

30
03
OAK

3003Oak.com

WHERE UNMATCHED QUALITY AND ACCESS MEET




RIDGE
CAPITAL INVESTORS

 JLL

BUILDING FEATURES



LOBBY AND SEATING AREA

LEED PLATINUM CERTIFIED
BUILDING TOP SIGNAGE AVAILABLE
UNMATCHED VIEWS
EFFICIENT FLOOR PLATES
PLENTIFUL AMENITIES
CONVENIENT TRANSPORTATION ACCESS

YOUR BUILDING

- Largest solar electric system (97 kW) on a commercial office building in Contra Costa County
- 100% back-up power (3 days) for office building, including HVAC
- Ultraviolet germicidal lamps installed to improve indoor air quality
- Building top, monument and parapet signage available
- Ample on-site parking 2.7/1,000 with EV car-charging stations
- Bicycle storage lockers
- On-site restaurant and security 7 days per week
- Outdoor seating areas



CONFERENCE CENTER RENDERING

FOR LEASING INFORMATION

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LOCATION HIGHLIGHTS



CONTRA COSTA CENTRE TRANSIT VILLAGE

YOUR COMMUTE

DRIVE - Ample on-site parking 2.7/1,000 with EV car-charging stations

BART - Directly across from the Pleasant Hill BART station

BIKE - Bicycle storage lockers available

CARPPOOL - Participates in Contra Costa Centre vanpool, carpool and free shuttle services

YOUR NEIGHBORHOOD

- Across from Pleasant Hill BART station and Contra Costa Centre Transit Village
- Near restaurants, coffee, hotels, health clubs, offices, housing, major retailers
- Close to I-680 interchange
- Friday night food and beer trucks
- Access to Iron Horse Trail



WALK TO BART

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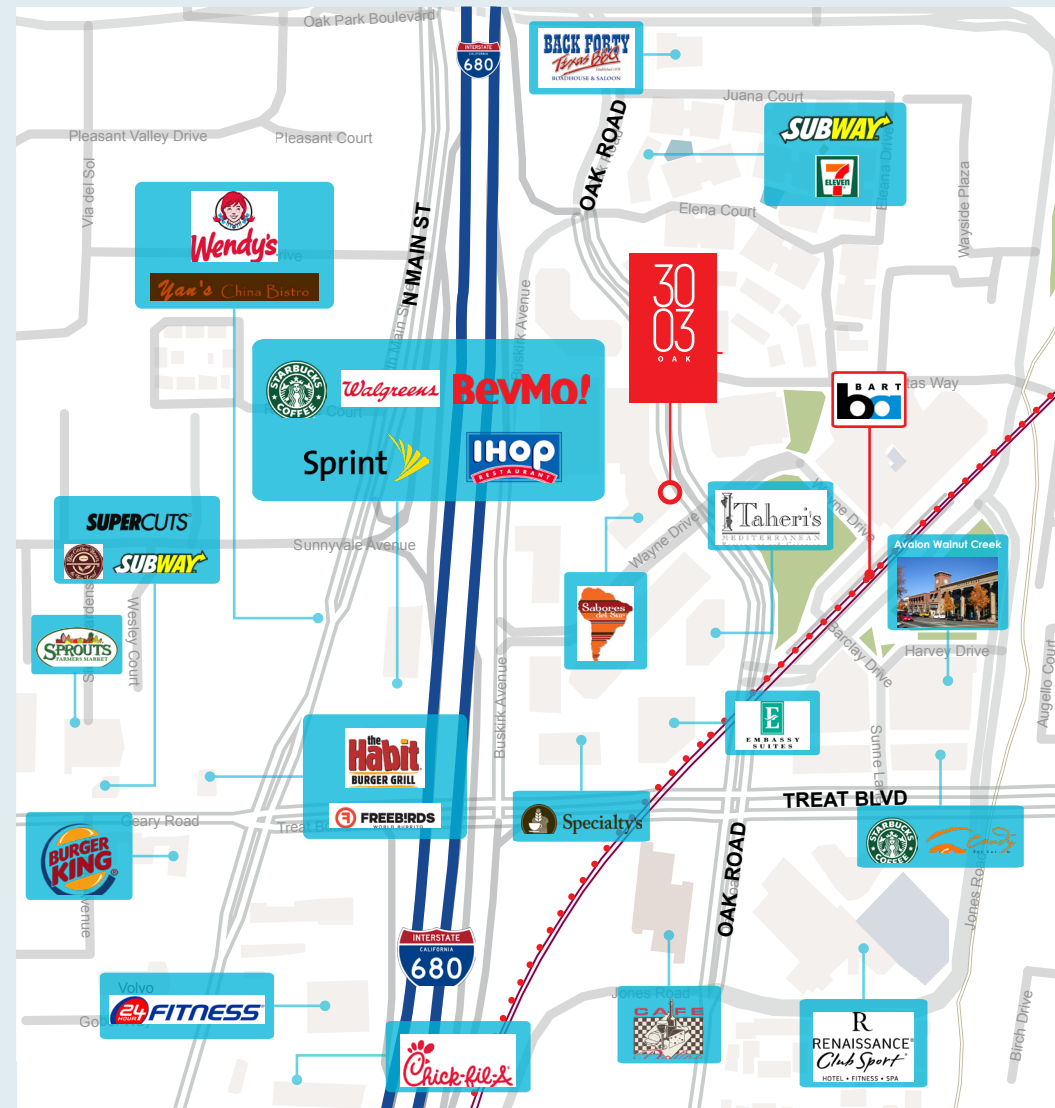
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ACCESS TO TRANSPORTATION, HIGHWAY
AND GREAT WALKABLE AMENITIES



