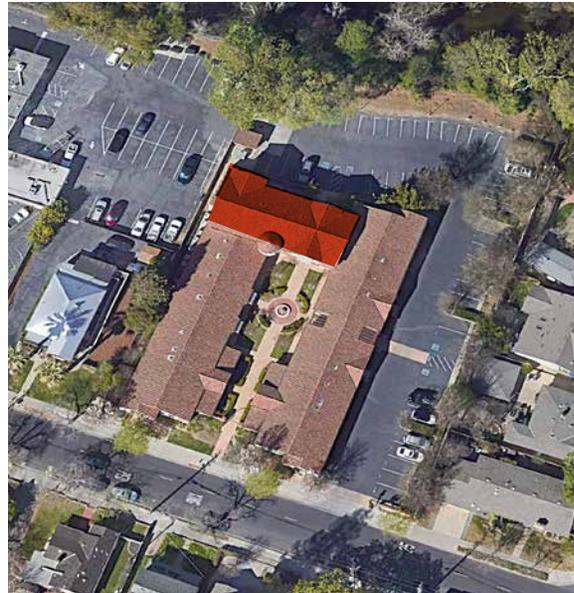


FOR SALE

# 315 - 317 RAY STREET

*Beautiful ±3,001 SF Office Condo Available  
For Sale in Pleasanton, CA*

PRICED BELOW ALL RECENT COMPS - \$1,688,000 (\$562/PSF)



## PROPERTY OVERVIEW

Beautiful ±3,001 SF office condo

Premium buildout with 12 foot ceilings & operable windows

Walk to shops, restaurants, and other amenities

Newer construction with ample on site parking

One block off of Main Street with easy access to I-680 & I-580

*\$1.688M*

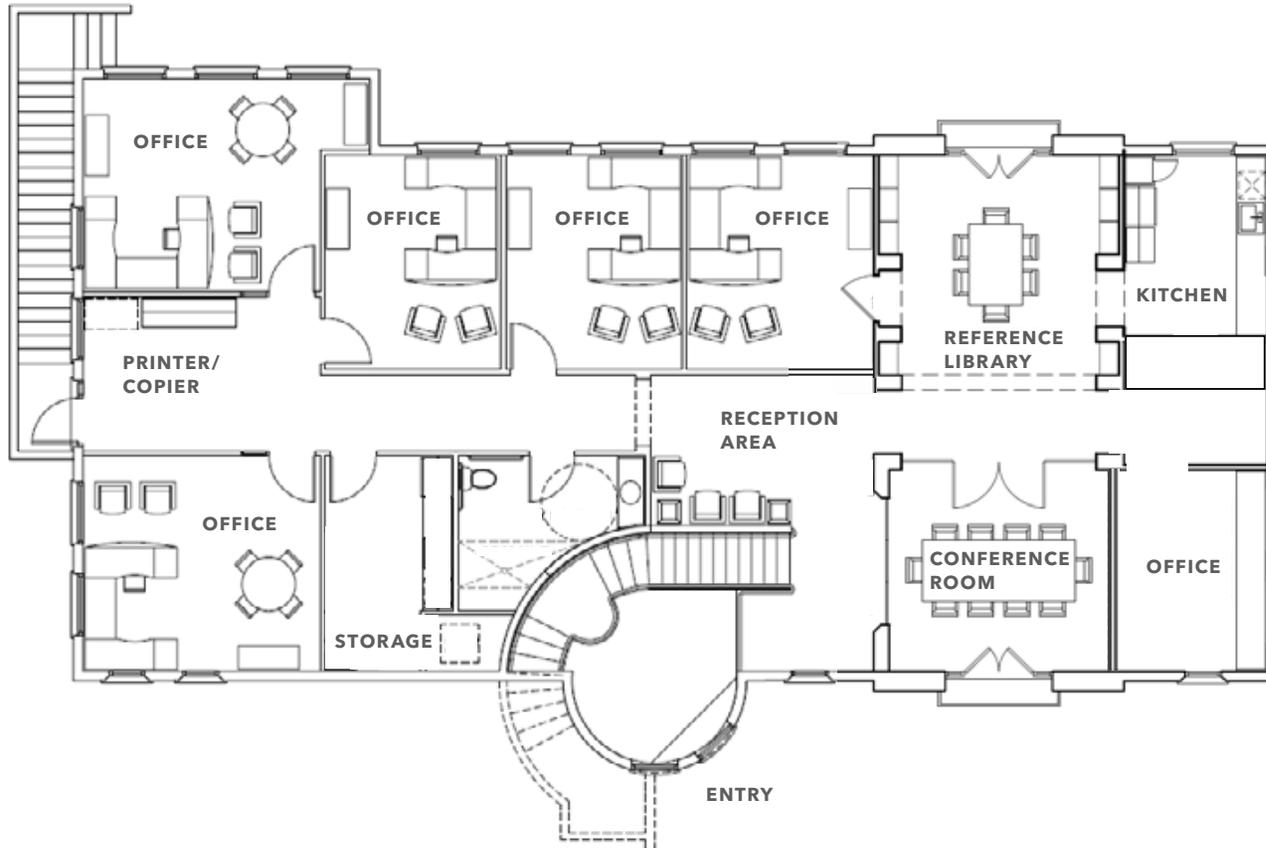
ASKING PRICE  
(\$562/PSF)

