

**1<sup>ST</sup> & 2<sup>ND</sup> FLOOR FOR LEASE**

**±1,736 SF SUITE 125**

**±8,056 SF SUITE 230**

**PLUG 'N PLAY  
OPPORTUNITY**

# LAFAYETTE

T E R R A C E



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3697 MT. DIABLO BLVD | LAFAYETTE, CA

 **ORCHARD  
PARTNERS**

**CBRE**



# PROPERTY HIGHLIGHTS



**SUITE 125**  
±1,736 RSF

**2<sup>ND</sup> FLOOR**  
SUITE 230: ±8,056 RSF



**EXCELLENT  
WINDOW LINES  
WITH BALCONIES  
SLIDING DOORS/  
FRESH AIR**



**WITHIN TWO  
BLOCKS OF  
LAFAYETTE  
BART STATION**



**COVERED PARKING**  
3.4 /1,000 RSF



**LEED CERTIFIED  
+ ADA COMPLIANT**



**PREMIER  
LAMORINDA  
CLASS A BUILDING**



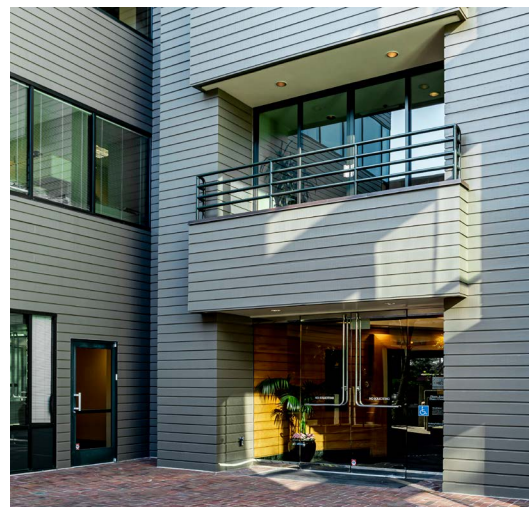
**WALKING DISTANCE  
TO ABUNDANT  
AMENITIES**



**IMMEDIATE  
ACCESS TO  
HWY 24**



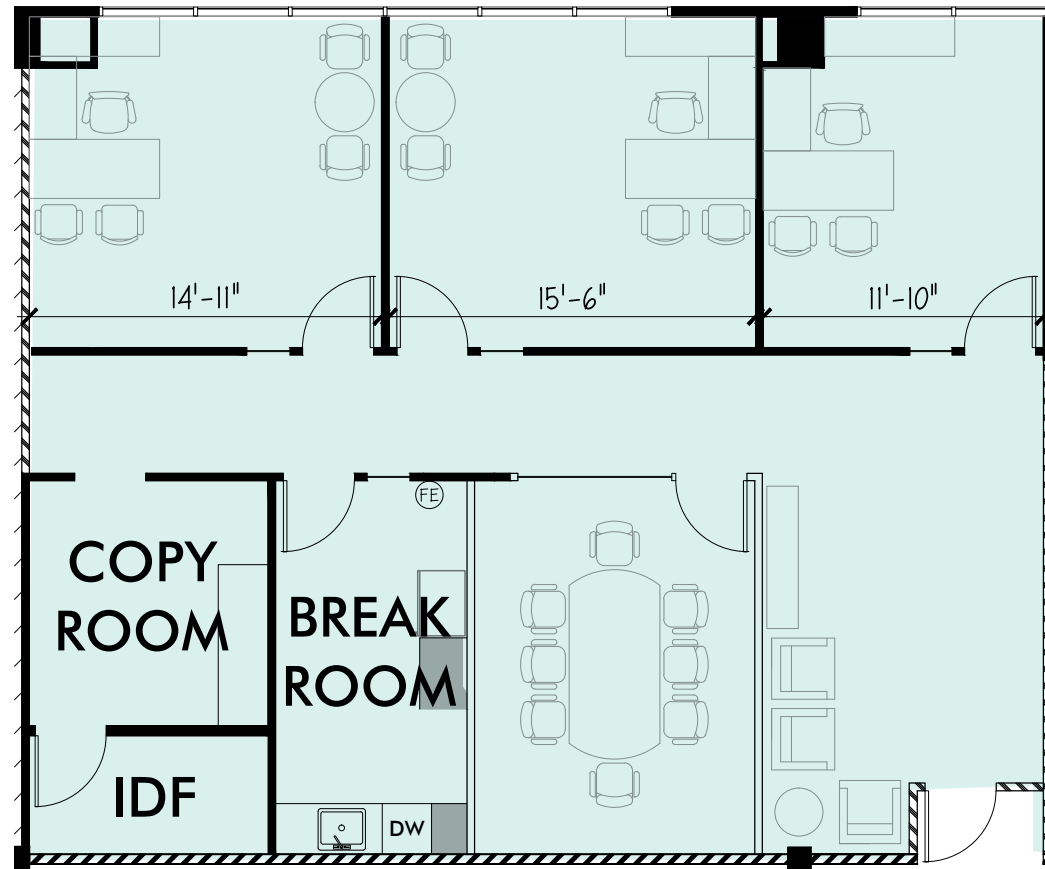
**PROMINENT ENTRY  
OFF ELEVATOR  
LOBBY**



