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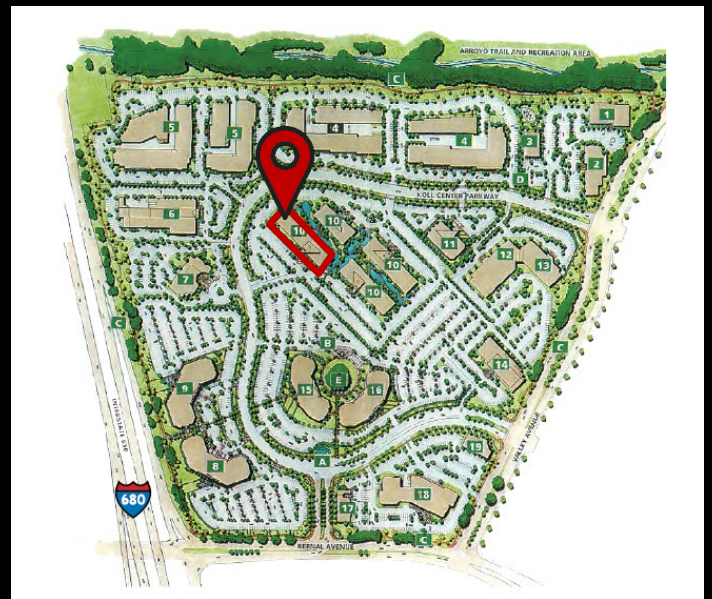
Koll Center Parkway Birch Lakes | Pleasanton

For Sale or Lease



PROPERTY HIGHLIGHTS:

- Excellent freeway access
- Monument & building signage available
- Walking distance to in Park retail and Pleasanton Gateway Retail Plaza
- Childcare facility and walking trail within Bernal Corporate Park
- Wheels bus serving Pleasanton BART and Ace Train stops Route 54
- Condominium office space ownership
- All existing furniture included



For more information, contact:

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 **JLL** SEE A BRIGHTER WAY

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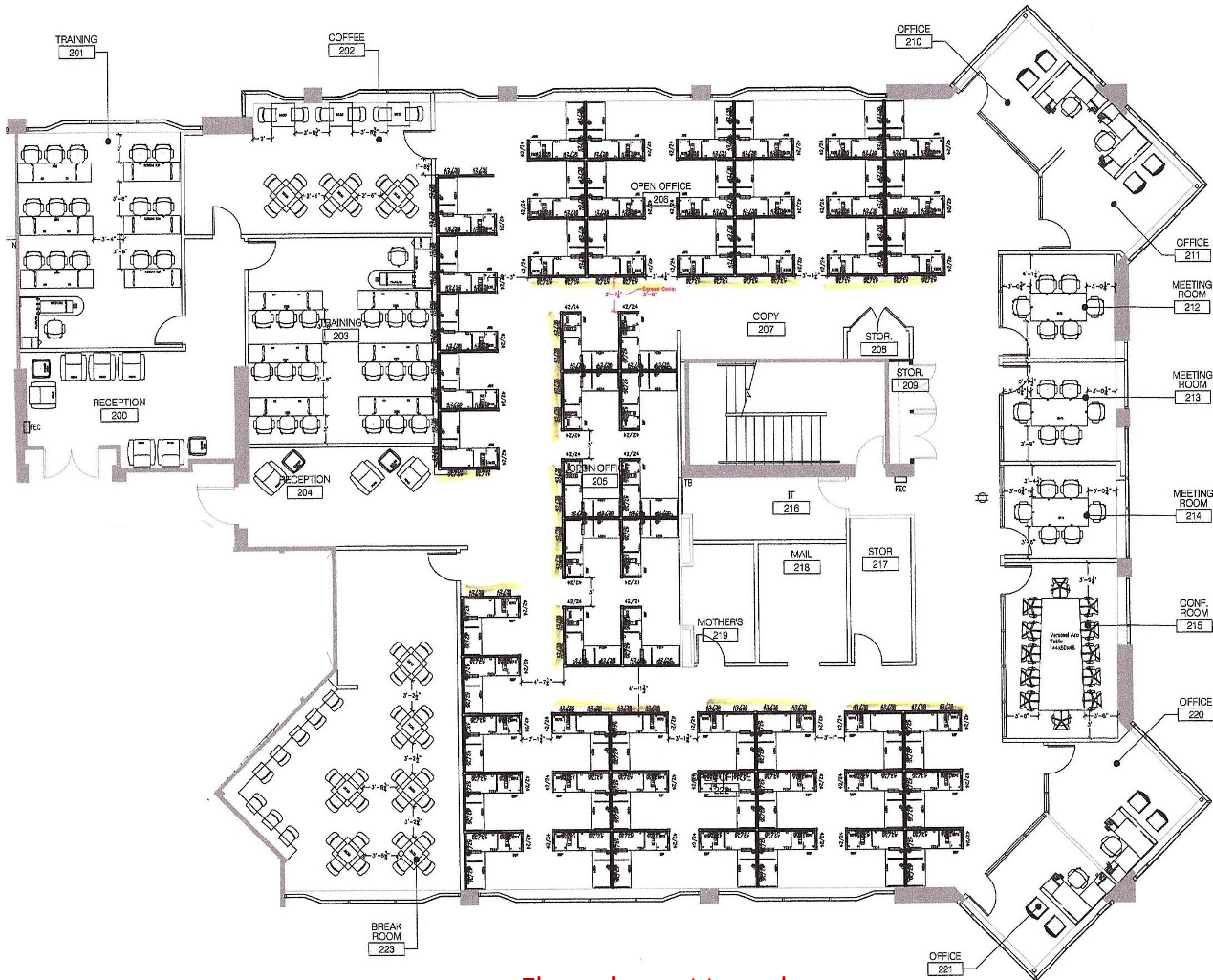
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7011 Koll Center Parkway, Pleasanton

