

FOR LEASE

3043 RESEARCH DRIVE, RICHMOND, CA 94806



PROPERTY OVERVIEW

SIZE:	±13,445 SF
DESCRIPTION:	Ground floor identity with good natural light, open office, and perimeter private office areas. Located in the Hilltop submarket of Richmond in a campus style R&D environment.
ATTRIBUTES:	End unit with perimeter glass 100% office buildout Like new construction ±20 private offices Conference rooms Kitchen and dining area Two sets of restrooms
ZONING:	IB, Industrial, Business Includes light industrial uses, including office, general service, research and development, biotechnology, small scale wholesale and warehousing facilities.
SPRINKLERED:	Yes
PARKING:	4: 1,000 SF
LEASE RATE:	\$1.40 NNN per month 2023 NNN OpEx are estimated at \$.35 PSF per month.
AVAILABLE:	January 2024 (possibly sooner if desired)
OTHER:	Owner will consider providing the existing high quality furniture for a new tenant.

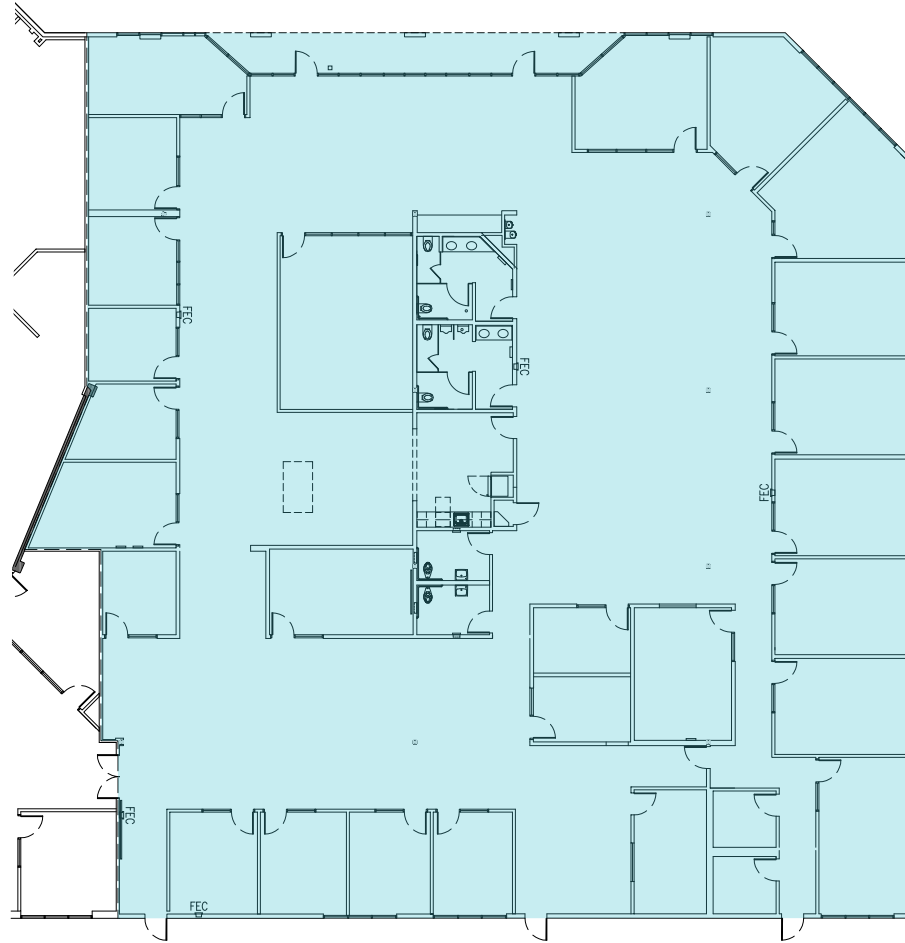
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FLOOR PLAN



