



Colliers

PROCTO

CAPE, INC.



North Canyons Business Center

For Lease Office / Flex Suites

3025-3095 Independence Drive | Livermore, CA

\$50 Touring Bonus For All Qualified Tours

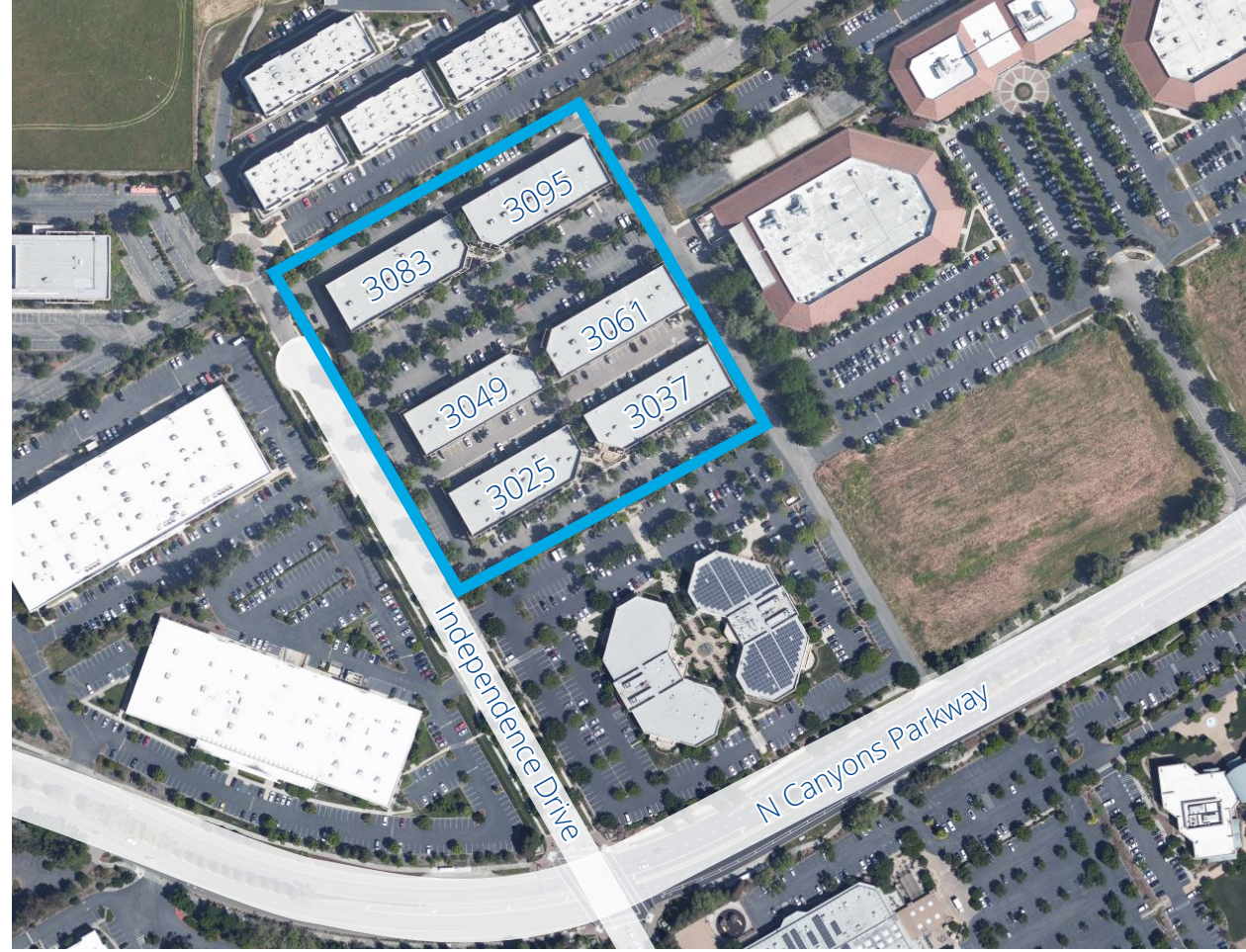
Contact Brokers

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Features

- Six office/flex buildings totaling ±105,820 SF
- Superior access to I-580 off Airway Blvd.
- Grade level loading doors
- Prominent signage
- "Class A" improvements
- All units have separately metered utilities
- Tenant Improvement dollars available
- Flexible lease terms



