

30
03
OAK

3003Oak.com

WHERE UNMATCHED QUALITY AND ACCESS MEET



BUILDING FEATURES



LOBBY AND SEATING AREA

TOUR THE LOBBY

LEED GOLD CERTIFIED
BUILDING TOP SIGNAGE AVAILABLE
UNMATCHED VIEWS
EFFICIENT FLOOR PLATES
PLENTIFUL AMENITIES
CONVENIENT TRANSPORTATION ACCESS



YOUR BUILDING

- 100% back-up power (3 days) for office building, including HVAC
- A newly-installed, state-of-the art Needlepoint Bipolar Ionization Air Purification System enhances the existing HVAC equipment by inhibiting airborne contaminants and pathogens providing improved indoor air quality
- Building top, monument and parapet signage available
- Ample on-site parking 2.7/1,000 with EV car-charging stations
- Bicycle storage lockers
- On-site security
- Outdoor seating areas

FOR LEASING INFORMATION



Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

Kevin Mechelke
+ 1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



Roger Fields
+ 1 650 327 2014
License #: 00993646

LOCATION HIGHLIGHTS



CONTRA COSTA CENTRE TRANSIT VILLAGE

YOUR COMMUTE

DRIVE - Ample on-site parking 2.7/1,000 with EV car-charging stations

BART - Directly across from the Pleasant Hill BART station

BIKE - Bicycle storage lockers available

CARPPOOL - Participates in Contra Costa Centre vanpool, carpool and free shuttle services

EV CHARGING STATIONS - 4 available on site

YOUR NEIGHBORHOOD

- Across from Pleasant Hill BART station and Contra Costa Centre Transit Village
- Near restaurants, coffee, hotels, health clubs, offices, housing, major retailers
- Close to I-680 interchange
- Friday night food and beer trucks
- Access to Iron Horse Trail



WALK TO BART

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+1 925 944 2152
robert.vance@jll.com
License # 00971934

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+ 1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



Roger Fields
+ 1 650 327 2014
License #: 00993646



ACCESS TO TRANSPORTATION, HIGHWAY
AND GREAT WALKABLE AMENITIES



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+1 925 944 2152
robert.vance@jll.com
License # 00971934

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+1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



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+1 650 327 2014
License #: 00993646

Creative and Professional Options Ranging From ±2,739 — ±54,196 RSF

Available Space

SUITE/FLOOR	RSF	AVAILABLE	FEATURES
107	3,444	Now	Prime retail or medical office Eyebrow Signage on Oak Road
120	2,759	Now	Creative office with high ceilings and extended glass line. Prime medical office
225	2,739	Now	Open floor plan
250	16,741	Now	Perimeter privates, several conference rooms, 3 sides of glass. Open cube setting in the middle
350	19,421	Now	Perimeter privates, several conference rooms, 3 sides of glass. Open cube areas
400	13,957	1/1/26	Perimeter privates, several conference rooms, 3 sides of glass. Direct elevator access
410	3,711	Now	Customizable office improvements with views
600	27,819	Now	Mix of perimeter offices, open area, training room, reception and kitchen
700	26,377	Now	Mix of perimeter offices, open area and large kitchen

* Covered retail parking in rear and on street. Medical uses approved on ground floor.

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Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

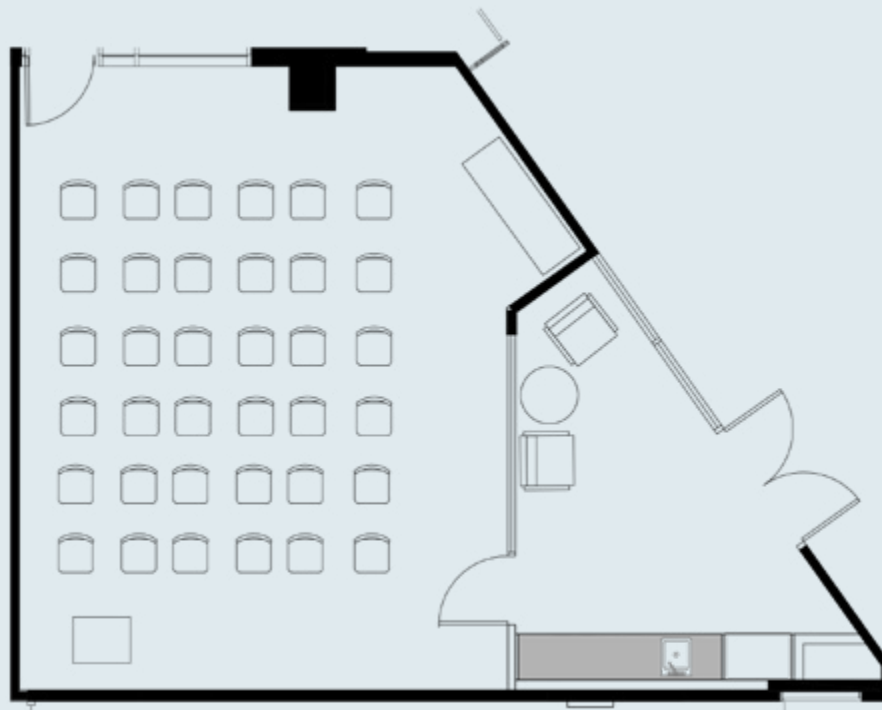
Kevin Mechelke
+ 1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



