MCC

MENLO CORPORATE CENTER

4100-4700 Bohannon Drive
Menlo Park, California



Engineered for Excellence

CUSHMAN & WAKEFIELD

KILROY

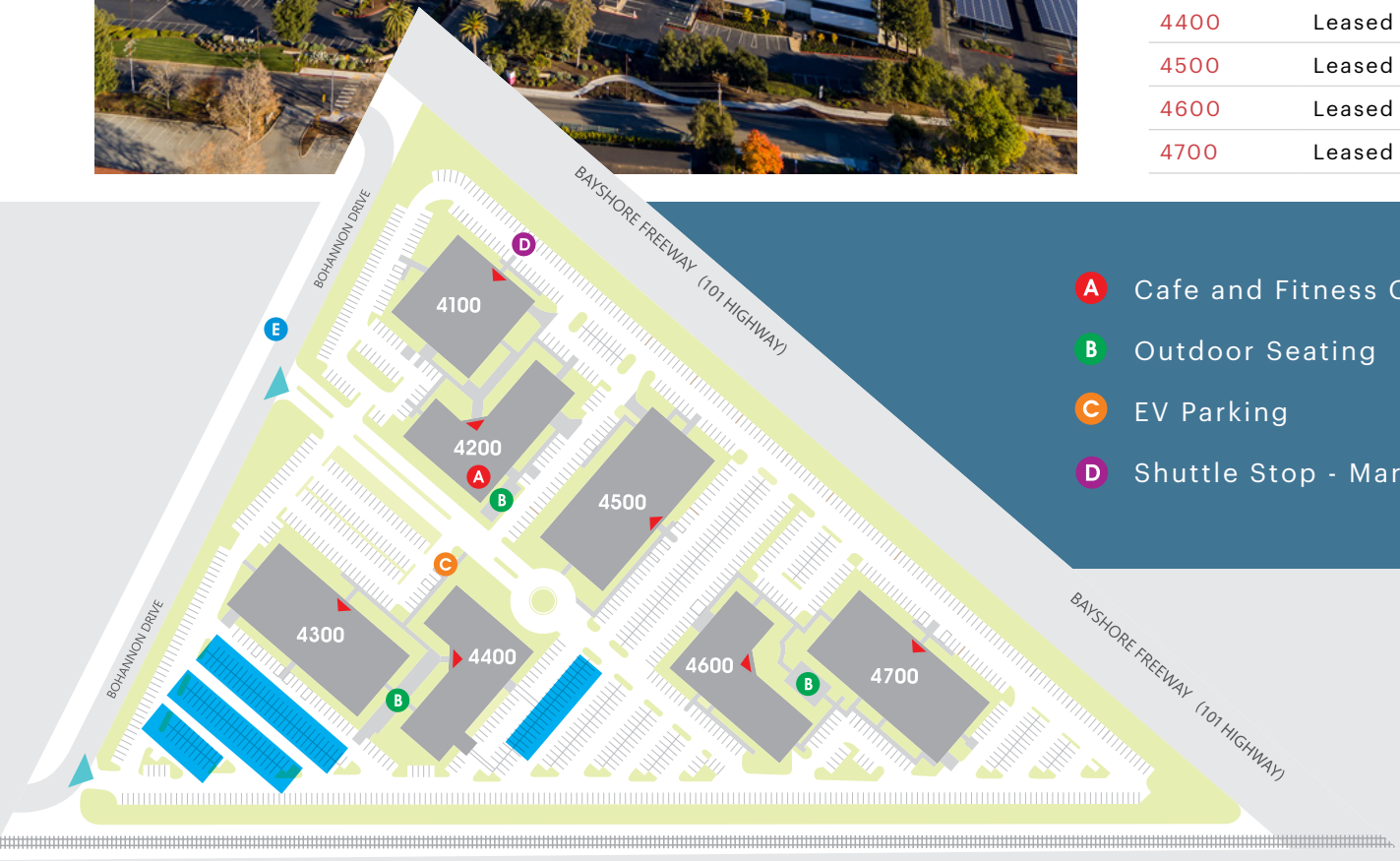


Campus Overview

MCC is a ±378,358 SF, seven-building innovation campus built for growth at scale. Strategically located adjacent to Highway 101 and supported by dedicated on-site management, MCC delivers flexibility for Life Science, R&D, and office users to launch, scale, and evolve within one connected ecosystem. Curated shared amenities, activated outdoor spaces, and advanced infrastructure foster collaboration, accelerate discovery, and position MCC as a destination designed for what's next.

