



**CUSHMAN &
WAKEFIELD**

FOR LEASE

4464 Willow Road, Suite 102

Pleasanton, California



Property Highlights

Available: Preeminent Office / Flex Space

- $\pm 10,029$ SF, Can be Delivered with 100% Office or 20% Warehouse with Double Man Door Access and 15' Clear Heights
- Corner Unit with Direct Access in Two Locations
- Building and Monument Signage
- Ample Parking 4/1000
- Breakroom
- Heavy Power: 800 Amps/480 Volt
- Low Net to Gross Operating Expenses
- Attractive Window Line
- Restrooms
- Professionally Managed



Michael Copeland

Managing Director

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Justin Grilli

Director

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Walnut Creek, CA

Main +1 925 935 0770

cushmanwakefield.com

TERRENCE J. ROSE, INC.
REAL ESTATE

INVESTMENT & DEVELOPMENT

VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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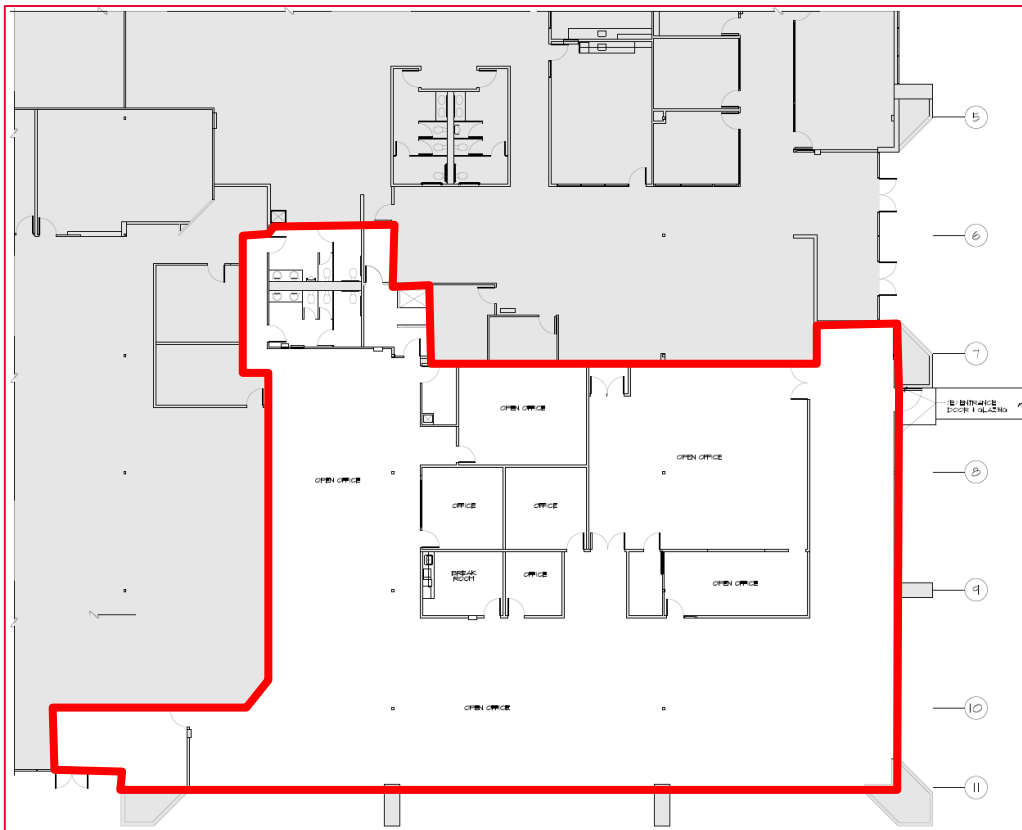
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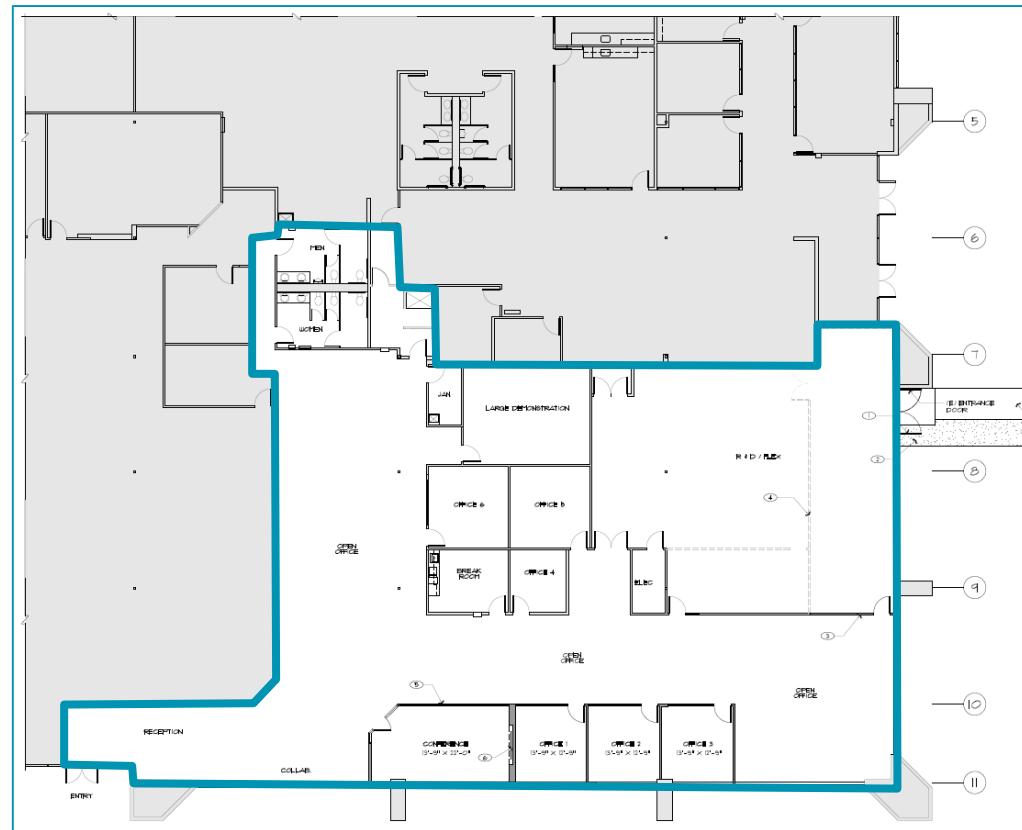
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Existing Build Out:



