

7011

For Lease

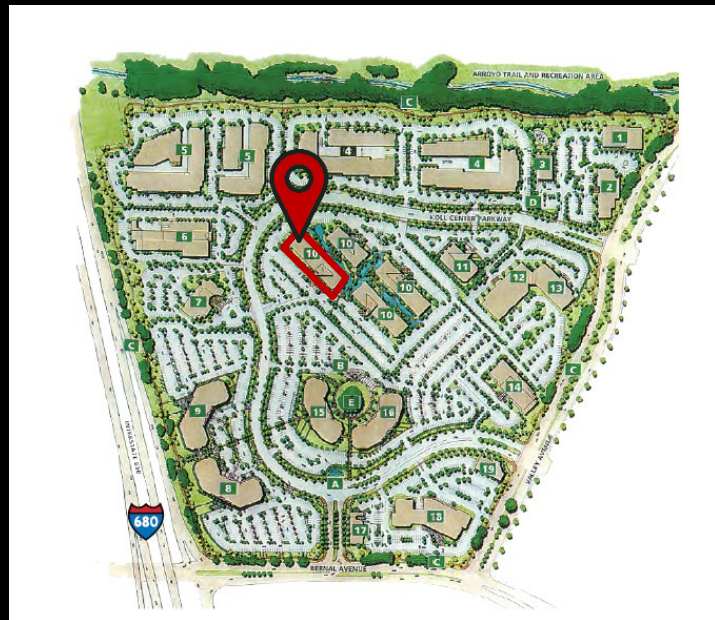
Koll Center Parkway

Birch Lakes | Pleasanton



PROPERTY HIGHLIGHTS:

- Excellent freeway access
- Common conference room and fitness center
- Monument & building signage available
- Walking distance to in Park retail and Pleasanton Gateway Retail Plaza
- Child care facility and walking trail within Bernal Corporate Park
- Wheels bus serving Pleasanton BART and Ace Train stops Route 54



For more information, contact:

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7011 Koll Center Parkway, Pleasanton

SPACE HIGHLIGHTS:

- Suite 200 – 10,012 RSF
 - 7 private offices
 - 1 large conference room
 - 1 large kitchen
 - 56 workstations (6x8)
- Suite 210 – 2,313 RSF
 - 4 private offices
 - 1 large conference room
 - 1 reception area
 - 1 kitchen
 - Open area for 4 cubes
 - No furniture
- Suite 230 – 6,990 RSF
 - 7 private offices
 - 1 medium conference room
 - 1 large training room
 - 1 kitchen
 - 33 workstations (6x8)
 - Furniture included



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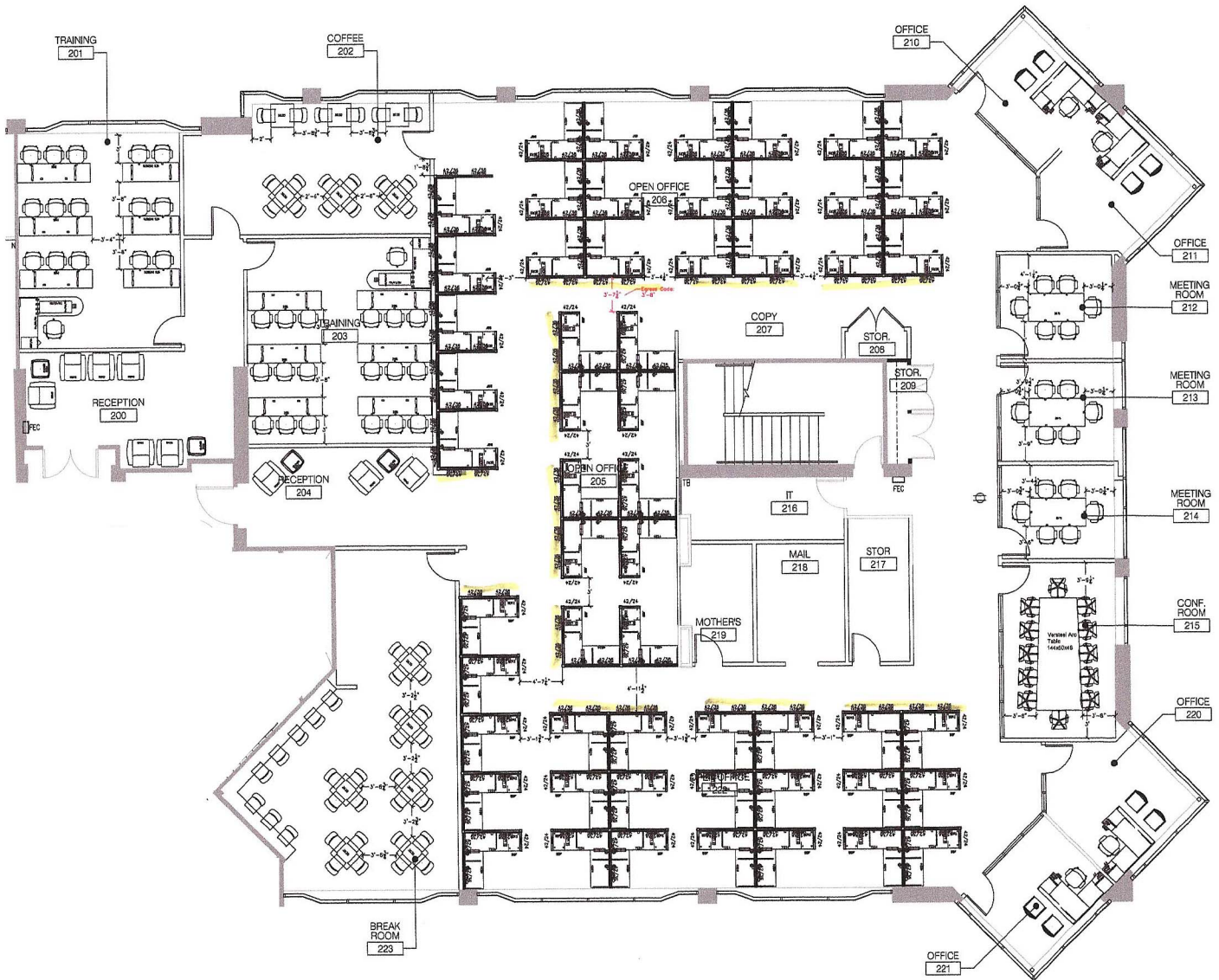
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7011 Koll Center Parkway, Pleasanton

