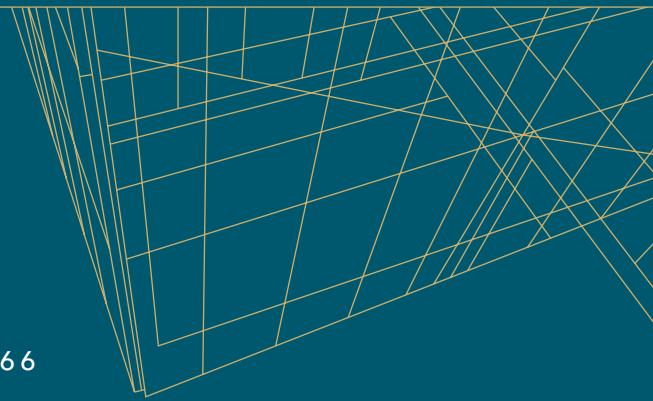


FOR LEASE



# BIRCH COURT

7077 KOLL CENTER PARKWAY, PLEASANTON, CA 94566



## Property Highlights

Monument and street signage available

Located within the Bernal Corporate Park

Immediate access to I-680

Nearby jogging paths and creekside park

Renovated building lobby

4.00/1,000 SF parking ratio

Adjacent to retail and dining amenities

Close freeway access to I-680 and nearby I-580

**JASON CHANDLER**

925.905.1103

jason.chandler@kidder.com

LIC N° 1394441

**IAN THOMAS**

925.905.1105

ian.thomas@kidder.com

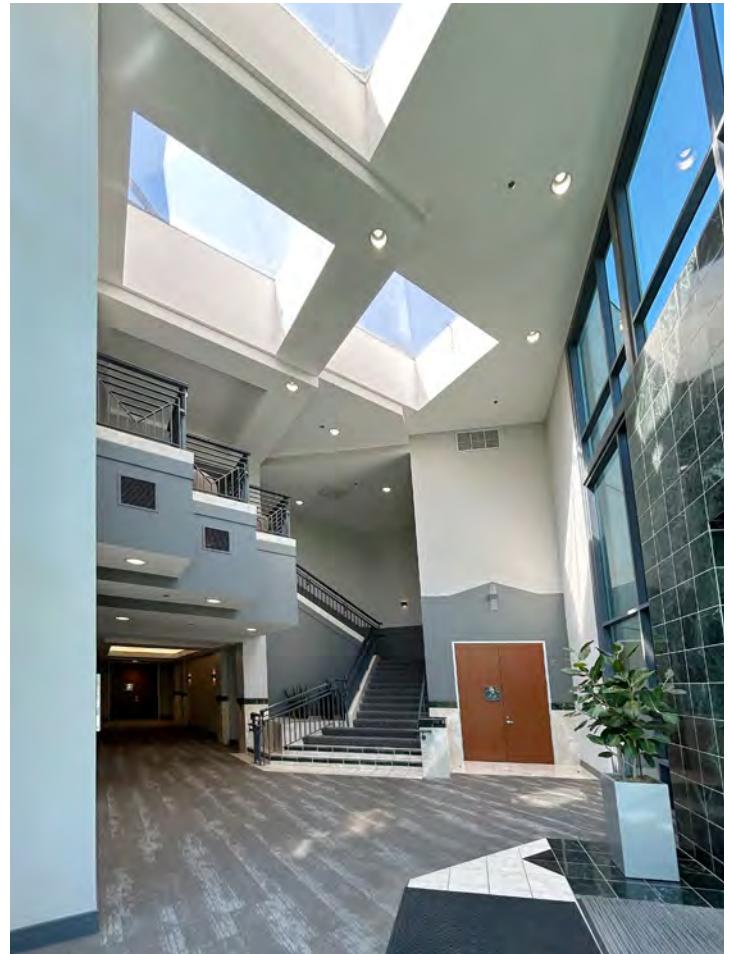
LIC N° 1279455

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** **Kidder Mathews**

## 7077 KOLL CENTER PARKWAY



**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** **Kidder**  
**Mathews**

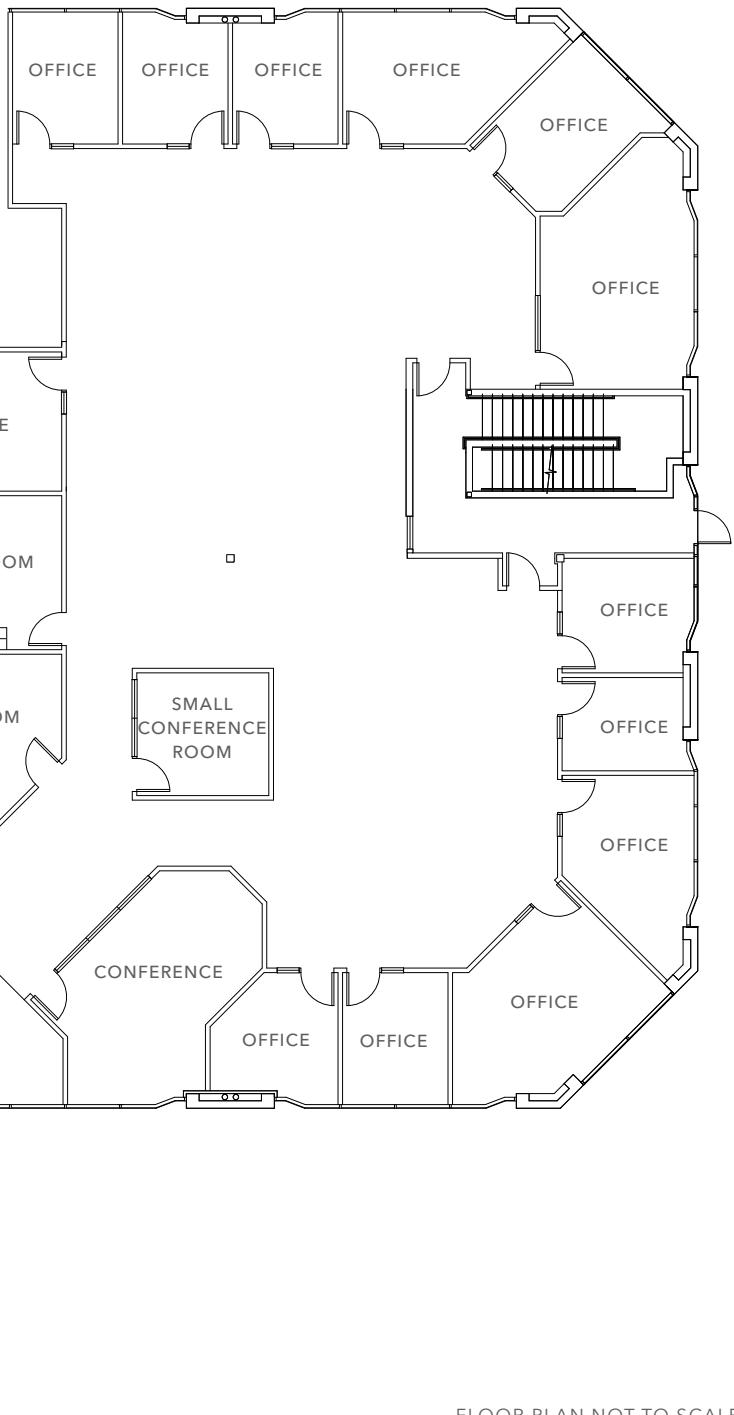
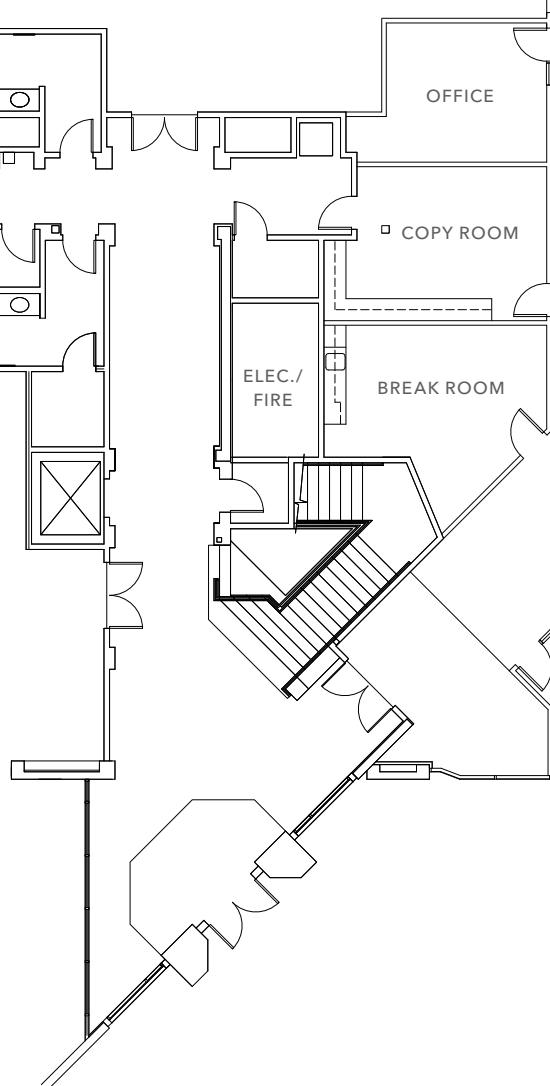
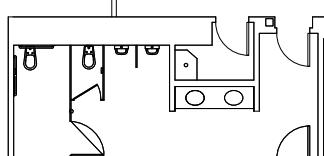
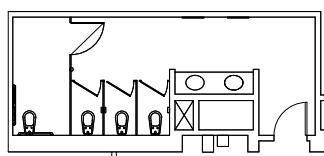
## FLOOR PLAN

**±7,263**

AVAILABLE RSF

**SUITE 110**

AVAILABLE SPACE



FLOOR PLAN NOT TO SCALE

**JASON CHANDLER**

925.905.1103

jason.chandler@kidder.com

LIC N° 1394441

**IAN THOMAS**

925.905.1105

ian.thomas@kidder.com

LIC N° 1279455

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews

# BERNAL CORPORATE PARK

## AMENITIES INCLUDED

Bernal Corporate Park offers unmatched convenience with shopping, dining, and services just steps away at Bernal Retail Plaza and Safeway Lifestyle Center. Tenants benefit from immediate I-680 access, BART and ACE connectivity, and proximity to downtown Pleasanton. Onsite amenities include a childcare facility, walking trail, and outdoor par course.



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder  
Mathews

# 7077 KOLL CENTER PARKWAY



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews