



OFFICE/MEDICAL CONDOMINIUMS FOR SALE

Unique 'Class A' Owner/ User Opportunities

PARK PLAZA | 4683 CHABOT DR | PLEASANTON, CA



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Mathews**

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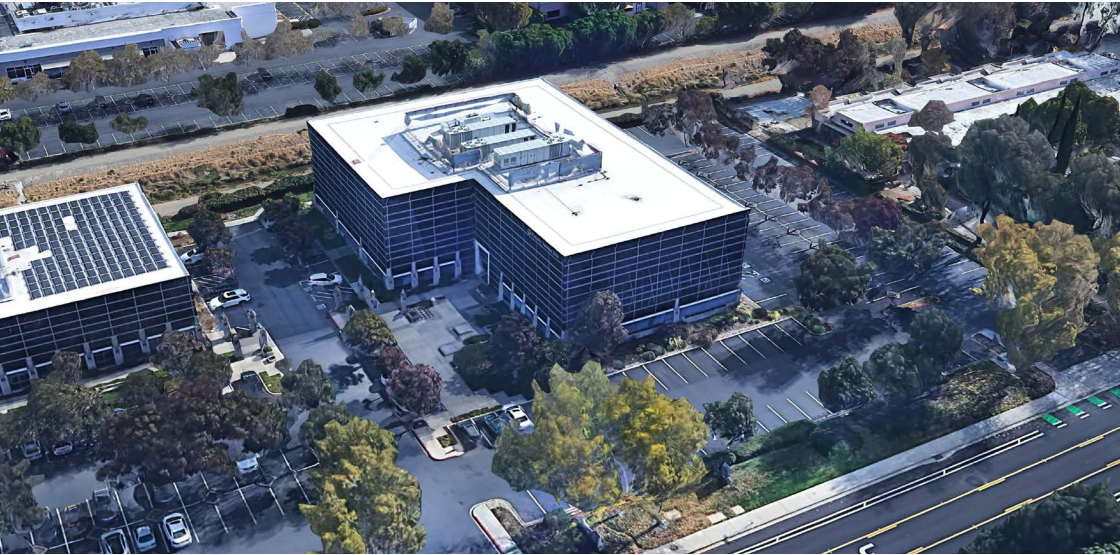
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FOR SALE

Park Plaza

4683 CHABOT DRIVE | PLEASANTON, CA



THE OFFERING

This three-story Class A, headquarters building provides the discerning office/medical user the opportunity for ownership and occupancy of this quality asset located in the Hacienda Business Park.

* Medical user subject to owners' association approval

CLOSE OF ESCROW DISCLAIMER

At this time the final Condominium Map has not been activated. Seller will finalize the condominium map and activate it upon agreeing to terms with a "critical mass" of Buyers with estimated multiple units closing escrow in the first quarter 2025 or sooner if enough Buyers are assembled. Users wanting to occupy in advance of the Close of Escrow will be offered very favorable Lease Terms with an Option to Purchase with Fixed Pricing and a close date to-be-determined upon achievement of a "critical mass" of Buyers to Close Escrow simultaneously on multiple units.

THE DETAILS

SQUARE FEET ±51,594

PARKING RATIO 4/1,000

YEAR BUILT 1985 (renovated in 2016)

CONSTRUCTION TYPE Steel Frame

PRICING \$450 - \$500 PSF

PLEASE CALL to tour and for further details on this unique opportunity

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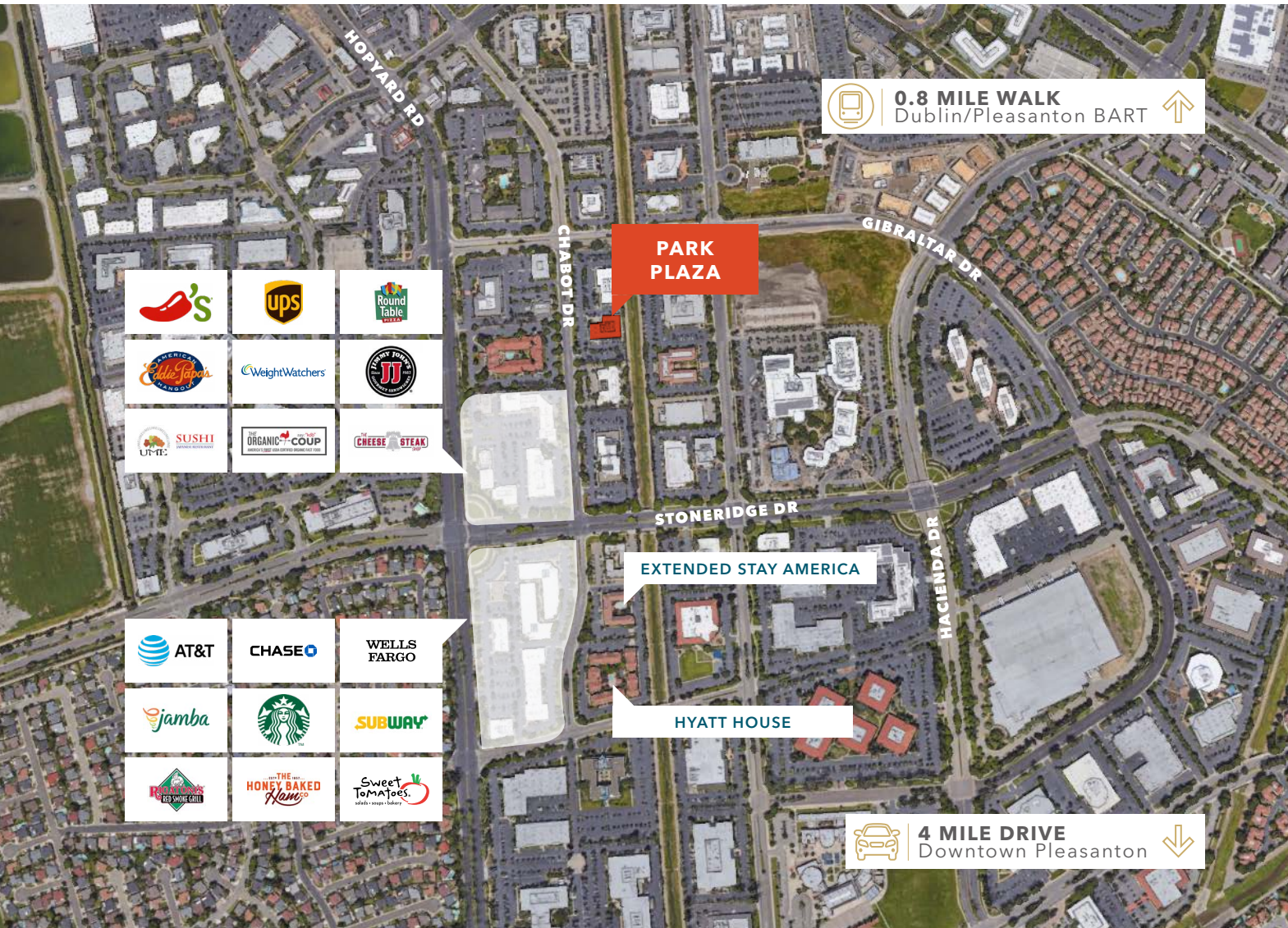
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LOCATION HIGHLIGHTS

The property is in the heart of the Hacienda Business Park and just a short two block walk to BART. Easy I-580 Access at Hopyard Road and I-680 Access at Stoneridge Drive. Retail (Gateway Square Shopping Center)/ Restaurants/Hotels across the street.