FLOOR PLANS

Suite 200 – 10,012 RSF



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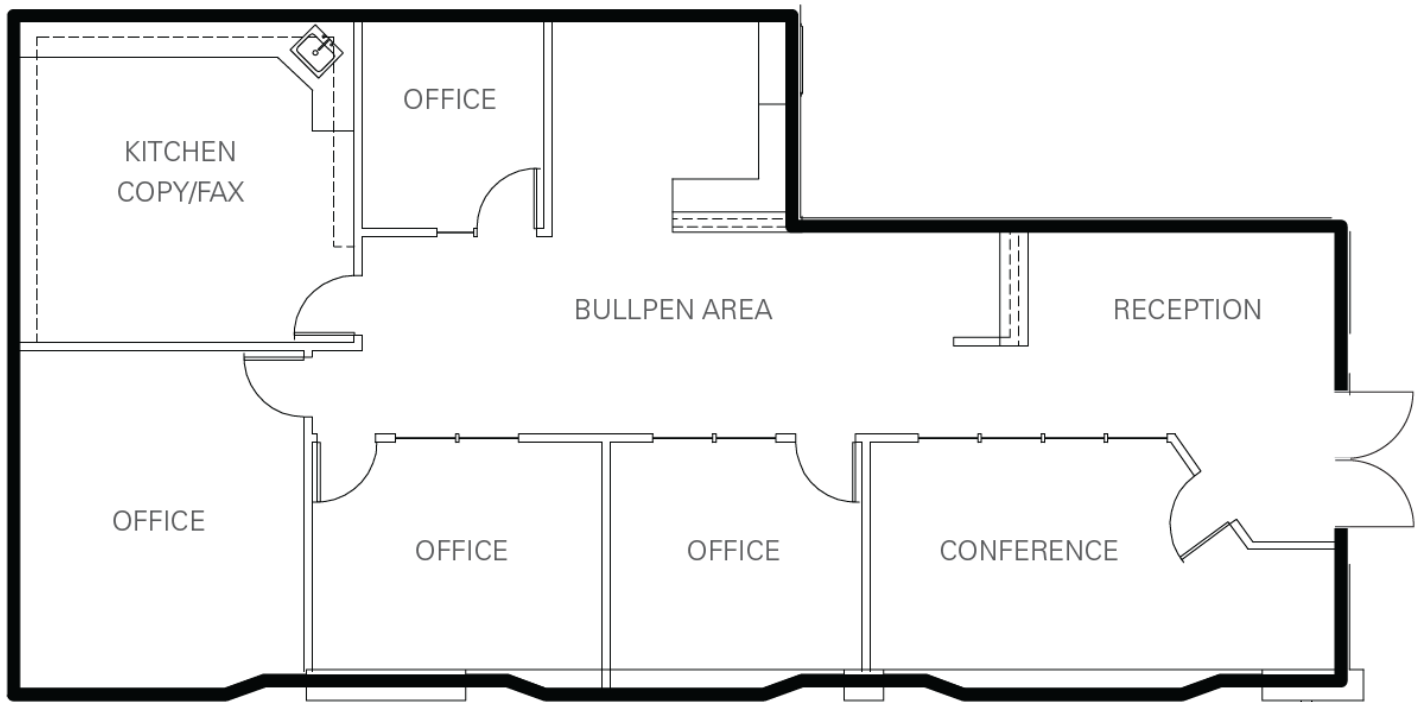


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7011 Koll Center Parkway, Pleasanton

FLOOR PLANS

Suite 210 – 2,313 RSF



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FLOOR PLANS

Suite 230 – 6,990 RSF



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Area Amenities Map



**PLEASANTON GATEWAY
SHOPPING CENTER**
Pleasantly Good.



**SF Bay Transit/
Wheels /Route**



- | | | |
|---|----------------------------------|---------------------------------------|
| 1 Common Conference Room & Fitness Center | 2 Kinder Care Learning Center | 3 Birch Lakes Office Center |
| 4 Sycamore Plaza | 5 Bernal Corporate Plaza | 6 Sultan's Kebab |
| 7 Round Table Pizza | 8 Ttobongee Chicken @ Pleasanton | 9 Chipotle Mexican Grill |
| 10 Jersey Mike's Subs | 11 Verizon | 12 Mexico Lindo Cantina |
| 13 Livermore/Pleasanton Fire Station 4 | 14 Chevron | 15 Pleasanton Gateway Shopping Center |

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