

# 1550

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PARKSIDE

**±1,024 RSF - ±6,377 RSF AVAILABLE**

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**MOUNT DIABLO VIEWS**



## EXCLUSIVE AGENTS

**NEWMARK**

**JUSTIN GRILLI** SENIOR MANAGING DIRECTOR

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**NELSON ROBERTS** ASSOCIATE

925-210-8741 | NELSON.ROBERTS@NMRK.COM | CA RE LIC #02109703

# HIGHLIGHTS



## The Property

- Immediate access to Interstate 680 and Highway 24
- Walking distance to BART
- Close proximity to retail services and amenities
- Free parking for the first year
- Professionally managed and maintained
- Comcast & AT&T internet connectivity
- Two EV charging stations
- Mount Diablo views
- Building eyebrow signage available for qualified tenant

## Building Summary

- **Total Building Size:** 39,960 SF
- **Stories:** 3
- **Year Built / Renovated:** 1985 / 2008
- **Rental Rate:** \$2.95/SF, Full Service
- **Average Daily Traffic (ADT):** Interstate 680: 250,000;  
N Main St: 27,697; Parkside Dr: 7,805

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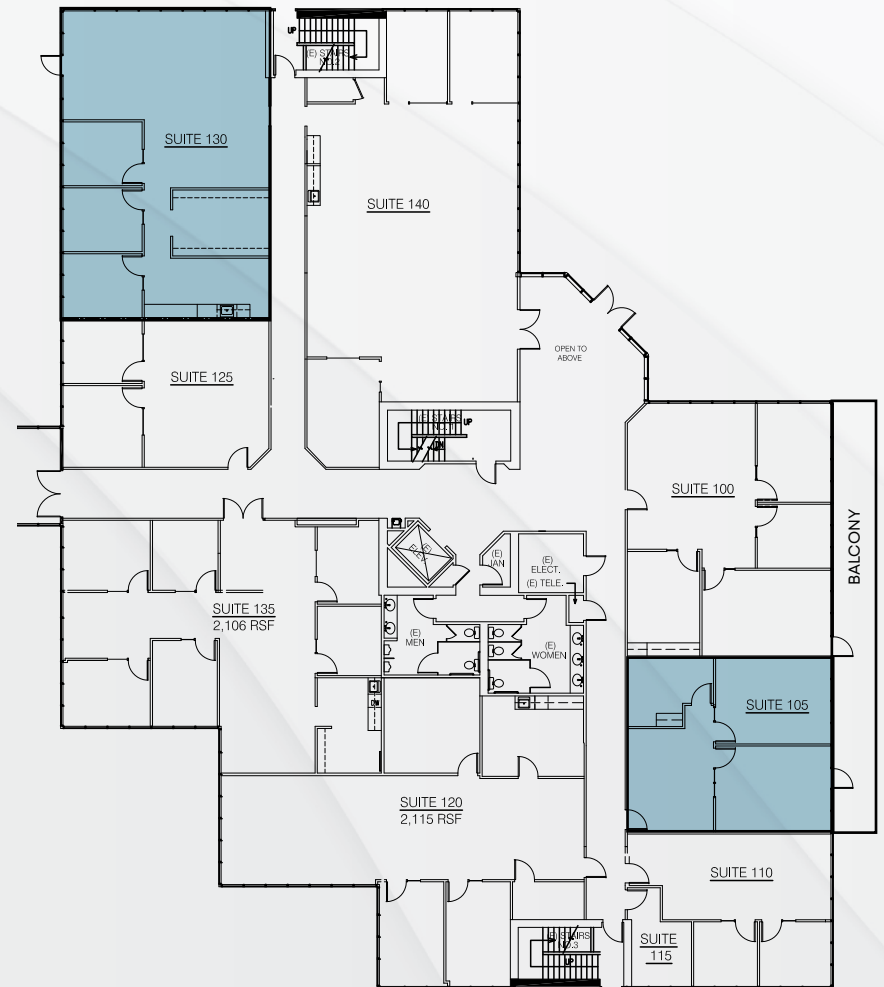
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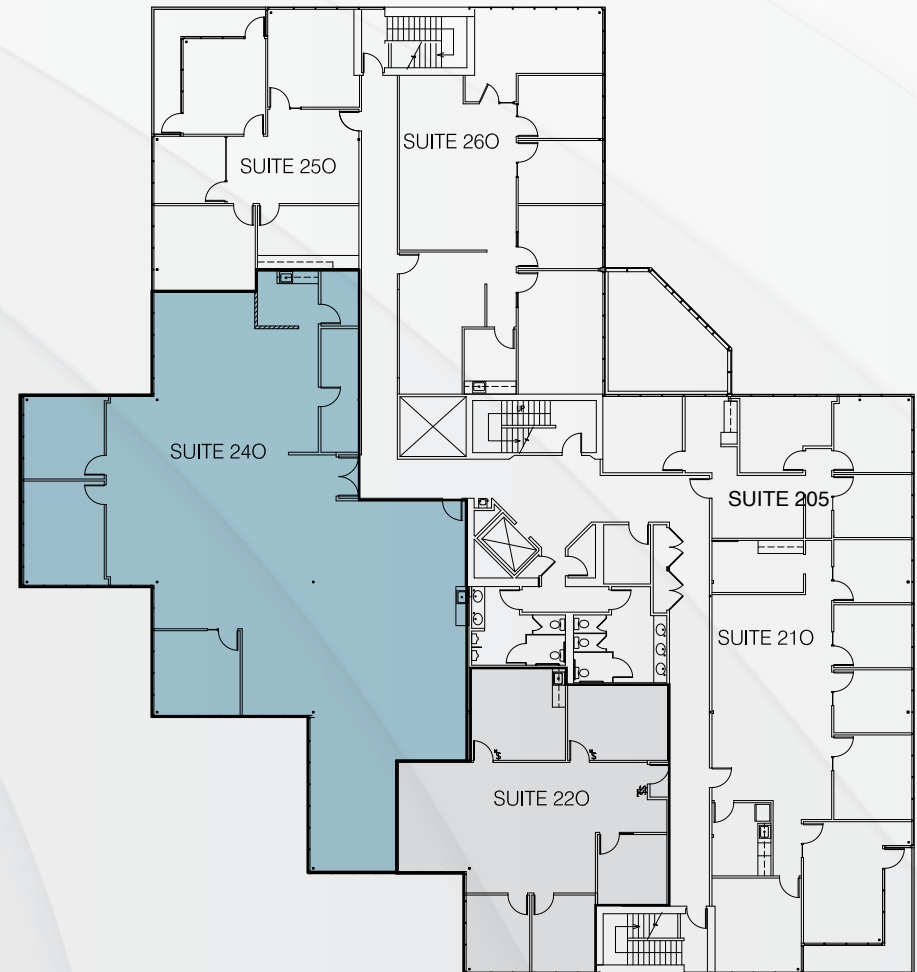
A photograph of a modern office hallway. The walls are covered in light-colored wood paneling. On the left, a large potted plant with green ferns sits in a dark brown planter. In the center, a glass elevator is set into the wall. The floor is made of large, square, light brown tiles. To the right, a white wall with a diagonal design element is visible. The hallway leads further into the building, with more wood paneling and glass doors visible in the distance.