**LAFAYETTE**  
TERRACE

# SUITE 125 / SPEC SUITE

±1,736 RSF



# SUITE 230

±8,056 RSF









# NEARBY AMENITIES



**5 MINS**  
LAFAYETTE  
BART STATION



**7 MINS**  
DOWNTOWN  
LAFAYETTE

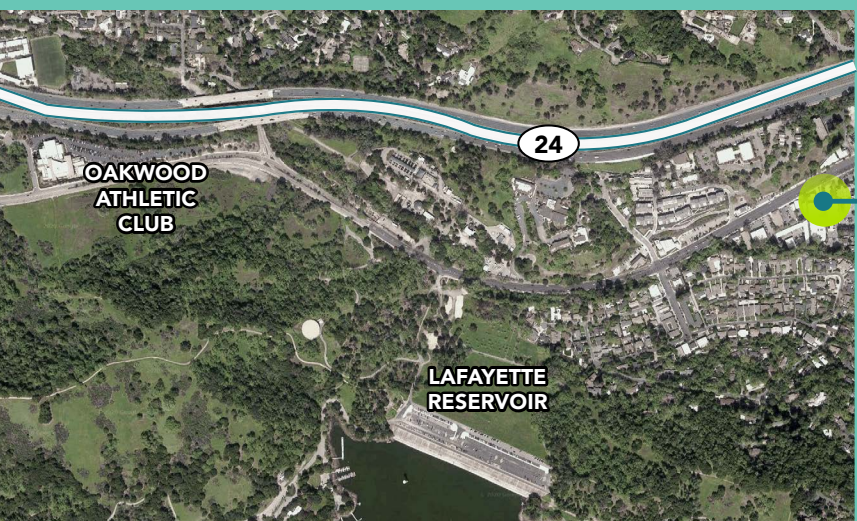
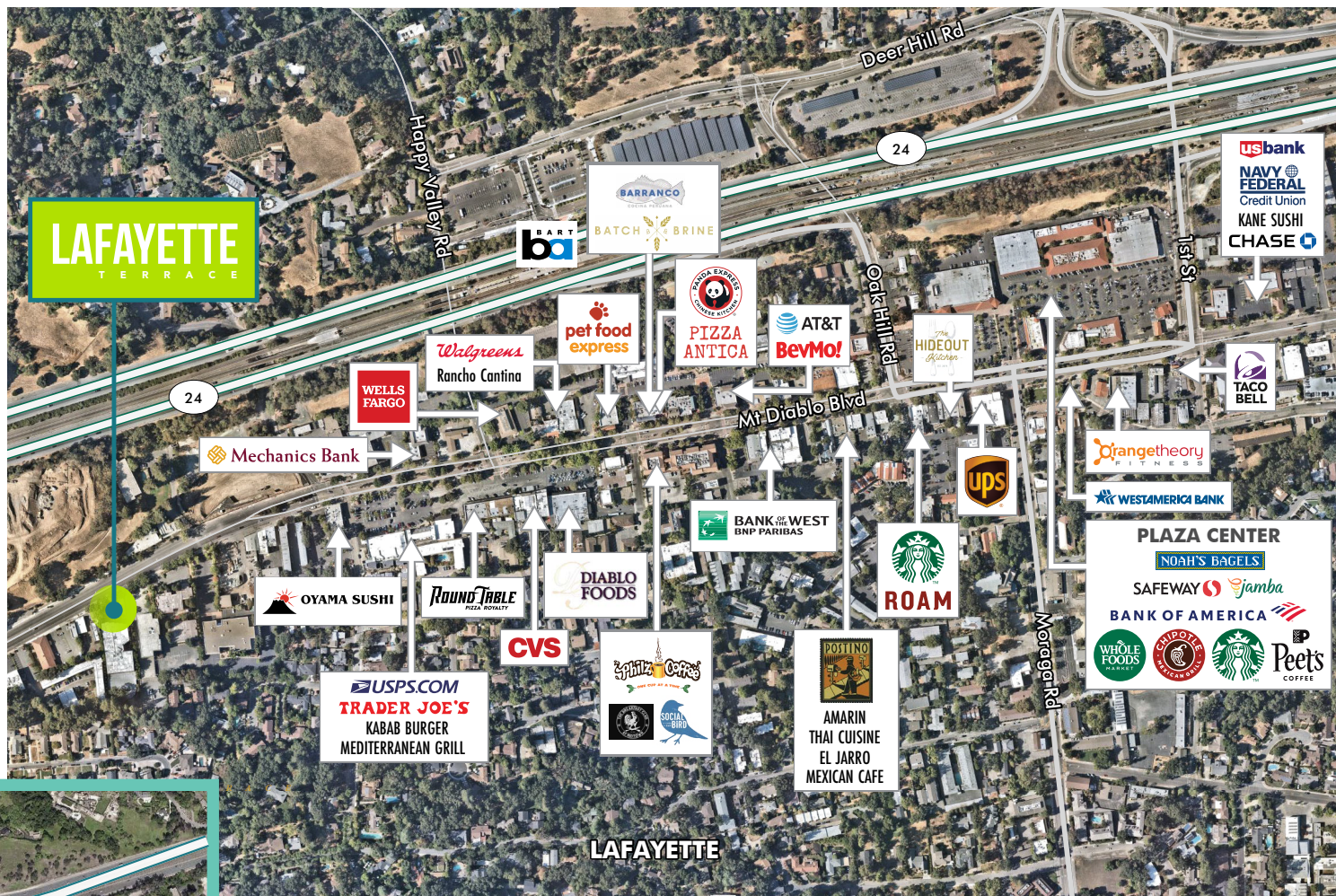


**19 MINS**  
BART TO  
OAKLAND



**12 MINS**  
DRIVE TO  
OAKLAND

**31 MINS**  
BART TO  
DOWNTOWN SF



**LAFAYETTE**  
TERRACE

**CLOSE PROXIMITY TO  
OAKWOOD ATHLETIC  
CLUB & LAFAYETTE  
RESERVOIR**



**15+**  
RESTAURANTS



**12+**  
GROCERY &  
GENERAL RETAIL



**8+**  
BANKS



**5+**  
COFFEE SHOPS

**LAFAYETTE**  
TERRACE





# DOWNTOWN LAFAYETTE



# LAFAYETTE

T E R R A C E

3697 MT. DIABLO BLVD  
LAFAYETTE, CA

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