

# 3065 / 3067

RESEARCH DRIVE  
RICHMOND, CA

Attractively landscaped campus  
environment, surrounded by  
prestigious and compatible group of  
industrial, flex and R&D businesses.

**CBRE**



**±7,836 SF, ±11,982 SF OR ±19,818 SF  
SPACES FOR LEASE**



# PROPERTY OVERVIEW

	SUITE 3065	SUITE 3067
<b>SIZE</b>	±7,836 SF	±11,982 SF
<b>Combined total space:</b> ±19,818 SF		
<b>OFFICE</b>	±3,300 SF	±4,537 SF
<b>POWER</b>	±400 amp, 277/480 V 3 Phase*	±400 amp, 277/480 V 3 Phase*
<b>LOADING</b>	One (1) ±12' x 14' drive-in door	One (1) ±12' x 14' drive-in door
<b>CLEAR</b>	±18'	
<b>COLUMNS</b>	±40' x ±24 (typical)	
<b>PARKING</b>	±3.1 : 1,000	
<b>SPRINKLERED</b>	Yes	



<b>ZONING</b>	<p>IB, Industrial Business</p> <p>This district is intended to accommodate a diverse range of business and light industrial uses, including office, general service, research and development, biotechnology, small-scale wholesale and warehousing facilities, and service commercial uses. It includes flex space, and industrial buildings for single or multiple users, limited personal services such as health and fitness studios, and other related uses. Small-scale retail and certain institutional uses are also permitted.</p>
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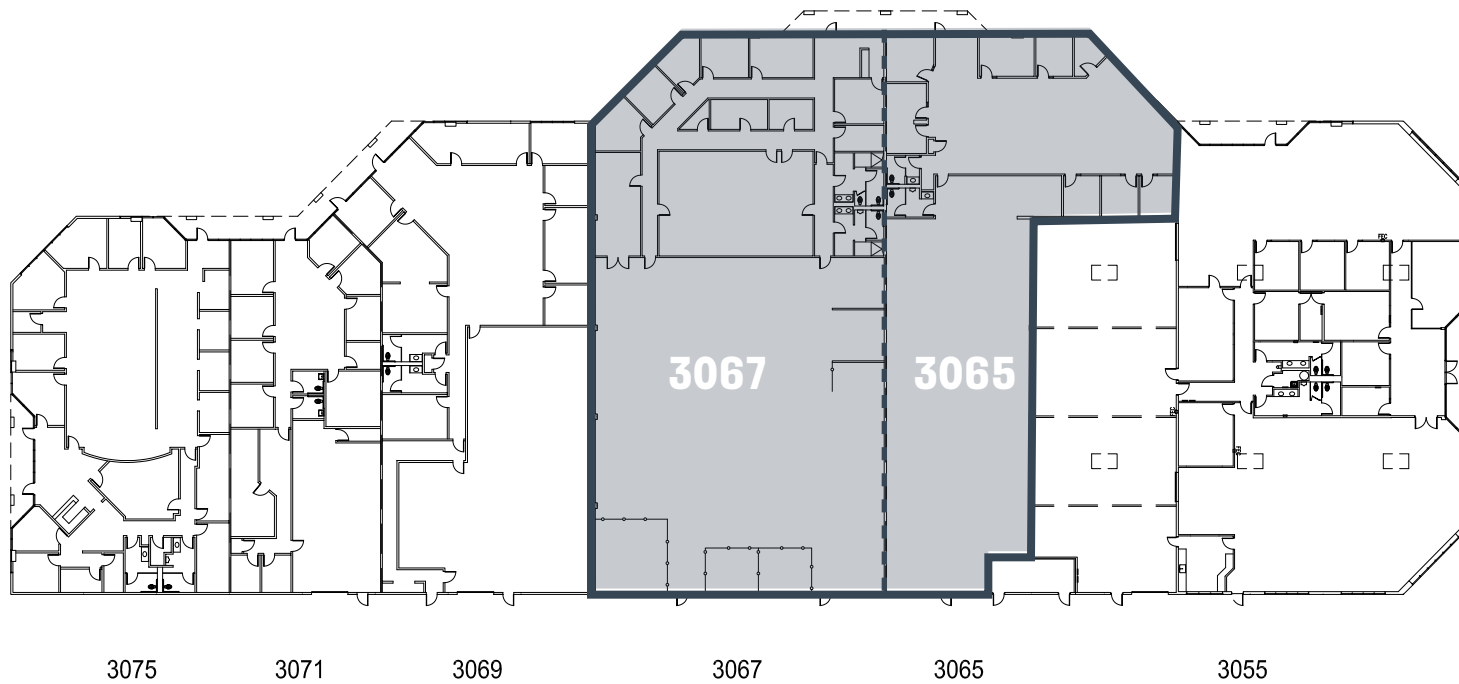
<b>LEASE RATE</b>	<p>\$ .99 to ±1.05 PSF NNN per month</p> <p>OpEx estimated at \$.35 PSF per month</p>
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\*Tenant needs to verify power

