

SQUARE FEET

**±11,504**

AVAILABLE

**IMMEDIATELY**

LEASE  
EXPIRATION

**7/31/26**

**LAB/FLEX SPACE  
AVAILABLE**



**7060 KOLL CENTER PARKWAY, SUITES 306-316  
PLEASANTON, CA**

## **PROPERTY HIGHLIGHTS**

- Ideal location and space for life sciences
- Bio lab and infrastructure, including ducted fume hood and clean dry air system
- Includes warehouse with roll-up door
- Immediate access to I-680

## **PLUG-AND-PLAY SUBLEASE**

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# DOWNTOWN PLEASANTON



**SUBJECT**



## BERNAL PLAZA

- Round Table Pizza
- Cook's Seafood
- Chipotle
- Vitality Bowls
- Jersey Mike's Subs
- Baotea Cafe
- Sultan's Kebab



## PLEASANTON GATEWAY

- |                  |                        |
|------------------|------------------------|
| Safeway          | Club Pilates           |
| CVS              | Pure Barre             |
| Starbucks        | Jamba Juice            |
| Panda Express    | Union Bank             |
| Plucked          | Wells Fargo Bank       |
| Subway           | The Habit Burger Grill |
| North Shore Poke |                        |
| Savings Cleaners |                        |



W Lagoon Rd