Hypothetical Build Out:



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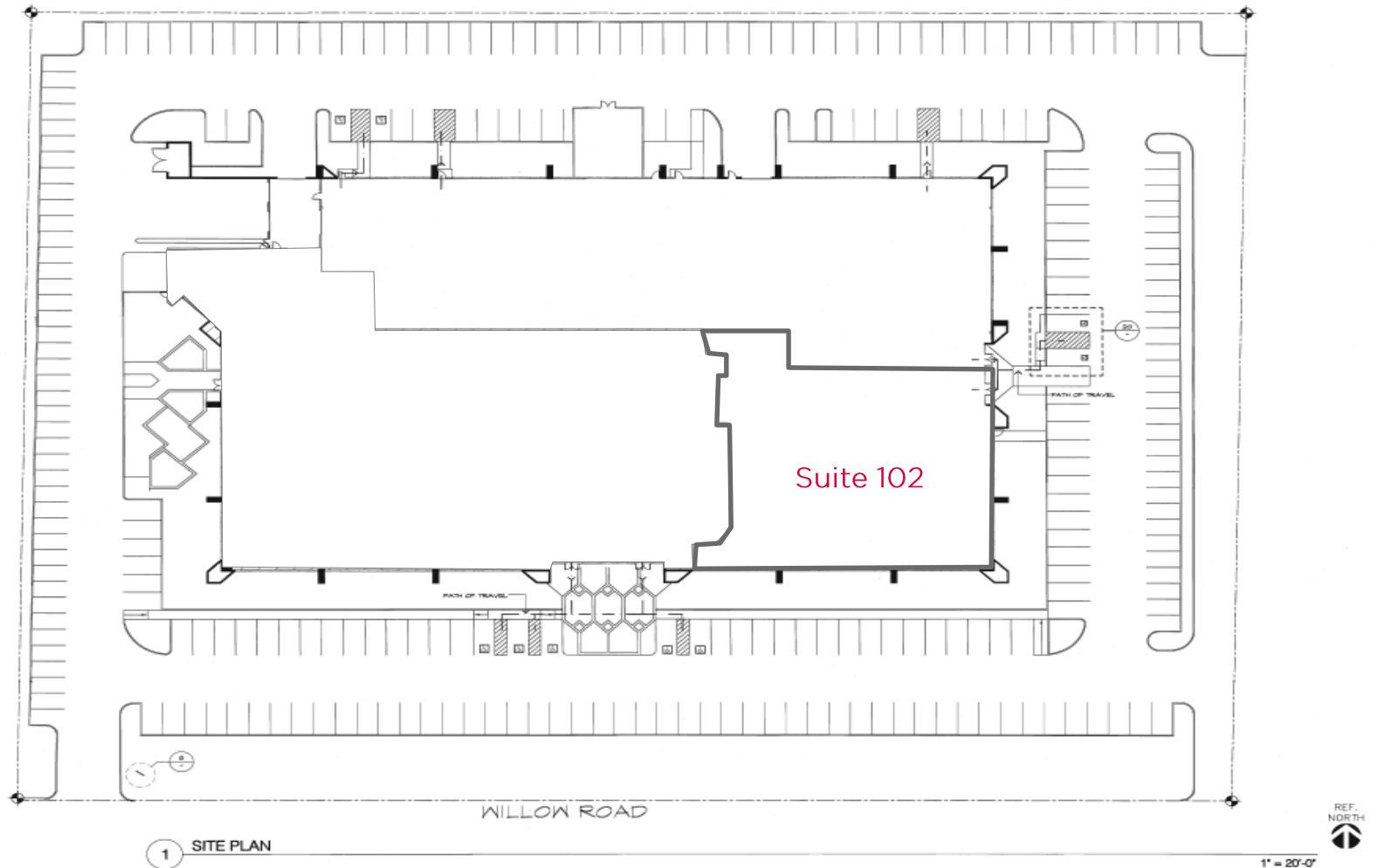
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Site Plan:



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Amenities Map:



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