# FLOOR PLAN

## Suite 3065 & 3067

SUITE 3065:  $\pm 7,836$  SF  
SUITE 3067:  $\pm 11,982$  SF



**TOTAL  $\pm 19,818$  SF**

\* MAY BE LEASED INDIVIDUALLY OR COMBINED



# LOCATION AMENITIES

Within 2 Mile Radius

## RESTAURANTS / CAFÉ

- 1 Richmond Kebab & Gyros
- 2 Sala Thai
- 3 Starbucks
- 4 El Burrito Loco
- 5 El Sabor De Guadalajara
- 6 IHOP
- 7 Taquería María
- 8 Taqueria Guerita
- 9 Menchie's Frozen Yogurt
- 10 Panera Bread
- 11 Round Table
- 12 In-N-Out Burger
- 13 The Original Mels Diner

## GYM

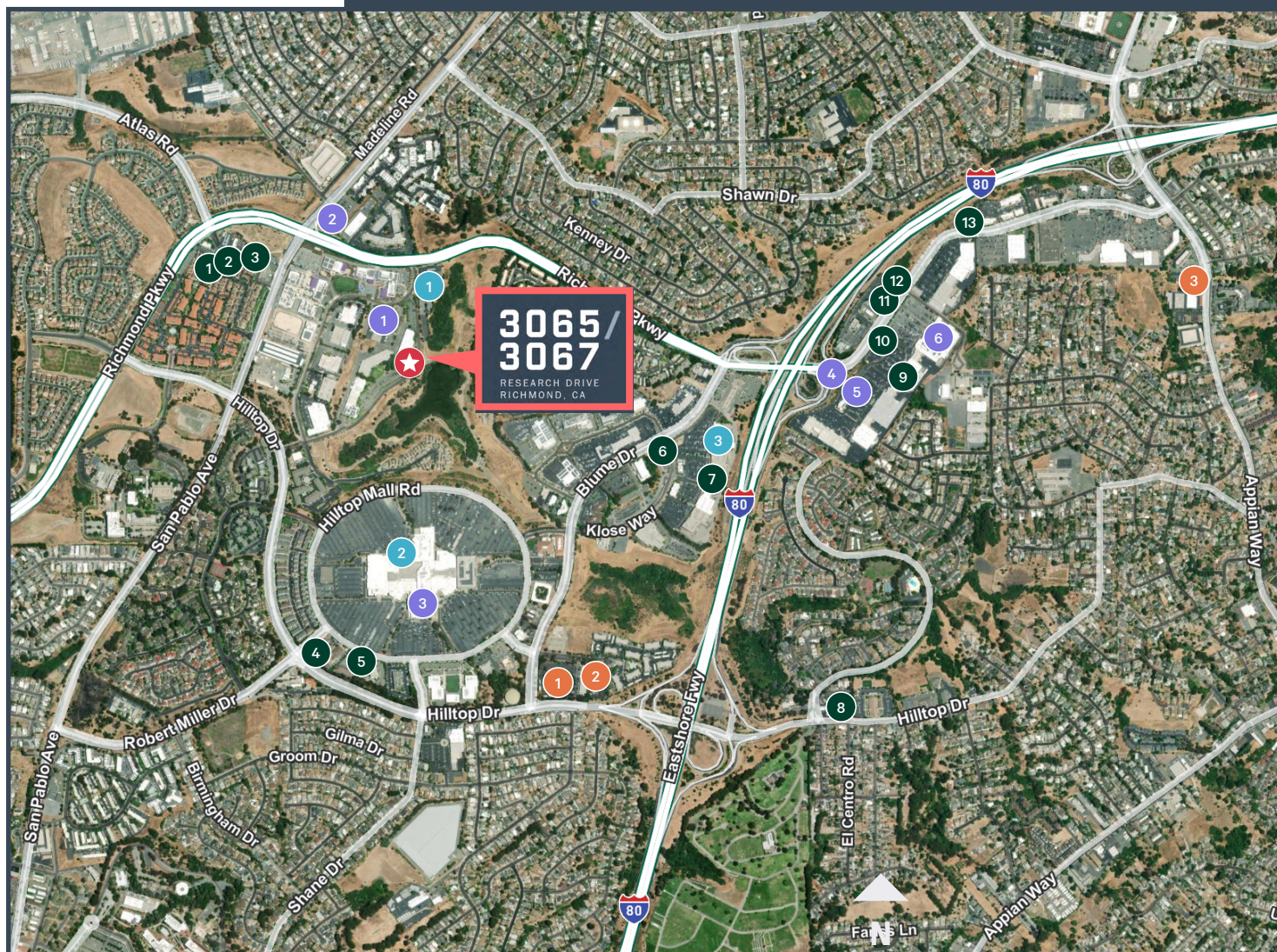
- 1 Richmond Parkway YMCA
- 2 24 Hour Fitness
- 3 City Sports Club