*CALL*

BROKERS FOR  
MORE INFORMATION



# FLOOR PLAN



*±3,001 SF*

AVAILABLE

*NOW*

AVAILABLE

- 6 private offices
- 1 conference room
- Kitchen/break room
- Private restroom
- Storage

315 - 317 RAY STREET

10 MINS

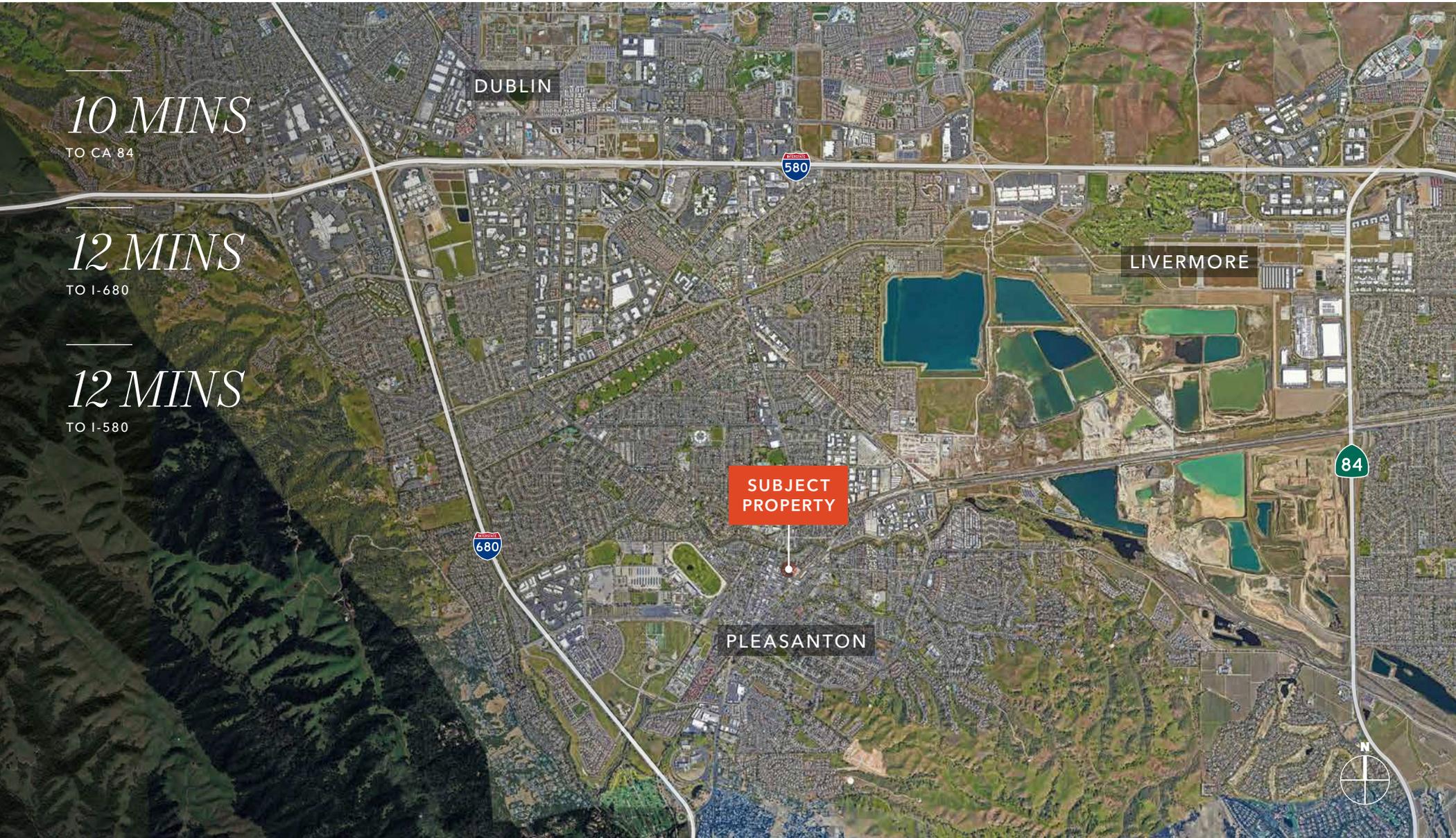
TO CA 84

12 MINS

TO I-680

12 MINS

TO I-580

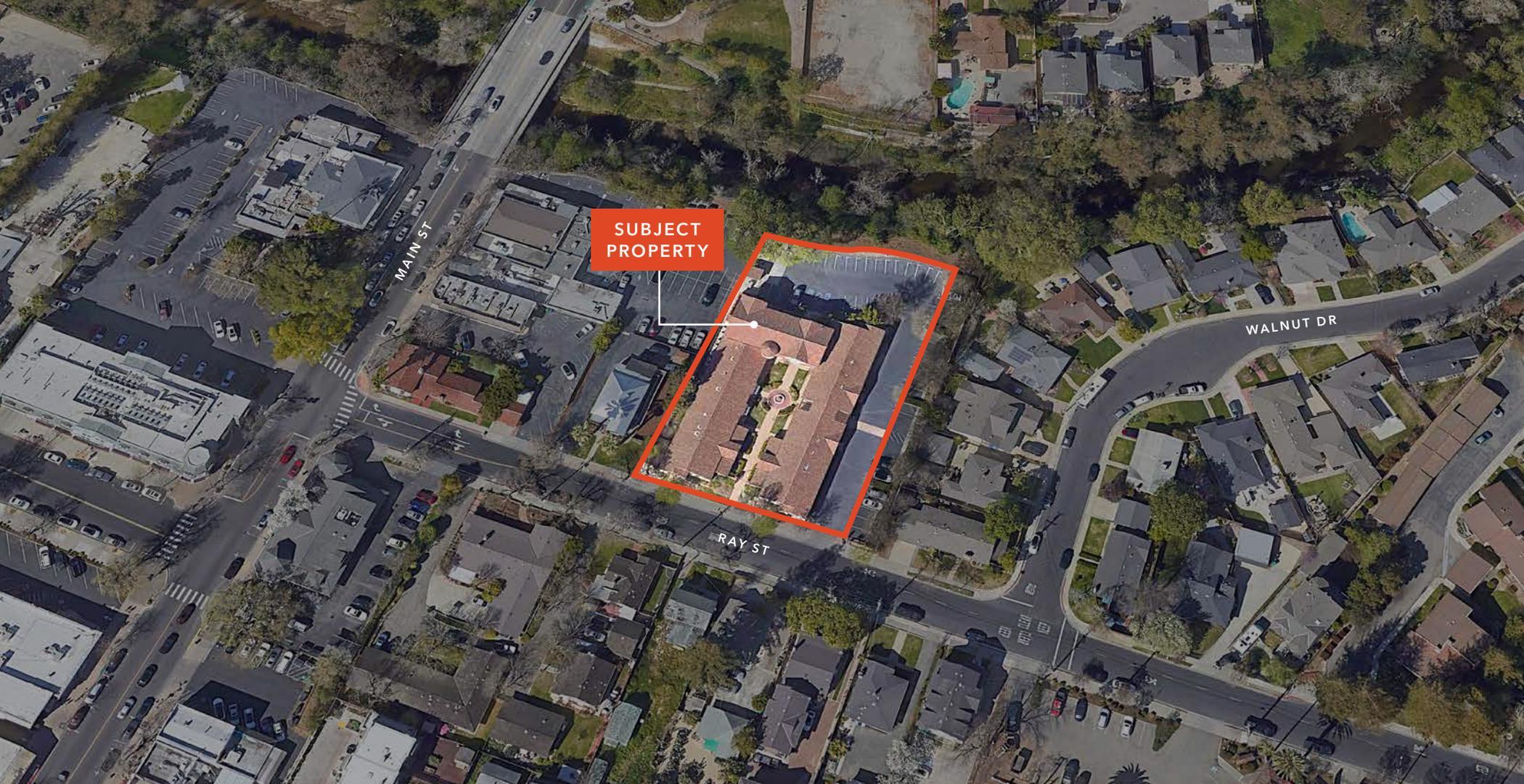


315 - 317 RAY STREET



### SALES COMPARABLES

ADDRESS	TOTAL SF	SALES PRICE (TOTAL)	SALES PRICE (PSF)
<b>315-317 Ray St, Pleasanton CA</b>	<b>±3,001</b>	<b>\$1,688,000</b>	<b>\$562</b>
325 Ray St, Pleasanton CA	±2,400	\$1,625,000	\$677
319 Ray St, Pleasanton CA	±1,296	\$882,000	\$681
311 Ray St, Pleasanton CA	±1,949	\$1,462,500	\$750
309 Ray St, Pleasanton CA	±1,131	\$770,000	\$681



SUBJECT  
PROPERTY

## 315 - 317 RAY STREET

*For more information on  
this property, please contact*

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