



Jones Lang LaSalle Brokerage, Inc.,
CA Real Estate License #01856260

Sublease Opportunity

6475 Sierra Lane
Suite 6475
Dublin, CA 94568

± 4,104 SF Available

Tom Whitelock
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Chris Burns
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Property Overview

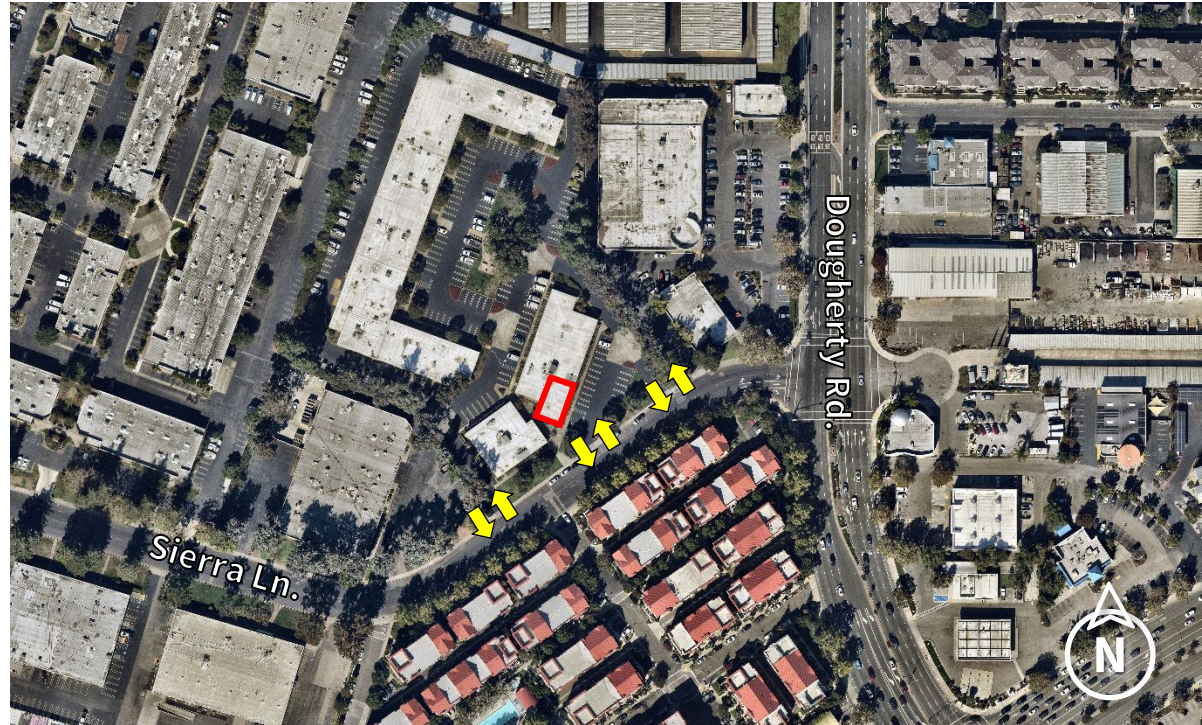


Property Description

- ±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

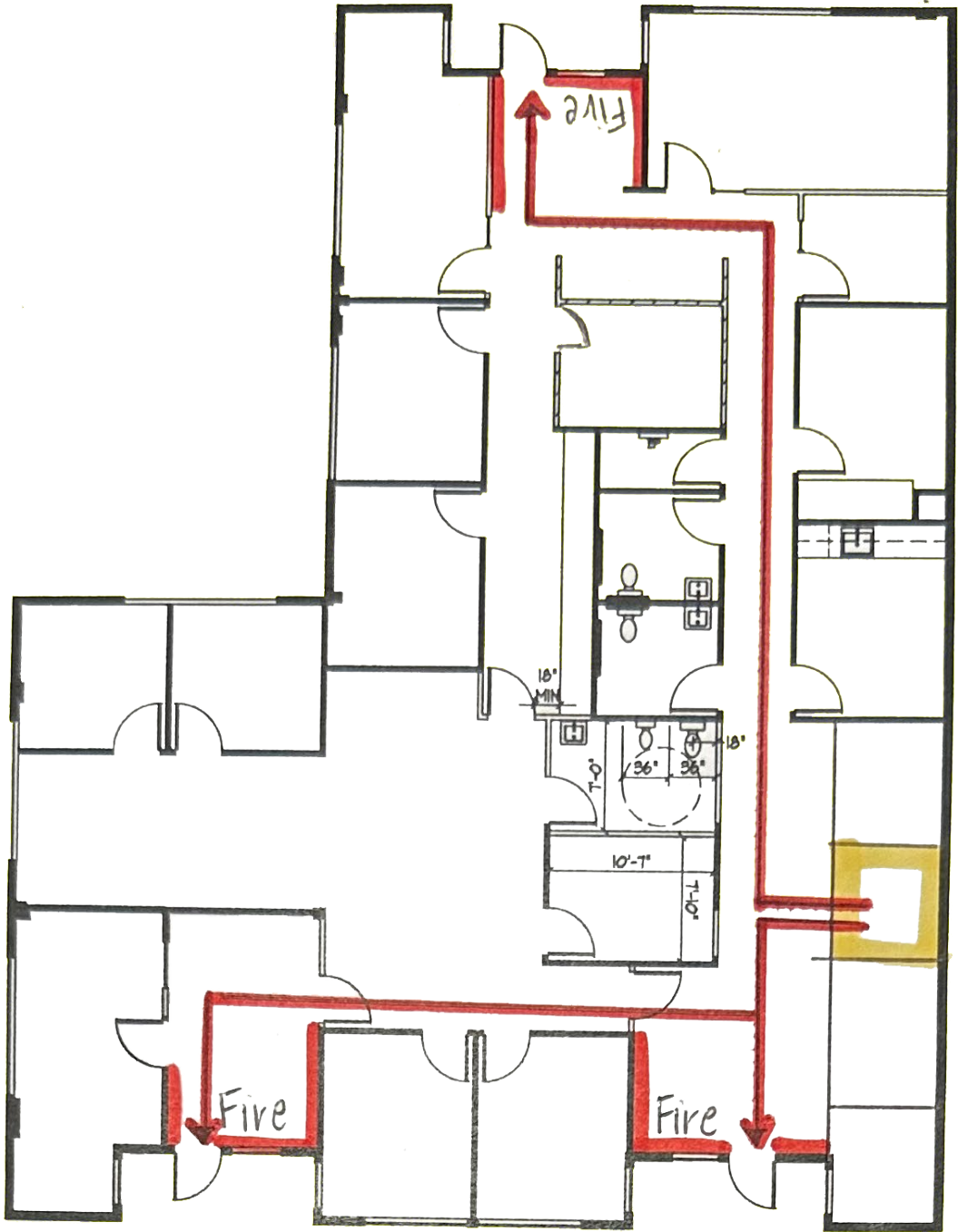
1-miles	3-miles	5-miles
36.4	38.9	38.6



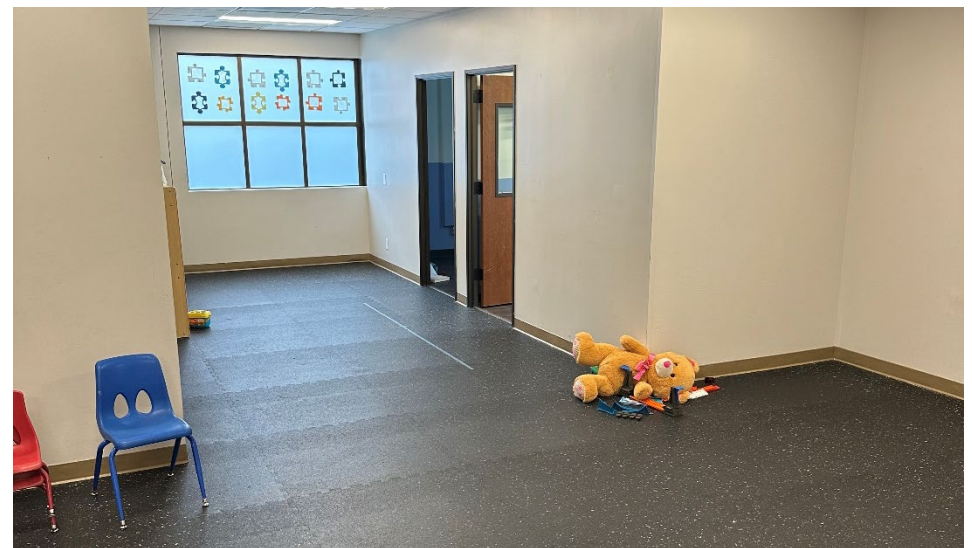
Area Traffic Counts

202,000 VPD	165,000 VPD
