

FOR LEASE

LIVERMORE TECHNOLOGY PARK

LIVERMORE, CA

KIDDER.COM

km Kidder
Mathews

LIVERMORE TECHNOLOGY PARK

The Vineyard encompasses four buildings totaling ±236,340 SF of R&D/Office space situated in the Tri-Valley

New interior LED overhead lights

Flexible suite layouts

Potential grade level loading

Convenient access to Interstate highways I-580 and I-680

Conveniently located near BART, downtown Livermore, and various retail amenities

Located in the most populous city within the Tri-Valley

Abundant surface parking

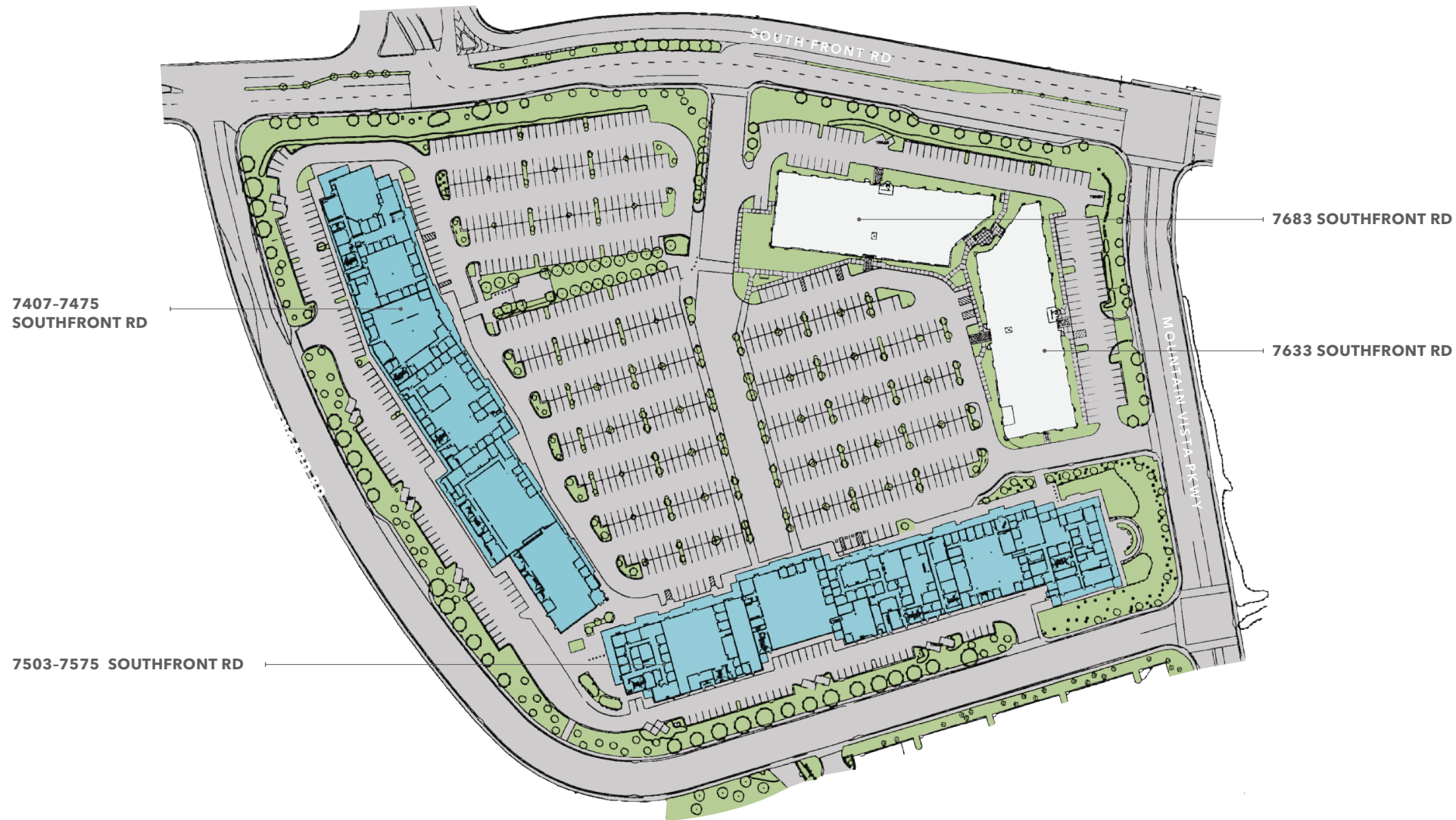
On-site property management and tenant courtyard space