SABORES DEL SUR



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Medical and Professional Options Ranging From ±2,000 — ±28,000 RSF

Available Space

| SUITE/FLOOR | RSF | AVAILABLE | FEATURES |
|-------------|--------|-----------|---|
| 107* | 3,623 | Now | Prime retail or medical office Eyebrow Signage on Oak Road |
| 109* | 2,081 | Now | Prime retail or medical office Eyebrow Signage on Oak Road |
| 110 | 4,952 | Now | Creative office with high ceilings and extended glass line Prime medical office |
| 225 | 3,569 | Now | Spec office improvements with views |
| 410 | 3,696 | Now | Customizable office improvements with views |
| 500 | 27,730 | Now | Customizable office improvements with views |

Free retail parking in rear and on street. Medical uses approved on ground floor.

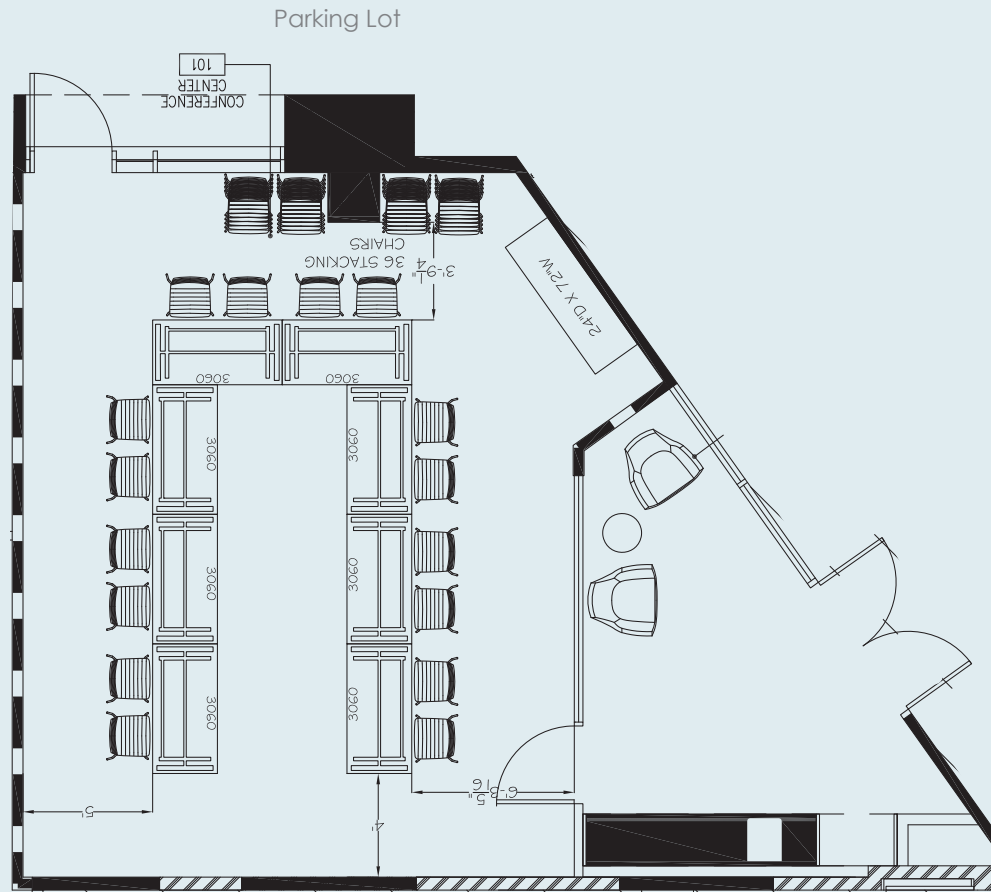
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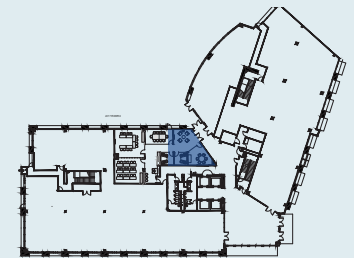
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BRAND NEW COMMON CONFERENCE CENTER LOCATED ON THE GROUND FLOOR