SUPERIOR ACCESS TO I-680 & I-580



WALKING DISTANCE TO BART & 24-HOUR FITNESS



RETAIL AND HOTEL AMENITIES WITHIN WALKING DISTANCE

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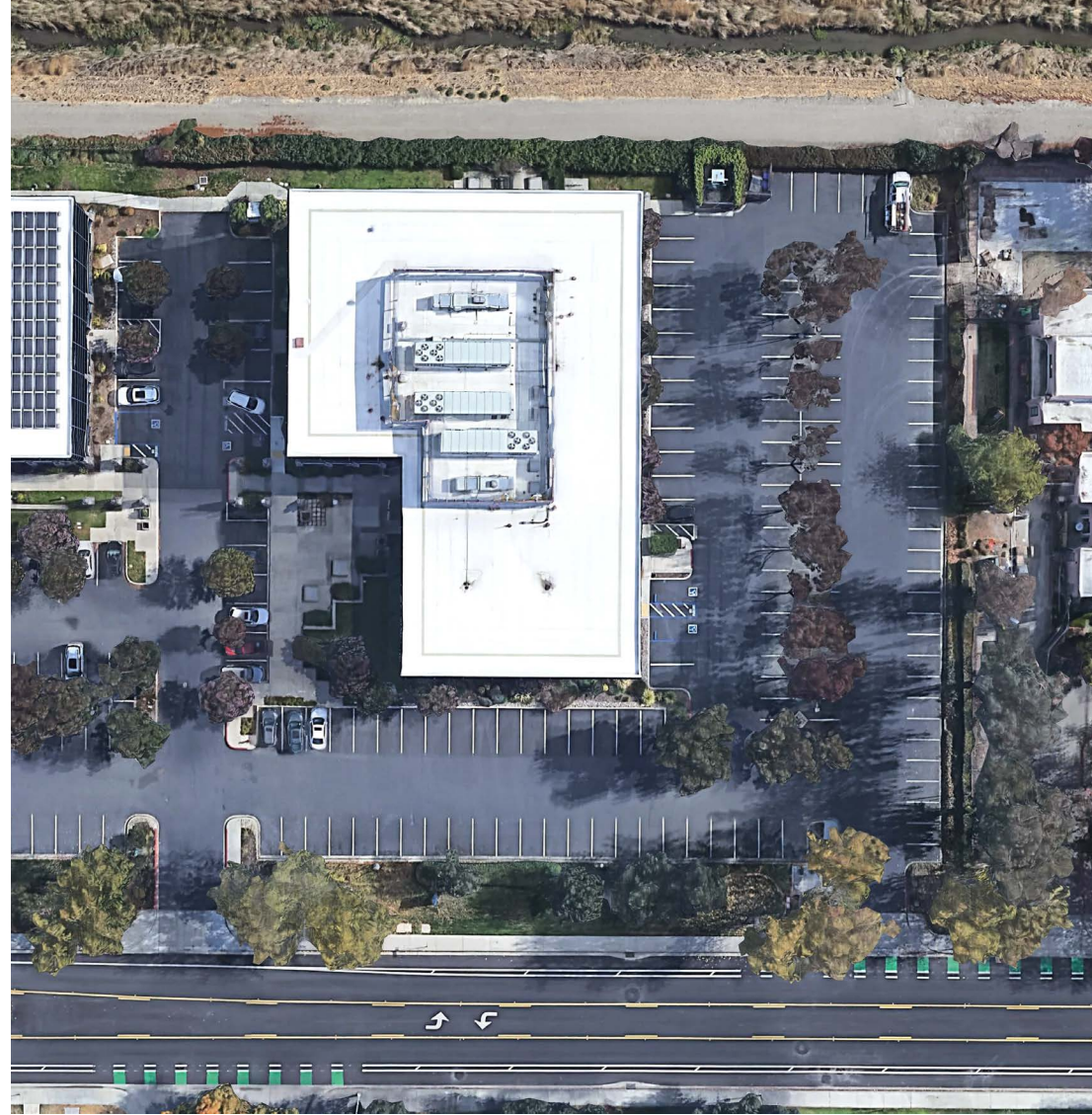
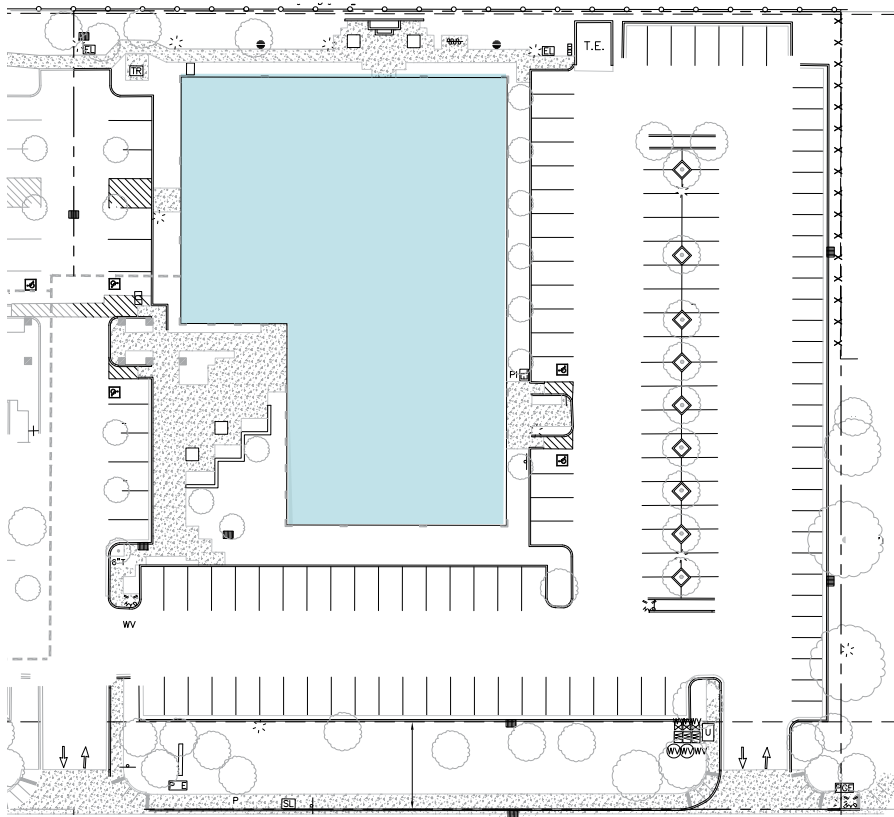


