIEN DR, 1020 O'BRIEN DR, & 1030-1050 O'BRIEN DR



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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CBRE

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PROPERTY OVERVIEWS

Address: 980-990 O'Brien Dr, Menlo Park, CA 94025

APN: 055-422-090

Building Size: ±12,000 Sq. Ft.

Parcel Size: ±32,670 Sq. Ft. / 0.75 Acre

Zoning: LS (Life Sciences)

Parking: ±24 Spaces (2.00/1000)

Address: 1010 O'Brien Dr, Menlo Park, CA 94025

APN: 055-422-100

Building Size: ±12,000 Sq. Ft.

Parcel Size: ±31,200 Sq. Ft. / 0.72 Acre

Zoning: LS (Life Sciences)

Parking: ±40 Spaces (3.33/1000)

Address: 1020 O'Brien Dr, Menlo Park, CA 94025

APN: 055-422-060

Building Size: ±20,000 Sq. Ft.

Parcel Size: ±48,003 Sq. Ft. / 1.10 Acre

Zoning: LS (Life Sciences)

Parking: ±60 spaces (3.00/1000)

Address: 1030-1050 O'Brien Dr, Menlo Park, CA 94025

APN: 055-434-010

Building Size: ±18,000 Sq. Ft.

Parcel Size: ±44,400 Sq. Ft. / 1.02 Acre

Zoning: LS (Life Sciences)

Parking: ±60 spaces (3.33/1000)

MENLO PARK, CA

PROPERTY DESCRIPTIONS

Premier Properties and CBRE present a prime opportunity to lease or acquire a versatile industrial portfolio in Menlo Park, CA. This offering comprises four properties totaling approximately 62,000 square feet of industrial space, situated on a combined land area of $\pm 156,123$ square feet. Flexible building purchase and lease options are available, allowing for the leasing or acquisition of individual buildings, multiple buildings, or the entire portfolio.

Key Features:

- **Versatile Use:** Suitable for industrial, lab, R&D or office applications, catering to investors, developers, or owner-users seeking immediate occupancy or redevelopment opportunities.
- **Strategic Location:** Positioned near Meta's planned Willow Village—a 59-acre mixed-use development featuring offices, homes, and retail spaces—and surrounded by approximately 534,000 square feet of planned Office/R&D projects along O'Brien Drive, placing it at the heart of a thriving innovation hub.
- **Immediate Availability:** Ready for occupancy or redevelopment, offering flexibility to meet diverse business needs.

AVAILABILITY DETAILS

980-990 O'Brien Dr (±12,000 SF): A multi-tenant industrial manufacturing building with reinforced concrete construction, 16-foot ceiling height, skylights, biotech/lab space capabilities, and a fenced lot. 980 O'Brien is composed of ±6,252 SF of life science/R&D space with lab improvements completed in 2020 and is currently vacant.