Conference Center



Site Plan



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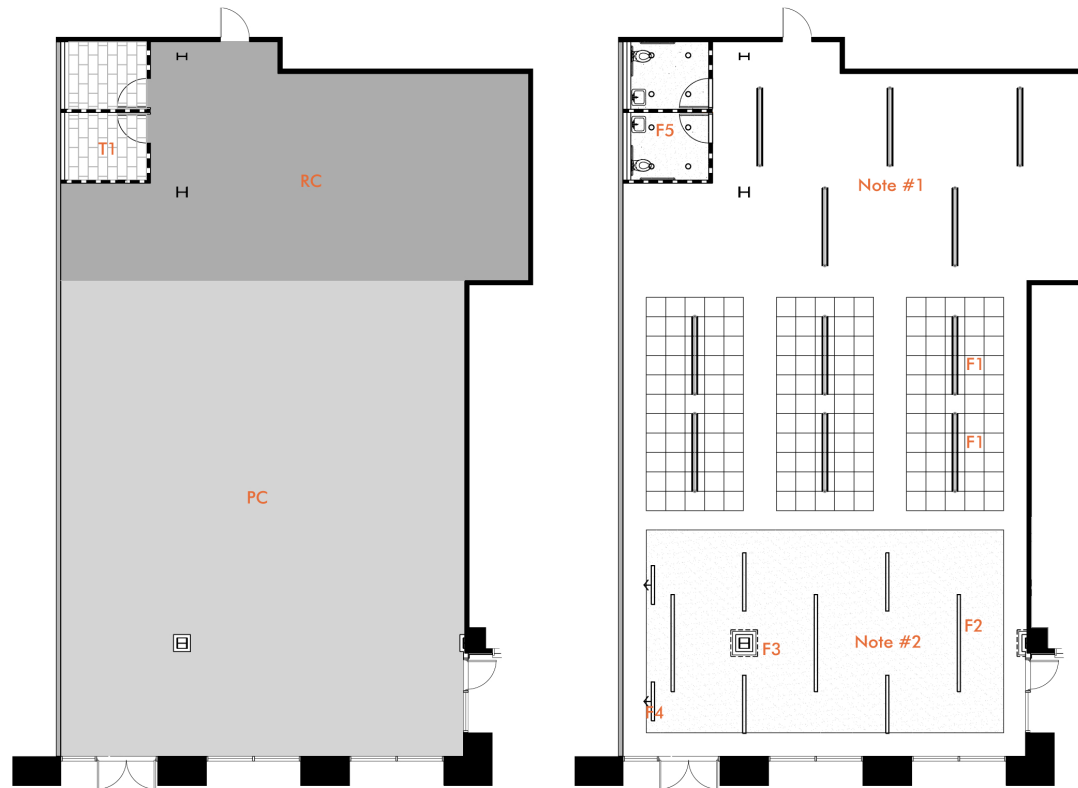
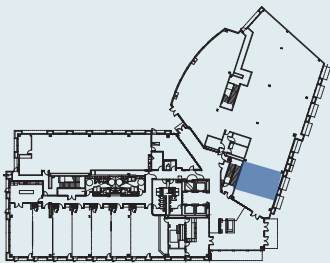
JLL

Suite 107*
3,623 RSF

Available
Now

* Free retail parking in rear
and on street. Medical uses
approved on ground floor.