Site Plan

Available Units

Address	SF	Office Buildout	Avail.
3049 Independence Dr Suite F	±1,847 SF	80%	Now
3049 Independence Dr Suite I	±5,044 SF	100%	Now
Virtual Tour »			
3037 Independence Dr Suite G	±2,736 SF	75%	Now
Virtual Tour »			
3061 Independence Dr Suite A	±3,181 SF	100%	Now
3095 Independence Dr Suite G	±4,270 SF	80-100%	1/1/25



Floor Plan

3049 Independence Drive
Suite F

- ±1,847 SF
- 80% Office
- Available: Now

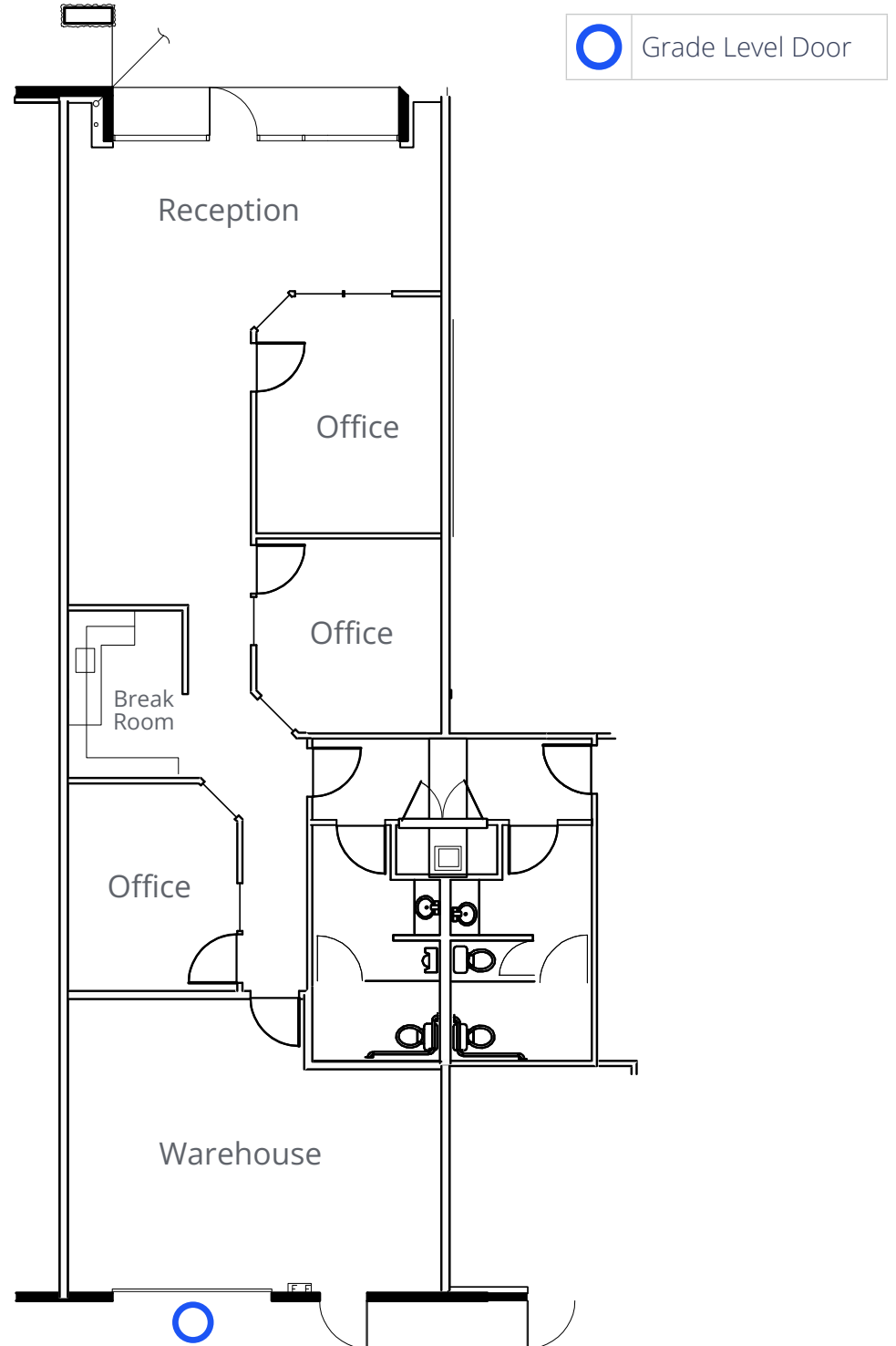
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Floor Plan

