



# BIRCH LAKES

FOR SALE | 7041 KOLL CENTER PARKWAY | PLEASANTON, CA



**Kidder  
Mathews**

Office Condominiums For Sale  
From  $\pm 1,000$  - 5,000 SF

KIDDER.COM

**FOR SALE**

# Birch Lakes

7041 KOLL CENTER PARKWAY, PLEASANTON, CA



Owner-user  
purchase  
opportunities  
from  $\pm 1,000$ -  
5,000 SF in  
Pleasanton

**SUPERIOR** I-680 freeway  
access

**FREE** fitness center, jogging  
paths, and creekside park

**TENANT** conference facility

**PARKING** at  $\pm 4/1,000$  with  
EV charging stations

**SEVERAL** in-park retail  
services

**CLOSE** proximity to  
downtown Pleasanton

**NEARBY** golf course and  
driving range

**ALREADY** sold  $\pm 18,000$  SF

**PRICED** at \$400/SF

**VALUE ADD** Pre-Funded  
Reserves

**IAN THOMAS**  
925.905.1105  
ian.thomas@kidder.com  
LIC N° 01279455

**JASON CHANDLER**  
925.905.1103  
jason.chandler@kidder.com  
LIC N° 1394441

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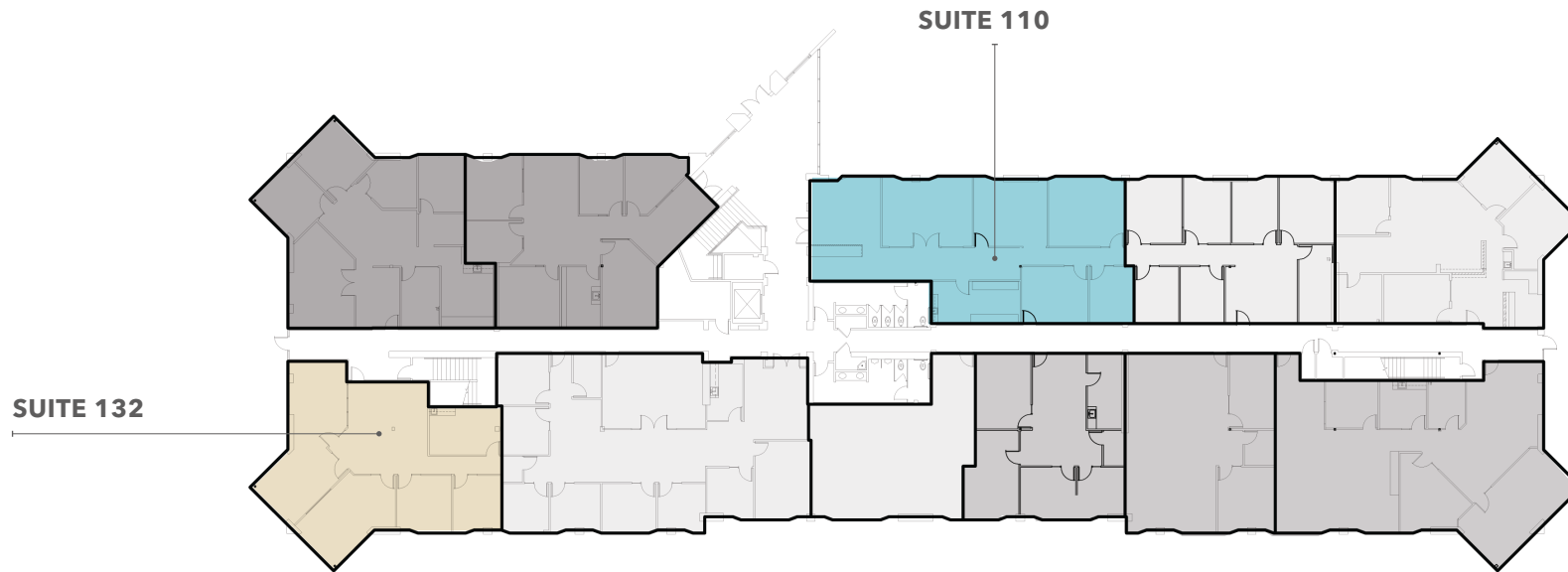
**km** Kidder Mathews

