

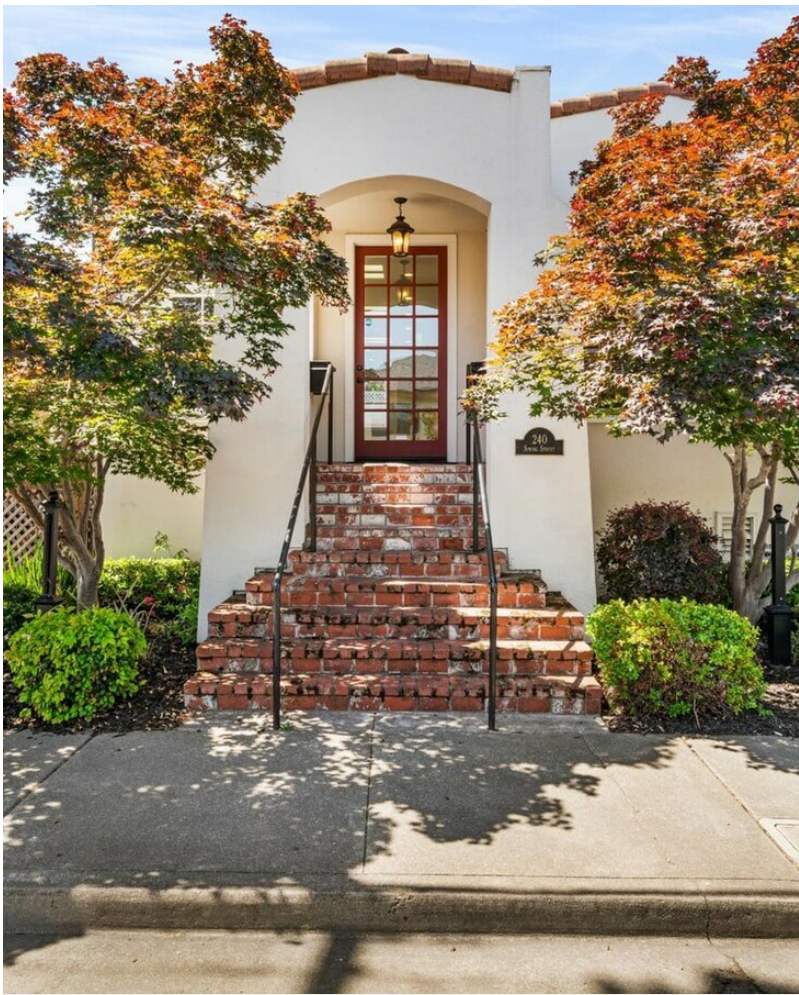


240 Spring St

240 Spring St, Pleasanton, CA 94566

Carrie Wevill

Wevill Investments
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240 Spring St

\$39.00 - \$43.20 /SF/YR

"Suites may be leased individually or together for a full-building opportunity totaling approximately 2,254 SF."Four doors down from Main StreetRare downtown Pleasanton boutique office opportunityFull-floor or full-building leasing optionsWalkable to restaurants, coffee, retail, and servicesIdeal for professional, wellness, or boutique office usersNatural light throughoutFlexible office layoutTwo...

- Two dedicated parking spaces per suite
- Full-floor or full-building leasing options
- Ideal for professional, wellness or boutique office users
- Walkable to restaurants, coffee, retail and services
- Handicap access suite on bottom floor
- Flexible office layout



Rental Rate: \$39.00 - \$43.20 /SF/YR

Property Type: Office

Building Class: C

Rentable Building Area: 2,315 SF

Year Built: 1926

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 50 (Fairly friendly)

Rental Rate Mo: \$3.60 /SF/MO



1st Floor Ste A

Space Available	1,127 SF
Rental Rate	\$43.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Rare boutique office opportunity located just four doors down from Main Street in the heart of downtown Pleasanton. Approximately 1,127 SF upper-floor professional office space available individually or together with an additional 1,127 SF downstairs suite for a full-building opportunity totaling approximately 2,254 SF. Ideal for attorneys, therapists, financial advisors, real estate professionals, designers, consultants, and boutique firms seeking a walkable downtown location with strong identity and charm. Features include: Boutique professional office environment Flexible leasing options Natural light throughout Two dedicated parking spaces per suite Additional street parking directly in front Water, trash, and alarm service included Walkable to Main Street dining, retail, coffee shops, and services Modified gross lease structure Excellent opportunity for a tenant seeking a private full-floor presence or an entire downtown Pleasanton office building.