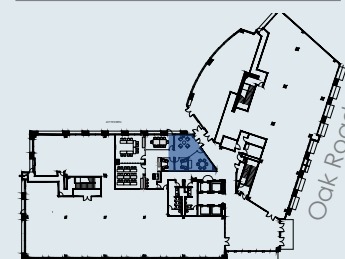
Roger Fields
+ 1 650 327 2014
License #: 00993646

BRAND NEW COMMON CONFERENCE CENTER LOCATED ON THE GROUND FLOOR

Conference Center



Site Plan



Wayne Drive

FOR LEASING INFORMATION



Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

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+1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



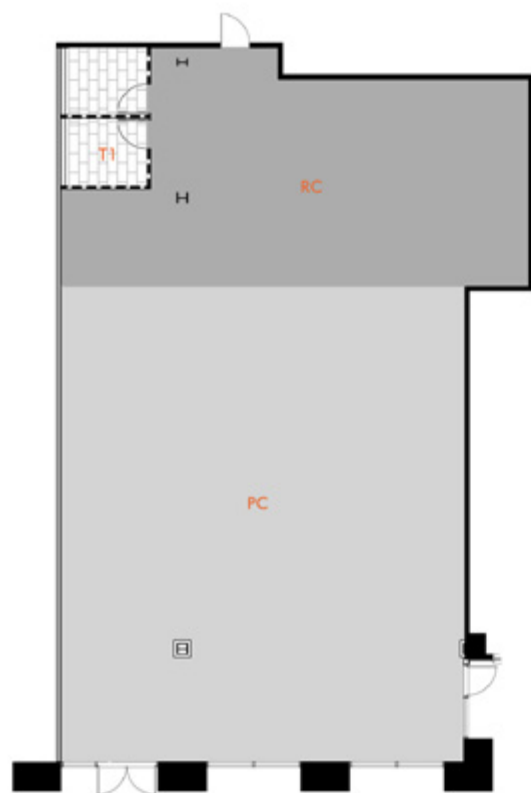
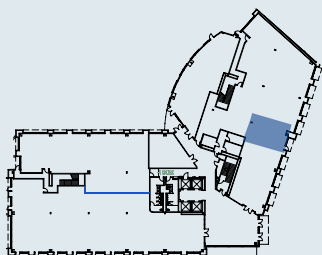
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+1 650 327 2014
License #: 00993646

Suite 107
3,444 RSF

Available
Now

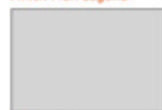
* Free retail parking in rear and on street. Medical uses approved on ground floor.