Site Plan



Enlarged Finish Plan

Enlarged Reflected Ceiling Plan

Finish Plan Legend

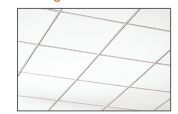


PC Polished Concrete

RC Raw Concrete

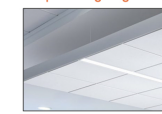
T1 Porcelain Tile

Ceiling Tiles



Armstrong Ultima Beveled Tegular

Drop Ceiling Edge Trim

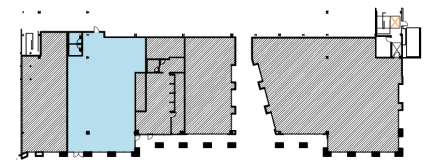


Armstrong Axiom Classic Trim

Ceiling Notes

Note #1 Open Ceiling to structure above

Note #2 Gypsum Ceiling



1st Floor Key Plan

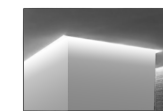
Light Fixture Legend



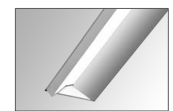
F1 OCL Duo Pendant



F2 Finelite Recessed Linear HP-4 R



F3 Luminii LineLED 18 Cove Light



F4 Finelite Recessed Wall Wash HP-4



F5 3G Trimless Recessed Downlight

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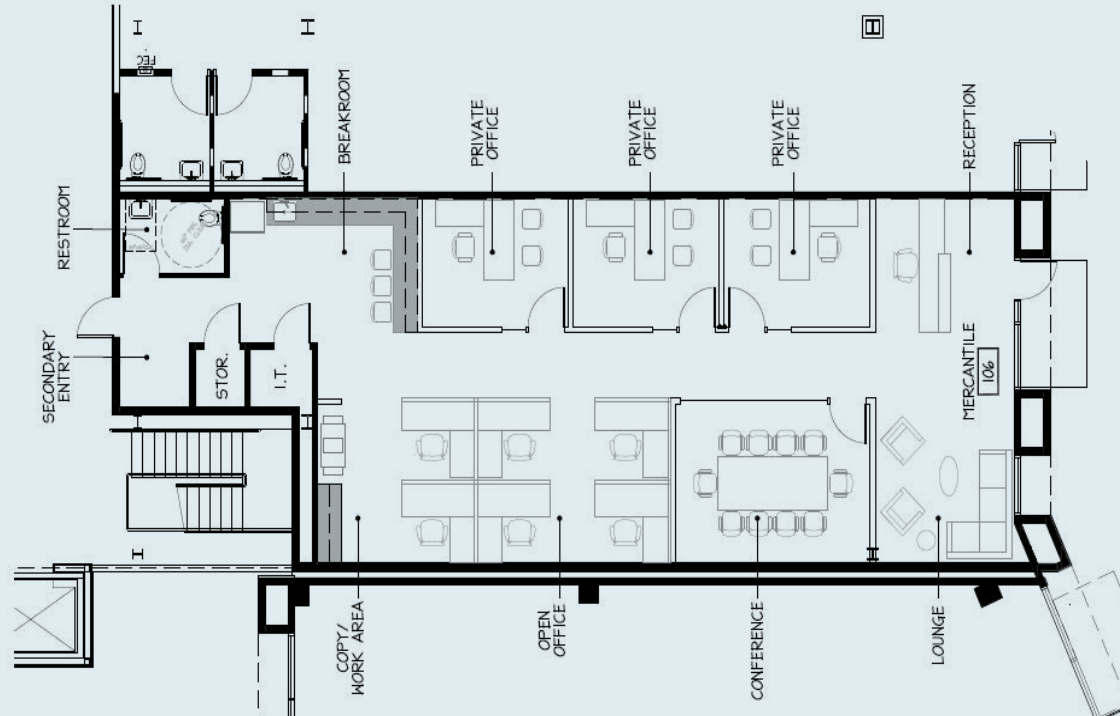
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HYPOTHETICAL FLOOR PLAN - FIRST FLOOR

Suite 109*
2,081 RSF

Available
Now

* Free retail parking in rear and on street. Medical uses approved on ground floor.



