

30  
70

Orchard Dr

## Office and R&D Sublease Available

*±33,067 S.F. Freestanding Building*



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License # 01856260



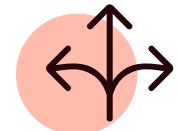
Plug and Play Flexible  
Office and R&D Space



1,600 Amps/  
120/208 Volts



Outdoor Amenity  
Space



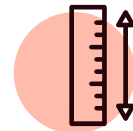
Easy Access to  
Highway 101, 237,  
and Interstate 880



Two (2) Dock  
High Doors



Three (3) Grade  
Level Doors



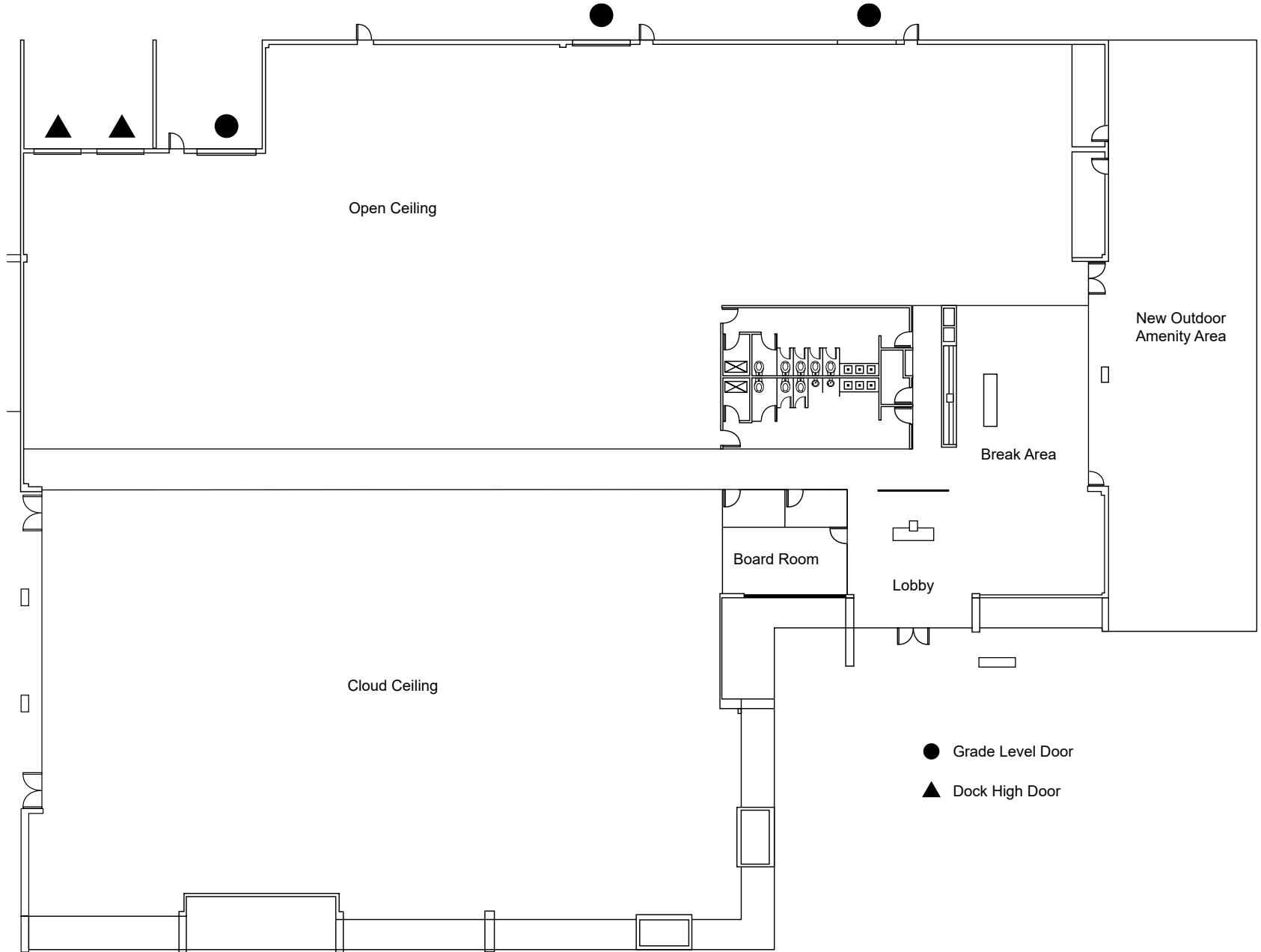
14'-16' Clear Height