Site Plan



Enlarged Finish Plan

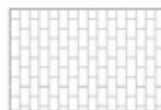
Finish Plan Legend



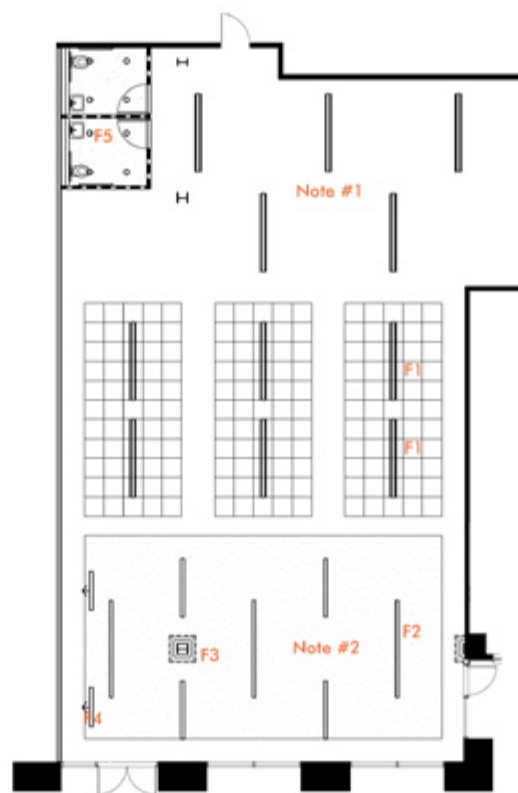
PC Polished Concrete



RC Raw Concrete



T1 Porcelain Tile



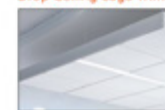
Enlarged Reflected Ceiling Plan

Ceiling Tiles



Armstrong Ultima Beveled Tegalor

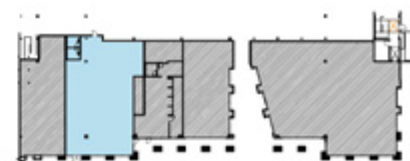
Drop Ceiling Edge Trim



Armstrong Axion Classic Trim

Ceiling Notes

- Note #1 Open Ceiling to structure above
Note #2 Gypsum Ceiling



1st Floor Key Plan

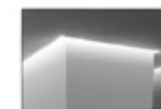
Light Fixture Legend



F1 OC1 Duo Pendant



F2 Finalite Recessed Linear HP-4 R



F3 Luminii LineLED 18 Cove Light



F4 Finalite Recessed Wall Wash HP-4



F5 3G Trimless Recessed Downlight

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robert.vance@jll.com
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kevin.mechelke@jll.com
License # 01338917

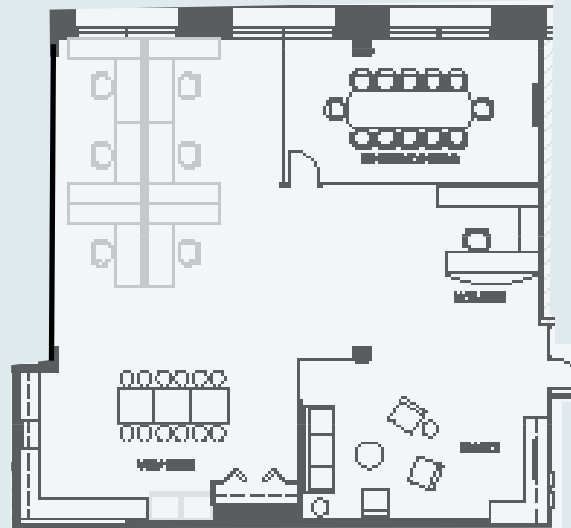


Roger Fields
+1 650 327 2014
License #: 00993646

HYPOTHETICAL FLOOR PLAN - FIRST FLOOR

Suite 120
2,759 RSF

Available
Now

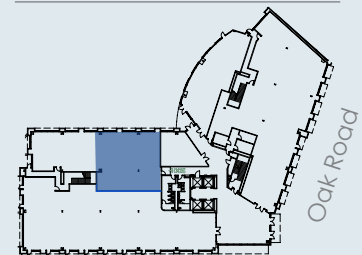


SUITE 110

Work Stations (6x6)	6
Large Conference	1
Break room	1
Lounge	1
Reception	1

Oak Road

Site Plan



Wayne Drive

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+1 925 944 2152
robert.vance@jll.com
License # 00971934

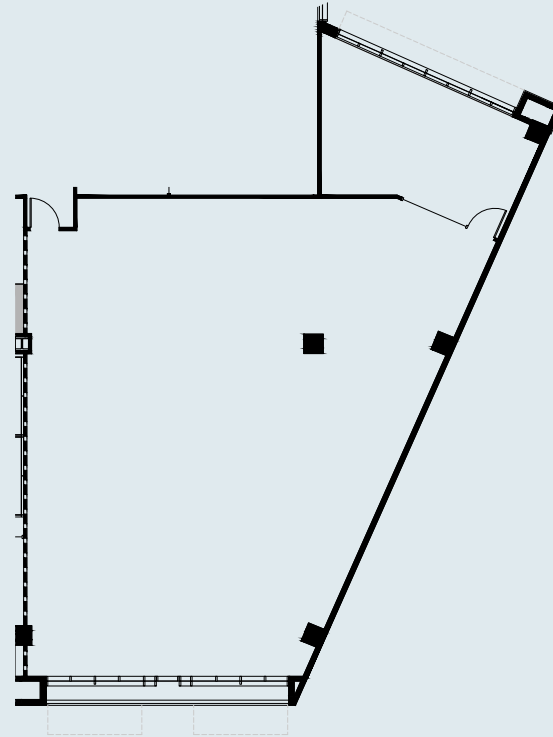
Kevin Mechelke
+1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