580, at 680	680, at 580

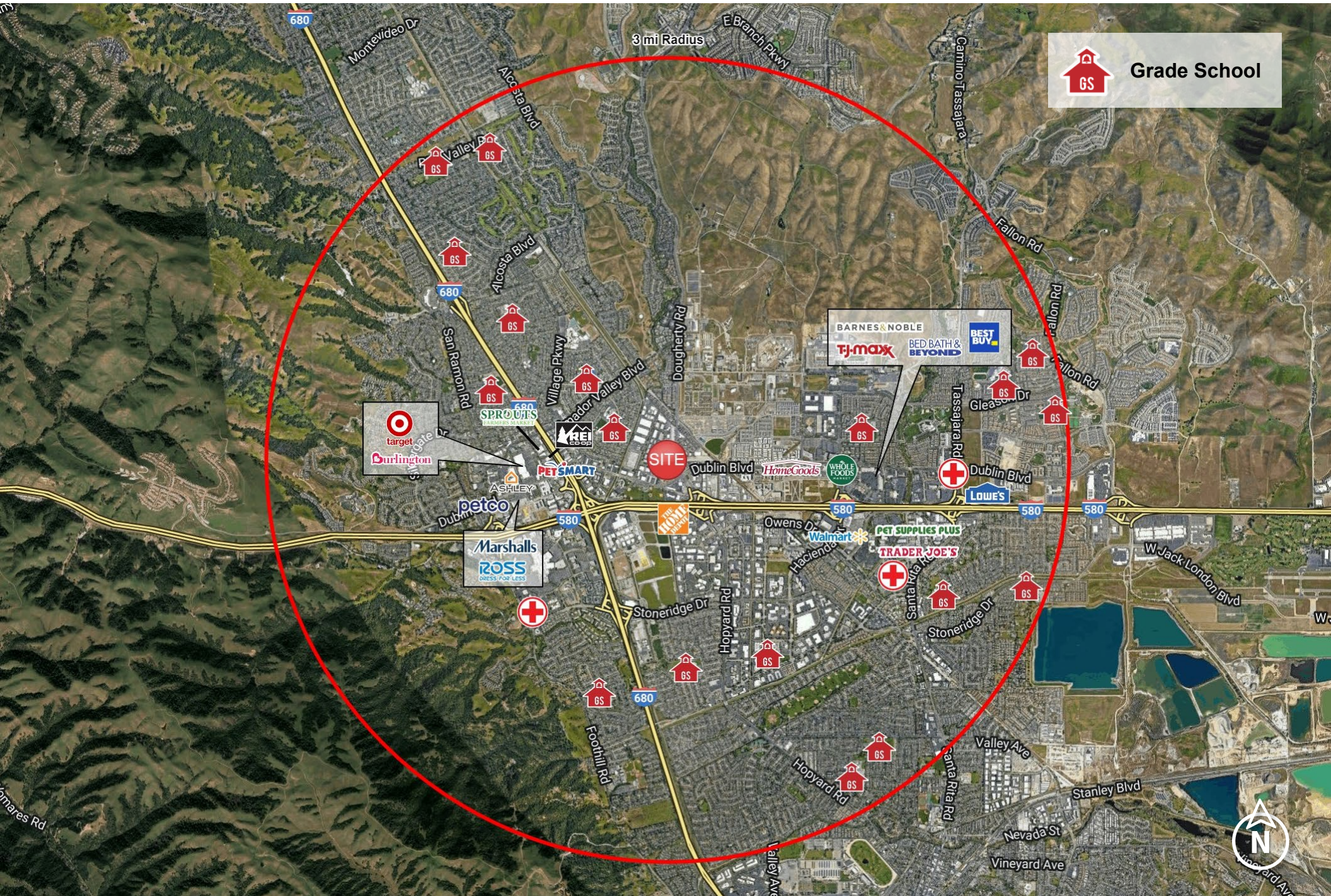
Floor Plan



Additional Images



Trade Area Aerial



Contact

Tom Whitelock

Vice President

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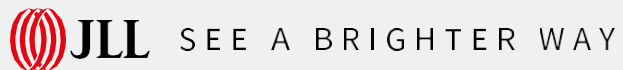
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