3049 Independence Drive
Suite I

- ±5,044 SF
- 100% Office
- Available: Now

[360° Virtual Tour »](#)

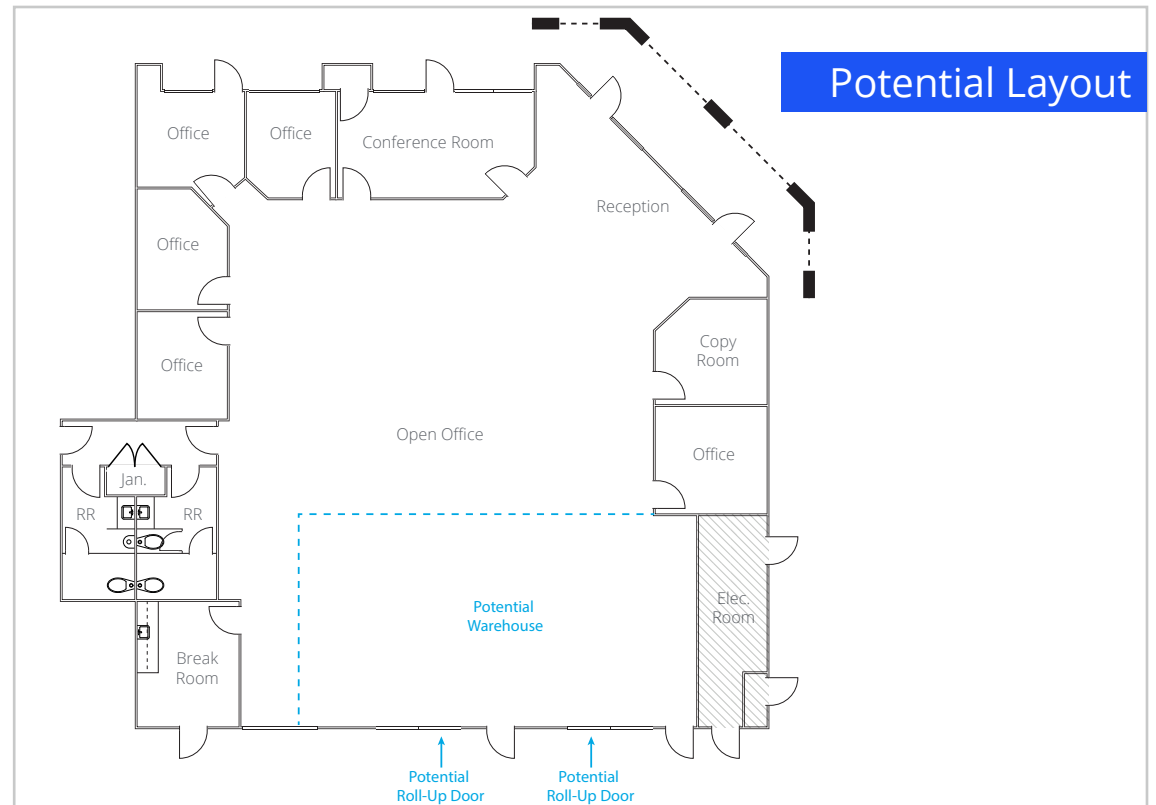
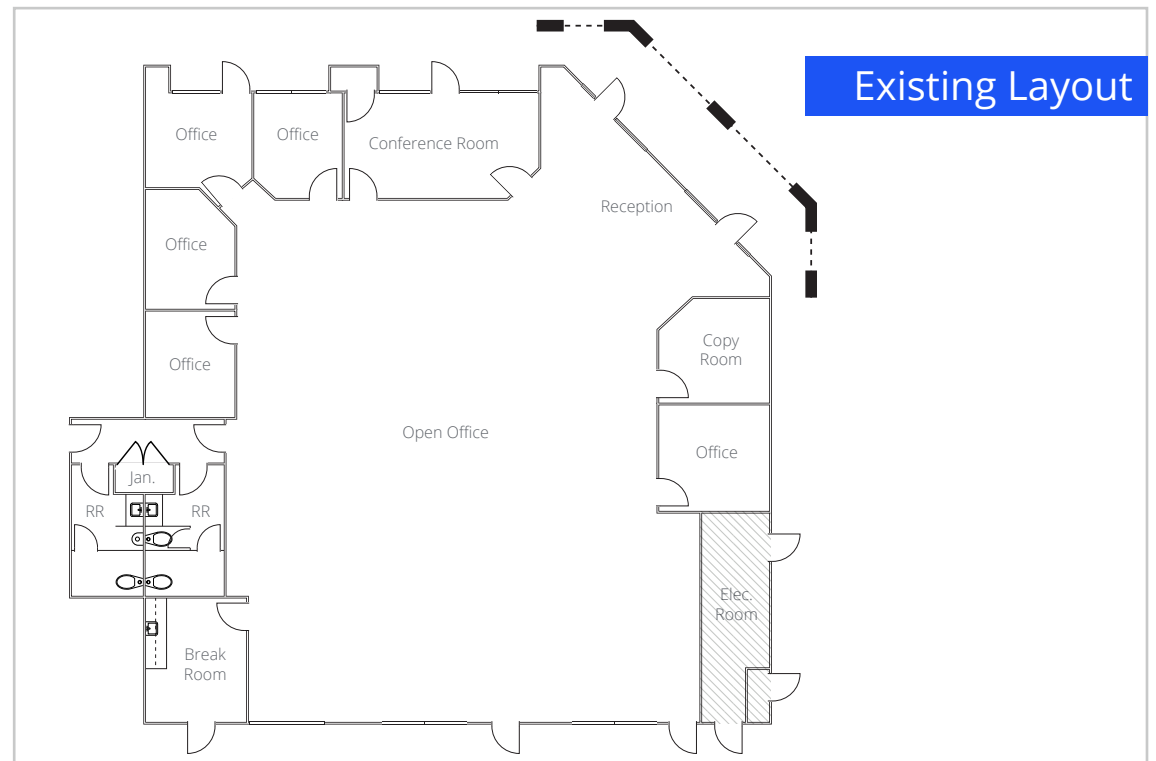
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Floor Plan

3037 Independence Drive
Suite G

- ±2,736 SF
- 75% Office
- Available: Now

[Virtual Tour »](#)