10 MIN
DRIVE TO
DOWNTOWN LIVERMORE

30 MIN
DRIVE TO OAKLAND
INT'L AIRPORT



SITE PLAN



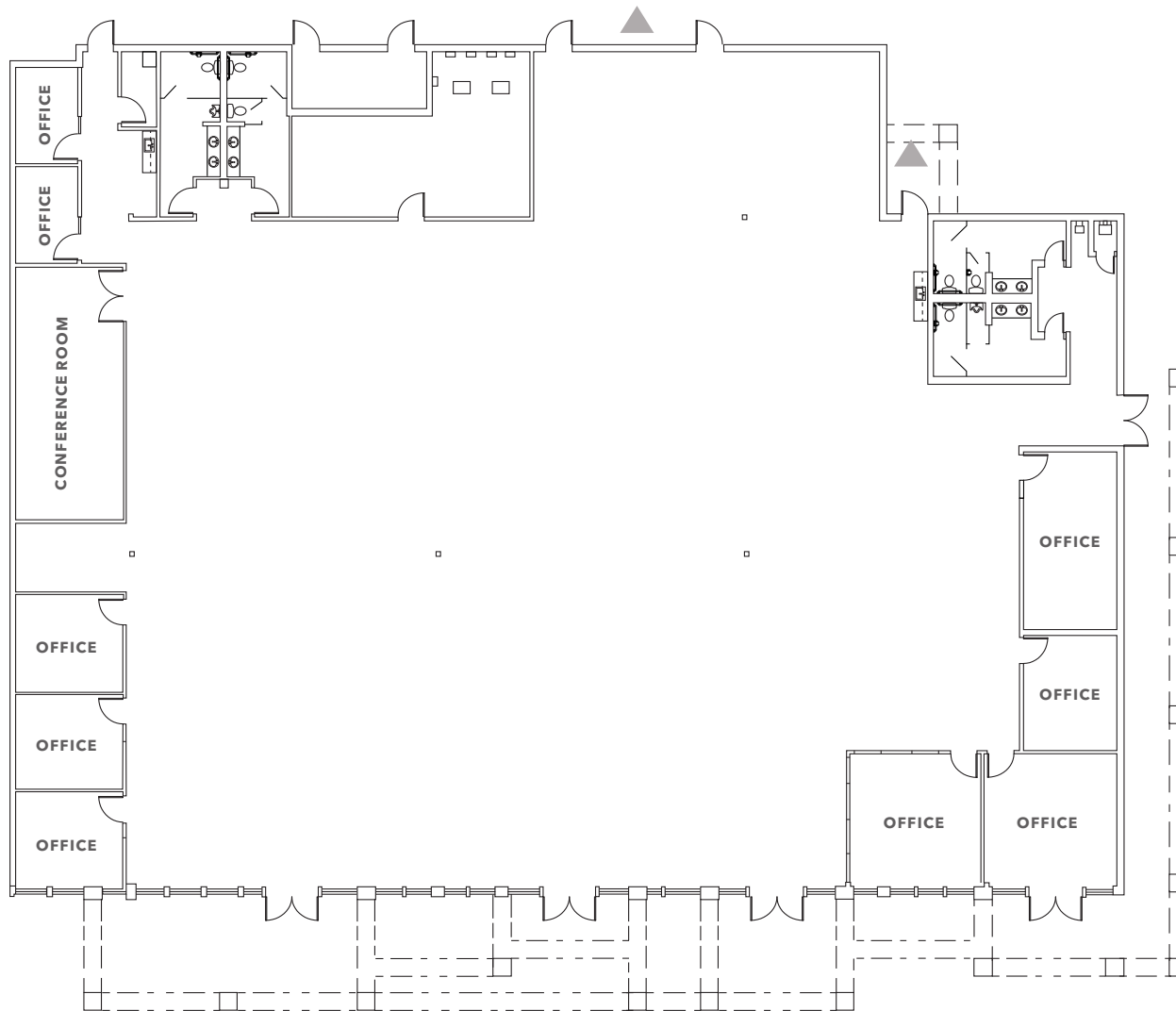
SUITE AVAILABILITY

Address	Suite	Phase	Size	Notes
7503 SOUTHFRONT RD *		Phase I	±40,000 SF	Divisible to ±16,331 SF, R&D or office use with grade level roll-up door
7535 SOUTHFRONT RD *		Phase I	±17,134 SF	R&D/Office and/or lab uses possible with grade level roll-up door
7530 SOUTHFRONT RD *		Phase I	±16,331 SF	R&D/Office and/or lab uses possible with grade level roll-up door
7683 SOUTHFRONT RD	200	Phase I	±13,881 SF	Lab/R&D/Office existing build-out, ground floor shipping/receiving area
7633 SOUTHFRONT RD	120	Phase II	±13,049 SF	Double door first floor lobby entrance with perimeter offices (divisible)
7683 SOUTHFRONT RD	150	Phase II	±2,200 SF	Flexible layout for lab or office use
7683 SOUTHFRONT RD	160	Phase II	±2,881 SF	Flexible layout for lab or office use
7683 SOUTHFRONT RD	170	Phase II	±2,307 SF	Flexible layout for lab or office use

* Lab/Warehouse and roll-up door installation is subject to city of Livermore and landlord final approval.