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Site Plan



*SITE PLAN NOT TO SCALE

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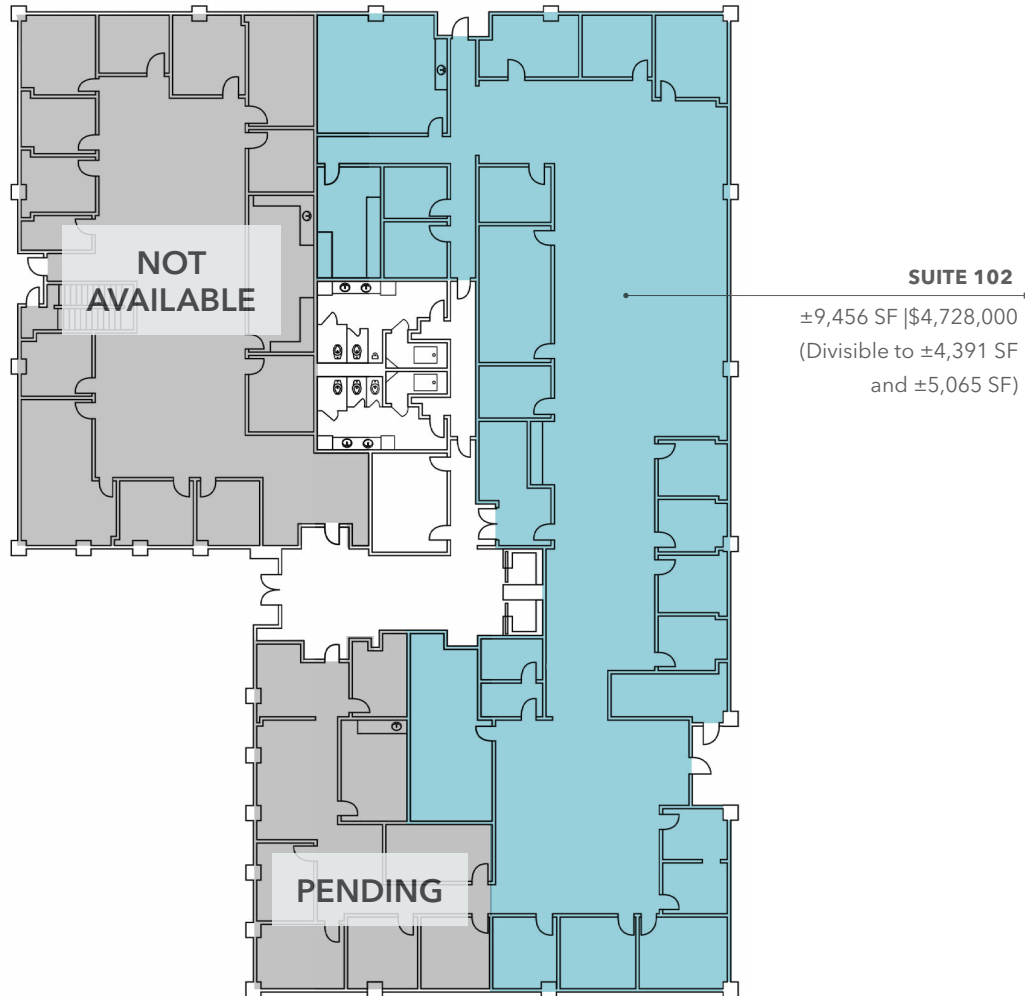


