



# Sublease Opportunity

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6475 Sierra Lane  
Suite 6475  
Dublin, CA 94568

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**± 4,104 SF Available**

**Tom Whitelock**  
Vice President  
+1 925 948 1302  
tom.whitelock@jll.com

**Chris Burns**  
Vice President  
+1 713 888 4046  
chris.burns@jll.com



# Property Overview

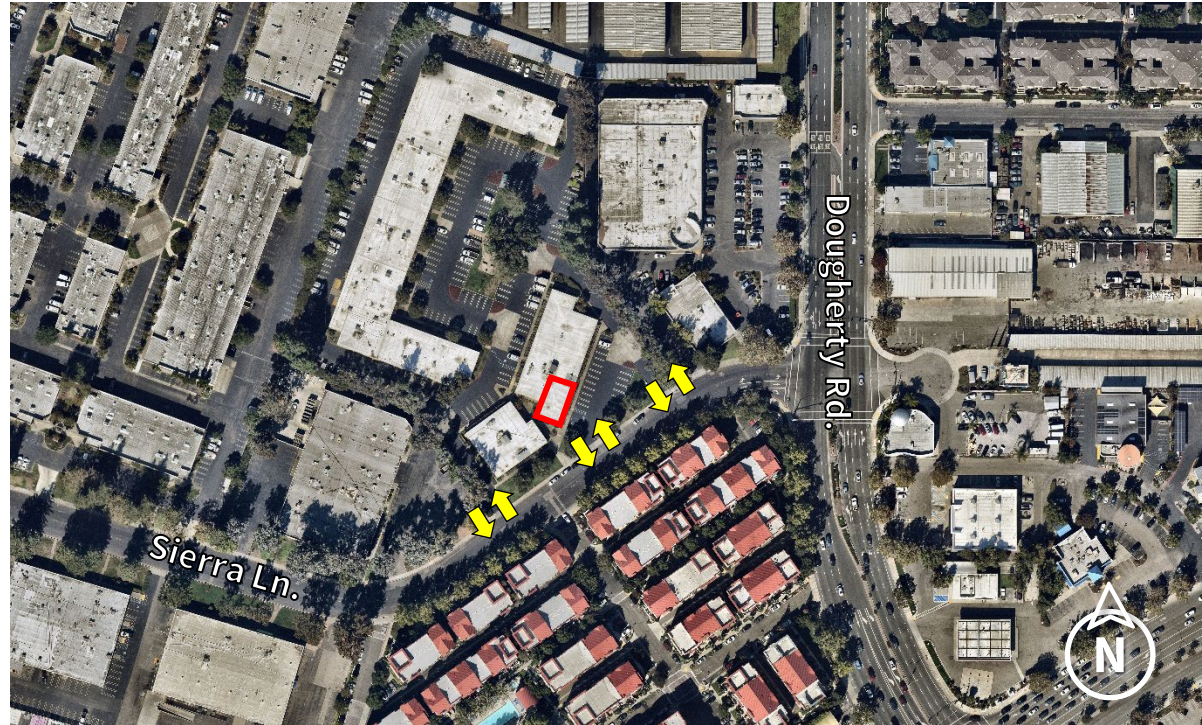


## Property Description

- ±4,104 SF Available
- Built out medical office space
- 2nd generation classroom/office space ready for occupancy within well-maintained office park