7503 SOUTHFRONT RD



±40,000 SF

TOTAL AREA

±16,331 SF

DIVISIBLE TO UNIT SIZE

▲ Potential grade level loading

Divisible to ±4,773 SF

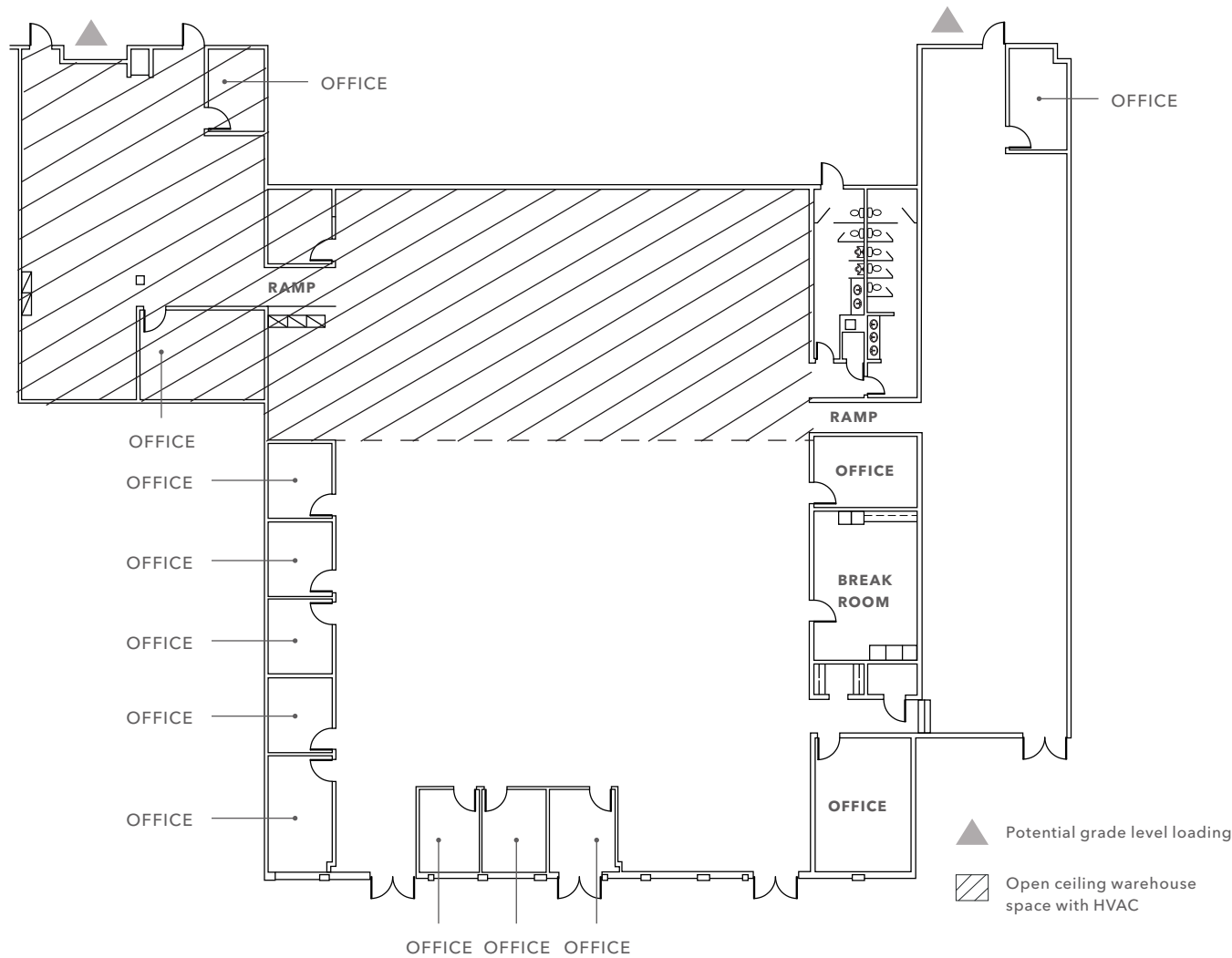
Lab/warehouse and
roll-up door installation
subject to City of
Livermore approval