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# FLOOR TWO AVAILABILITIES

| SUITE | RSF         | COMMENTS                                                                                                                              |
|-------|-------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 220   | ± 1,814 RSF | Three offices, conference room, kitchen and open area. <i>Can be combined with suite 240 for a total of ±6,377 SF.</i>                |
| 240   | ± 4,563 RSF | Eight offices, reception area, open area and kitchen with dishwasher. <i>Can be combined with suite 220 for a total of ±6,377 SF.</i> |



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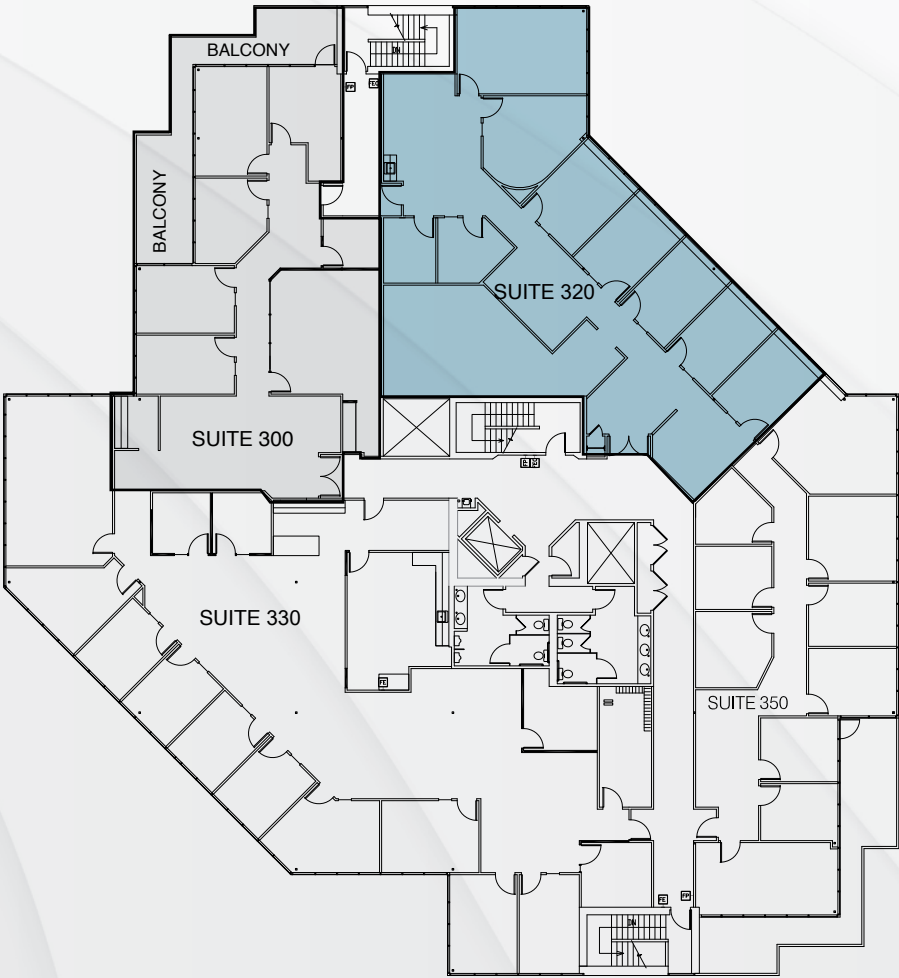
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# FLOOR THREE AVAILABILITIES

| SUITE | RSF         | COMMENTS                                                                                                                                                 |
|-------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 300   | ± 2,474 RSF | Five offices, reception area, conference room, pri-vate balcony. Mt. Diablo views. <i>Can be combined with suite 320 for a total of ±5,887 SF.</i>       |
| 320   | ± 3,413 RSF | Eight offices, reception area, conference room, kitchen and open area. Mt. Diablo views. <i>Can be combined with suite 300 for a total of ±5,887 SF.</i> |



## Mt. Diablo Views



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