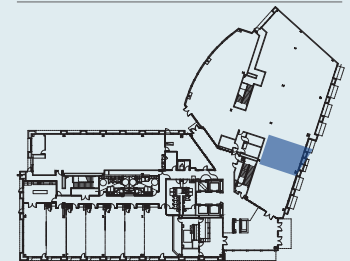
PERSONNEL

| | |
|------------------------|-----------|
| Private office | 3 |
| Workstations | 6 |
| Reception | 1 |
| Total headcount | 10 |

MEETING ROOMS

| | |
|---------------|---|
| MD conference | 1 |
|---------------|---|

Site Plan



FOR LEASING INFORMATION

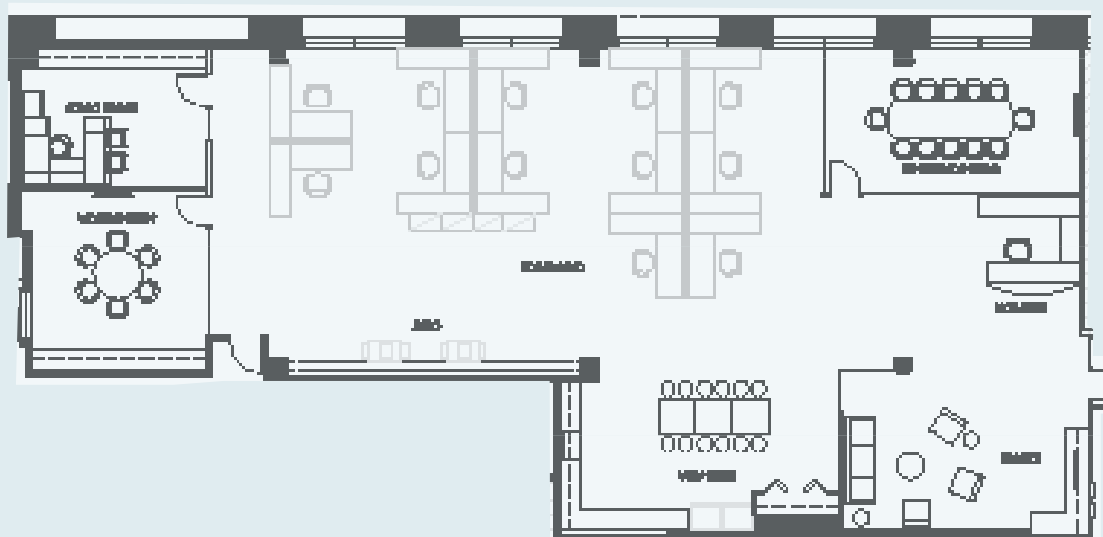
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HYPOTHETICAL FLOOR PLAN - FIRST FLOOR

Suite 110
4,952 RSF

Available
Now

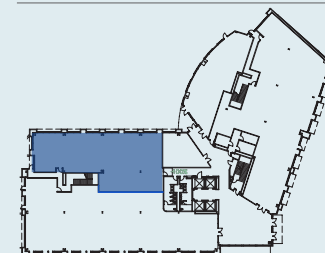


Oak Road

SUITE 110

| | |
|---------------------|----|
| Private office | 1 |
| Work Stations (6x6) | 12 |
| Small Conference | 1 |
| Large Conference | 1 |
| Break room | 1 |
| Lounge | 1 |
| Reception | 1 |