FLOOR PLAN NOT TO SCALE

7535 SOUTHFRONT RD

±17,134 SF

UNIT SIZE



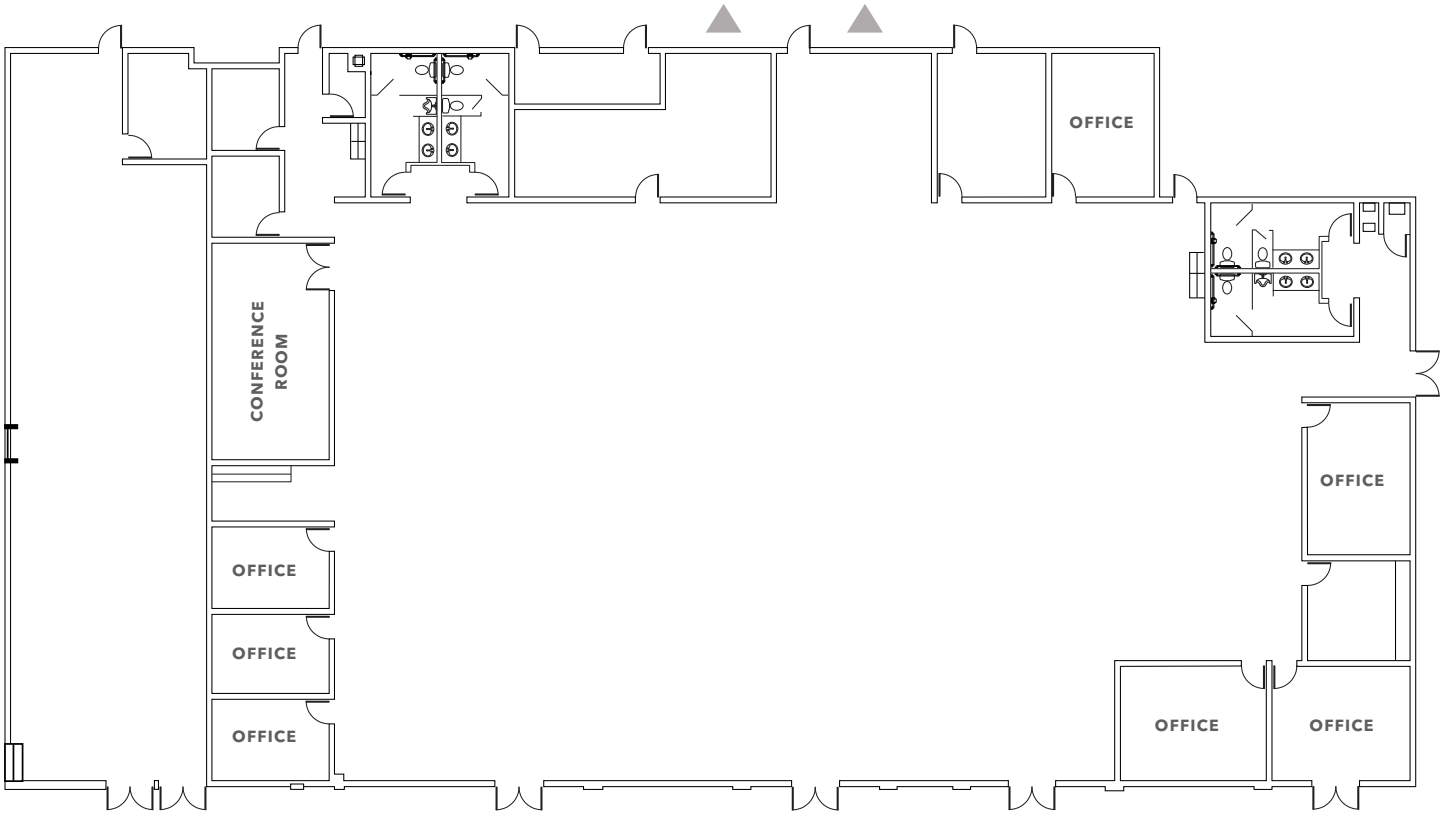
FLOOR PLAN NOT TO SCALE

7530 SOUTHFRONT RD

±16,331 SF

UNIT SIZE

▲ Potential grade level loading

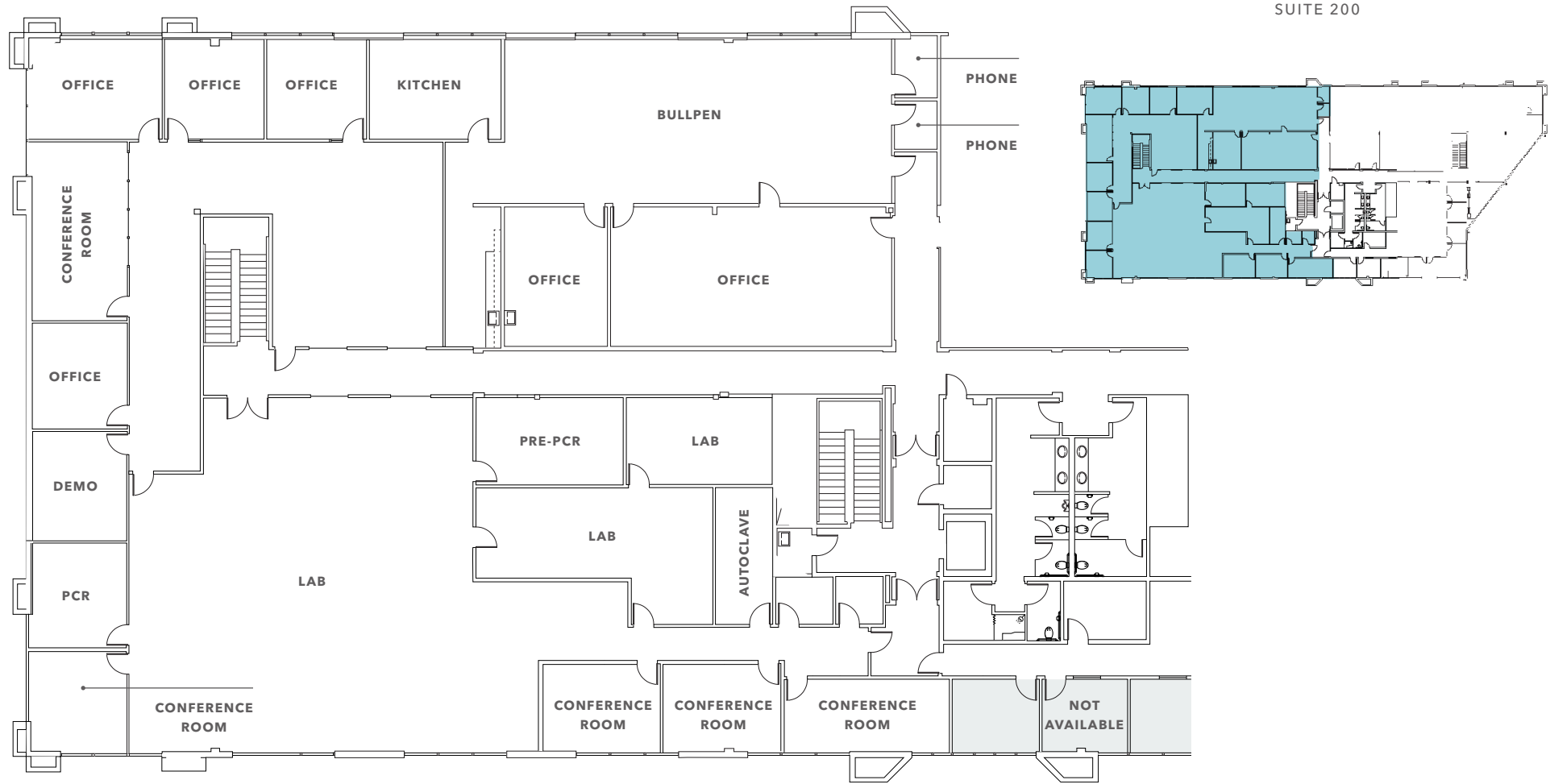


