

## NEW TO THE MARKET! AGGRESSIVE SUBLEASE

- 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



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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

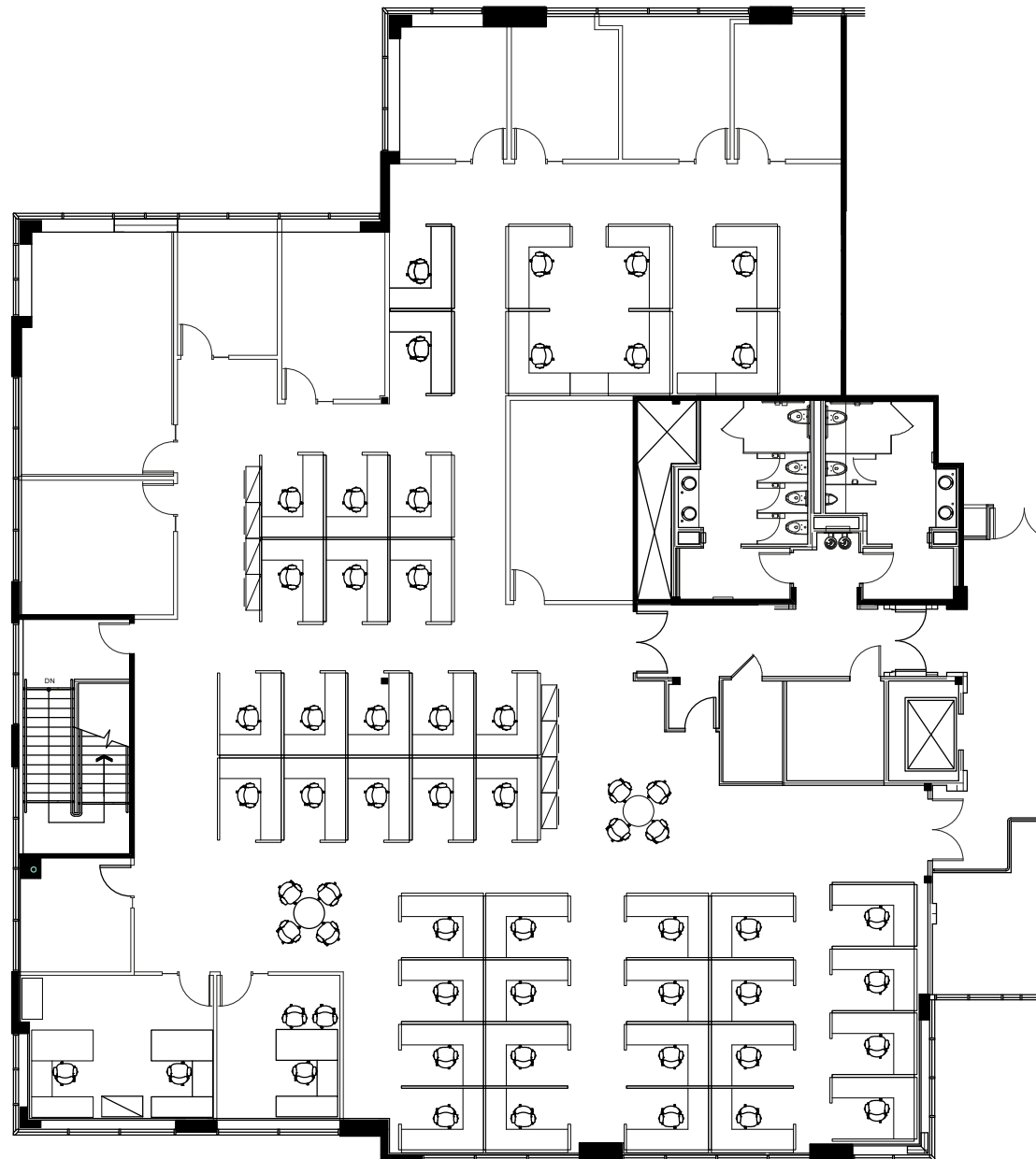
Private Offices - 10

Workstations - 44

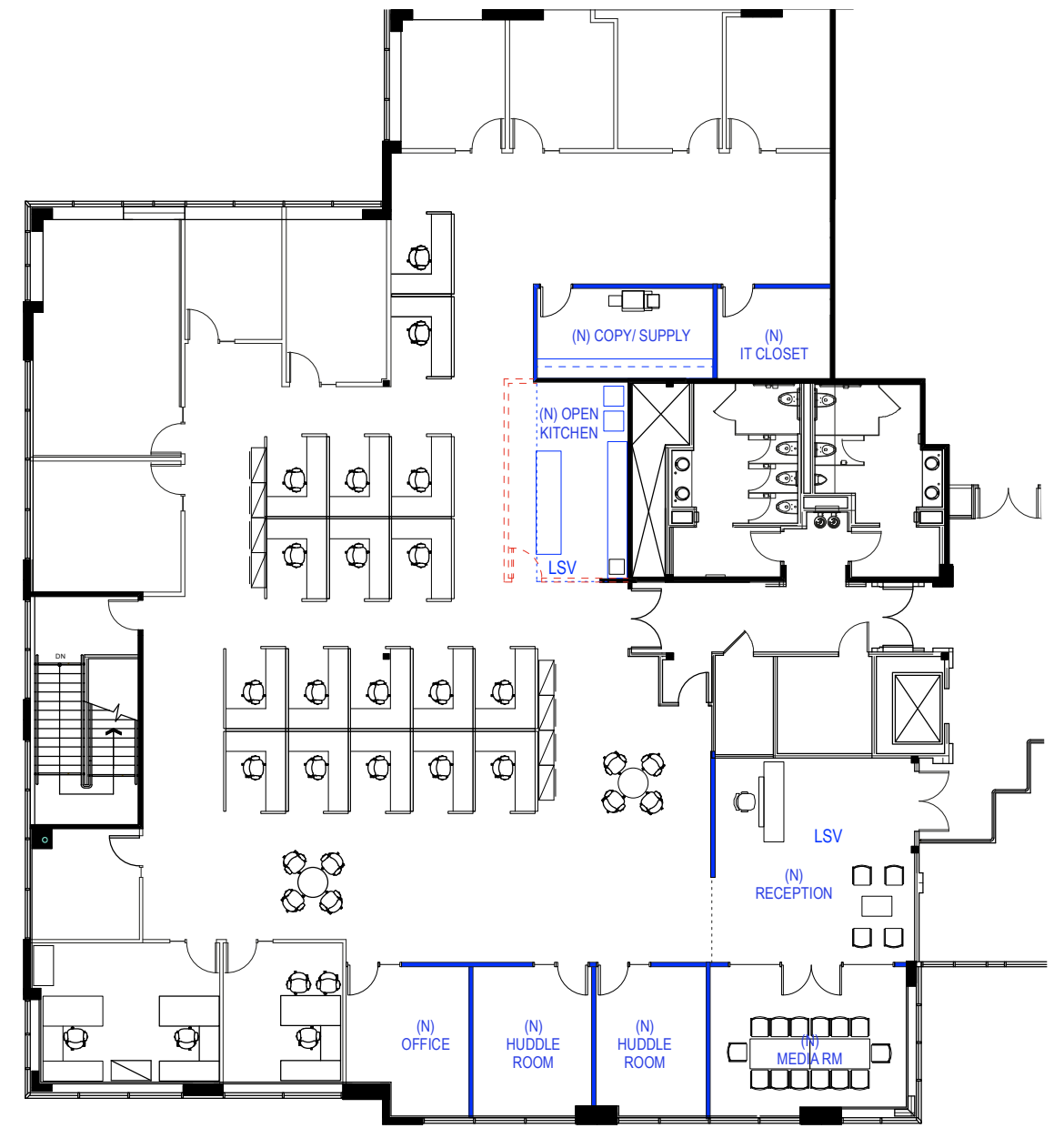
Conference Room - 1

Storage Room - 1

AS-BUILT FLOOR PLAN



CONCEPTUAL FLOOR PLAN



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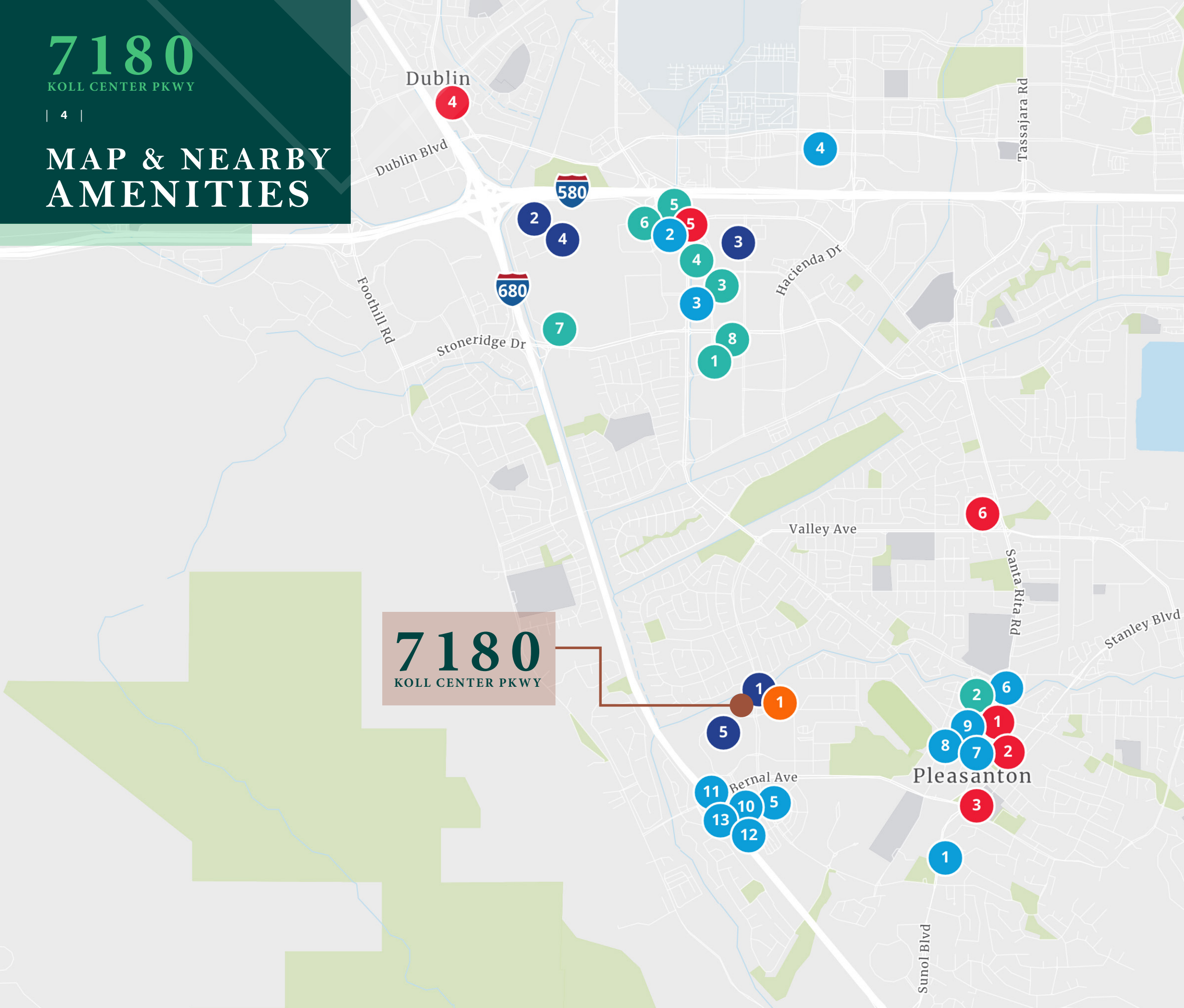
