

EAST INDUSTRIAL BAY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR LEASE ±2,934 SF OF OFFICE/FLEX SPACE

415 BOULDER COURT, SUITE 200, PLEASANTON, CA 94566

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



PROPERTY HIGHLIGHTS



Two-Story Office/Warehouse Unit



Unit 200: ±2,934 SF



12' x 12' Grade Level Roll-Up Door



100 amps 277/480V, 3-Phase Power



Tenant Controlled HVAC



Sprinklered & Insulated



Comcast & AT&T availability



Street Frontage Unit



Attractively Designed Exterior



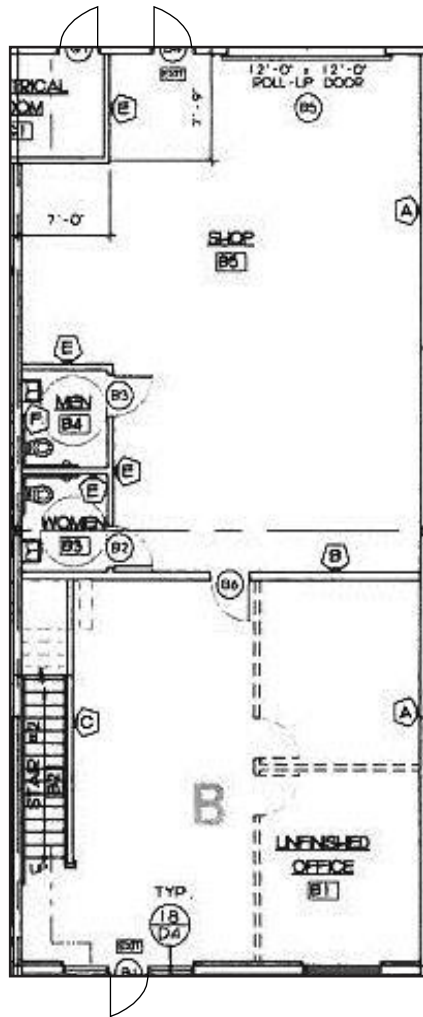
Centrally located near Shopping & Restaurants



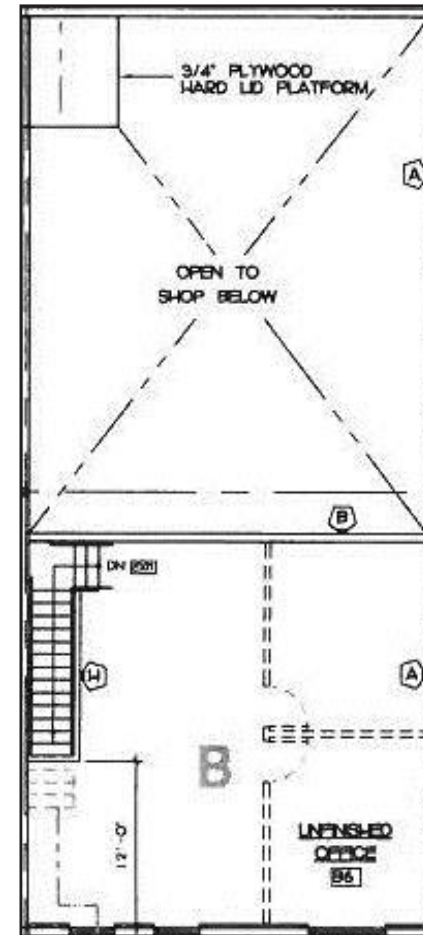
Lease Rate: Contact Broker

415
BOULDER COURT

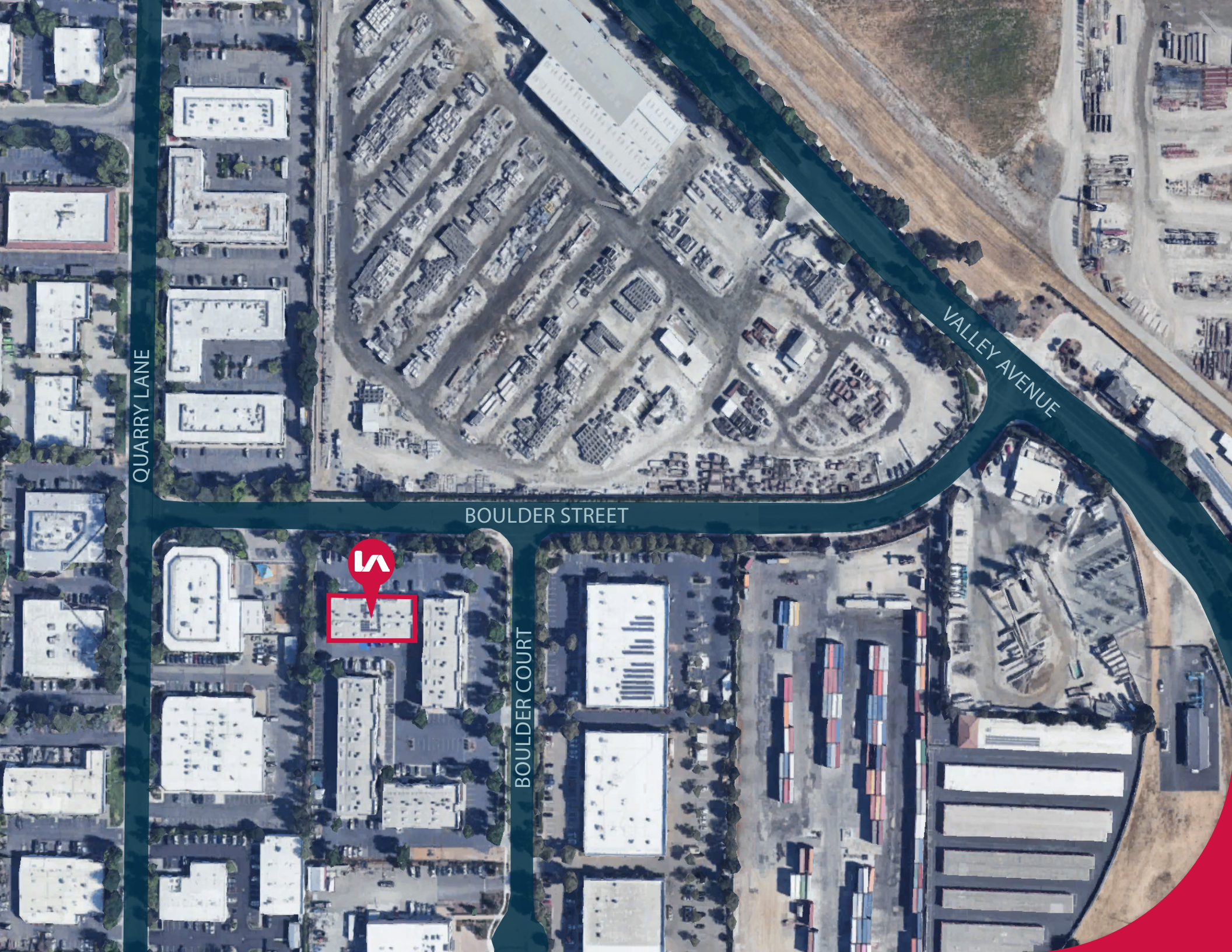
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FIRST FLOOR



SECOND FLOOR



QUARRY LANE

BOULDER STREET

BOULDER COURT

VALLEY AVENUE



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Blake Dicus

Principal

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