



## Tri-Valley Medical Center

2324 Santa Rita Road  
Pleasanton, California 94566

<b>Property Type:</b>	Office/Medical/Dental
<b>Building Size:</b>	22,399 sf
<b>Location:</b>	Located at corner of Santa Rita Road and Mohr Avenue, 1.5 miles from 580 and 1 mile from Valley Care Medical Center.
<b>Property Description:</b>	Unique neighborhood oriented single-story MOB. Excellent parking (7:1,000), additional land for expansion. Strong neighborhood demographics.

### CURRENT SPACES AVAILABLE

Suite	Area (SF)	Asking Rent	Space Description	Available
Suite 10	1,508 - 3,800 SF	\$3.00 psf MG	Waiting area / Reception. 4 treatment / exam rooms / offices. 2 restrooms. <i>Can be combined with Suites 11 and for a total of 2,970 SF. Possible expansion up to 3,800 SF.</i>	NOW
Suite 11	1,462 - 3,800 SF	\$3.00 psf MG	Waiting area / Reception. 5-6 treatment / exam rooms / offices. In suite restroom. Private exit. <i>Can be combined with Suites 10 and for a total of 2,970 SF. Possible expansion up to 3,800 SF.</i>	NOW
Suite 14	2,750	\$3.00 psf MG	Dental suite. Waiting area / Reception, 7 exam rooms, 3 labs, x-ray room, corner office, breakroom, in suite restroom.	NOW



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