Roger Fields
+1 650 327 2014
License #: 00993646

Suite 225
2,739 RSF

Available
Now

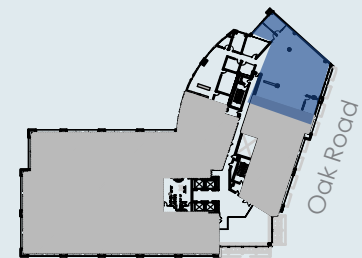


Oak Road

SUITE 235

1 Private office
Large open area

Site Plan



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Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

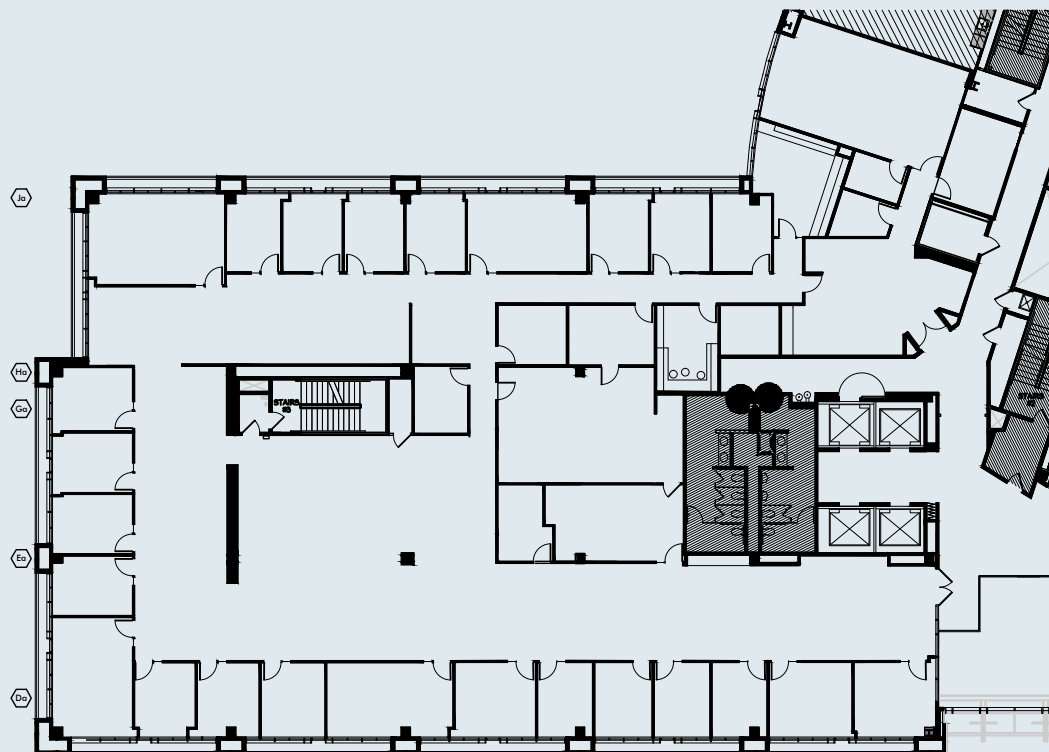
Kevin Mechelke
+1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



Roger Fields
+1 650 327 2014
License #: 00993646

Suite 250
16,741 RSF

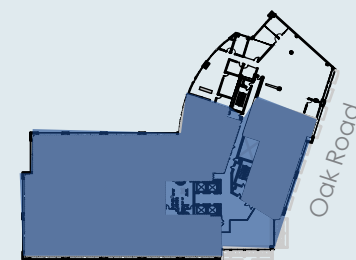
Available
Now



SUITE 260

Private office	24
Work Stations	25
Small Conference	2
Large Conference	1
Break room	
IT & storage room	1
Reception	1

Site Plan



Wayne Drive

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Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