CAMPUS AVAILABILITIES

SUITE	RSF	TYPE
4100	Leased	
4200	±22,644	Office Opportunity
4300	±9,614	Office & R&D Opportunity
4400	Leased	
4500	Leased	
4600	Leased	
4700	Leased	



MCC

The Details



CLICK OR SCAN TO VIEW FLOOR PLANS

4200 BOHANNON DR | OFFICE OPPORTUNITIES

SUITE #	RSF	NOTES	360 TOUR
200	~13,718	2 Conference Rooms, Break Area, Reception Area, 3 Phone Rooms, Large Open Area *Can be combined with Suite 250 for ~22,644*	
250	~8,926	13 Private Offices, 3 Conference Rooms, Storage Room, Break Room *Can be combined with Suite 200 for ~22,644*	
200 & 250	~22,644	9 Private Offices, 3 Conference Rooms, 3 Phone Rooms, 2 Lounge Areas, Reception, Wellness Room, Break Area, Large Open Area	

4300 BOHANNON DR | OFFICE OR R&D OPPORTUNITIES

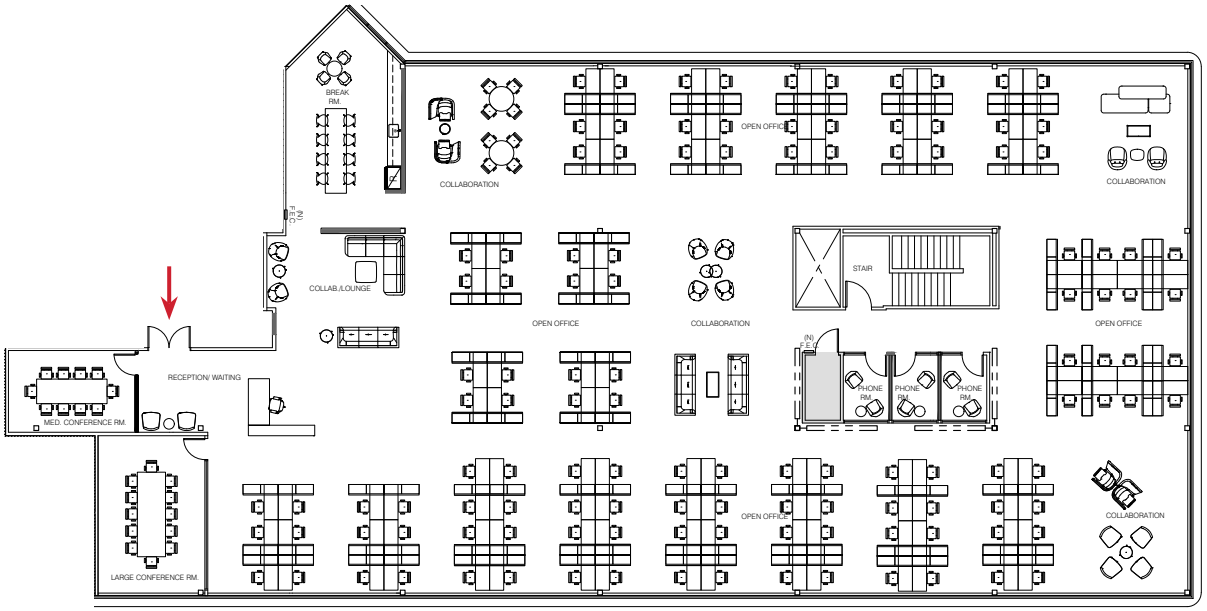
SUITE #	RSF	NOTES	360 TOUR
230	~9,614	12 Private Offices, 4 Conference Rooms, IT/Storage Room, Break Room, 2 Breakout Spaces, Reception, 37 Work Stations	