LED: 3/31/2030

# FLOOR PLAN

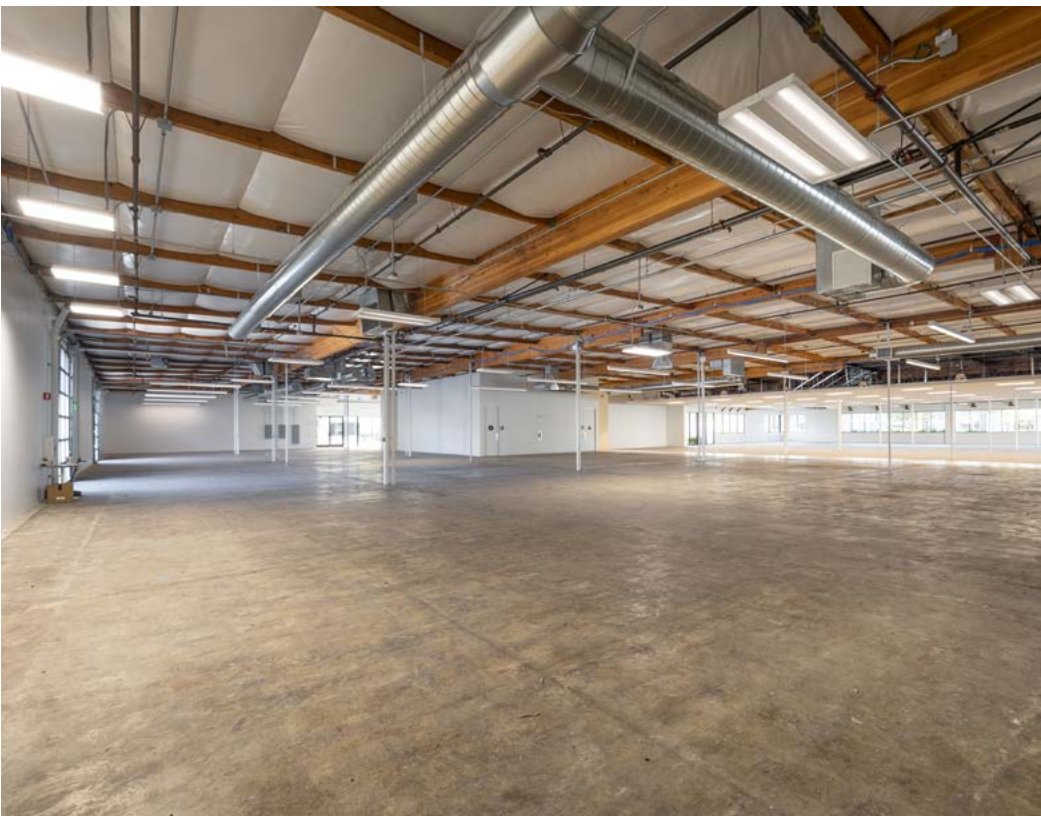
±33,067 SF

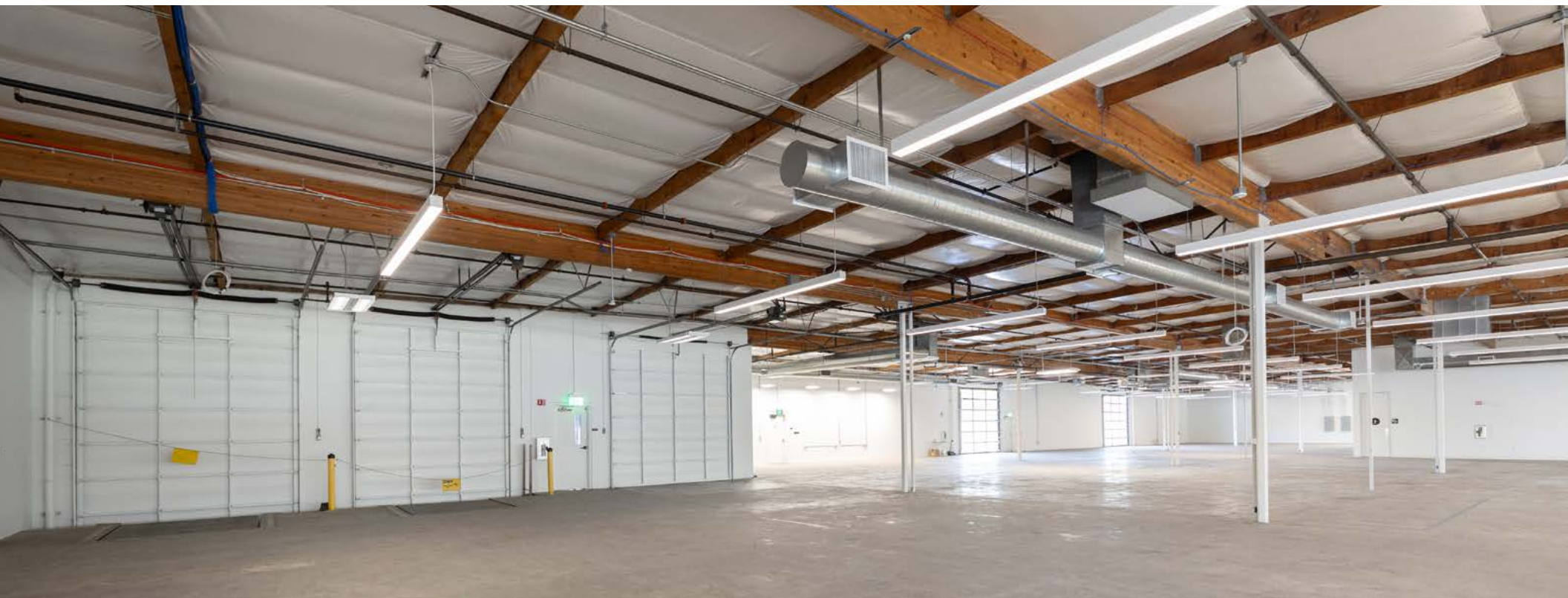


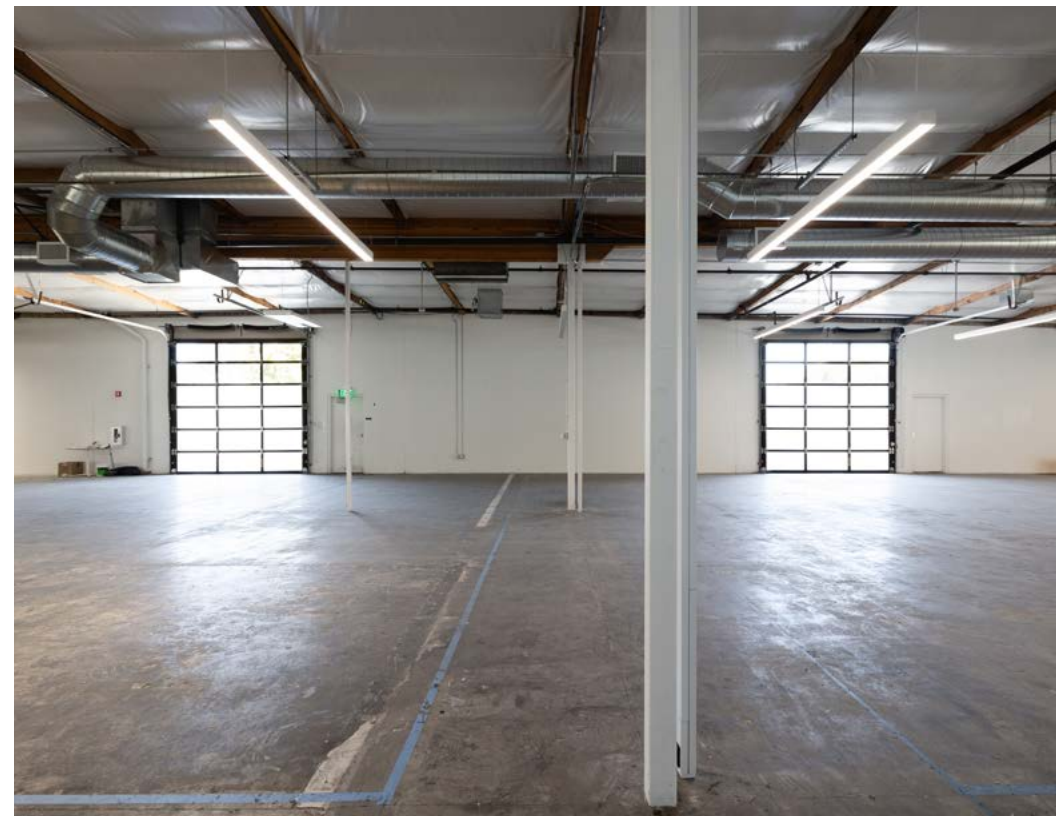
# PROPERTY PHOTOS





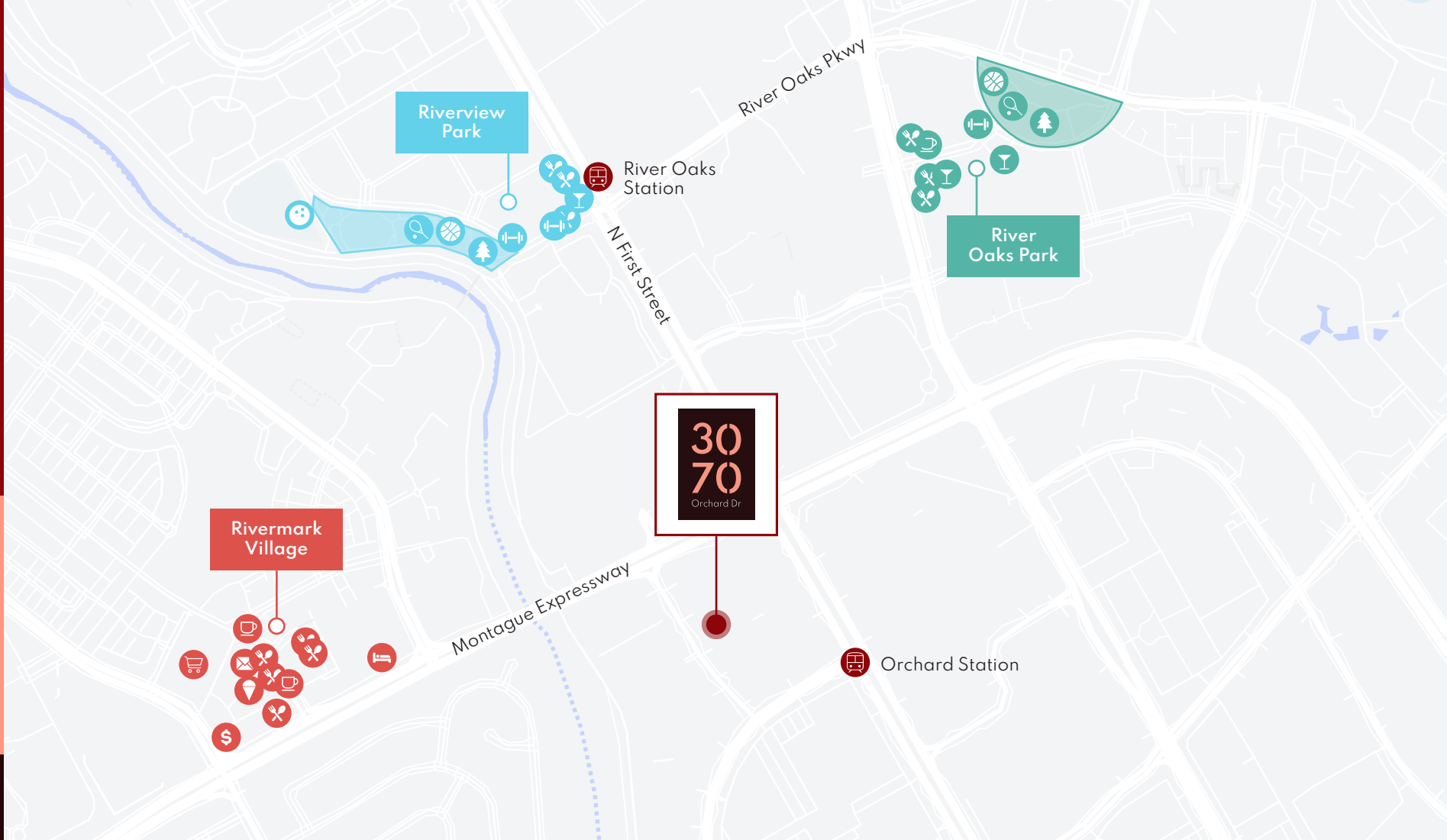








# AMENITIES



## RIVERMARK VILLAGE

- Safeway
- Peet's Coffee
- Fantasia Coffee & Tea
- Dave's Hot Chicken
- Chipotle Mexican Grill
- Premier Pizza
- Poke House
- Jersey Mike's Subs
- The Melt
- Red Robin Burgers & Brews
- The Kebab Shop
- Cold Stone Creamery
- Wells Fargo Bank
- Hyatt House
- FedEx Ship Center

