

# DEERWOOD OFFICE PARK

*±802 SF Office Condo Available For Sale or Lease  
ideally located in prime location of San Ramon*

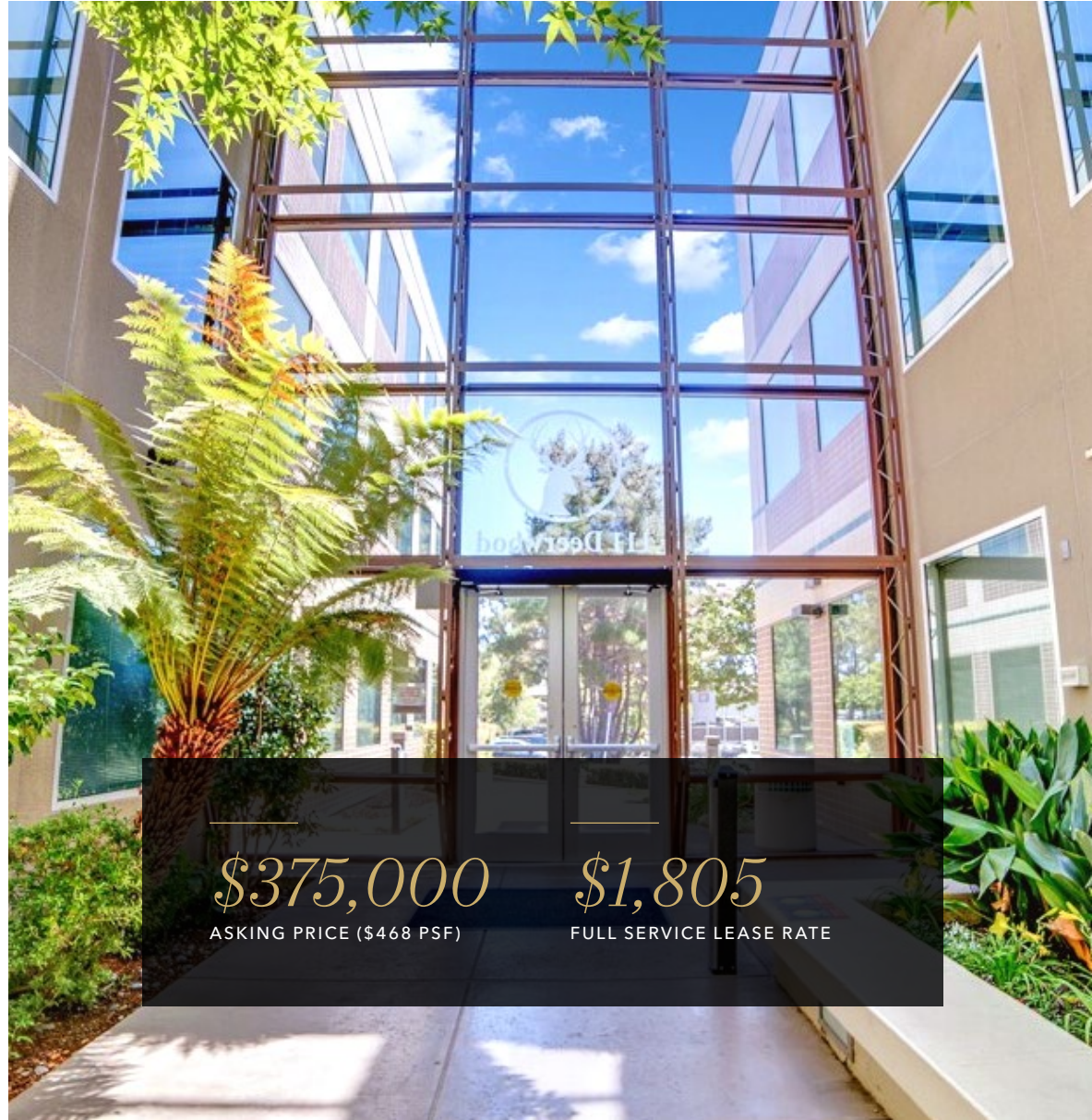
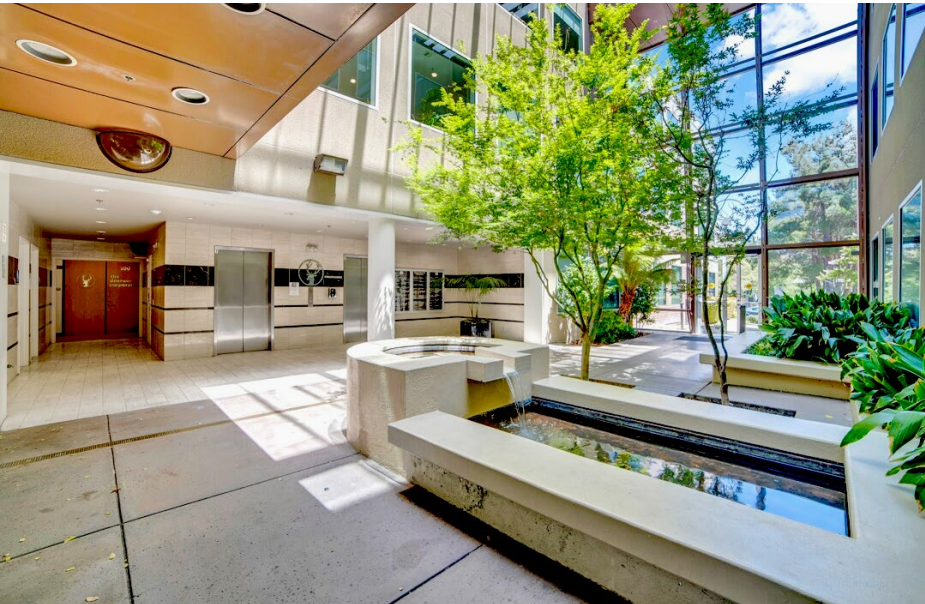
**Seller Financing Available**