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INTERIOR PHOTOS



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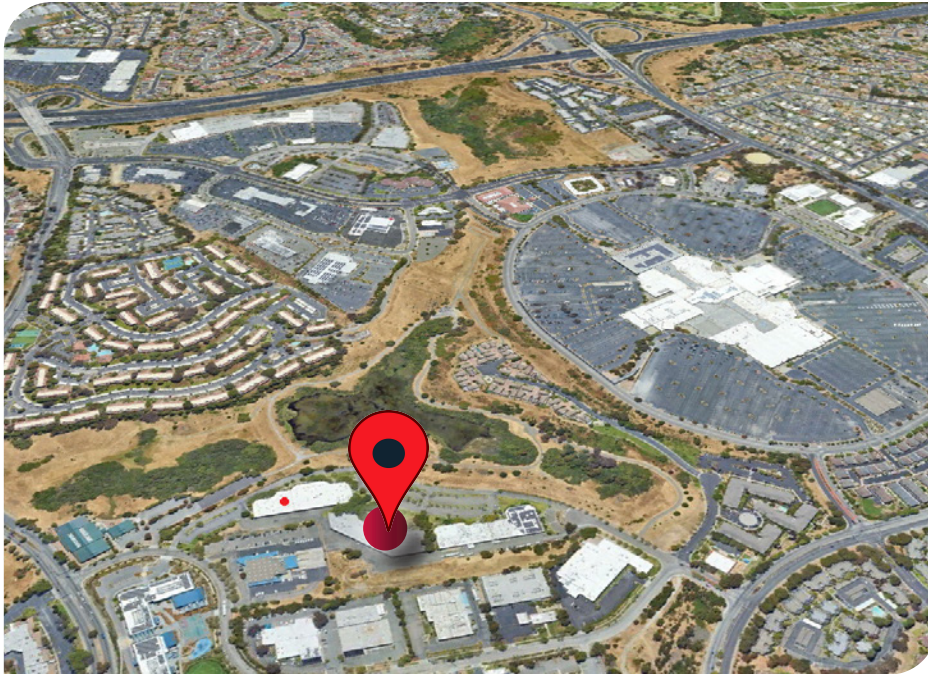


NEARBY AMENITIES

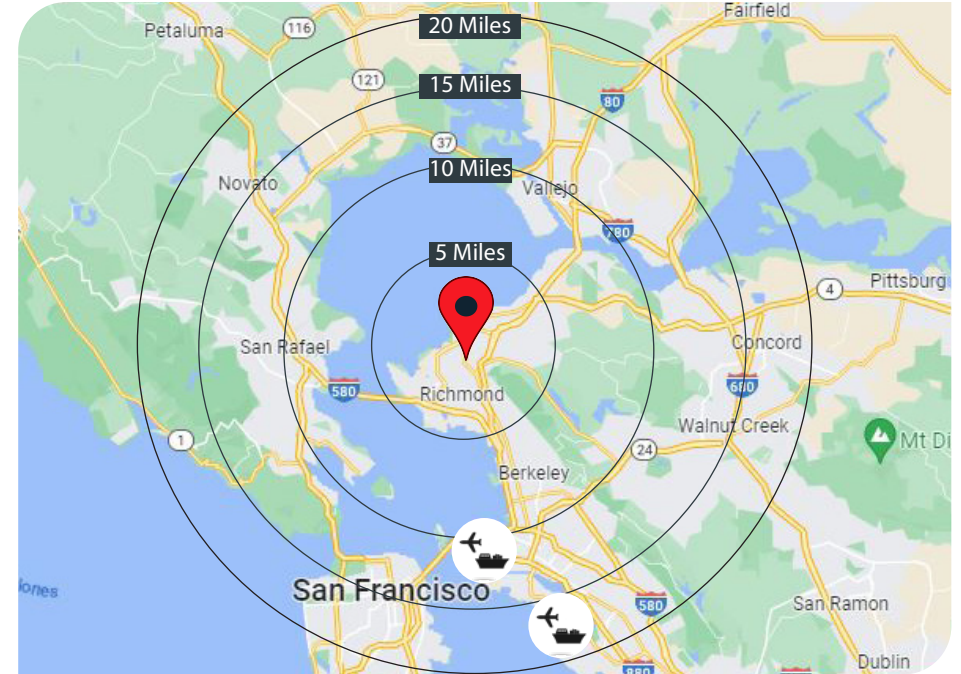
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AERIAL MAP



DISTANCE MAP

Richmond, California is a well located office location. Conveniently within the urban core of the Bay Area, it is a reasonable commute from many nearby communities using I-80, I-580, Hwy 4, and the Richmond Parkway. Richmond is home to biotech and electronics, suburban office users, food manufacturers, the Richmond Auto Mall, and e-commerce 'last mile' distribution. Nearby retail and service amenities ensure employees a convenient selection of vendors for most every need, including barista coffee, a wide selection of lunch opportunities, groceries, hardware, sundries and other essential goods and services.

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