



FOR SALE



Birch Lakes

7031 KOLL CENTER PARKWAY, PLEASANTON, CA



Only 3 Units Left

Office Condominiums For Sale
From $\pm 2,967$ - $6,472$ SF

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**Kidder
Mathews**

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Owner-user
purchase
opportunities
from ±2,967-
6,472 SF in
Pleasanton

SUPERIOR I-680
freeway access

TENANT conference facility

PARKING at ±4/1,000

SEVERAL in-park retail
services

CLOSE proximity to
downtown Pleasanton

NEARBY golf course and
driving range

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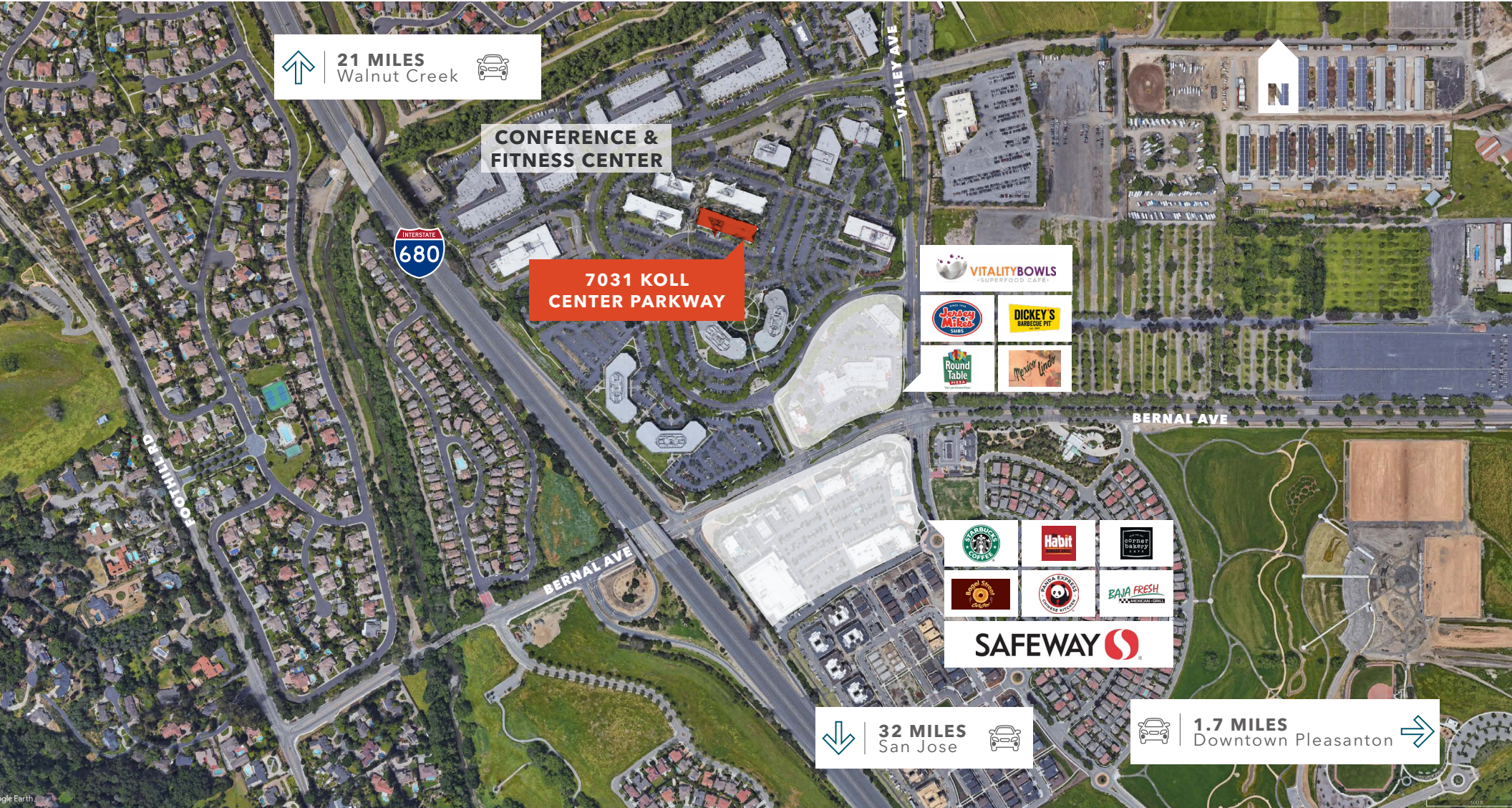
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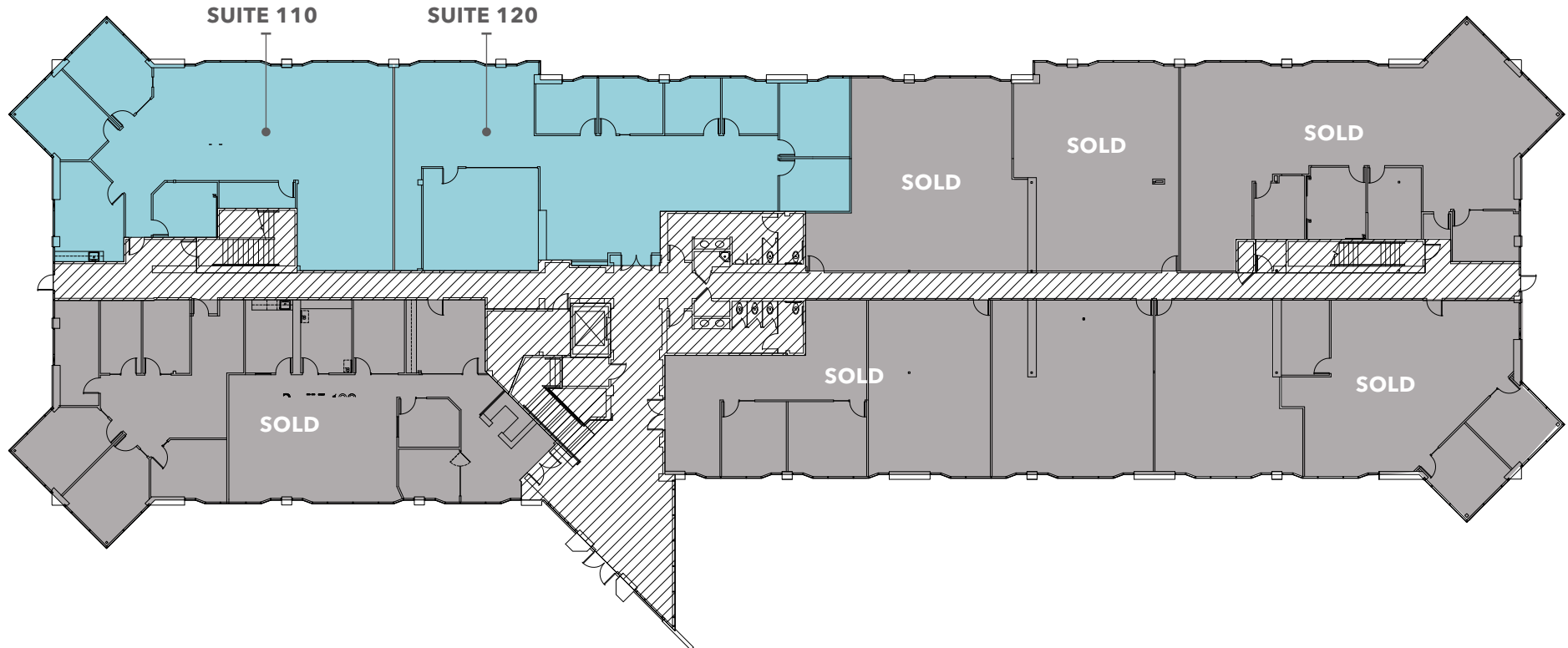
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7031 KOLL CENTER PARKWAY, PLEASANTON, CA

First Floor



BUILDING SPACE AVAILABLE

| Suite | SF | Sale Price | Available |
|---------|--------|-------------|-----------|
| 110 | ±2,967 | \$1,260,975 | June 2024 |
| 120 | ±3,505 | \$1,489,625 | June 2024 |
| 110/120 | ±6,472 | \$2,750,600 | June 2024 |

- AVAILABLE
- SOLD
- PENDING
- NOT AVAILABLE

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Second Floor



BUILDING SPACE AVAILABLE

| Suite | SF | Sale Price | Available | AVAILABLE | SOLD |
|-------|--------|-------------|-----------|-----------|---------------|
| 260 | ±4,602 | \$1,840,800 | Now | PENDING | NOT AVAILABLE |

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