SPACE HIGHLIGHTS:

- Suite 200 – 10,012 RSF
- 7 private offices
- 1 large conference room
- 1 large kitchen
- 56 workstations (6x8)



Floor plan not to scale

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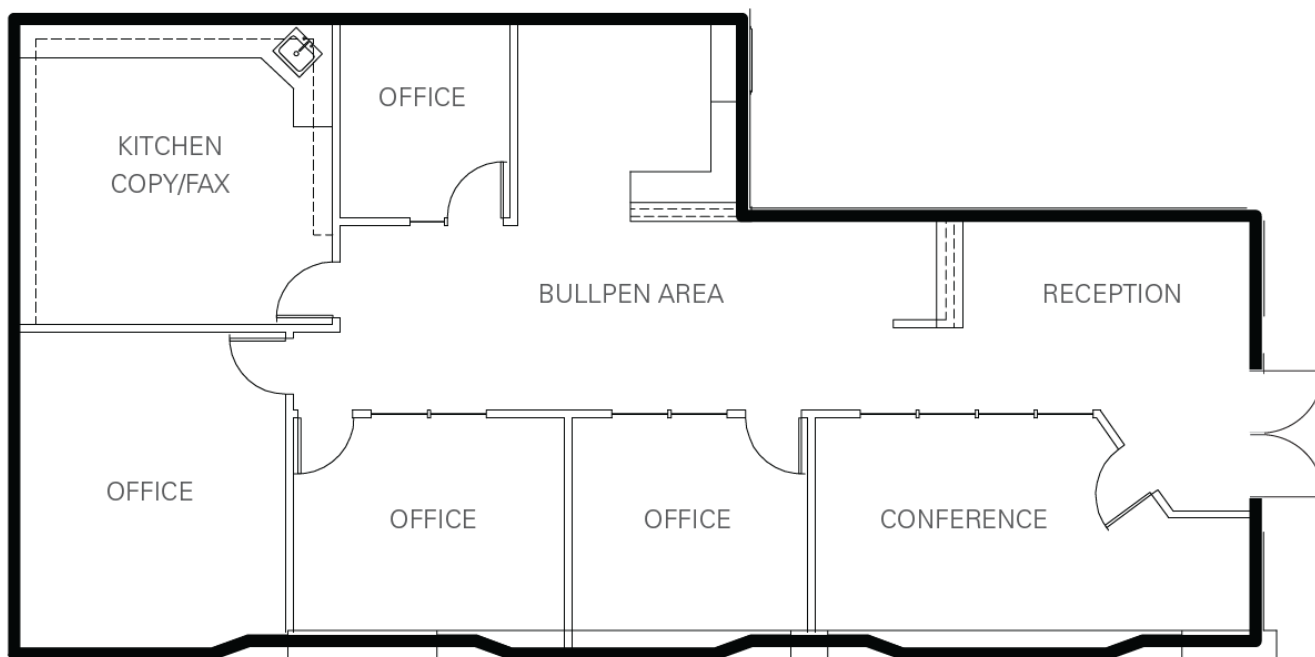
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7011 Koll Center Parkway, Pleasanton

SPACE HIGHLIGHTS:

- Suite 210 – 2,313 RSF
- 4 private offices
- 1 large conference room
- 1 reception area
- 1 kitchen
- Open area for 4 cubes
- No furniture