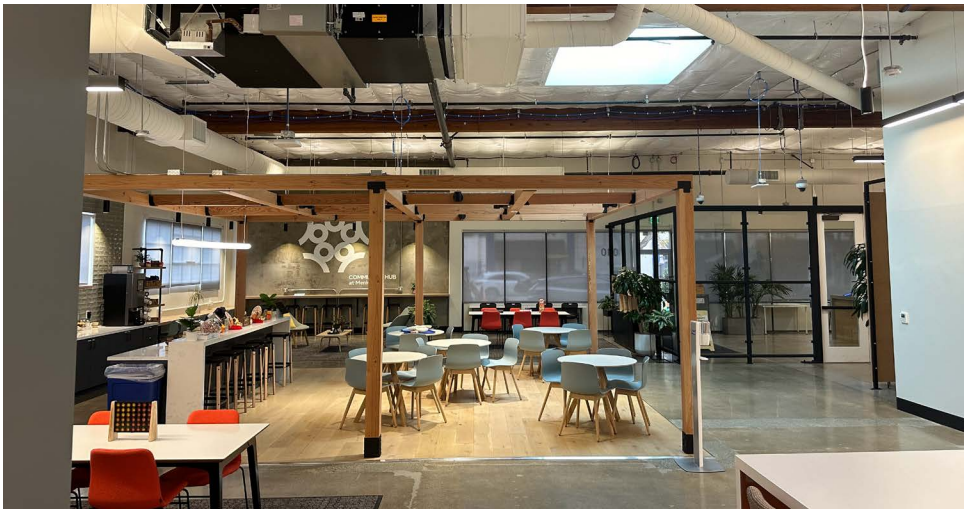
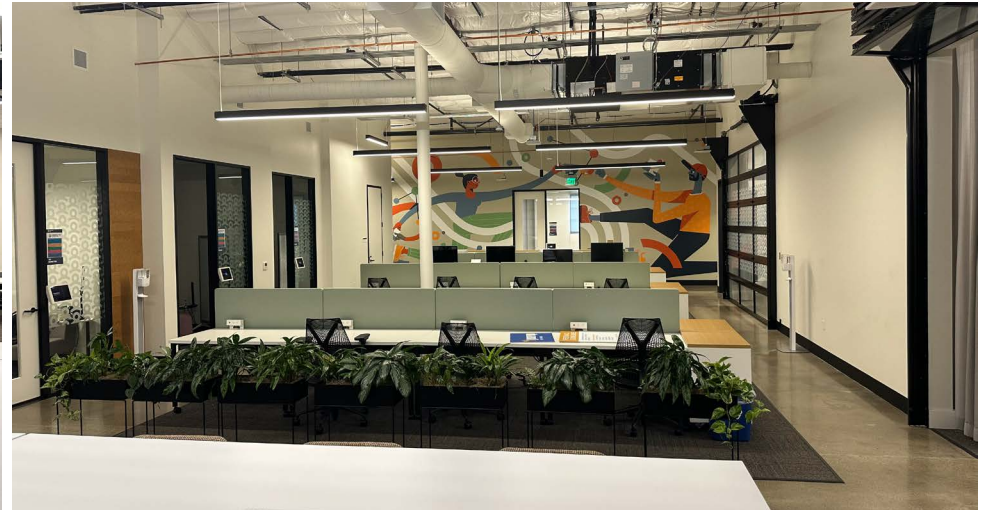
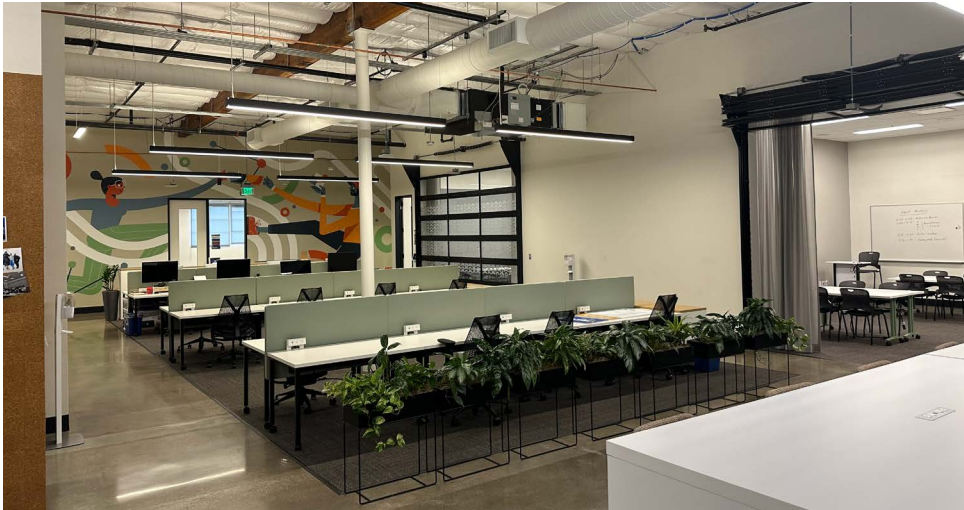
1010 O'Brien Dr (±12,000 SF): A multi-tenant industrial warehouse with reinforced concrete construction, two drive-ins (7' x 11'), and ±31,200 SF of land area. High-end improvements built out by Meta. 600 amps. Available October 1, 2025.

1020 O'Brien Dr (±20,000 SF): A single-tenant industrial warehouse with ±20,000 SF. Situated on ±48,003 SF of land. 400 amps, 16.5-foot clear height. One roll-up door. Available March 1, 2025.

1030-1050 O'Brien Dr (±18,000 SF): A single-tenant industrial building with ±18,000 SF currently vacant. Easily divisible into three suites. Situated on ±44,400 SF of land. 400 amps. 18.5-foot clear height. Three roll-up doors.