FLOOR PLAN NOT TO SCALE

7683 SOUTHFRONT RD

±13,881 SF

SUITE 200



FLOOR PLAN NOT TO SCALE

7633 SOUTHFRONT RD

Hypothetical Furniture Layout

±13,049 SF

SUITE 120

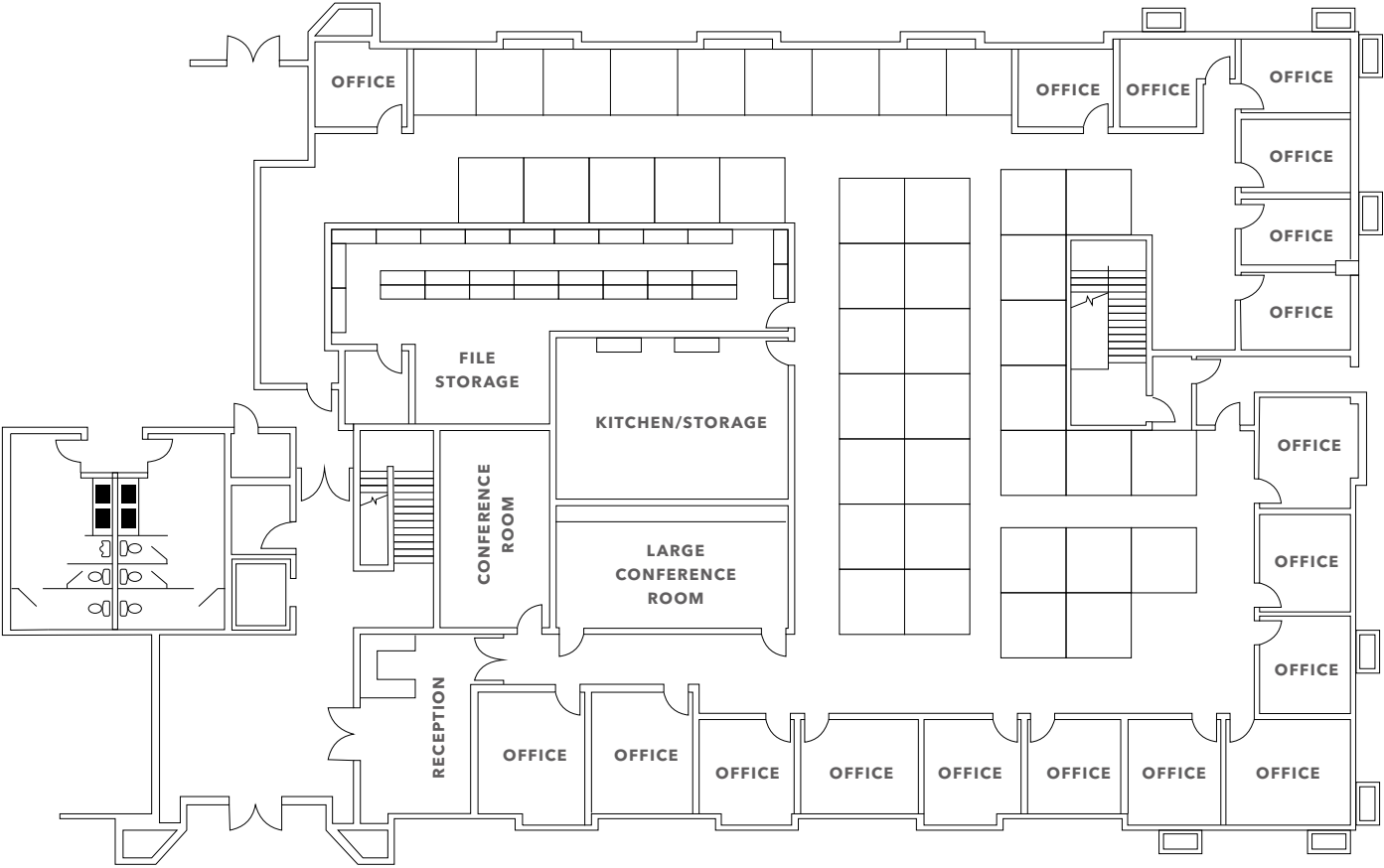
18

PRIVATE OFFICES

41+