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## First Floor



### BUILDING AVAILABLE SPACE

Suite	SF	Sale Price	Available
132	±2,087		Pending
110	±2,554	\$1,021,600	12.2019

- AVAILABLE
- PENDING
- SOLD
- NOT AVAILABLE

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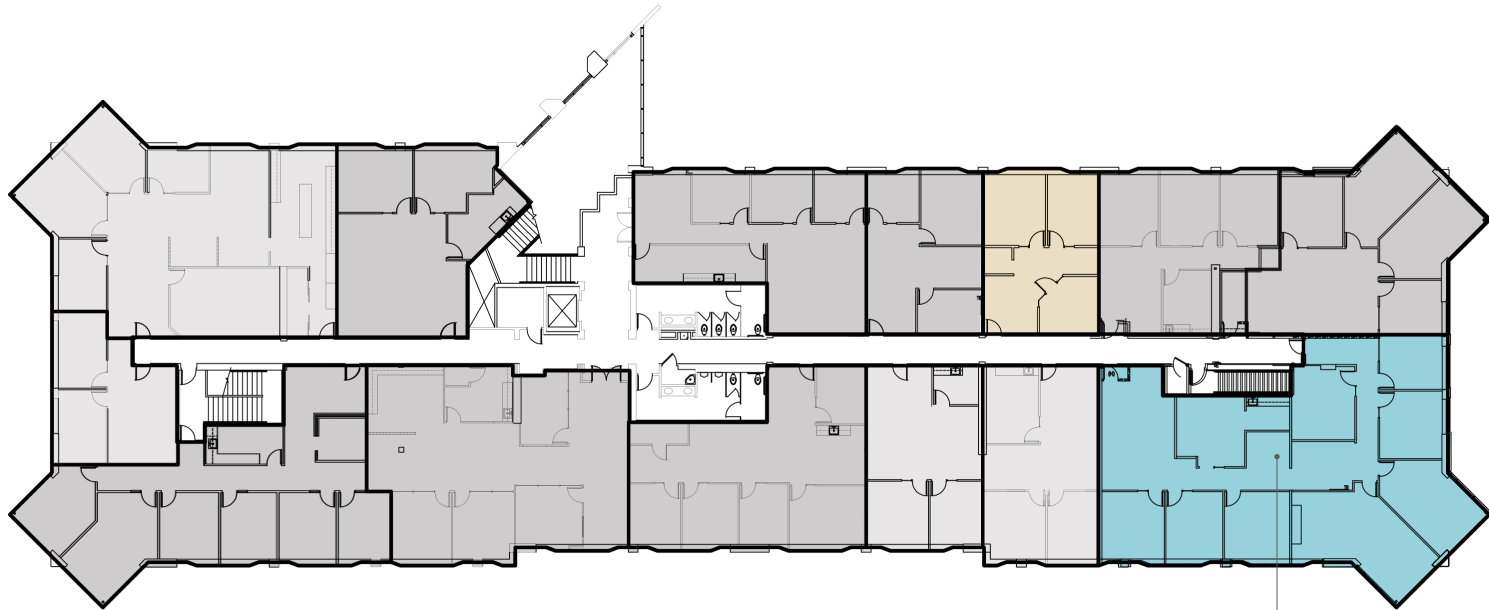
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## Second Floor



**SUITE 250**

### BUILDING AVAILABLE SPACE

Suite	SF	Sale Price	Available
250	±3,680	\$1,472,000	Now

- AVAILABLE
- PENDING
- SOLD
- NOT AVAILABLE

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