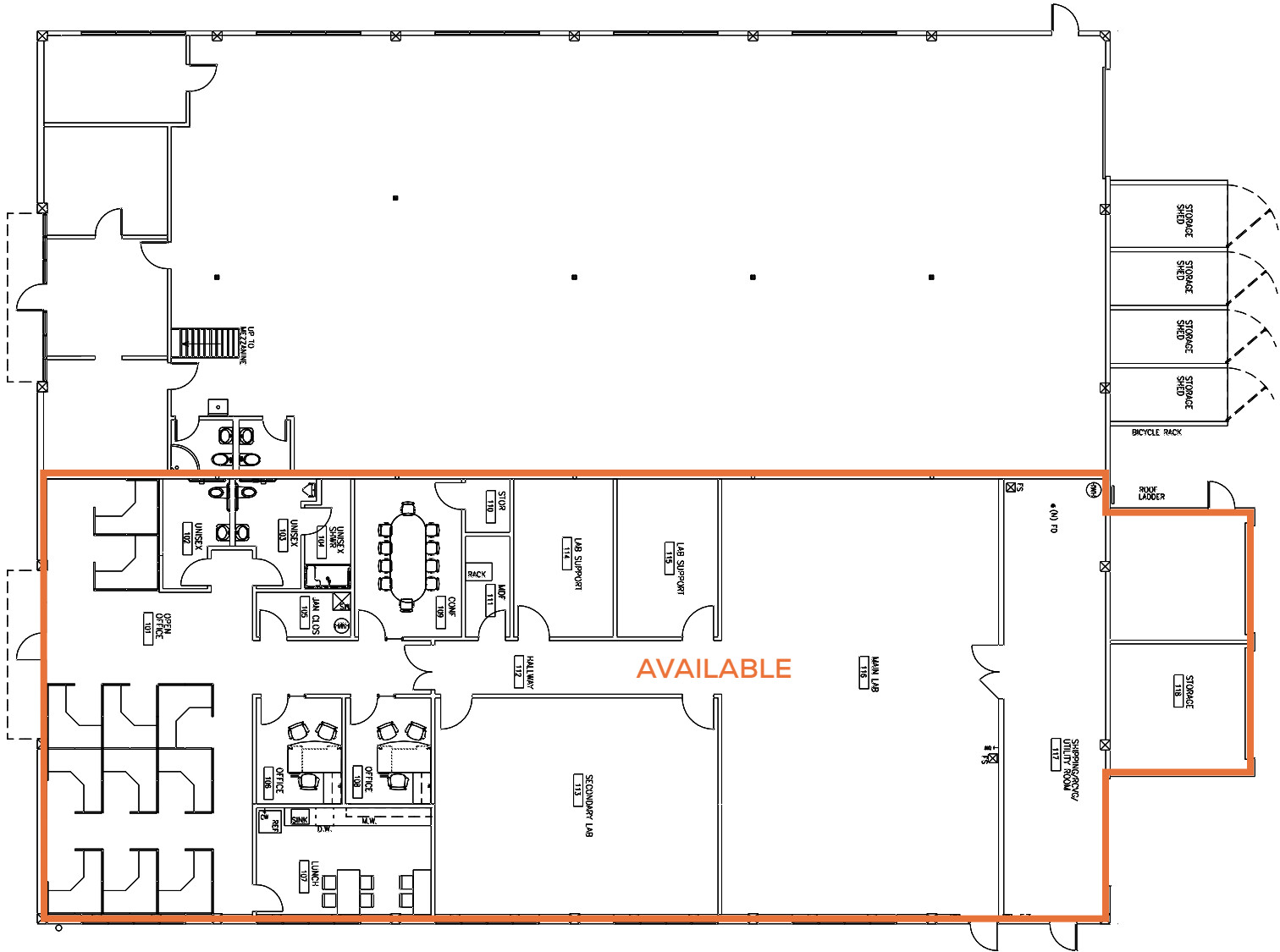


1010 O'BRIEN INTERIOR PHOTOS

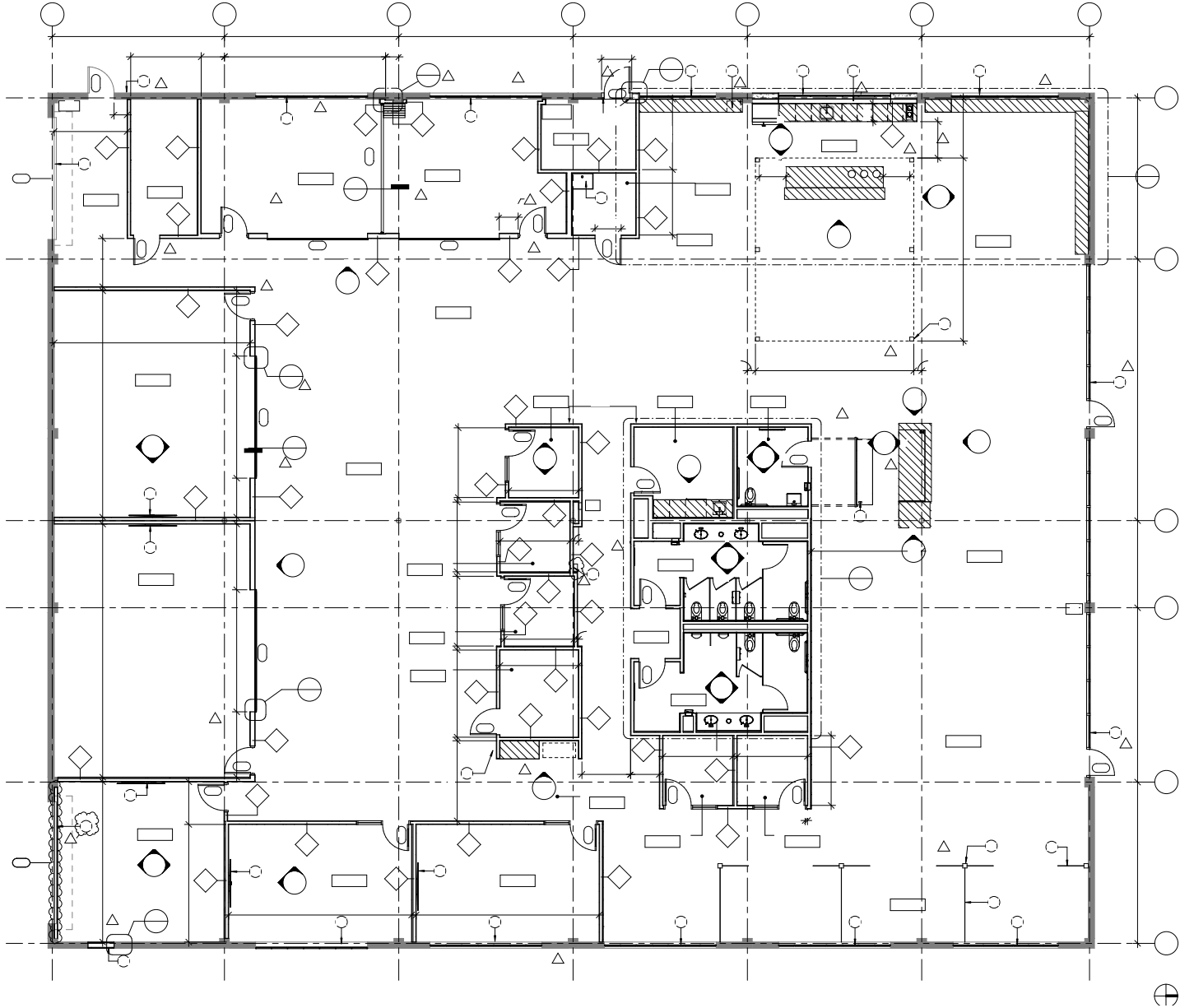


M E N L O P A R K , C A

980 O'BRIEN FLOOR PLAN

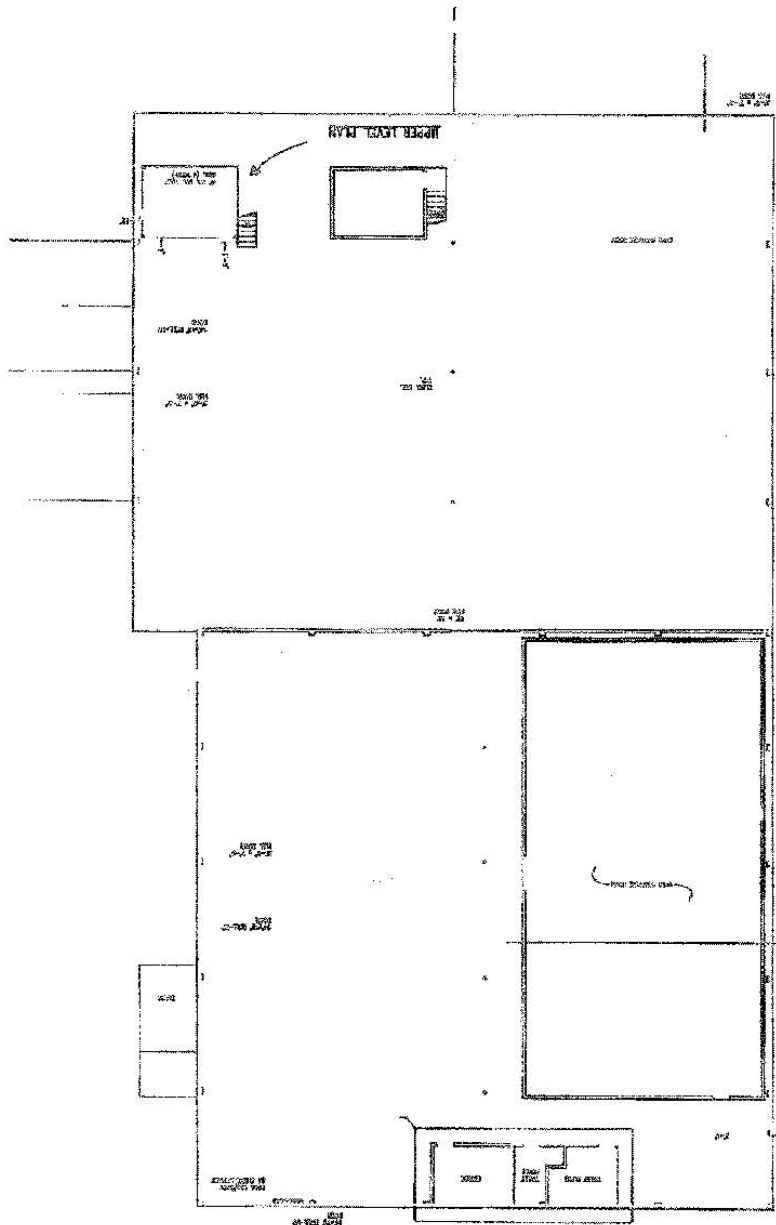


1010 O'BRIEN FLOOR PLAN



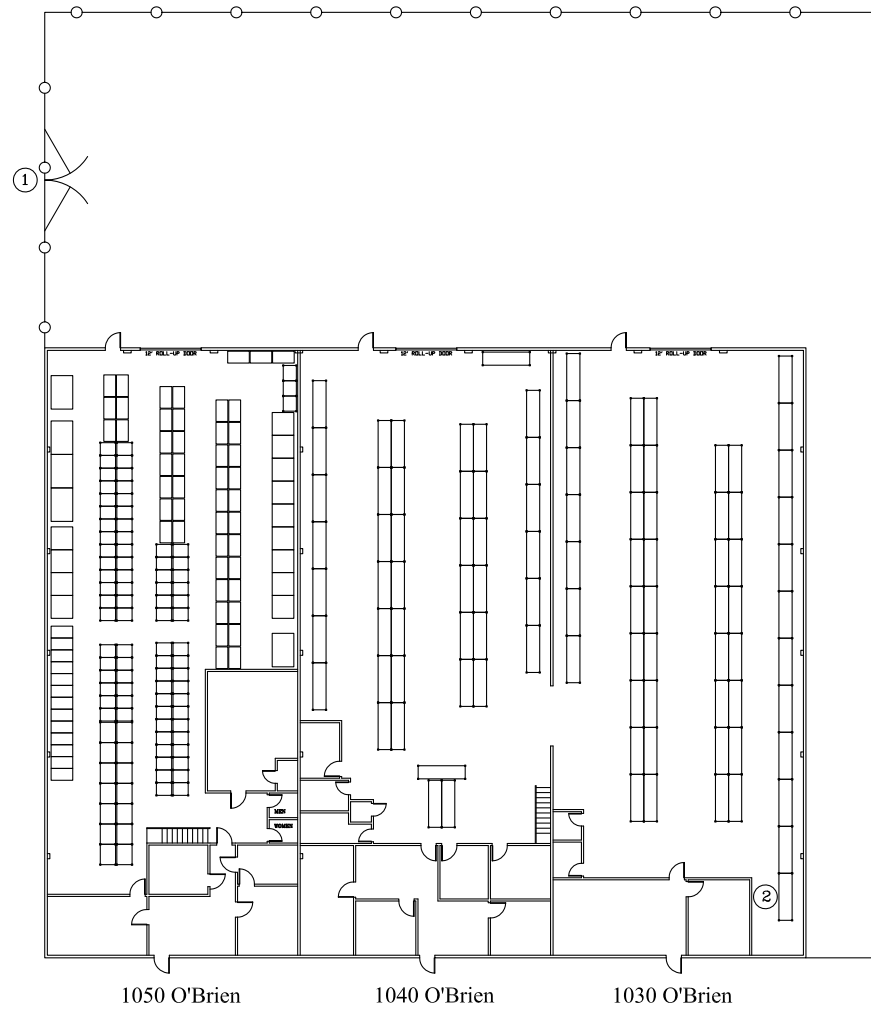
M E N L O P A R K , G A

1020 O'BRIEN FLOOR PLAN



M E N L O P A R K , G A

1030-1050 O'BRIEN FLOOR PLAN