## HOTEL

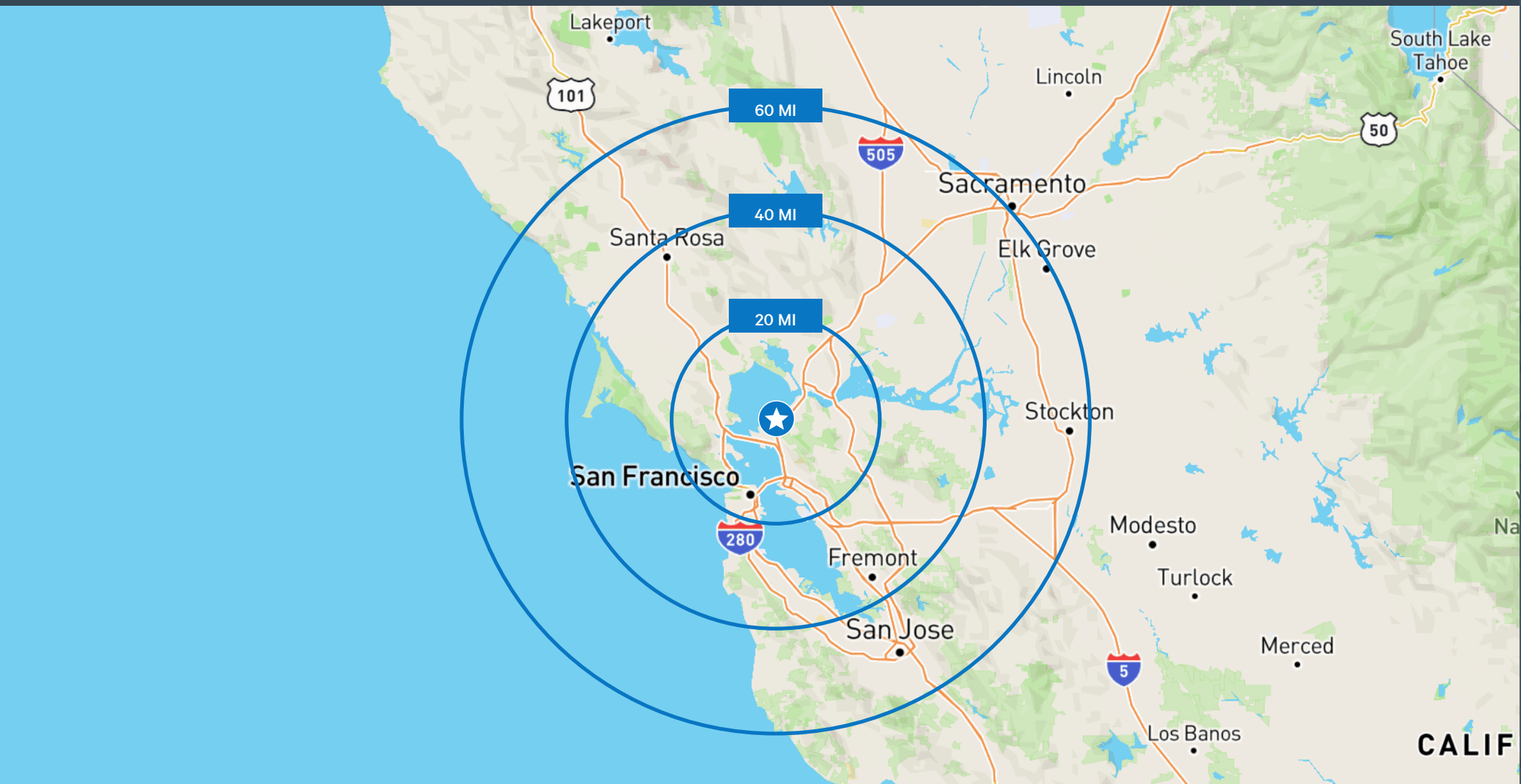
- 1 Courtyard Richmond Berkeley
- 2 Extended Stay America- Suites
- 3 Days Inn by Wyndham

## MISC

- 1 USPS
- 2 Walgreens
- 3 Walmart
- 4 Target
- 5 AAA Pinole
- 6 Staples







## EASY ACCESS TO MAJOR FREEWAYS AND HIGHWAY

### **INTERSTATE 580 (I-580): 3-5 MINUTE DRIVE**

- Connects to the Richmond - San Rafael Bridge heading into Marin County.

### **INTERSTATE 80 (I-80): 5-8 MINUTE DRIVE**

- Heads east toward Vallejo and west toward San Francisco via the Bay Bridge

### **RICHMOND PARKWAY: 5-10 MINUTE DRIVE**

- A major 7-mile expressway linking I-580 to I-80.



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FOR MORE INFORMATION PLEASE CONTACT:

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