FOR SALE

Park Plaza

4683 CHABOT DRIVE | PLEASANTON, CA

Floor Plan | First Floor



±9,456 RSF

MAXIMUM CONTIGUOUS SF

*SITE PLAN NOT TO SCALE

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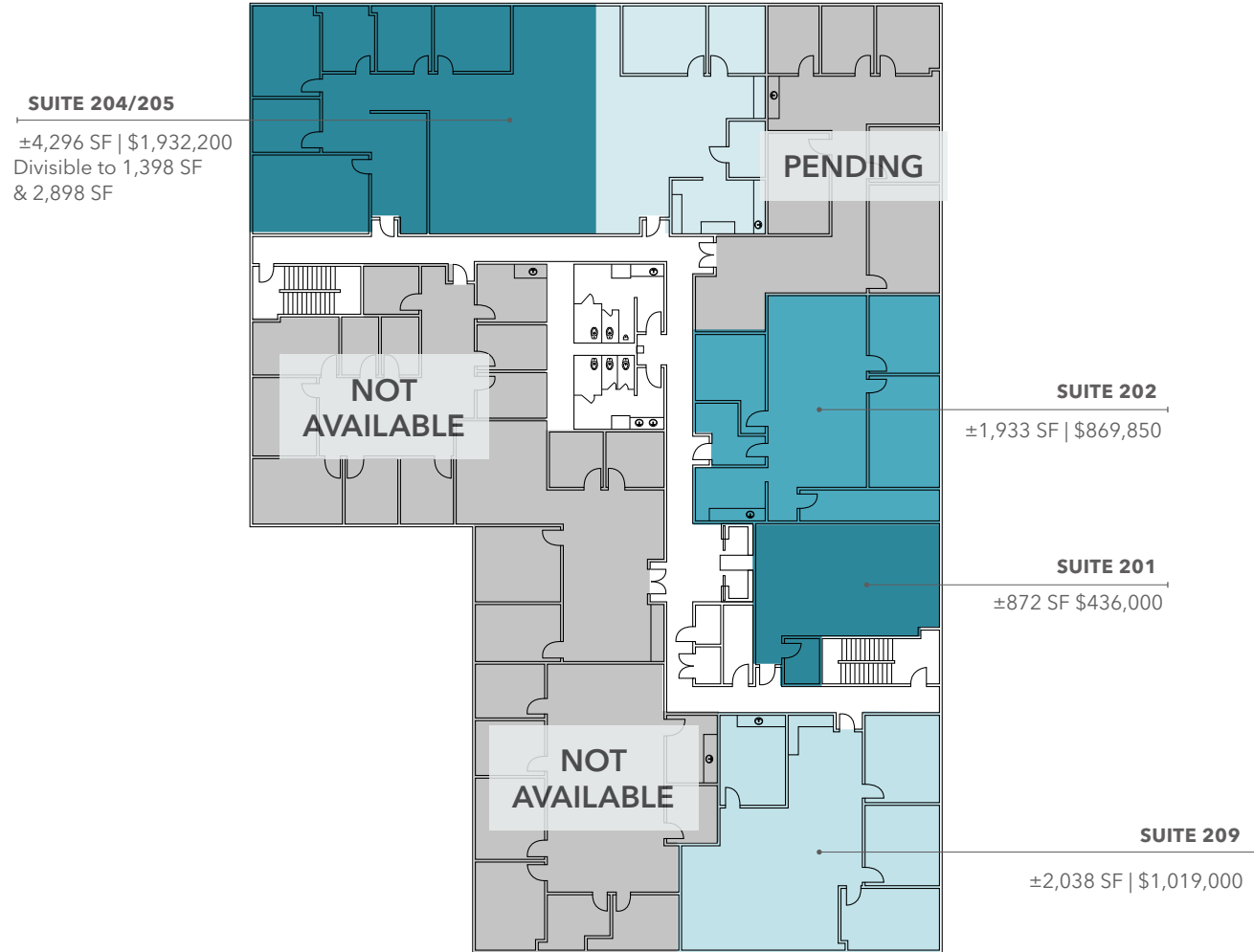
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FOR SALE