BUILDING 4200 | Suite 200

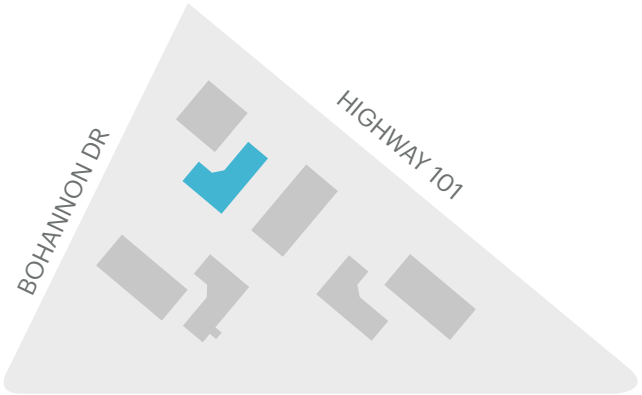
~13,718 RSF | *Can be combined with Suite 250 for ~22,644*

*Hypothetical furniture plan

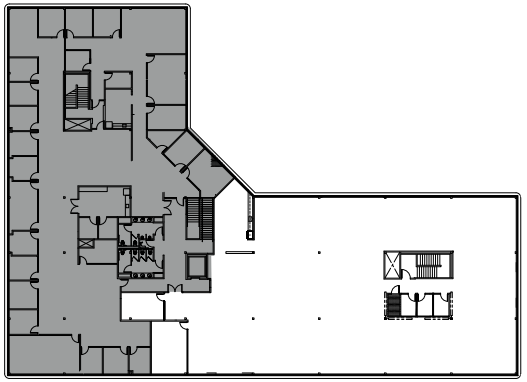
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SITE PLAN



KEY PLAN



Suite Highlights

3 Phone Rooms
2 Conference Rooms
Break Area
Large Open Area

TOTAL HEAD COUNT: 122

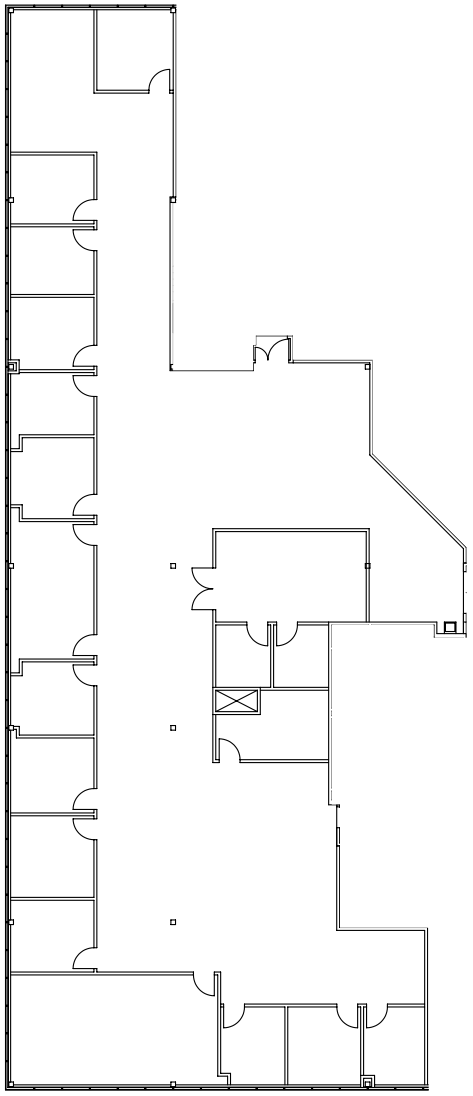
BUILDING 4200 | Suite 250

~8,926 RSF | *Can be combined with Suite 200 for ~22,644*

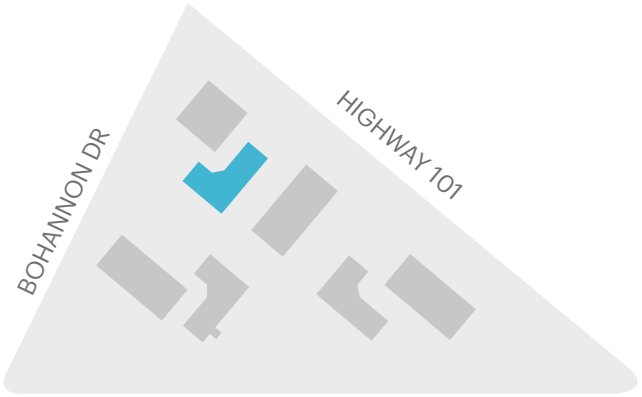
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Suite Highlights