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## MAP & NEARBY AMENITIES

PLEASANTON, CA

- BARS
- HOTELS
- GYMS
- FOOD
- RECREATION

- 1 Beer Baron Whiskey Bar & Kitchen
- 2 Middle 8
- 3 McKay's Taphouse & Beer Garden
- 4 The Back Lounge
- 5 Y'all Come Back Saloon
- 6 Limitless Axes
- 1 Hyatt House Pleasanton
- 2 The Rose Hotel
- 3 Courtyard by Marriott
- 4 Four Points by Sheraton
- 5 Best Western Plus
- 6 Larkspur Landing
- 7 SpringHill Suites
- 8 Extended Stay America
- 1 Koll Center Corporate Gym
- 2 Bay Club Pleasanton
- 3 24 Hour Fitness
- 4 CrossFit Pleasanton
- 5 The Training Zone
- 1 Balaji Mess
- 2 Olive Market
- 3 Ssam K-BBQ & Bar
- 4 Vitality Bowls
- 5 Parktown Pizza Company
- 6 Rubys & Roses
- 7 Elia
- 8 Naschmarkt
- 9 Locanda Amalfi
- 10 The Habit Burger
- 11 Toast Cafe & Grill
- 12 Bagel Street Cafe
- 13 Starbucks
- 1 Pleasanton Golf Center Driving Range





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