Site Plan



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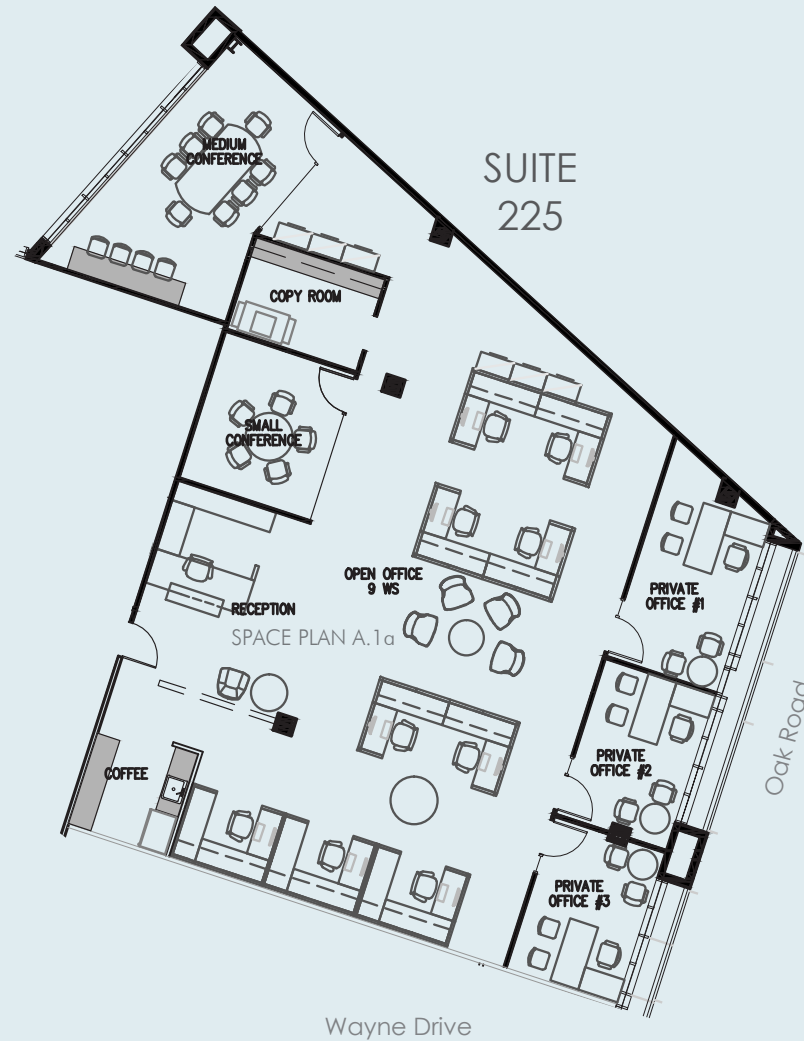
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HYPOTHETICAL FLOOR PLAN - SECOND FLOOR

Suite 225
3,569 RSF

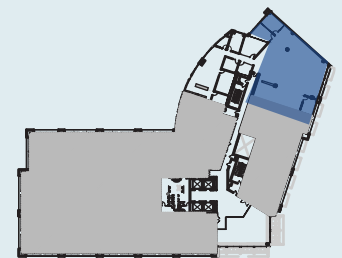
Available
Now



SUITE 225

| | |
|----------------------|---|
| Private office | 3 |
| Workstations (6'x6') | 9 |
| Reception | 1 |
| SM conference | 1 |
| MD conference | 1 |
| Break area | 1 |