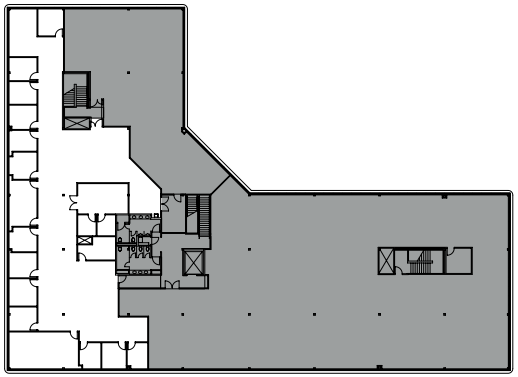
13 Private Offices
3 Conference Rooms
Storage Room
Break Area



SITE PLAN



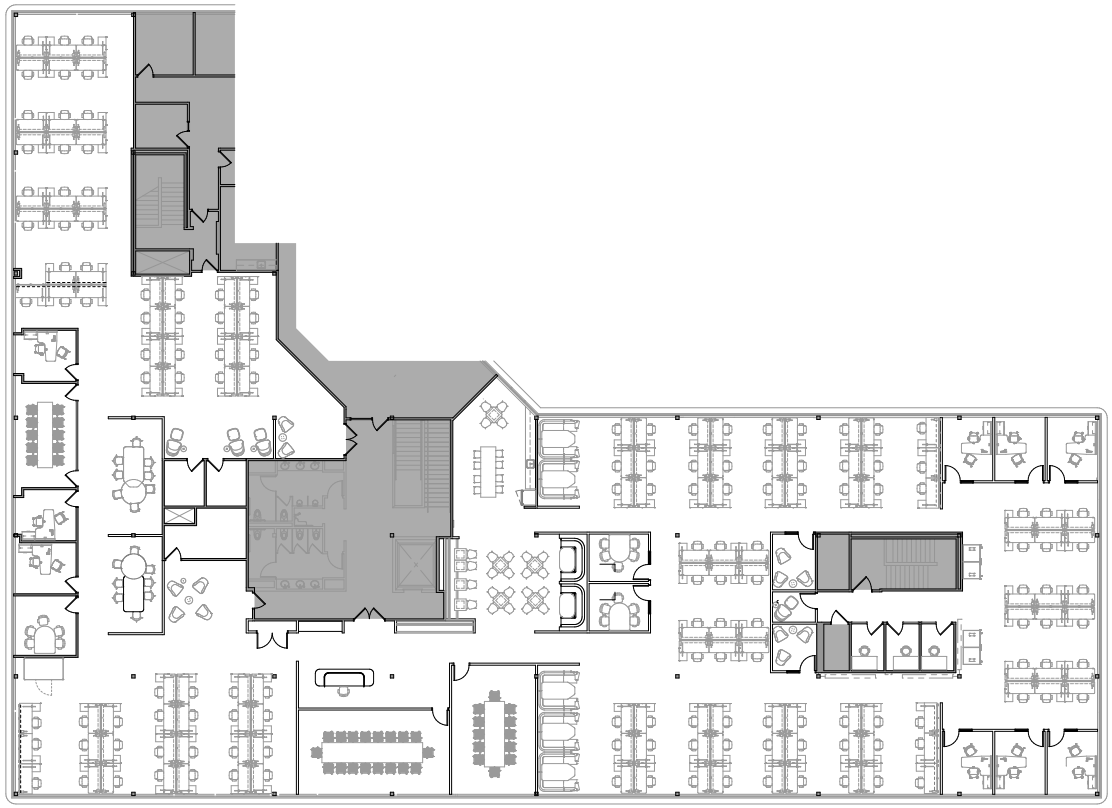
KEY PLAN



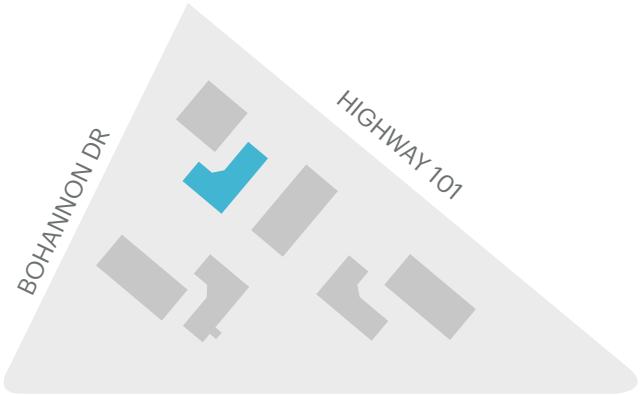
BUILDING 4200 | Suites 200 & 250

~22,644 RSF

