



Easy Loading Roll Up Door(s)



Kitchen



Plenty Off Street Parking



Seamless Office/Warehouse



Customer Facing Entryway



Perimeter Private Offices

INSTITUTIONAL, OFFICE, or SERVICE SPACE

7,689 sf - Divisible to thirds
3095 Richmond Pkwy

Open Institutional, Office, or Medical space featuring

- Roll-up Door(s)
- Off Street Parking
- Flexible Configurations
- Convenient Truck Loading
- Phase 3 Power
- 16' Clear Height
- Powered Secure Driveway Gate
- Plenty of Office or Storage Space

Divisible: (See Plan on Page 2)

#210 - 2,503 S.F. #212 - 2,618 S.F.
 #214 - 2,568 S.F. **(\$1.40/sf for smaller spaces)**

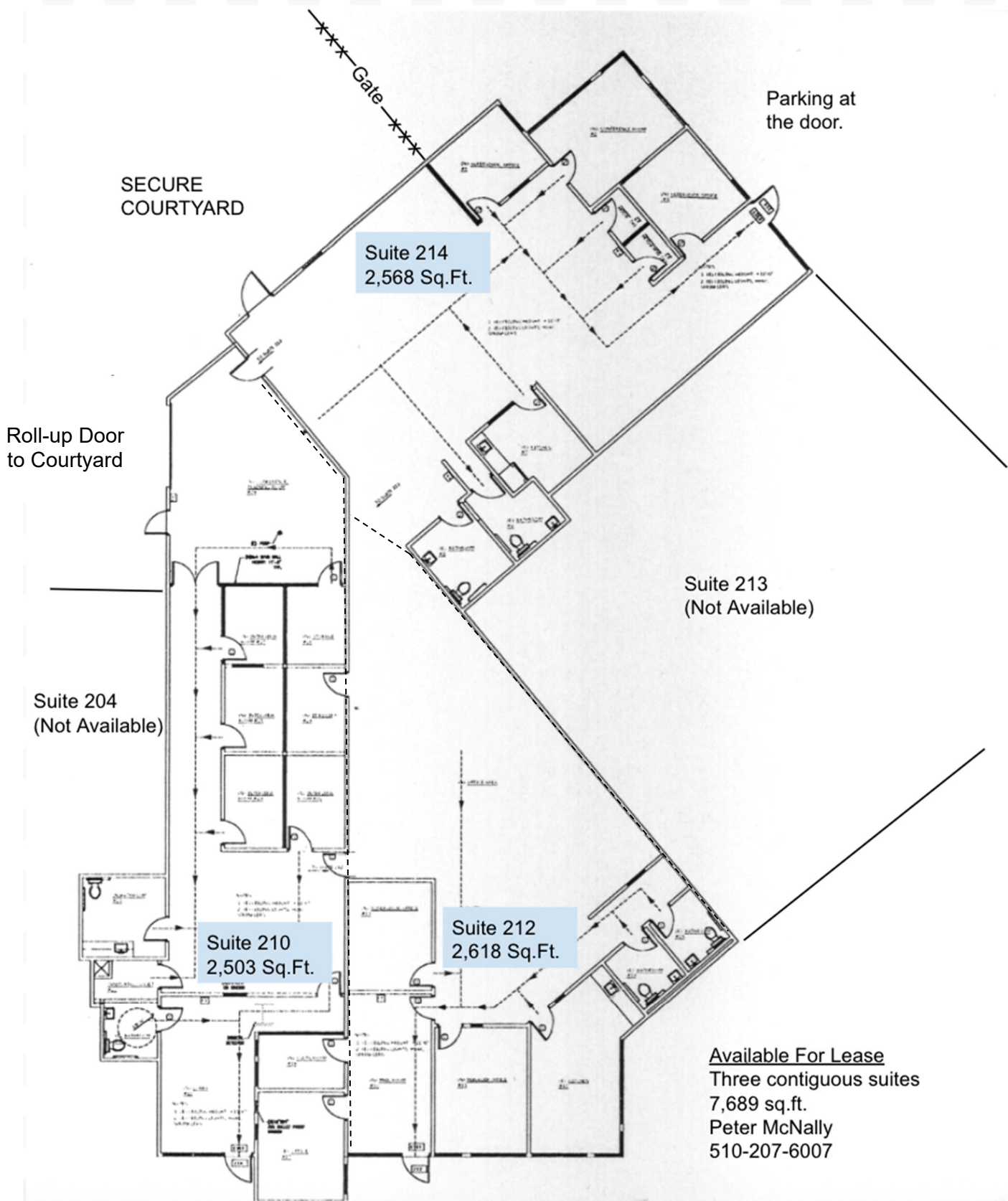


\$1.25/Sq. Ft. Monthly NNN + 54¢ OpEx.

FOR FURTHER INFORMATION PLEASE CONTACT Peter McNally 510/848-6007

CITY	<i>Pt. Richmond</i>	LISTING CO.	<i>McNally Realty Advisors</i>
ADDRESS	<i>3095 Richmond Pkwy - 3 units</i>	LISTING AGT.	<i>Peter McNally</i>
CROSS ST.	<i>Richmond Parkway</i>	PHONE #	<i>510/848-6007</i>
SPACE AVAIL.	<i>7,689 Sq. Ft.</i>	LIST DATES	<i>11/26</i>
Monthly RENT	<i>\$13,763. all-in</i>	DRE #	<i>982919</i>
PROP. TYPE	<i>Institutional, Office, or Service</i>	FEE TO S.O.	<i>3% base rent stream</i>

Information Herein Deemed Reliable but not Guaranteed.



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