



Pleasant Hill Medical Plaza

400 Taylor Boulevard

Pleasant Hill, California 94523

Property Type:	Medical and Dental Office
Location:	Strategic location for convenient access to Pleasant Hill, Walnut Creek, Concord and Clayton population. Easy freeway access to I-680/780 and Highway 24/4
Property Description:	Highest quality and dominant 3-story medical office building in Pleasant Hill

CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
101	7,576	\$3.55 psf FS	Waiting room/reception, 10-12 exam rooms/offices, procedure rooms and imaging room/vault	NOW
103	2,225–4,344	Call to Discuss	Waiting room/reception, 4 exam rooms, 1 office and 1 conference/ consult room. Approx. 2,225 SF of clinic space with approx. 2,219 SF of cold shell space to make for a contiguous 4,344 SF. <i>(Direct lease opportunity available, subject to termination of existing lease with LED Sep 2027)</i>	Call to Discuss
202/204	2,709–9,907	Call to Discuss	Waiting room/reception; 26–30 treatment rooms, 16 offices, 1 break room, 1 conference room, open layout treatment area with central admin/monitoring station, 5 restrooms. <i>(Direct lease opportunity available, subject to termination of existing lease with LED Dec 2031)</i>	Call to Discuss
203	3,545	Call to Discuss	6 offices, one conference room, one large staff/break area. <i>(Direct lease opportunity available, subject to termination of existing lease with LED Dec 2031)</i>	Call to Discuss
302	952	\$3.35 psf FS	Waiting room/reception open area with 2 exam rooms/offices	NOW
307	1,188	\$3.35 psf FS	Existing conference room layout can convert to waiting room/reception and 2–3 exam rooms	NOW



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