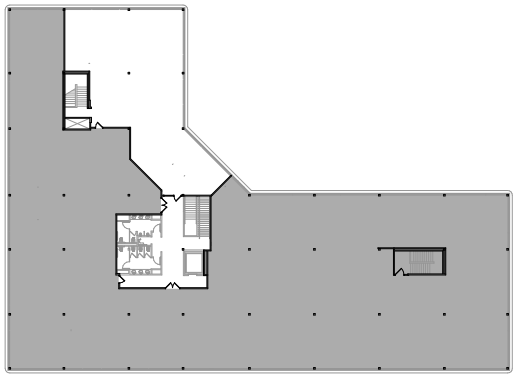
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SITE PLAN



KEY PLAN



Suite Highlights

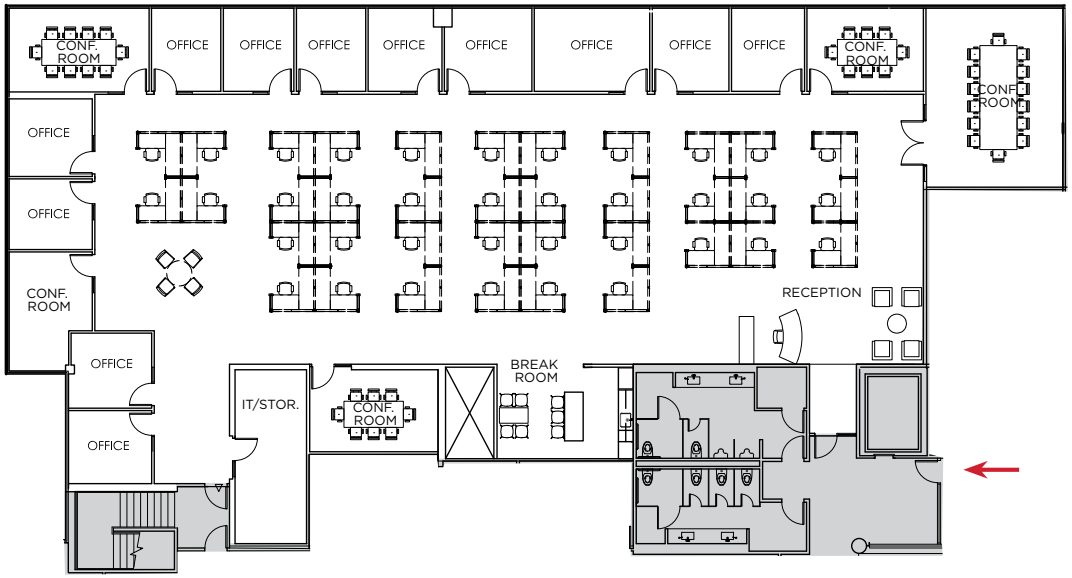
9 Private Offices	Reception
3 Conference Rooms	Wellness Room
3 Phone Rooms	Break Area
2 Lounge Areas	Large Open Area