ROOM FOR CUBICLES

Project monument
Signage available

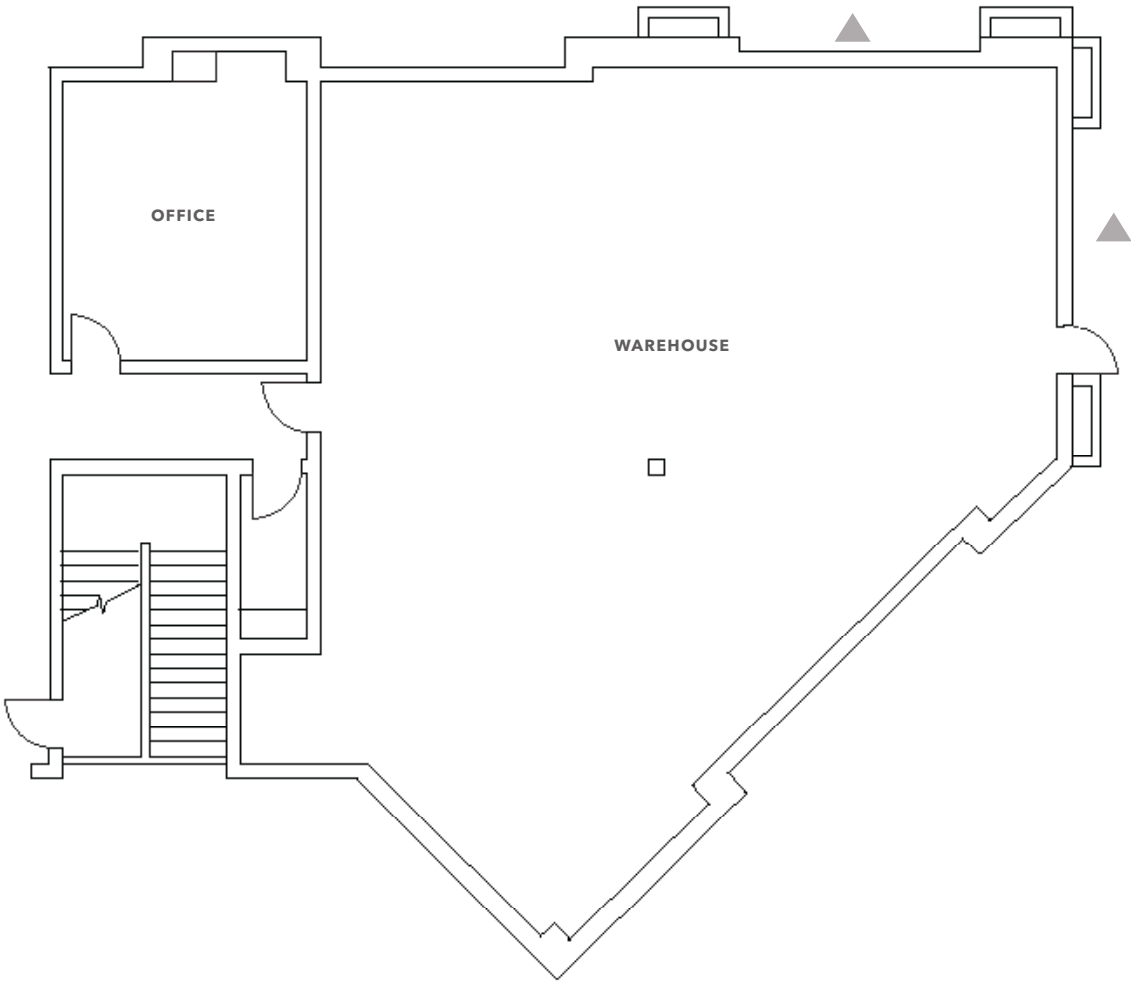


FLOOR PLAN NOT TO SCALE

7683 SOUTHFRONT RD

±2,200 SF

SUITE 150



▲ Grade level loading

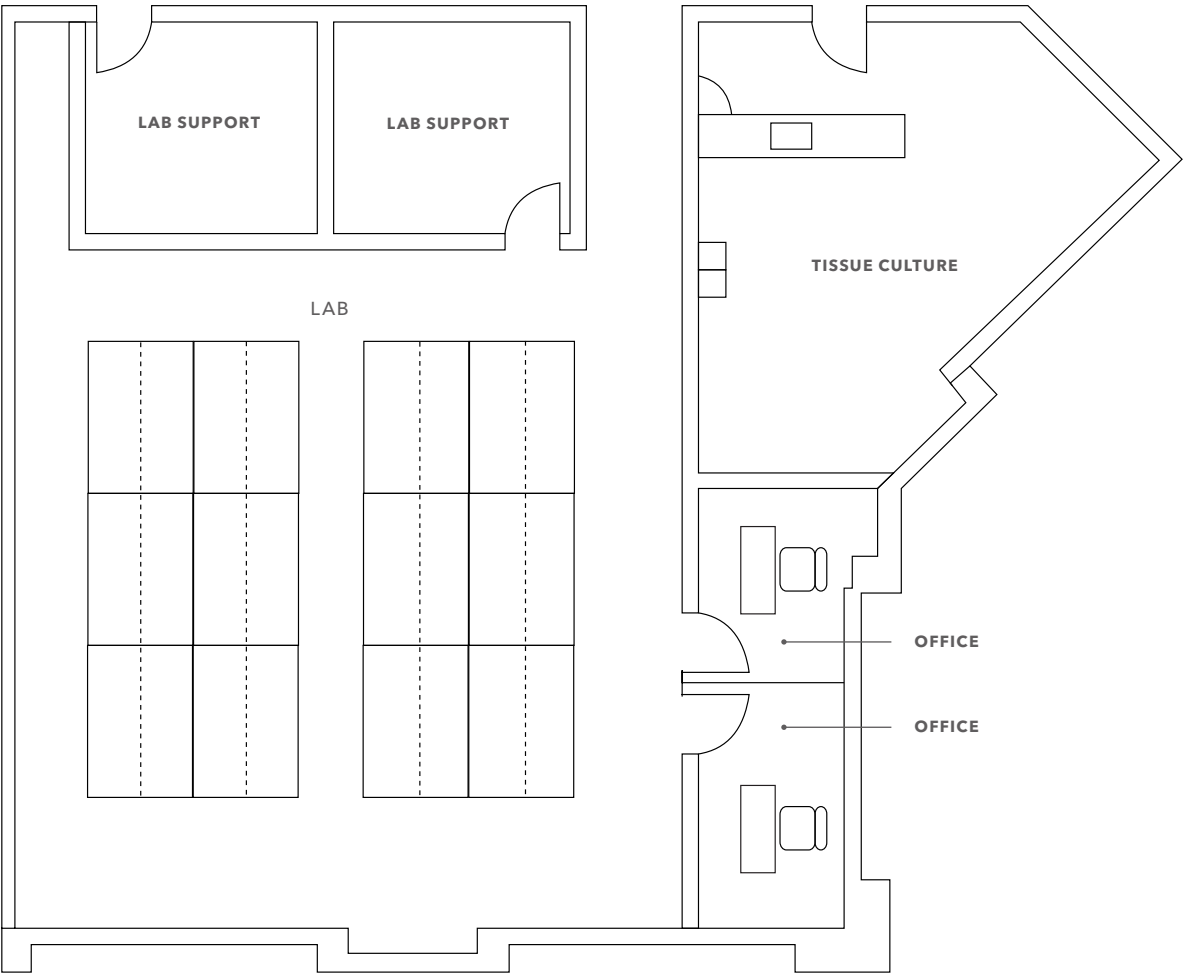