DEVELOPMENT POTENTIAL UPON SALE

This O'Brien assemblage provides the opportunity to redevelop the site into a ±68,000 SF life science building. The Seller has been working through the Menlo Park planning process and expects a final approval for the development is only 3-4 months out. Schematic design plans can be provided to qualified parties upon request.



INNOVATIVE NEIGHBORS MAP



1010 O'BRIEN DR, 1020 O'BRIEN DR,
& 1030-1050 O'BRIEN DR,
MENLO PARK, CA

teva **AVINGER** Bristol Myers Squibb
pulmonX **AstraZeneca** **SYNTHEDO**
ADVERUM **Genomic Health** **CODEXIS**
Mereo BioPharma **BOLT** **EXACT SCIENCES**
TECAN **MapLight** **gyneSUNICS**
IMPOSSIBLE **GUARDANT** **REVOLUTION MEDICINE**

Lucile Packard Children's Hospital Stanford
Abbott

Meta

MENLO PARK LABS

DELFI gator
Stanford Ophthalmology **IMMUNE-ONC Therapeutics**
BYERS EYE INSTITUTE Ophthalmic Innovation Program **INSCOPIX**
Rarebase

boost Neuroscience **Antheia** **intersect ENT** **CS CS Bio Co.**
Orchard therapeutics **AKOYA BIOSCIENCES** **octave BIOSCIENCE** **ReCode Therapeutics**
LEVITAS BIO **Hexagon Bio** **Personalis**
PACBIO **GRAIL** **xCella BIOSCIENCES** **iNanoBio**