BUILDING 4300 | Suite 230

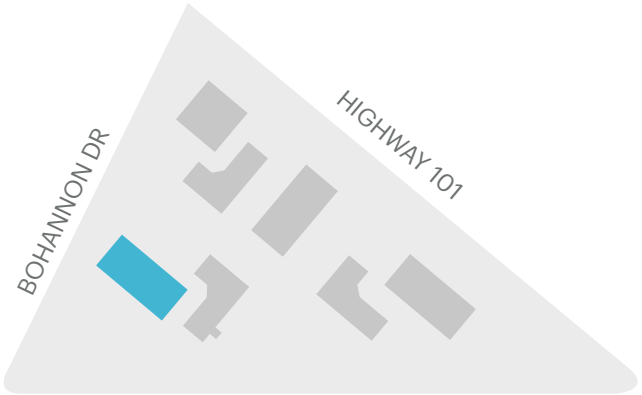
~9,614 RSF

*Hypothetical furniture plan

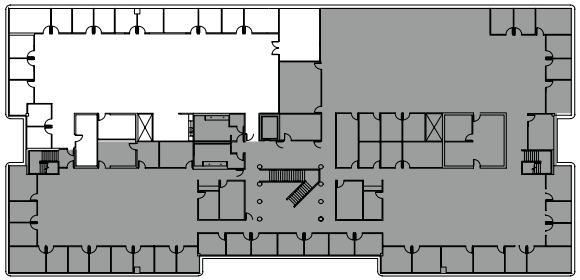
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SITE PLAN



KEY PLAN



Suite Highlights

12 Private Offices
4 Conference Rooms
2 Breakout Spaces

IT/Storage
Break Room
Reception

37 Work Stations
(6'x6')

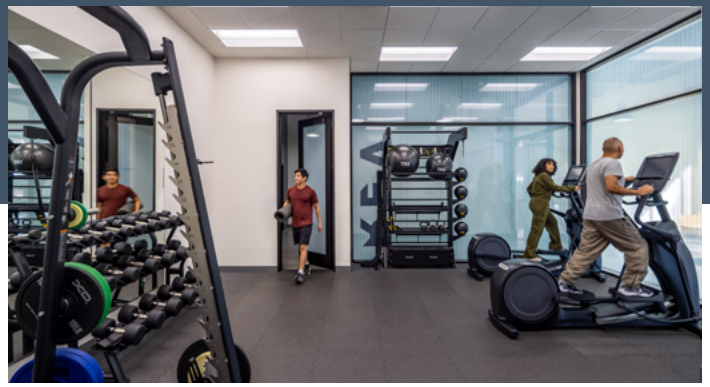
TOTAL HEAD COUNT: 52

Amenities for a Better Day

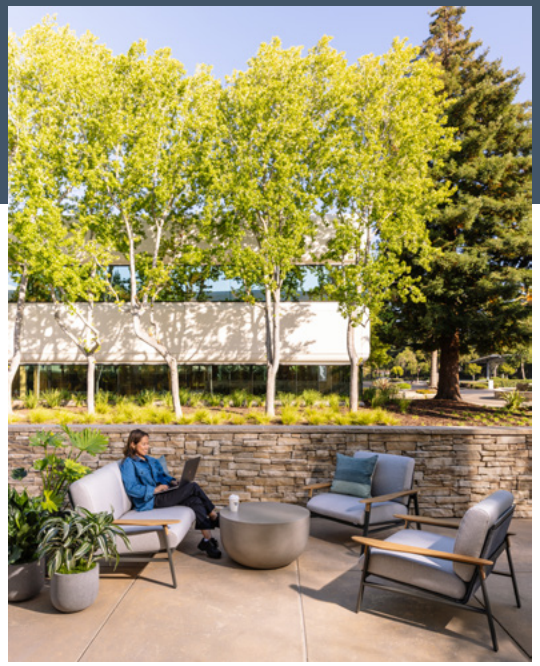
At MCC, amenities are shaped by both convenience and the natural environment. Tenants can move easily between the fitness center with showers and lockers, Counter Point Café for lunch, and an outdoor patio shaded by mature trees. Between moments of work, a walk through the beautifully landscaped campus offers a refreshing reset. Every space is designed to support well-being and balance throughout the workday.

On-Site Amenities

- Counter Point Café
- Fully equipped fitness center with showers & lockers
- Indoor & outdoor meeting spaces with wireless and fiber optic internet
- Outdoor gathering spaces surrounded by tranquil landscaping
- EV charging stations