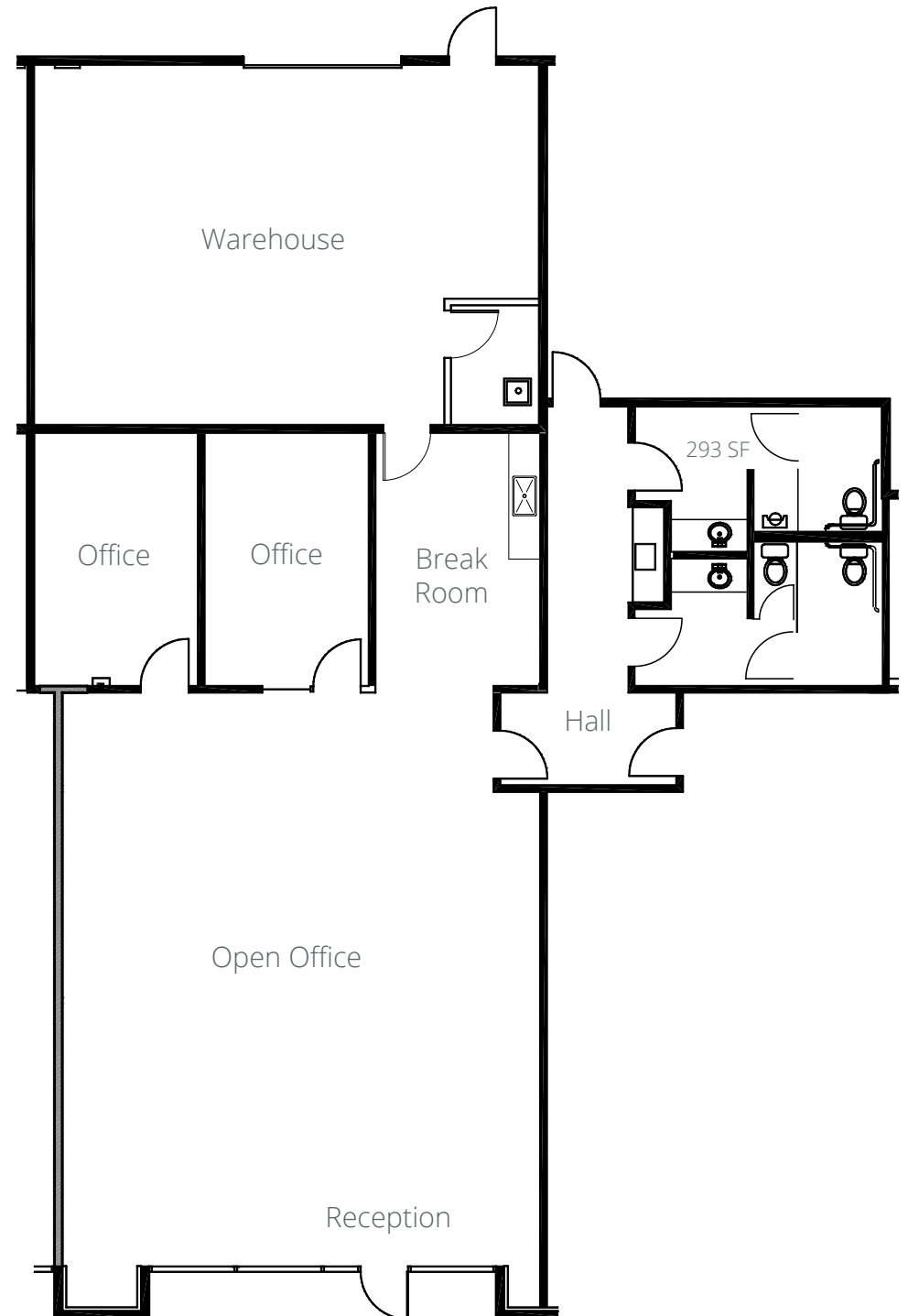
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Floor Plan