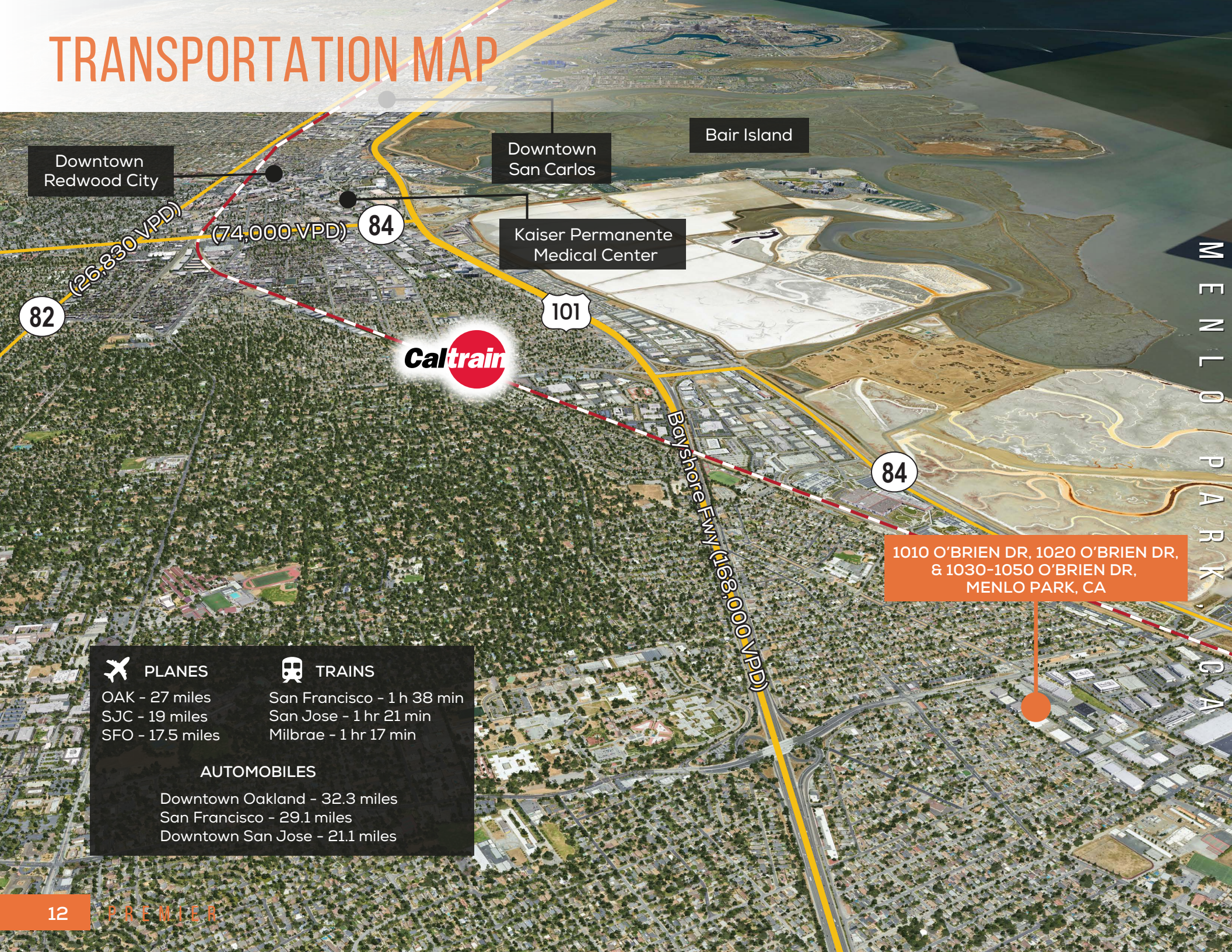
KODIAK **varian**
ascendis pharma **bridgebio**
GUARDANT **Jazz Pharmaceuticals**

pH pharma **Clariant**
Exai Bio **ALX ONCOLOGY**

inceptiv **mispro**
D2G Oncology

MENLO PARK, CA

TRANSPORTATION MAP



Downtown Redwood City

Downtown San Carlos

Bair Island

Kaiser Permanente Medical Center

MENLO PARK, CA

82

(26,830 VPD)

(74,000 VPD)

84

101

Caltrain

84

Bayshore Fwy (168,000 MPD)

1010 O'BRIEN DR, 1020 O'BRIEN DR, & 1030-1050 O'BRIEN DR, MENLO PARK, CA



PLANES

OAK - 27 miles
SJC - 19 miles
SFO - 17.5 miles



TRAINS

San Francisco - 1 h 38 min
San Jose - 1 hr 21 min
Milbrae - 1 hr 17 min

AUTOMOBILES

Downtown Oakland - 32.3 miles
San Francisco - 29.1 miles
Downtown San Jose - 21.1 miles

DEMOGRAPHICS



ONE-MILE POPULATION: 25,507

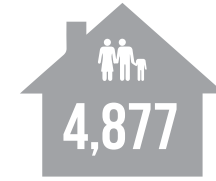
MEDIAN AGE

34.1

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

4,877



Average Household Income

\$173,921

Average Household Size: **3.81** | Owner Occupied Housing Units: **3,079** | Renter Occupied Housing Units: **3,577** | Median Household Income: **\$119,615** | Average Household Income: **\$173,921**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	480	5,861	13,185
Total Employees:	7,399	85,759	181,926
Total Residential Population:	25,507	102,966	239,639
Average Household Size:	3.8	3.0	2.8



M E N L O P A R K , G A

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