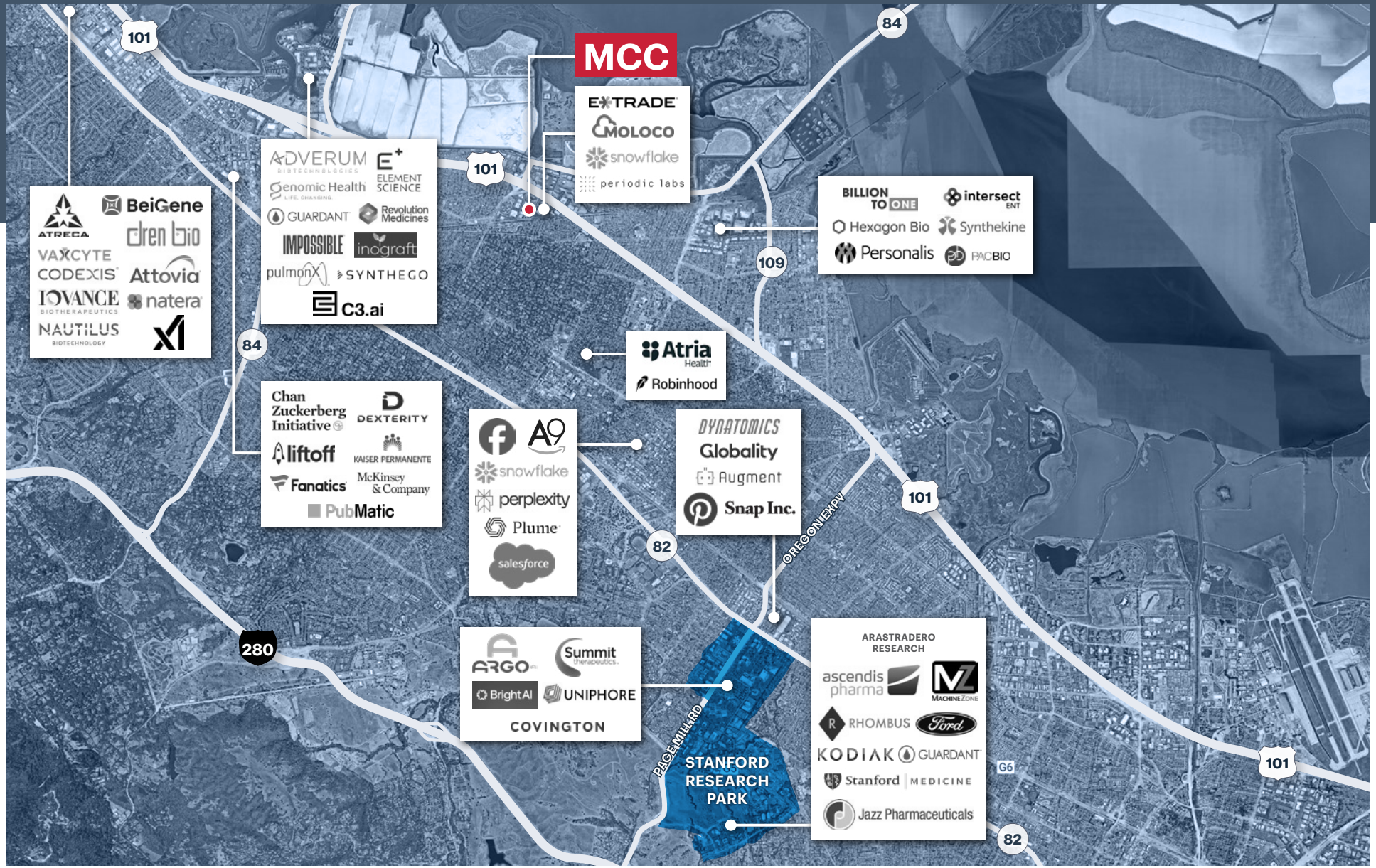






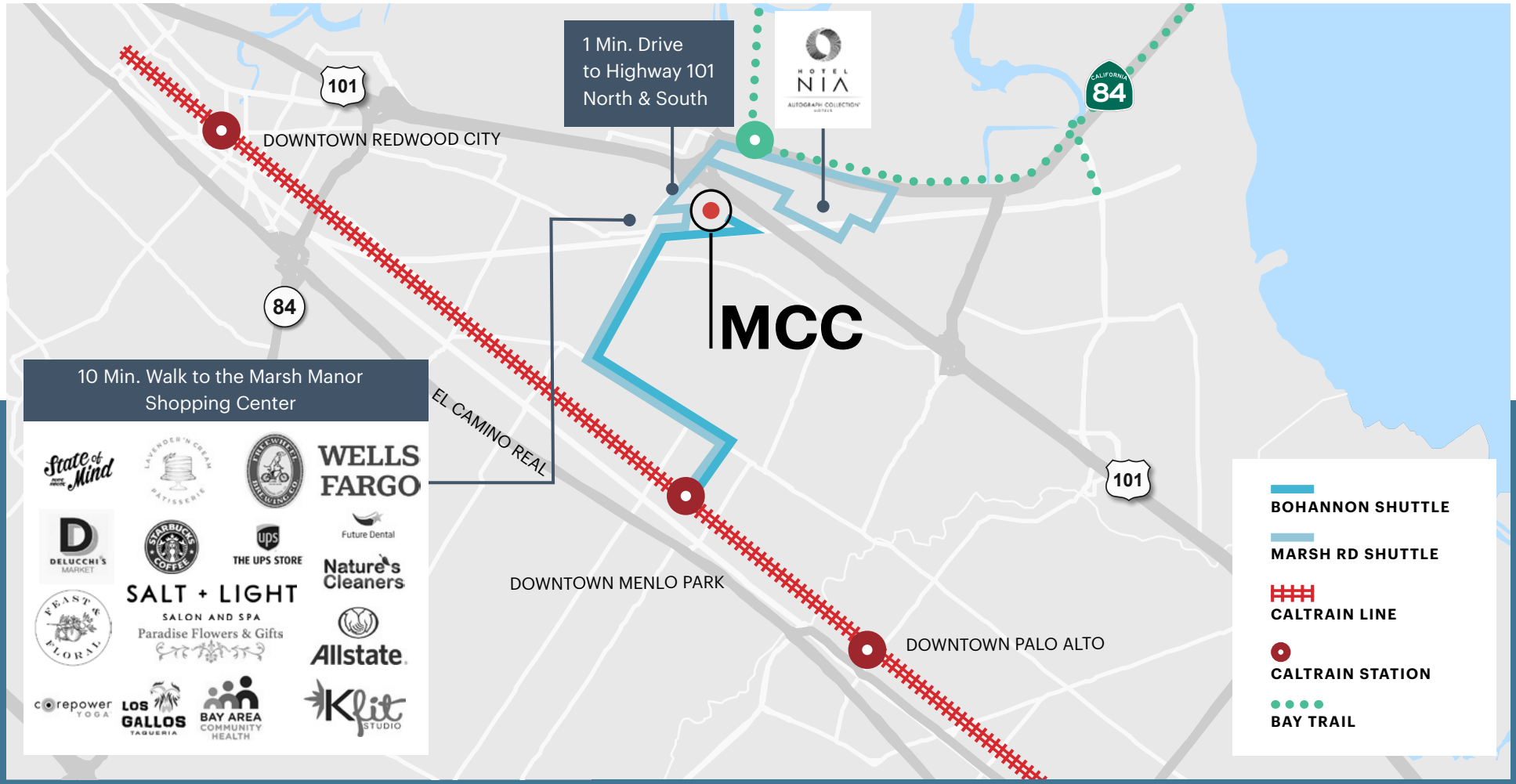
Powered by the Brightest Minds

At MCC, tenants gain direct proximity to Stanford University and the region's top academic institutions, ensuring strong access to exceptional scientific and engineering talent. Nearby cities such as Palo Alto, Redwood City and San Francisco form a dense corridor filled with office, R&D and life science neighbors, creating one of the nation's strongest pools of professionals.



Your Bay Area Connection

MCC sits in the heart of the Peninsula, where Bay Area convenience meets the charm of a close-knit community. In Menlo Park, downtown offers cafés, shops, and restaurants, while nearby neighborhoods provide parks, quality schools, and a relaxed pace. With easy access to Palo Alto and Redwood City, nearby Caltrain stations, and complimentary Stanford Marguerite Shuttle service, commuting across the Bay Area is simple.



Drive Times

10 mins | Menlo Park
±120 RESTAURANTS AND RETAILERS

11 mins | Palo Alto
±275 RESTAURANTS AND RETAILERS

12 mins | Redwood City
±150 RESTAURANTS AND RETAILERS

19 mins | San Francisco ITNL Airport

30 mins | San Jose Mineta ITNL Airport

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