3061 Independence Drive
Suite A

- ±3,181 SF
- 100% Office
- Available: Now

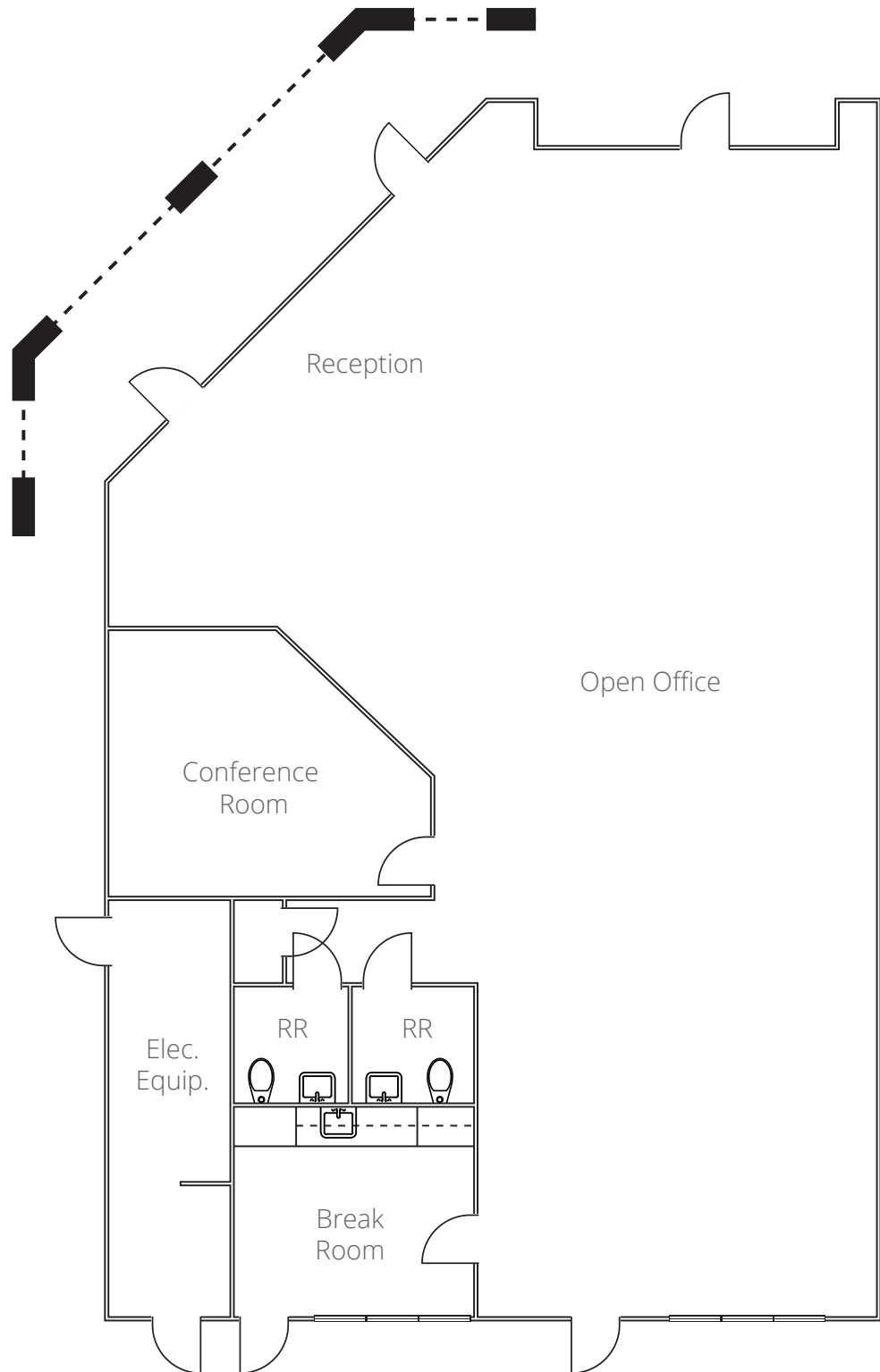
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Floor Plan

3095 Independence Drive
Suite G

- ±4,270 SF
- 80-100% Office
- Available: 1/1/25

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