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Floor Plan | Second Floor



8,927 RSF

MAXIMUM CONTIGUOUS SF

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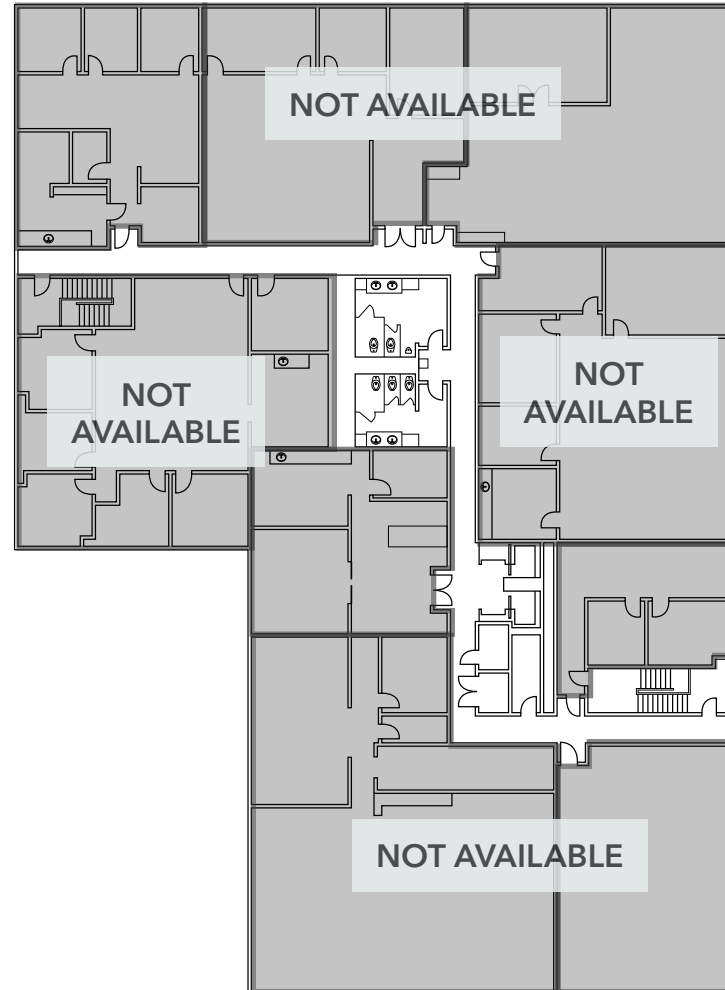


FOR SALE

Park Plaza

4683 CHABOT DRIVE | PLEASANTON, CA

Floor Plan | Third Floor



**NOTHING
AVAILABLE**

MAXIMUM CONTIGUOUS SF

*SITE PLAN NOT TO SCALE

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