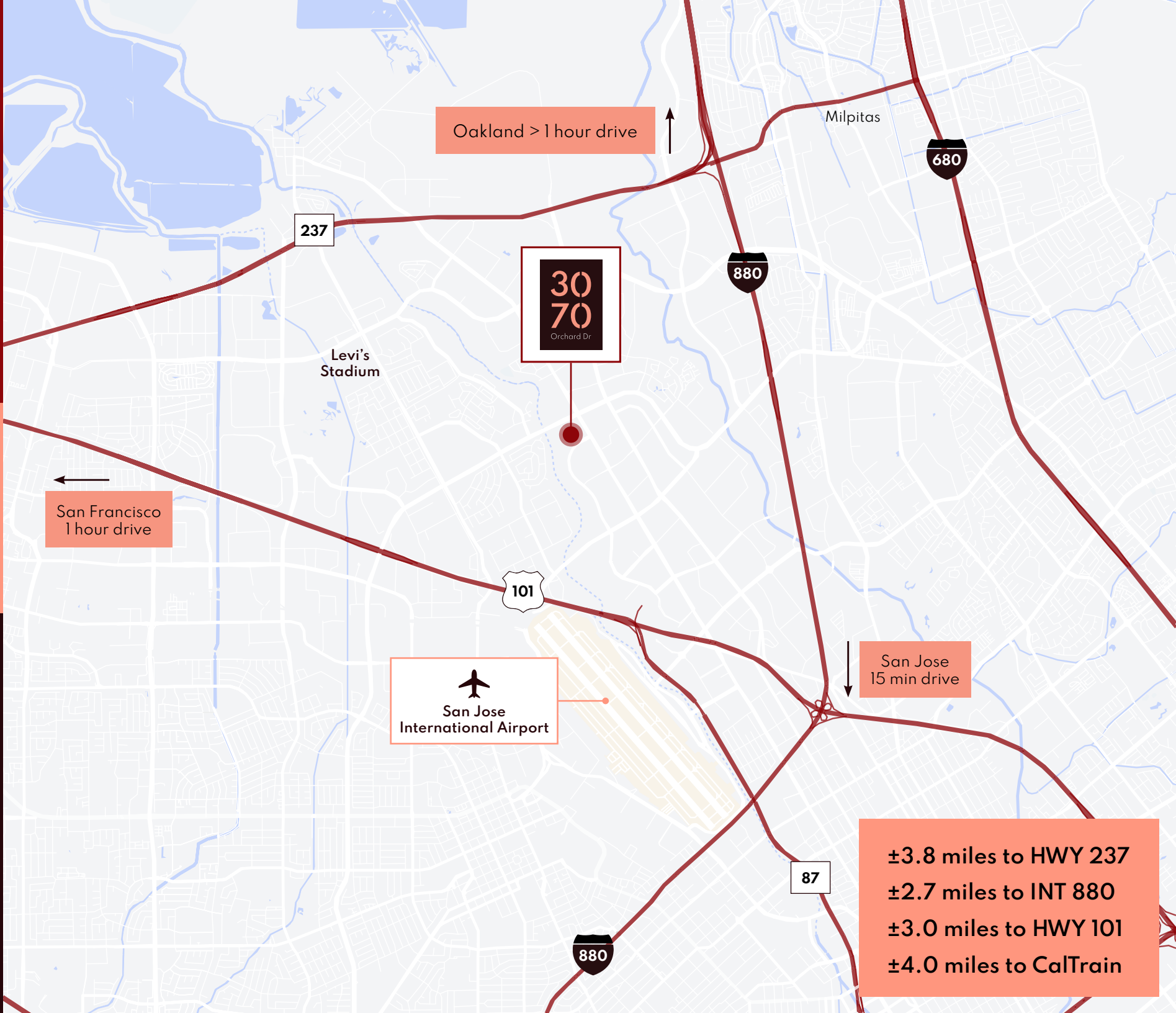
## RIVERVIEW PARK

- Riverview Park
- Bocce Ball Courts
- Tennis Courts
- Basketball Courts
- Starbucks
- Pokeworks
- Blast & Brew
- Inchin's Bamboo Garden
- A2B Indian Restaurant

## RIVER OAKS PARK

- River Oaks Park
- Tennis Courts
- Basketball Court
- Fitness Center
- Gamewerks
- Curry Up Now
- Laksana Thai Cuisine
- Starbucks
- Tandoori Pizza
- Mortar & Pestle Bar
- Riverview Fitness Center
- CorePower Yoga

# AREA MAP



Oakland > 1 hour drive

30  
70  
Orchard Dr

San Francisco  
1 hour drive

San Jose  
International Airport

San Jose  
15 min drive

±3.8 miles to HWY 237  
±2.7 miles to INT 880  
±3.0 miles to HWY 101  
±4.0 miles to CalTrain



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