

# EAST INDUSTRIAL BAY

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**FOR SALE ±2,137 SF OFFICE CONDO**

**690 PINNACLE PLACE, LIVERMORE, CA 94550**

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Lee & Associates - East Bay, Inc., its affiliates, or by the Seller. The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of Lee & Associates - East Bay, Inc. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





PROPERTY HIGHLIGHTS



100% Office Building  
±2,137 SF building on 0.86 Acres Lot



APN: 99B-8126-11



Year Built: 2008



Ample parking



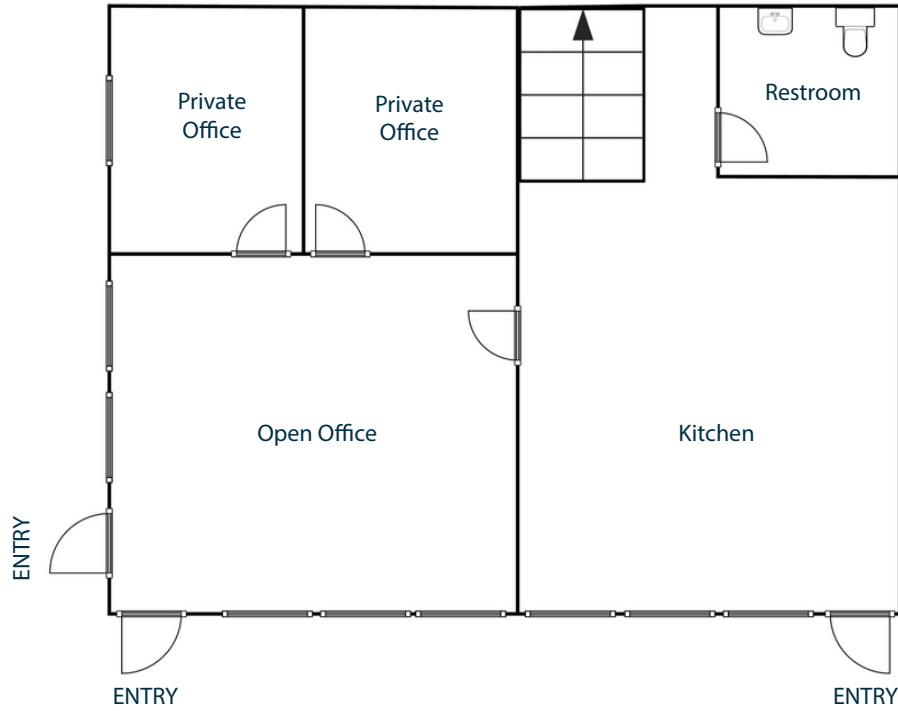
Excellent access to I-580



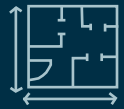
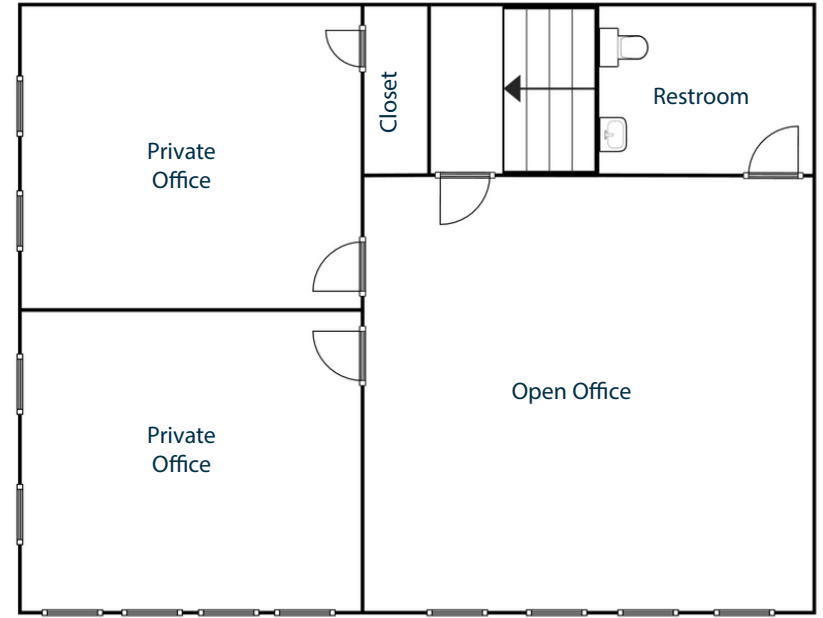
Asking Price: \$750,000.00