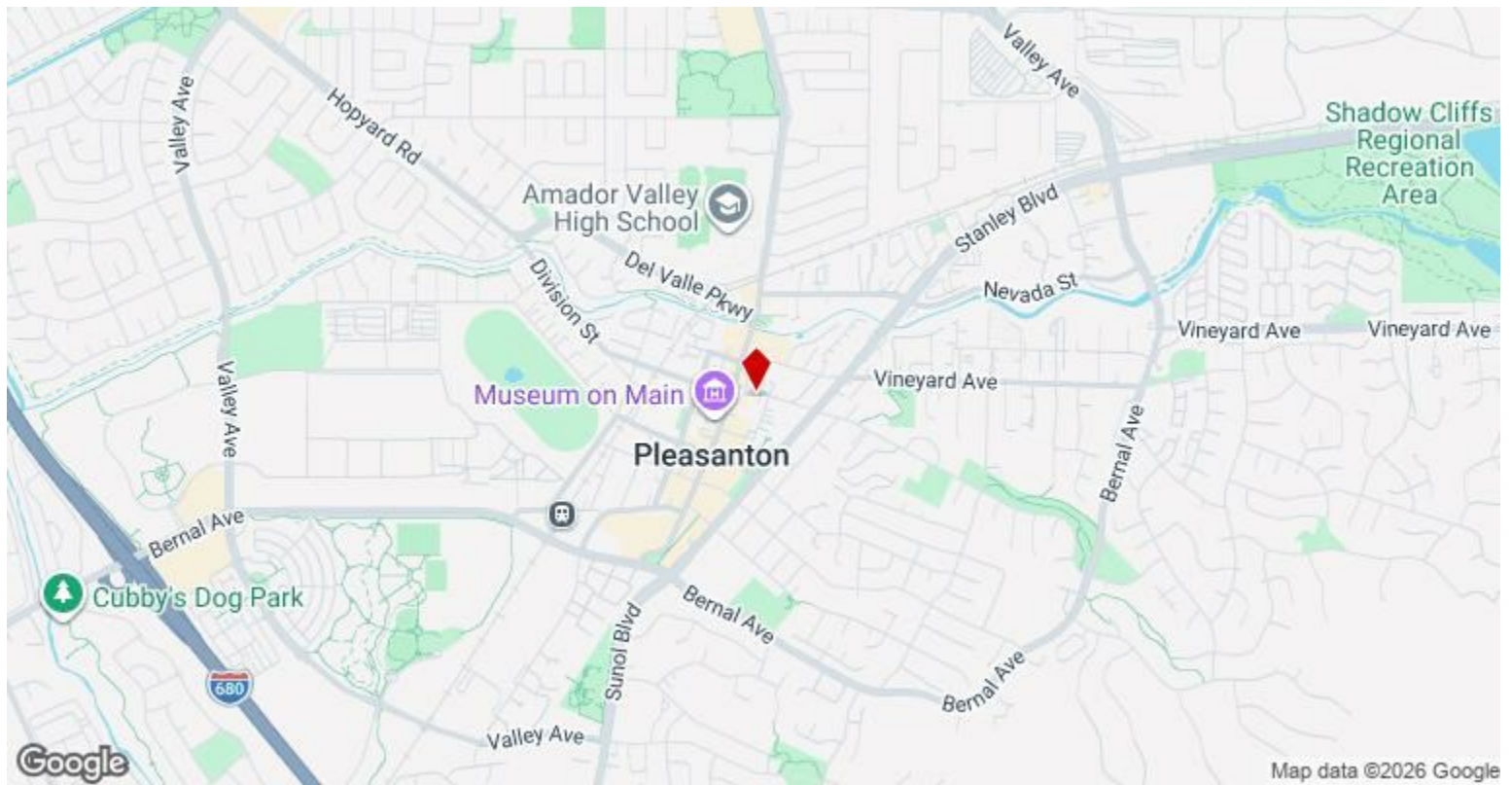
2nd Floor Ste B

Space Available	1,127 SF
Rental Rate	\$39.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Rare boutique office opportunity located just four doors down from Main Street in the heart of downtown Pleasanton. Approximately 1,127 SF upper-floor professional office space available individually or together with an additional 1,127 SF downstairs suite for a full-building opportunity totaling approximately 2,254 SF. Ideal for attorneys, therapists, financial advisors, real estate professionals, designers, consultants, and boutique firms seeking a walkable downtown location with strong identity and charm. Features include: Boutique professional office environment Flexible leasing options Natural light throughout Two dedicated parking spaces per suite Additional street parking directly in front Water, trash, and alarm service included Walkable to Main Street dining, retail, coffee shops, and services Modified gross lease structure Excellent opportunity for a tenant seeking a private full-floor presence or an entire downtown Pleasanton office building.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Access Community Health Inc	-	March 2015
Cj Model Home Maintenance Inc	-	
ENT NETWORKS	-	
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“Suites may be leased individually or together for a full-building opportunity totaling approximately 2,254 SF.”

- Four doors down from Main Street
- Rare downtown Pleasanton boutique office opportunity
- Full-floor or full-building leasing options
- Walkable to restaurants, coffee, retail, and services
- Ideal for professional, wellness, or boutique office users
- Natural light throughout
- Flexible office layout
- Two dedicated parking spaces per suite
- Additional street parking directly in front
- Water, trash, and alarm included
- Modified gross lease structure
- Strong identity opportunity for boutique firms
- Private upstairs and downstairs suite options
- Prime downtown Pleasanton location

Property Photos



07-240 Spring St-6