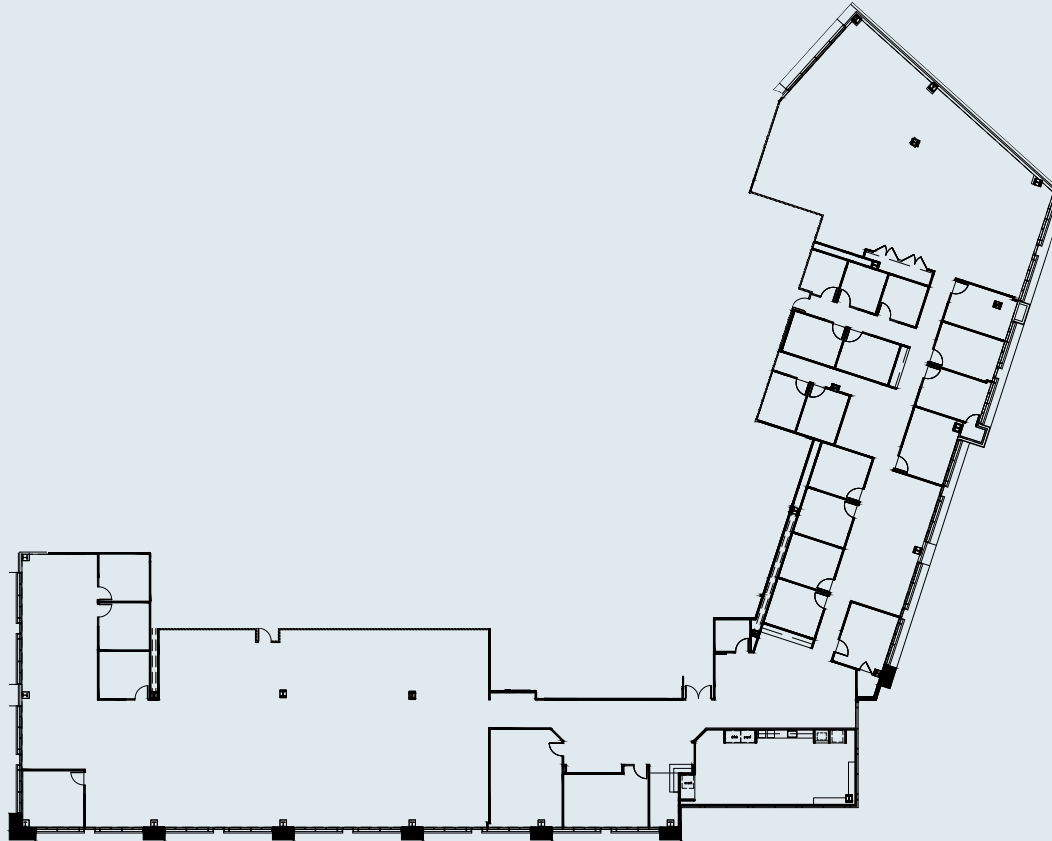
Kevin Mechelke
+1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



Roger Fields
+1 650 327 2014
License #: 00993646

Suite 350
19,421 RSF

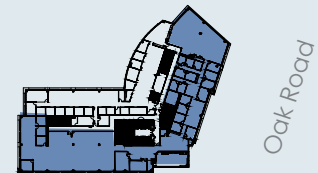
Available
Now



SUITE 350

Private office	18
Work Stations	42
Small Conference	3
Large Conference	2
Break room	1
IT & storage room	1
Reception	1

Site Plan



Wayne Drive

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Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