Site Plan



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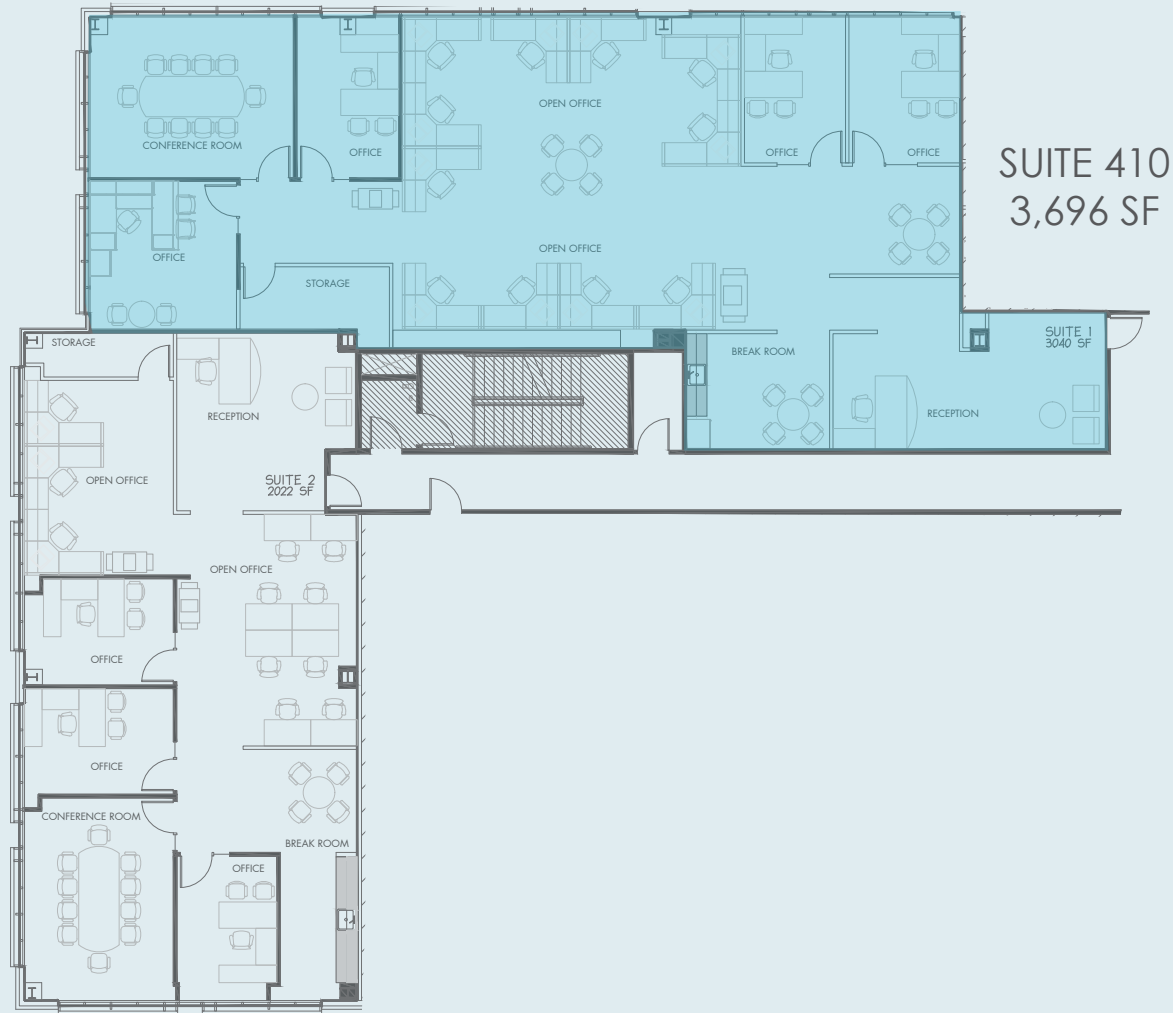
HYPOTHETICAL FLOOR PLAN - 4TH FLOOR

Floor plan

4th Floor

Suite 410
3,696 RSF

Available
Now



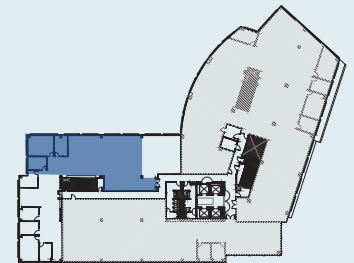
Wayne Drive

SUITE 410
3,696 SF

SUITE 410

| | |
|----------------------|----|
| Private office | 4 |
| Workstations (6'X6') | 11 |
| Reception | 1 |
| Collaborative Area | 1 |
| MD conference | 1 |
| Break area | 1 |

