

1320 Decoto Road

MEDICAL OFFICE BUILDING AT
UNION CITY BART STATION



1320 Decoto Road



FRESENIUS
MEDICAL CARE









Signage Opportunity

A modern interior space featuring a staircase with wooden treads and a black metal railing. A large, vibrant living wall with various green plants is visible in the background. The floor is a smooth, light gray concrete. A window on the left side provides a view of the outdoors. A text box in the bottom left corner reads "Private Entrance with Dedicated Elevator Available".

**Private Entrance with
Dedicated Elevator Available**



Prime Medical Office Availability at Union City BART Station

-  16,177 RSF Medical Space Available (Potential to demise)
-  Purpose-built Medical Office Building (2019 Construction)
-  Dedicated private entrance and dedicated elevator
-  OSHDD compliant building and heavy power
-  Facing Union City BART Station & easy walk to transit
-  Access to nearby retail amenities
-  Fresenius Medical on ground floor



**Fully furnished
rooms**



**Collaborative
spaces**



16,177 RSF available
(Potentially can be demised)



Floor plan



DRIVE TIMES

Menlo Park
19 minutes

Palo Alto
30 minutes

Redwood City
29 minutes

Oakland
31 minutes

**Dublin/
Pleasanton**
28 Minutes

Danville
35 Minutes

Walnut Creek
40 minutes



BART TIMES

**Fremont Warm
Springs**
9 minutes

Oakland BART
35 minutes

Embarcadero
41 minutes

**West Dublin/
Pleasanton**
43 Min

Walnut Creek
65 Min

Seamless connectivity

1320 Decoto is strategically located at a crossing point that provides unmatched access to neighboring cities, neighborhoods, and transportation hubs. This prime location creates a gateway for seamless entry into the dynamic bay area.



Walking distance amenities

1320 Decoto Road

Charles F. Kennedy Park

5 min walk



FONG KEE CLAYPOT

TapiocaExpress

Che-Lo

Baby Cafe

McDonald's



DIN DING DUMPLING HOUSE

DAISO JAPAN



5 min walk

L & L Hawaiian Barbecue

Jen Jen's

BREAK Your FAST

MARINA FOOD

MERCADO

Ramen Shu

Boar's Head

UNION SQUARE MARKETPLACE

BAR BAY GRILL

Happy Lamb Hot Pot

SAFEWAY

TADAMASA

Union City

TACO BELL

Carmelita's Taqueria

SUNRIGHT TEASTUDIO

10 min walk

880

Dry Creek Preserve highlight



Dry Creek Pioneer Regional Park

1.3 miles

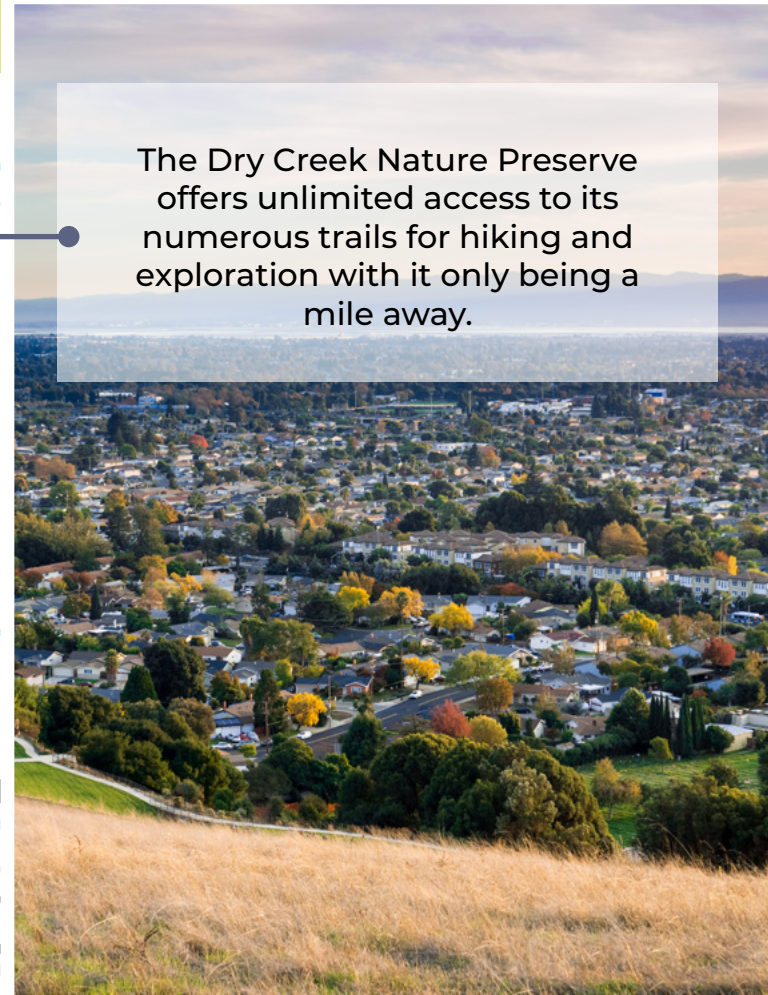
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Union City



The Dry Creek Nature Preserve offers unlimited access to its numerous trails for hiking and exploration with it only being a mile away.





FORWARD
Carbon Health
UCSF Health

Berkeley
24
13
KAISER PERMANENTE
Oakland

Davita

KAISER PERMANENTE

Sutter Health

St. Rose
HOSPITAL

1320 Decoto Road

Union City

Washington Hospital
Healthcare System

Fremont

Sutter Health

SAN MATEO COUNTY HEALTH
SAN MATEO
MEDICAL CENTER

CommonSpirit

Stanford
HEALTH CARE

Menlo Park

SimonMed
Imaging
See Tomorrow Today

Sutter Health

Located in the
center of innovation

About Woodstock

Woodstock Development is a Bay Area-based owner and operator of office, medical, and life science properties. Woodstock's current medical office tenants include Kaiser Permanente, Stanford Health Care, Fresenius, One Medical Group, Select Medical, Remedy Medical, as well as Bay Psychiatric Association." The Woodstock Team is also an active developer in the life sciences/research space with over 2 Million Square Feet in its development pipeline. For more information, please visit www.woodstockdevelopment.com





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