Kevin Mechelke
+ 1 925 944 2142
kevin.mechelke@jll.com
License # 01338917

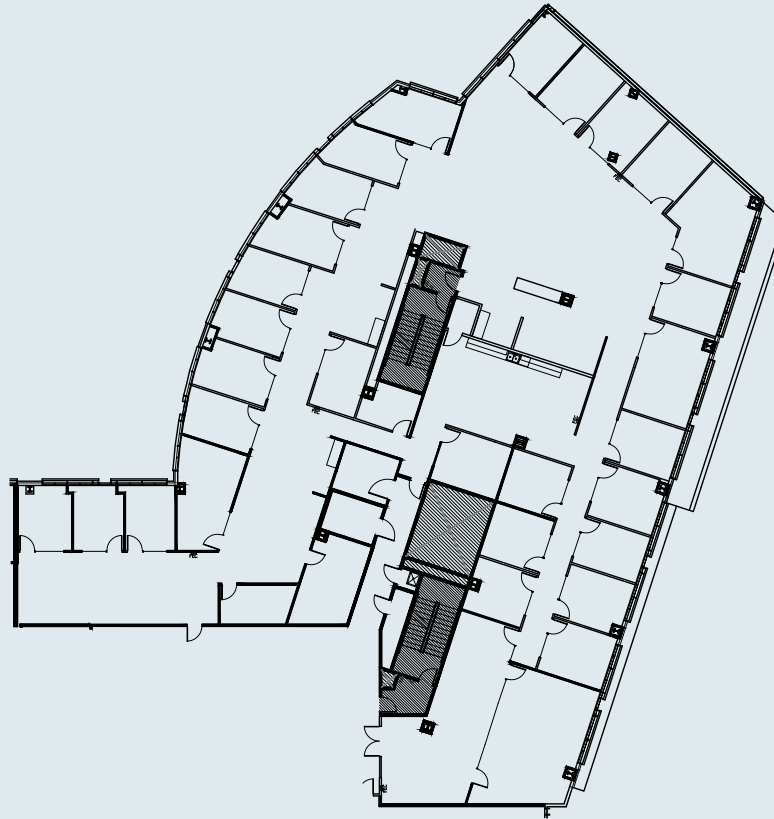


Roger Fields
+ 1 650 327 2014
License #: 00993646

HYPOTHETICAL FLOOR PLAN - FOURTH FLOOR

Suite 400
13,957 RSF

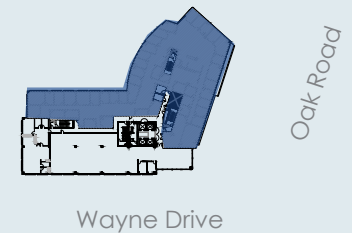
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1/1/2026



SUITE 400

Private office	36
Workstations (6'x6')	16
Reception	1
LG conference room	1
MD conference	2
Break area	1

Site Plan



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Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

Kevin Mechelke
+ 1 925 944 2142
kevin.mechelke@jll.com
License # 01338917

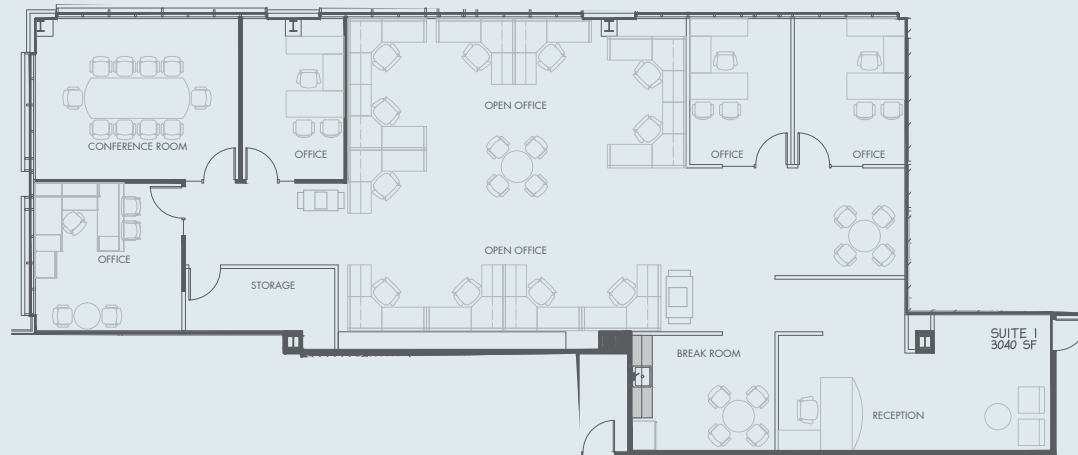


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+ 1 650 327 2014
License #: 00993646

HYPOTHETICAL FLOOR PLAN - FOURTH FLOOR

Suite 410
3,711 RSF

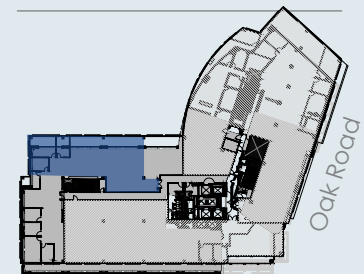
Available
Now



SUITE 410

Private office	4
Workstations (6'x6')	11
Reception	1
Collaborative Area	1
MD conference	1
Break area	1

Site Plan



Wayne Drive

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Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