Site Plan



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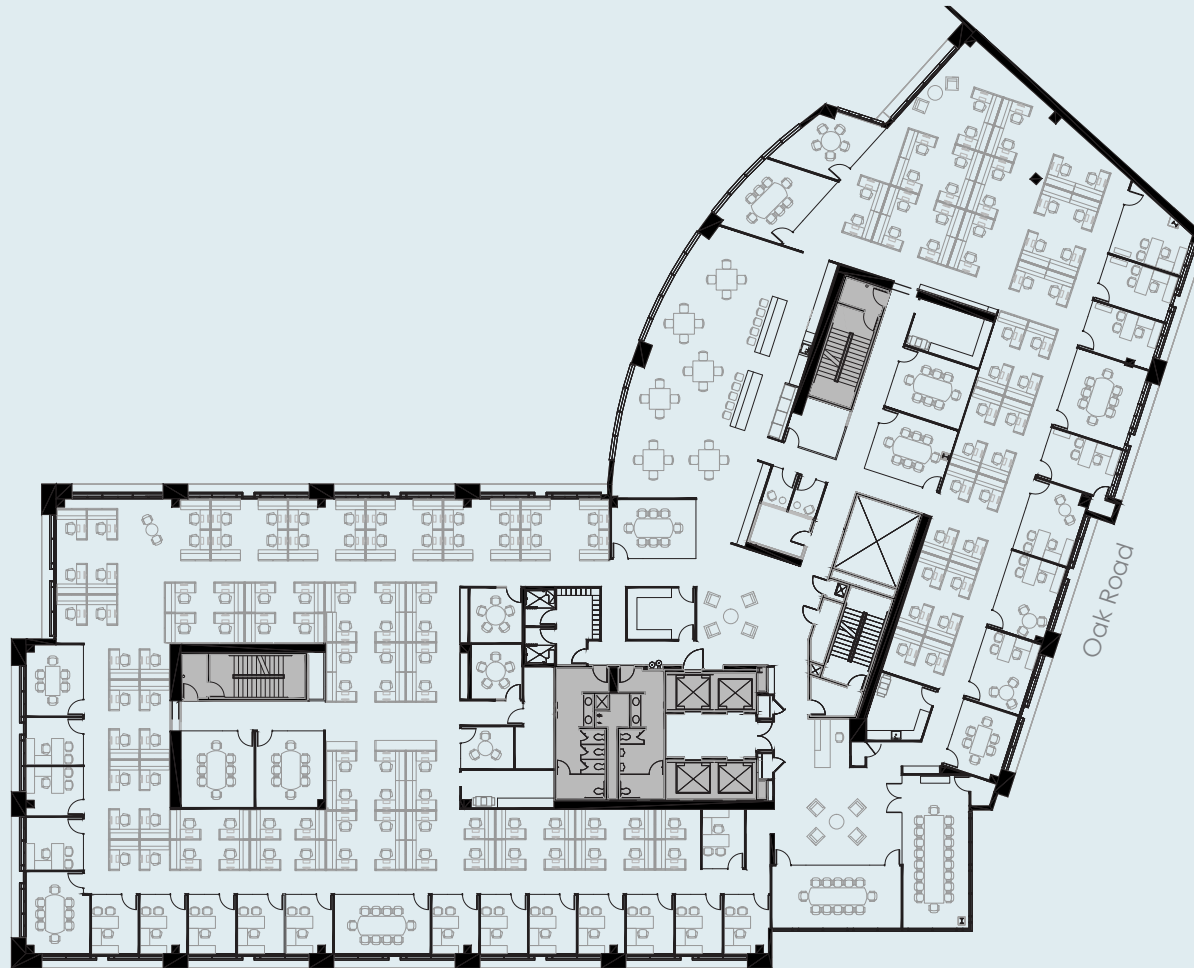
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HYPOTHETICAL FLOOR PLAN - FIFTH FLOOR

Suite 500
27,730 RSF

Available
Now



Wayne Drive

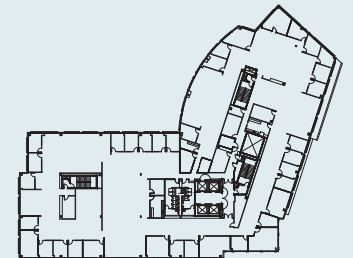
PERSONNEL

| | |
|------------------------|------------|
| Private office | 23 |
| Workstations | 136 |
| Reception | 1 |
| Total headcount | 160 |

MEETING ROOMS

| | |
|---------------|----|
| LG conference | 2 |
| MD conference | 12 |
| SM conference | 3 |

Site Plan



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