**Current Term Expires: December 31, 2026**

**Call broker for pricing.**



## Opportunity Highlights



### Estimated Population

1-miles	3-miles	5-miles
14,413	116,926	215,988



### Number of Households

1-miles	3-miles	5-miles
5,524	39,980	72,731



### Average Household Income

1-miles	3-miles	5-miles
\$174,542	\$214,377	\$221,842



### Median Age

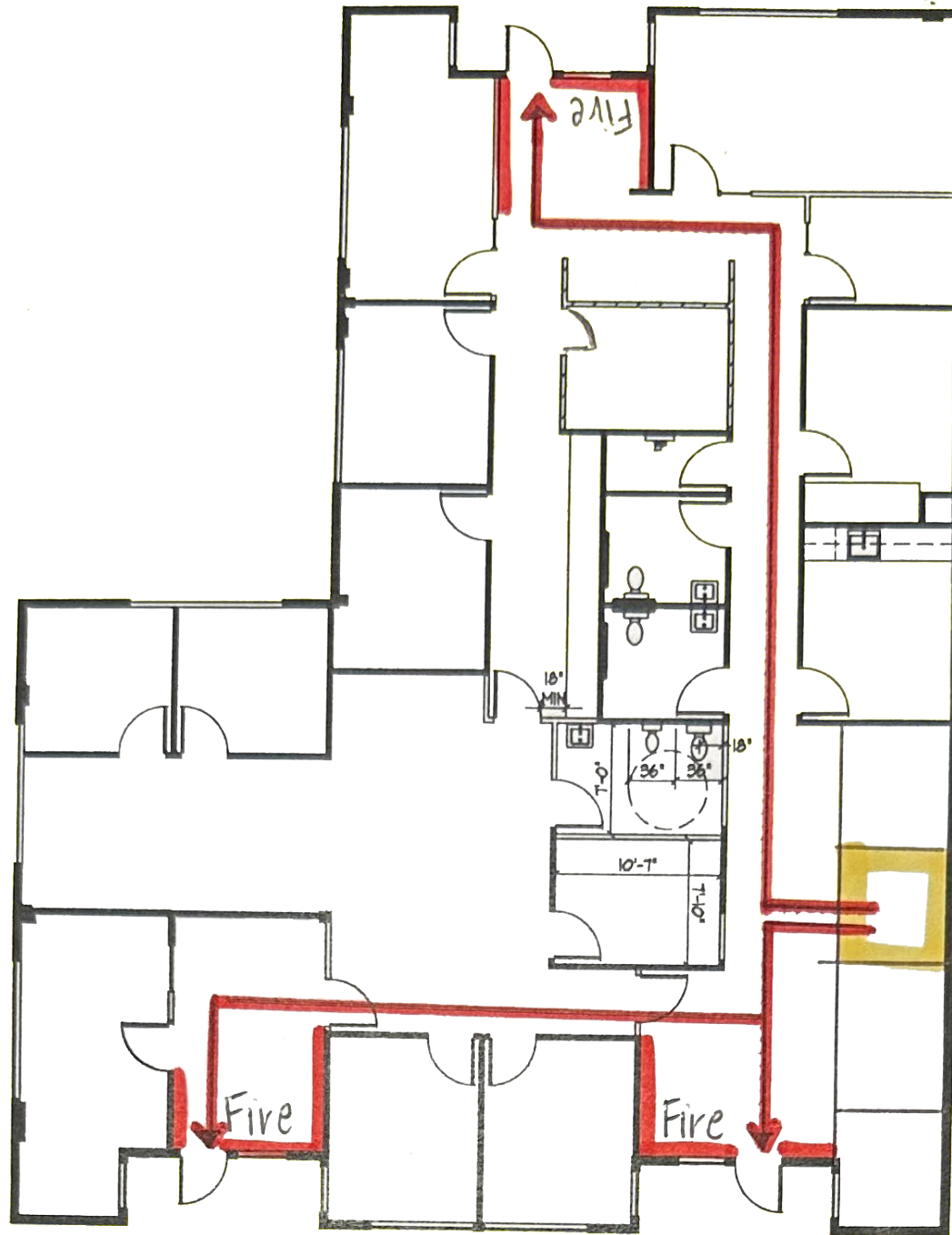
1-miles	3-miles	5-miles
36.4	38.9	38.6



