

NEW TO THE MARKET! AGGRESSIVE SUBLLEASE

- Fully Furnished Plug & Play Condition
- Partial 2nd Floor, 8,842 RSF
- Financially Strong Sublessor
- Sublease Term: Through September 2030
- Potential Building Signage
- Abundant Parking

Call Brokers for Pricing

**7180
KOLL CENTER PKWY**

Suite 200 | Pleasanton, CA



Colliers

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BUILDING HIGHLIGHTS



Class B Office

41,271 SF 2-story office complex (20,636 SF per floor); built in 2001

Central Pleasanton Location with immediate I-680 access; 3 miles from I-580; BART shuttle service to West Dublin/Pleasanton station

Situated in Bernal Corporate Park with beautifully landscaped plazas, jogging paths, public art, fountains, café/espresso bar, indoor gathering space, automated beer/wine wall, fitness facilities and shared conference rooms

Abundant surface parking with 165 spaces (4.0/1000)

SPACE HIGHLIGHTS

Suite 200

Fully Furnished, Move-in Ready

Three sides of glass with good natural light

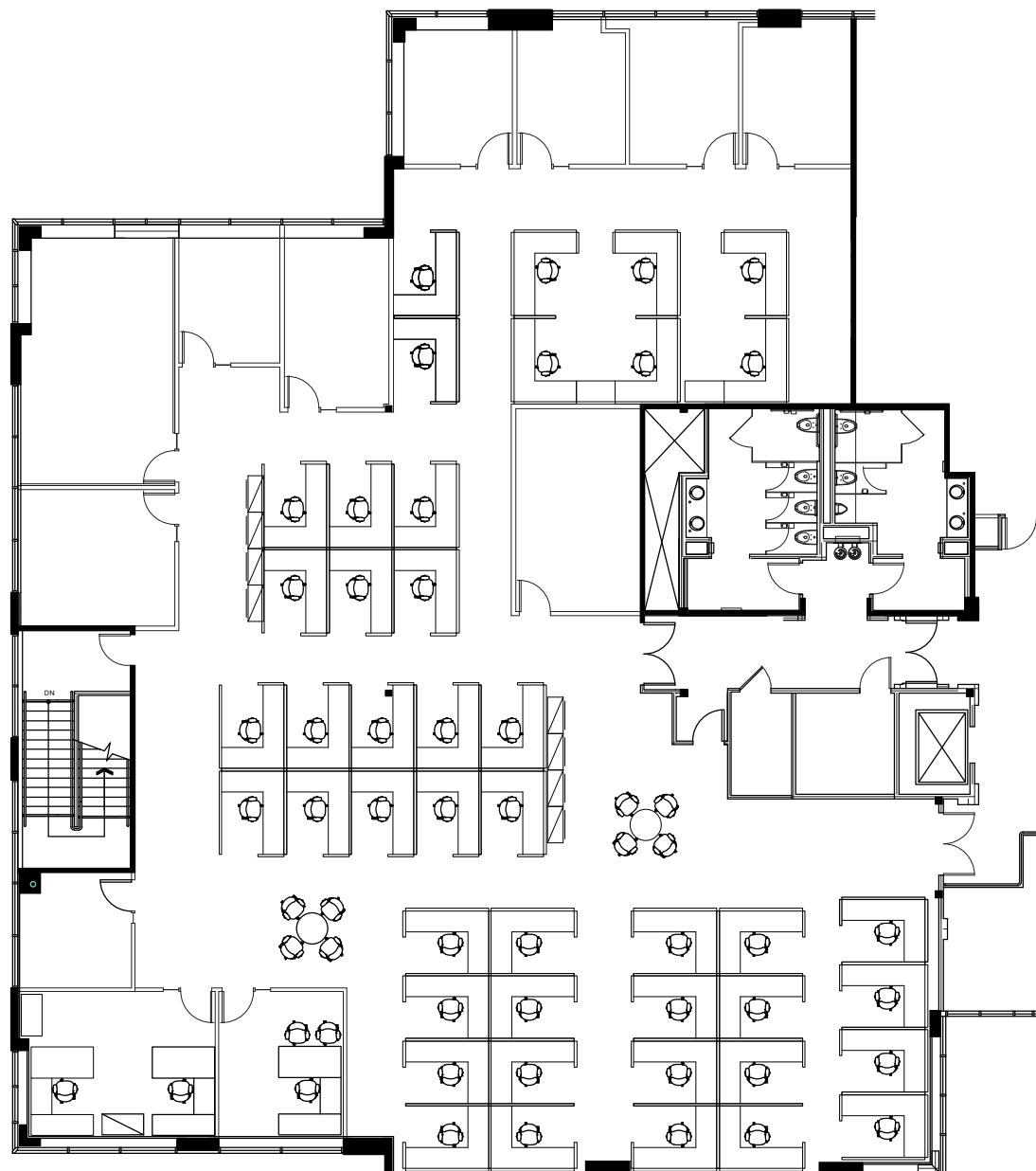
Private Offices - 10

Workstations - 44

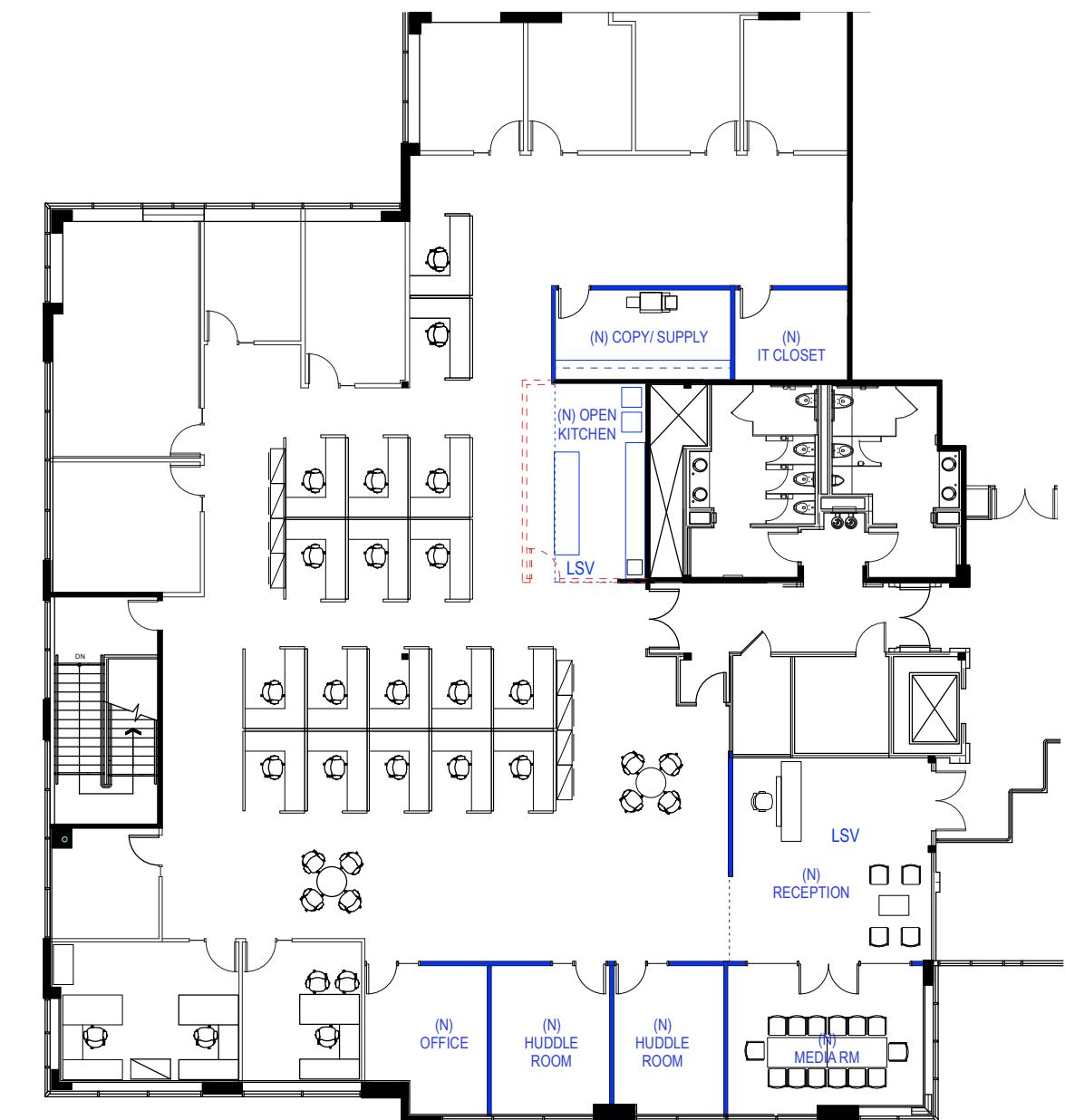
Conference Room - 1

Storage Room - 1

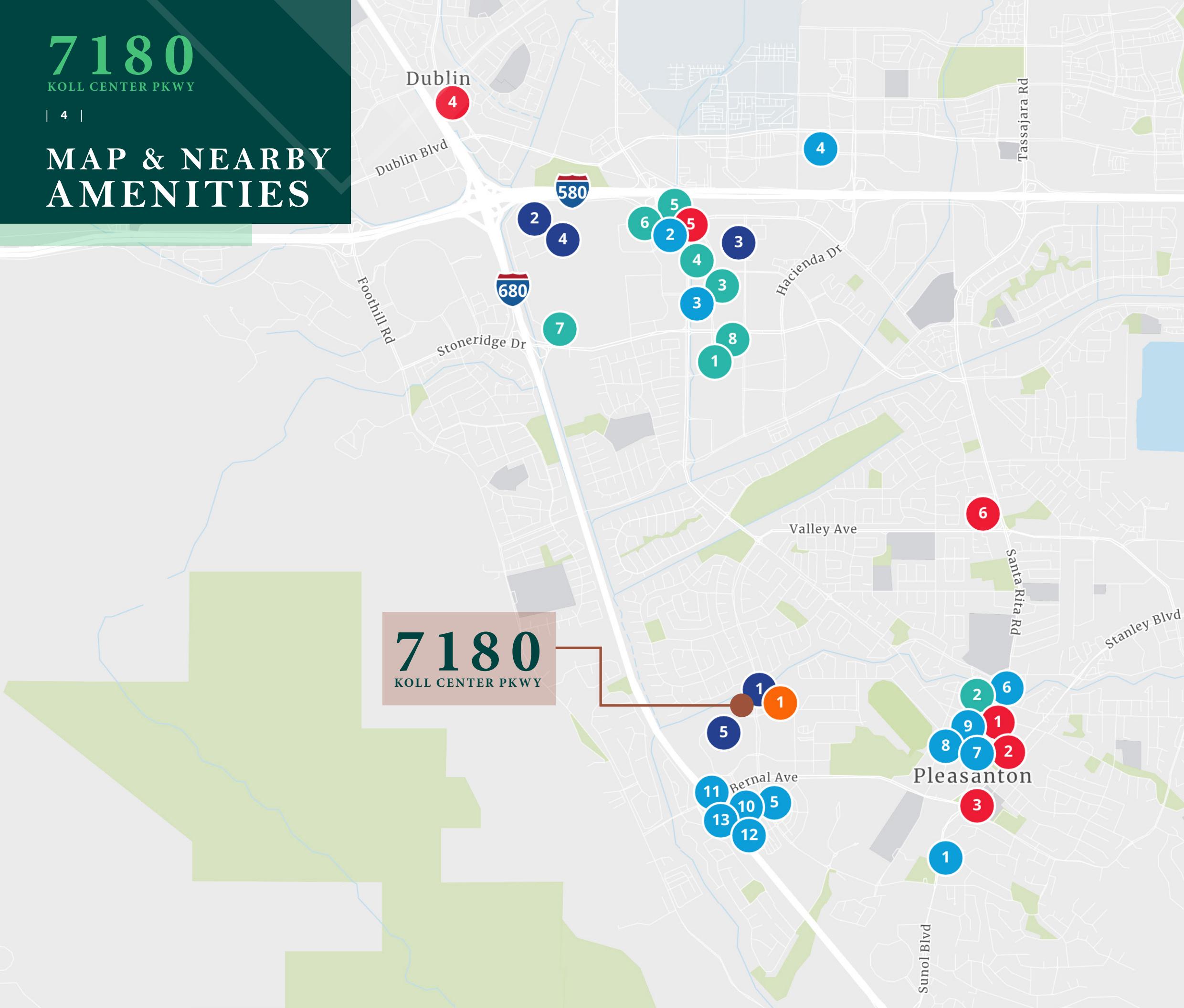
AS-BUILT FLOOR PLAN



CONCEPTUAL FLOOR PLAN



MAP & NEARBY AMENITIES



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