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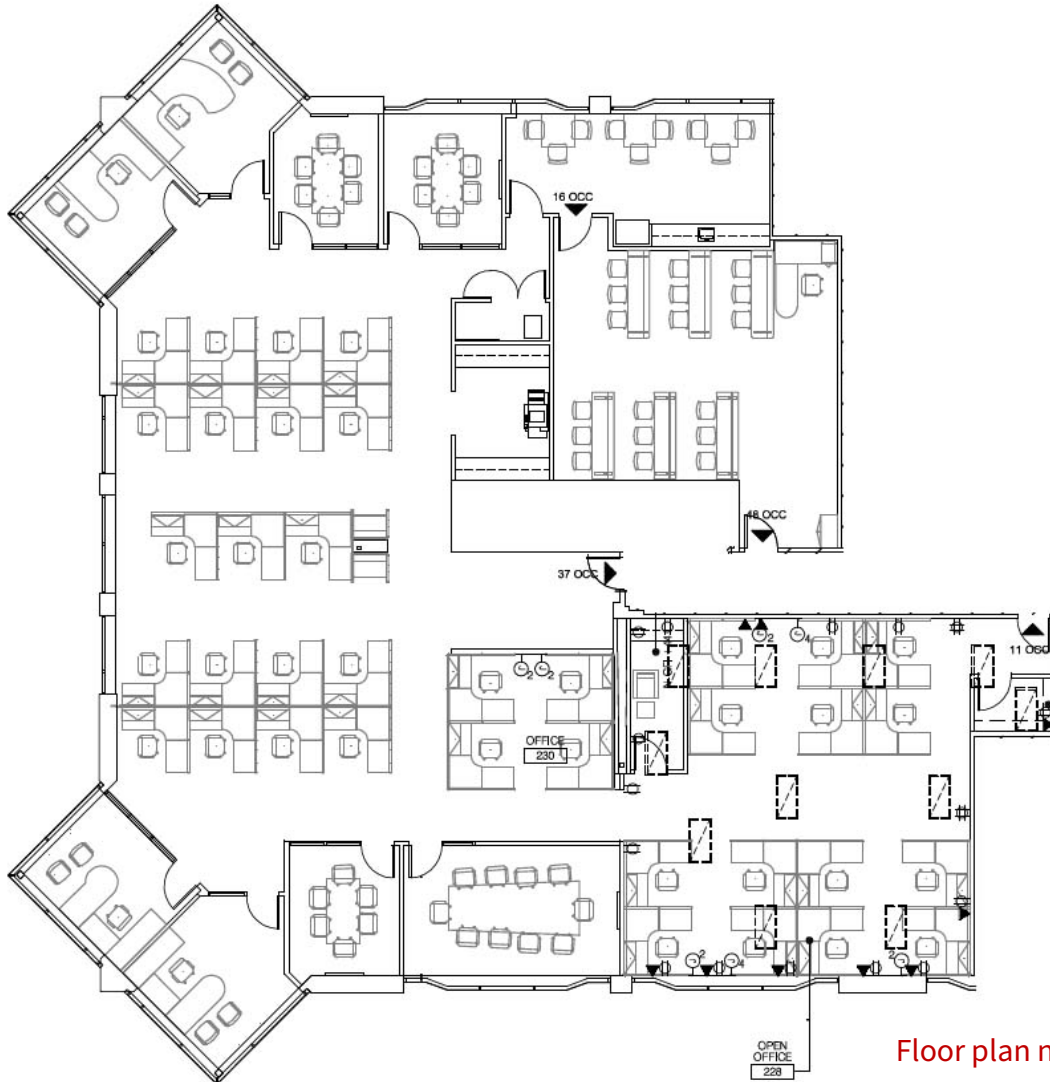
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7011 Koll Center Parkway, Pleasanton

SPACE HIGHLIGHTS:

- Suite 230 – 6,990 RSF
- 7 private offices
- 1 medium conference room
- 1 large training room
- 1 kitchen
- 33 workstations (6x8)
- Furniture included



Floor plan not to scale

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Area Amenities Map



[SF Bay Transit/Wheels /Route](#)



- | | | |
|---|---|---|
| 1 Kinder Care Learning Center | 2 Birch Lakes Office Center | 3 Sycamore Plaza |
| 4 Bernal Corporate Plaza | 5 Sultan's Kebab | 6 Round Table Pizza |
| 7 Ttobongee Chicken @ Pleasanton | 8 Chipotle Mexican Grill | 9 Jersey Mike's Subs |
| 10 Verizon | 11 Mexico Lindo Cantina | 12 Pleasanton/Alameda County Fairgrounds |
| 13 Chevron | 14 <u>Pleasanton Gateway Shopping Center</u> | |

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