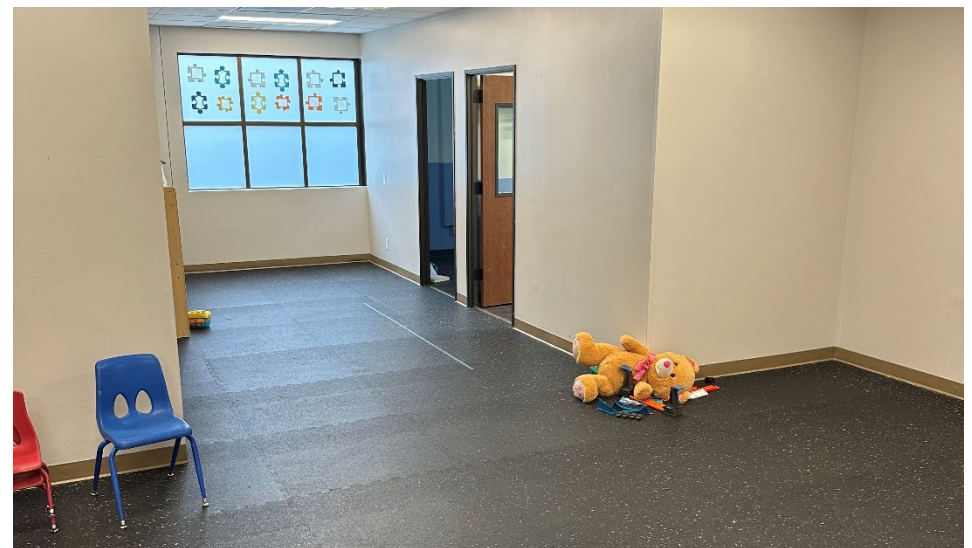
### Area Traffic Counts

<b>202,000 VPD</b>	<b>165,000 VPD</b>
580, at 680	680, at 580

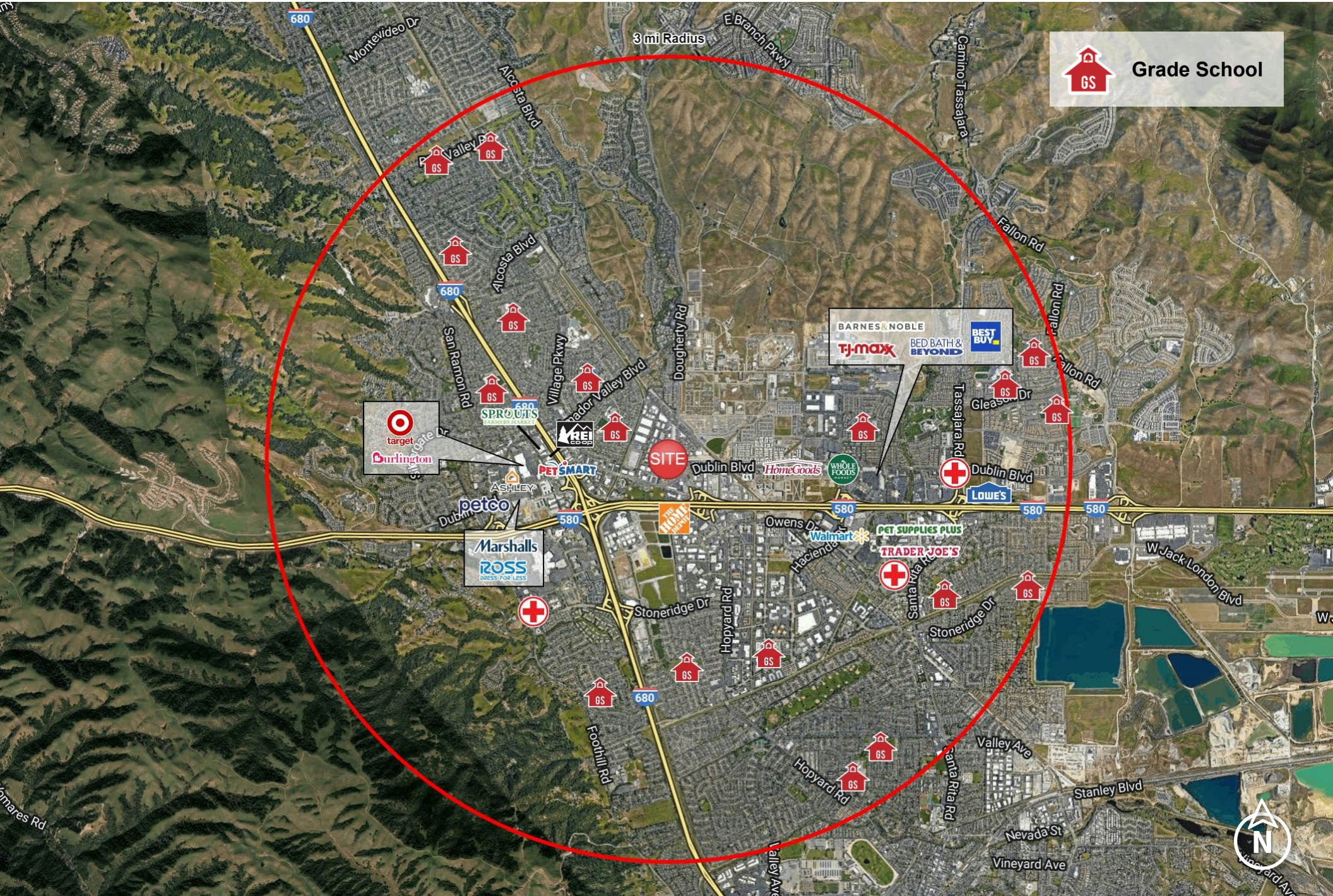
# Floor Plan



# Additional Images



# Trade Area Aerial



# Contact

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Vice President

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tom.whitelock@jll.com

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