Kevin Mechelke
+1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



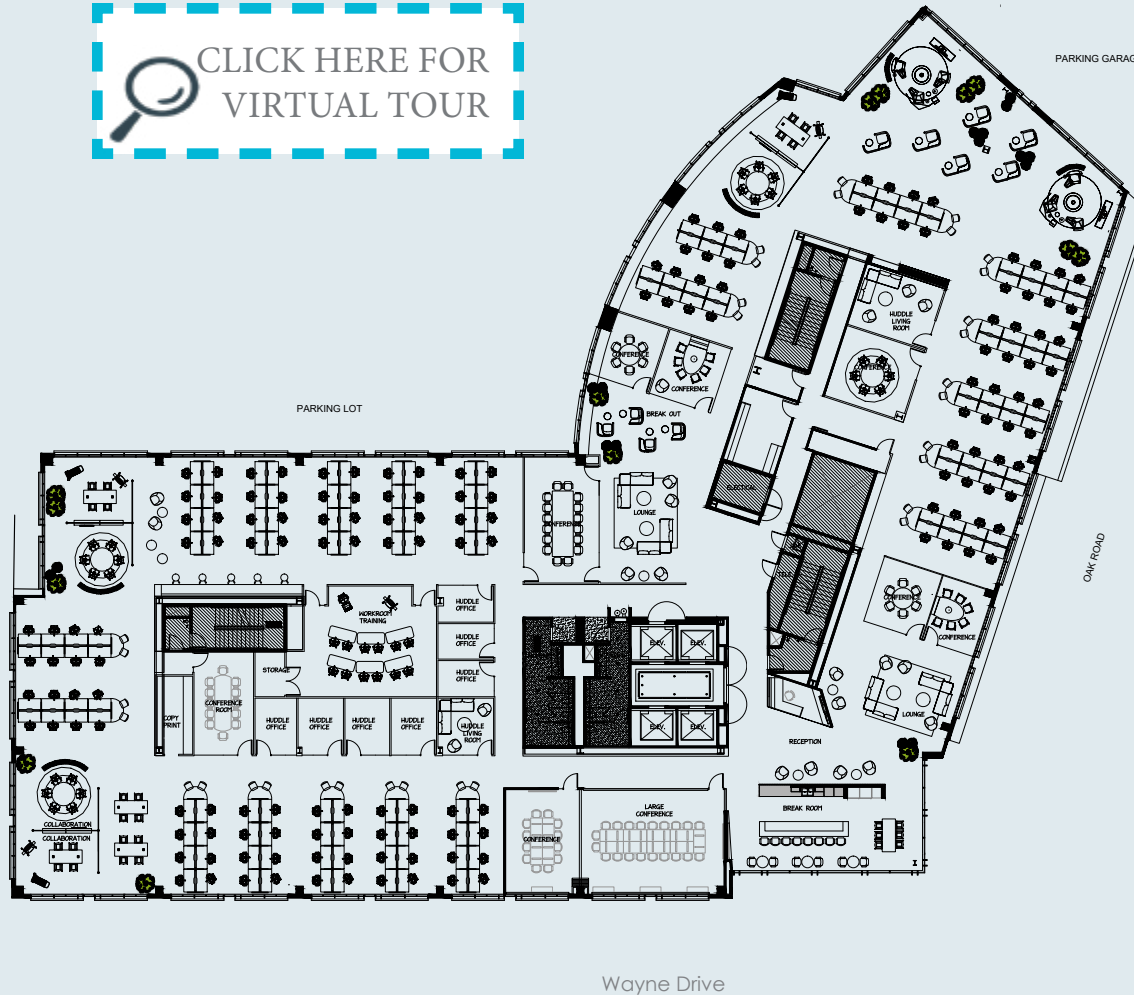
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+1 650 327 2014
License #: 00993646

HYPOTHETICAL FLOOR PLAN - SIXTH FLOOR



Suite 600
27,819 RSF

Available
Now



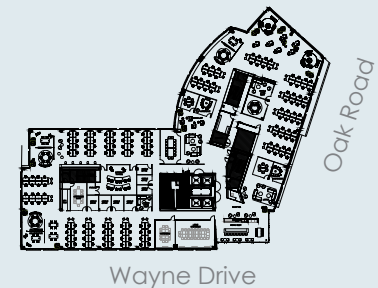
PERSONNEL

Private office	8
Workstations	158
Reception	1
Total headcount	167

MEETING ROOMS

LG conference	2
MD conference	3
SM conference	4
Collaboration Area	1
Lobby	1
Open Kitchen	1

Site Plan



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Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