111 DEERWOOD DR SUITE 270, SAN RAMON, CA 94583

FOR MORE INFORMATION CONTACT

WILL BALLOWE  
925.389.2499  
will.ballowe@kidder.com  
LIC N° 02053125

111 DEERWOOD DR



*\$375,000*

ASKING PRICE (\$468 PSF)

*\$1,805*

FULL SERVICE LEASE RATE

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

*Deerwood Office Park professional building at 111 Deerwood Rd has available a ±802 SF office condo For Sale or Lease.*

Well-configured second-floor office condo in premier medical & office building

Functional layout featuring reception area, two private offices, and storage/break area

Windows overlook the interior landscaped courtyard, providing natural light and a quiet work environment

Ideal for owner-user or investor

HOA Dues: \$697/Mo - HOA dues effectively equate to a full-service lease structure, covering all utilities, building operating expenses, and janitorial service

On-site professional property management

Tenant conference center available within the building

ADA-compliant elevators and parking lot

Easy access to I-680 and Crow Canyon Road

Close proximity to restaurants, banks, fitness, and other retail services



PROPERTY NAME \_\_\_\_\_

# FLOOR PLAN



*±802 SF*

AVAILABLE

*NOW*

AVAILABLE

FLOOR PLAN NOT TO SCALE



SAN RAMON

111 DEERWOOD DR

Wendy's	Marshall's	COSTCO WHOLESALE			
IN-N-OUT BURGER		BR Baskin Robbins			
EAST BAY		ULTA			
HYATT house		UNITED STATES POSTAL SERVICE			
Chevron		CROW CANYON COMMONS SHOPPING MALL			
THE HOME DEPOT	Shell	SPROUTS	Starbucks	Total Wine & MORE	PLANK EXPRESS FINGER FOODS
Staples		Panera BREAD	Carl's Jr.	Habit BURGER GRILL	CHICKEN EBBE
DIABLO PLAZA SHOPPING MALL		WELLS FARGO	Bank of America	RITE AID	FESLIE'S 2000 PETROL
SAFeway	Starbucks	TACO BELL	24 HOURS		
CVS pharmacy	BevMo!	ups THE UPS STORE	TOYOTA		

# 111 DEERWOOD DR, SUITE 270

*For more information on this property, please contact*

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KIDDER.COM

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