690  
PINNACLE PLACE

FIRST FLOOR



SECOND FLOOR



±2,137 SF Office space



Four (4) private offices  
Two (2) large open office areas



Kitchen/Break room



Two (2) private restrooms



Lots of natural light

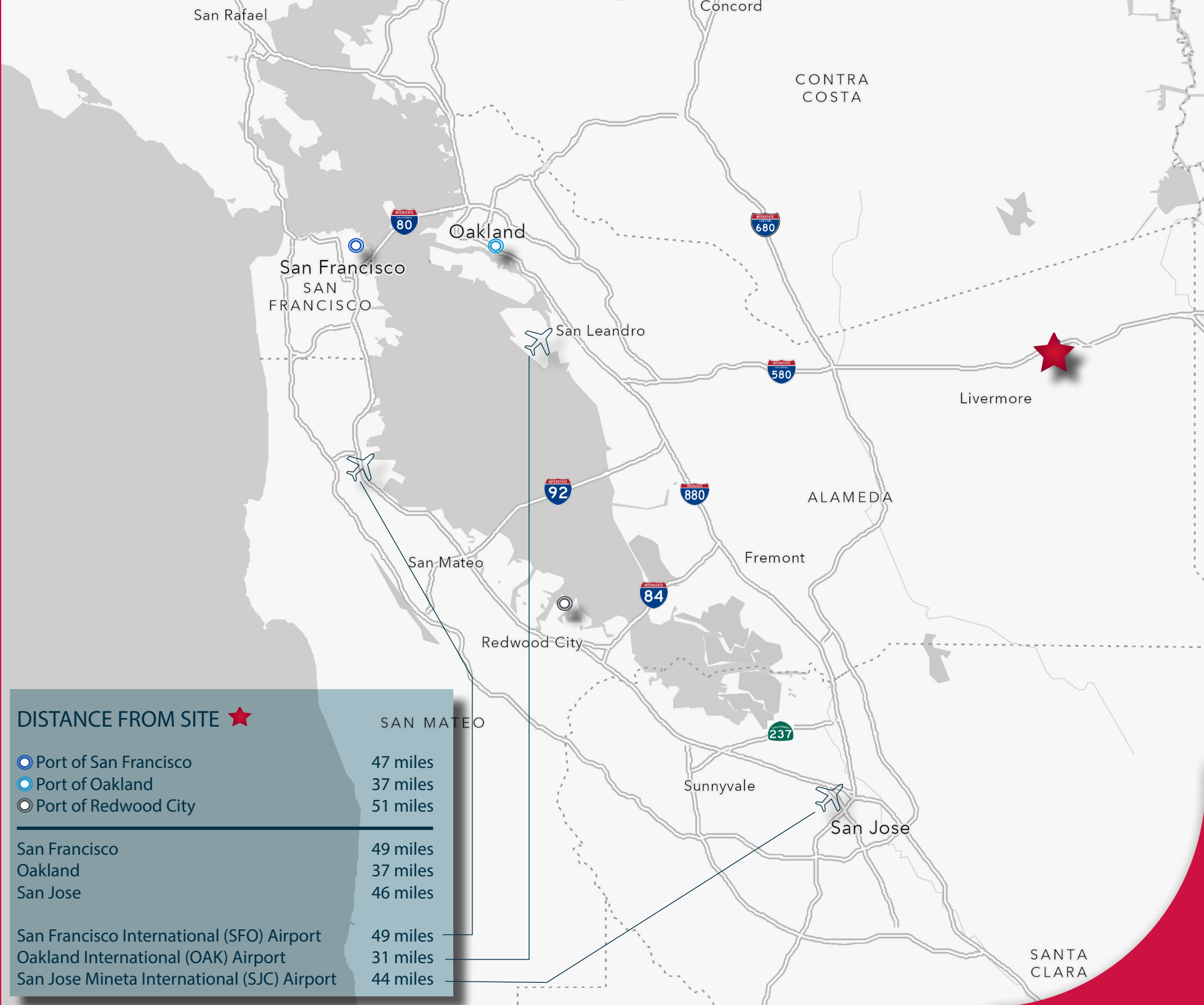




AERIAL MAP



# REGIONAL MAP



DISTANCE FROM SITE ★	
● Port of San Francisco	47 miles
● Port of Oakland	37 miles
○ Port of Redwood City	51 miles
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San Francisco	49 miles
Oakland	37 miles
San Jose	46 miles
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San Francisco International (SFO) Airport	49 miles
Oakland International (OAK) Airport	31 miles
San Jose Mineta International (SJC) Airport	44 miles

# FOR SALE

## ± 2,137 SF INDUSTRIAL / OFFICE CONDO

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**Blake Dicus**

Principal  
bdicus@lee-associates.com  
925-737-4144  
LIC NO 02074870



**Jack Snook**

Associate  
jsnook@lee-associates.com  
925-737-4164  
LIC NO 02224052