Kevin Mechelke
+1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



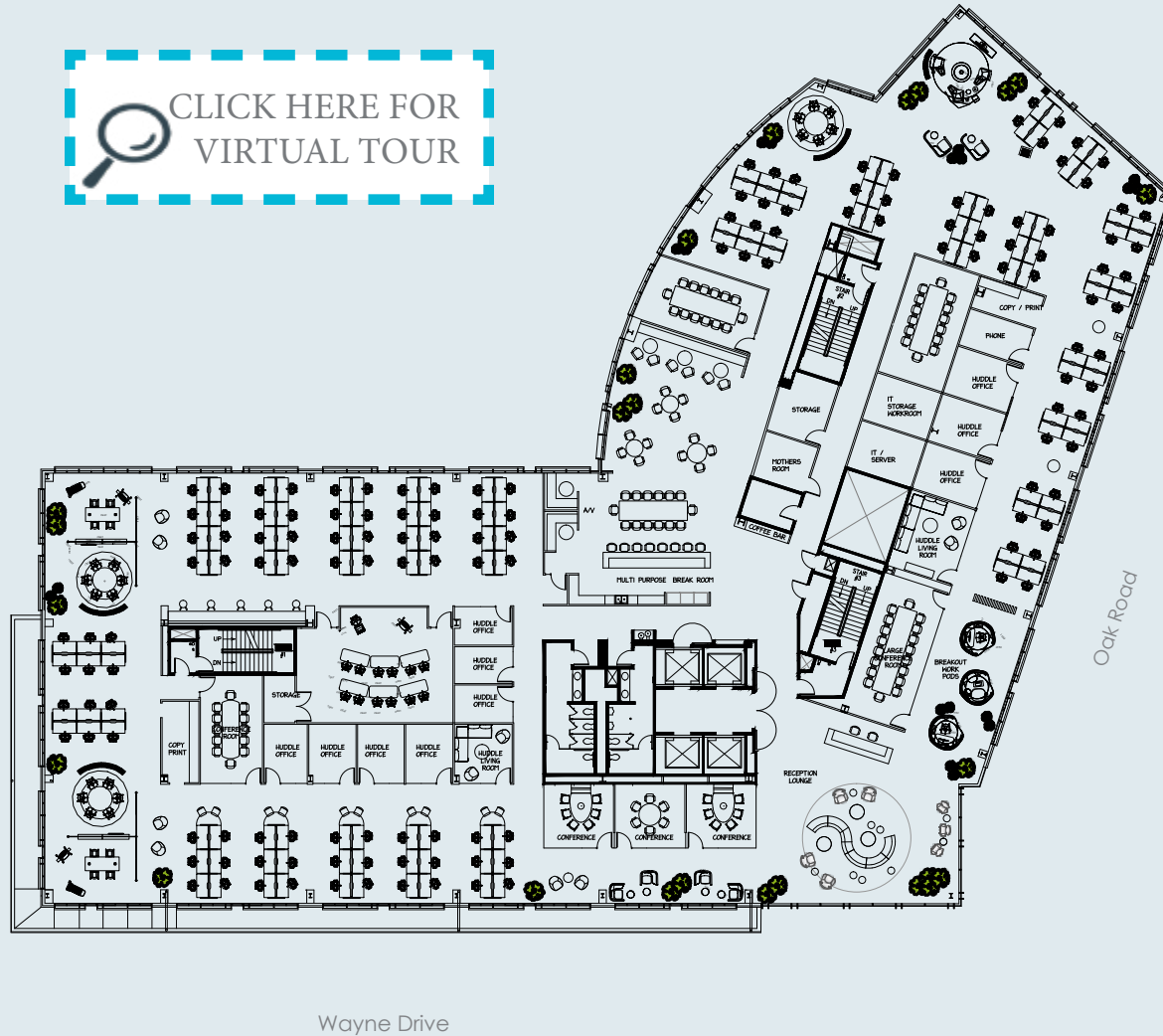
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+1 650 327 2014
License #: 00993646

HYPOTHETICAL FLOOR PLAN - SEVENTH FLOOR



Suite 700
26,377 RSF

Available
Now



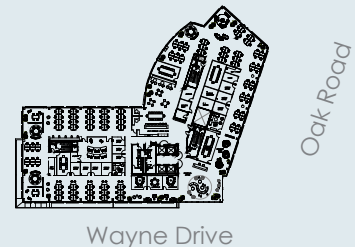
PERSONNEL

Private office	12
Workstations	128
Reception	1
Total headcount	141

MEETING ROOMS

LG conference	2
SM conference	5
Open Kitchen	1
Reception Lounge	1
Collaboration Areas	2

Site Plan



FOR LEASING INFORMATION



Robert Vance
+1 925 944 2152
robert.vance@jll.com
License # 00971934

Kevin Mechelke
+1 925 944 2142
kevin.mechelke@jll.com
License # 01338917



Roger Fields
+1 650 327 2014
License #: 00993646

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3003Oak.com

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Robert Vance

+1 925 944 2152

robert.vance@jll.com

License # 00971934

Kevin Mechelke

+ 1 925 944 2142

kevin.mechelke@jll.com

License #: 01338917

Roger Fields

Peninsula Land & Capital

+ 1 650 327 2014

License #: 00993646




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