FLOOR PLAN NOT TO SCALE

7683 SOUTHFRONT RD

Lab/Administrative Office

$\pm 2,881$ SF

SUITE 160



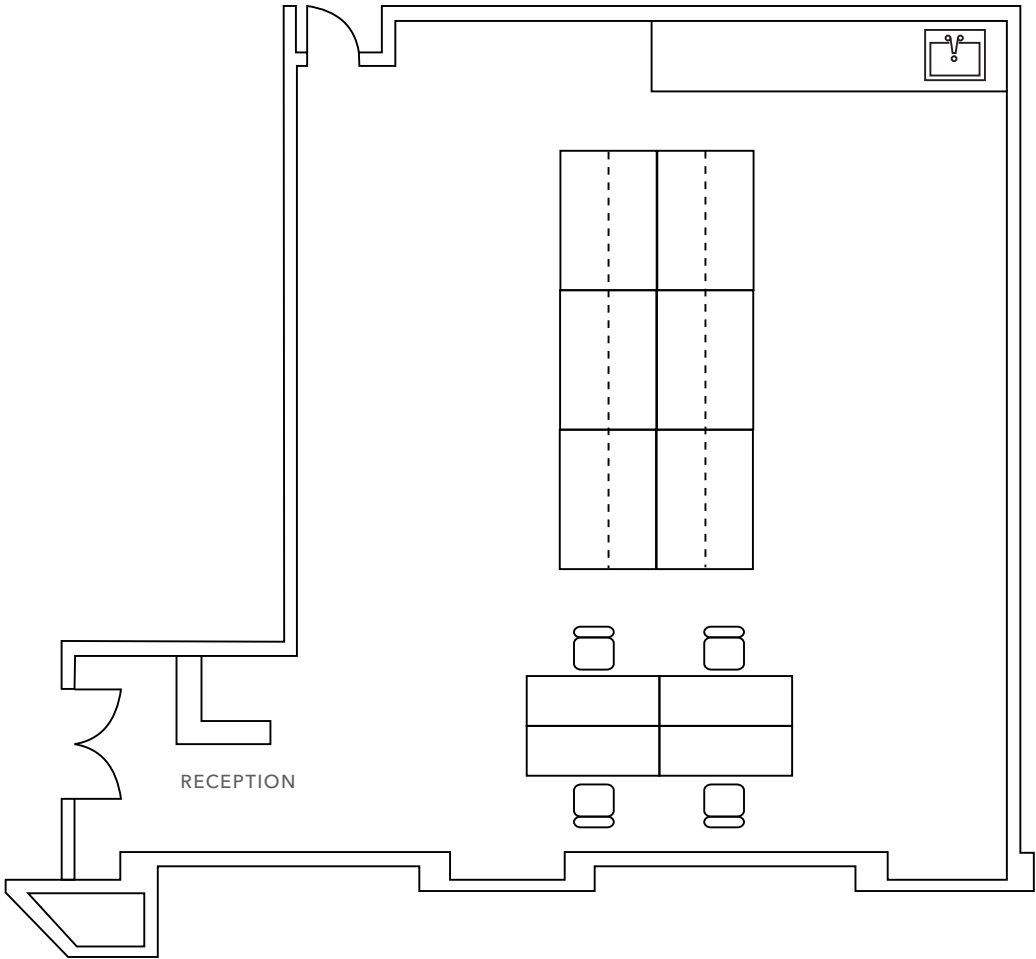
FLOOR PLAN NOT TO SCALE

7683 SOUTHFRONT RD

Lab/Administrative Office

±2,307 SF

SUITE 170

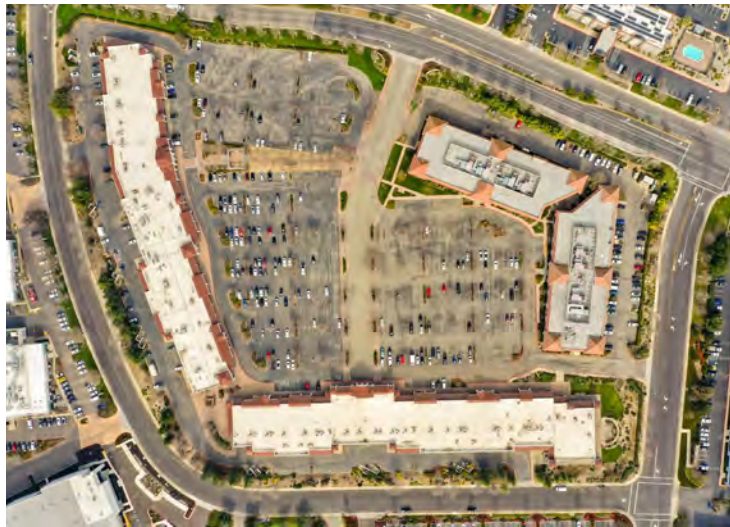


FLOOR PLAN NOT TO SCALE





LIVERMORE TECHNOLOGY PARK





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*For more information on
this property, please contact*

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