



FOR LEASE

±1,350 SF UP TO ±3,000SF OFFICE/MEDICAL SPACE

4456 BLACK AVENUE, SUITE 100, PLEASANTON, CA 94566

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Mark Rinkle

Principal

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LIC NO 01512632

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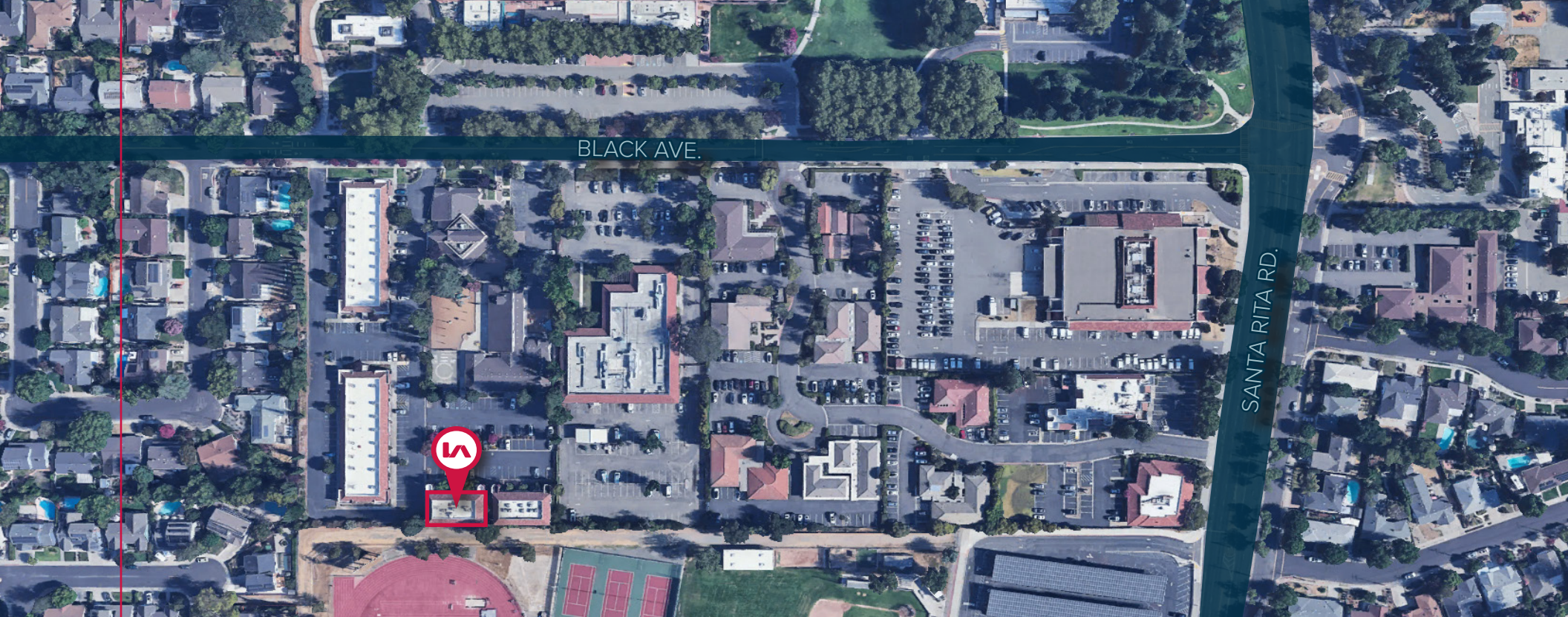
Associate

kjohnsen@lee-associates.com

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PROPERTY HIGHLIGHTS



Suite 100: $\pm 1,610$ SF
Professional office/medical suite, ground-floor location with excellent accessibility



Near Downtown Pleasanton, close to Shops, Restaurants, and more



Ideal for medical, dental, therapy, wellness, or professional office users



Adjacent to Amador Valley High School



Efficient layout supporting private offices, exam rooms, or treatment spaces, with reception and waiting area in place



Available for immediate occupancy



Ample on-site parking for staff and clients



Lease rate:
\$3.25/SF/Month Gross

4456 BLACK AVE

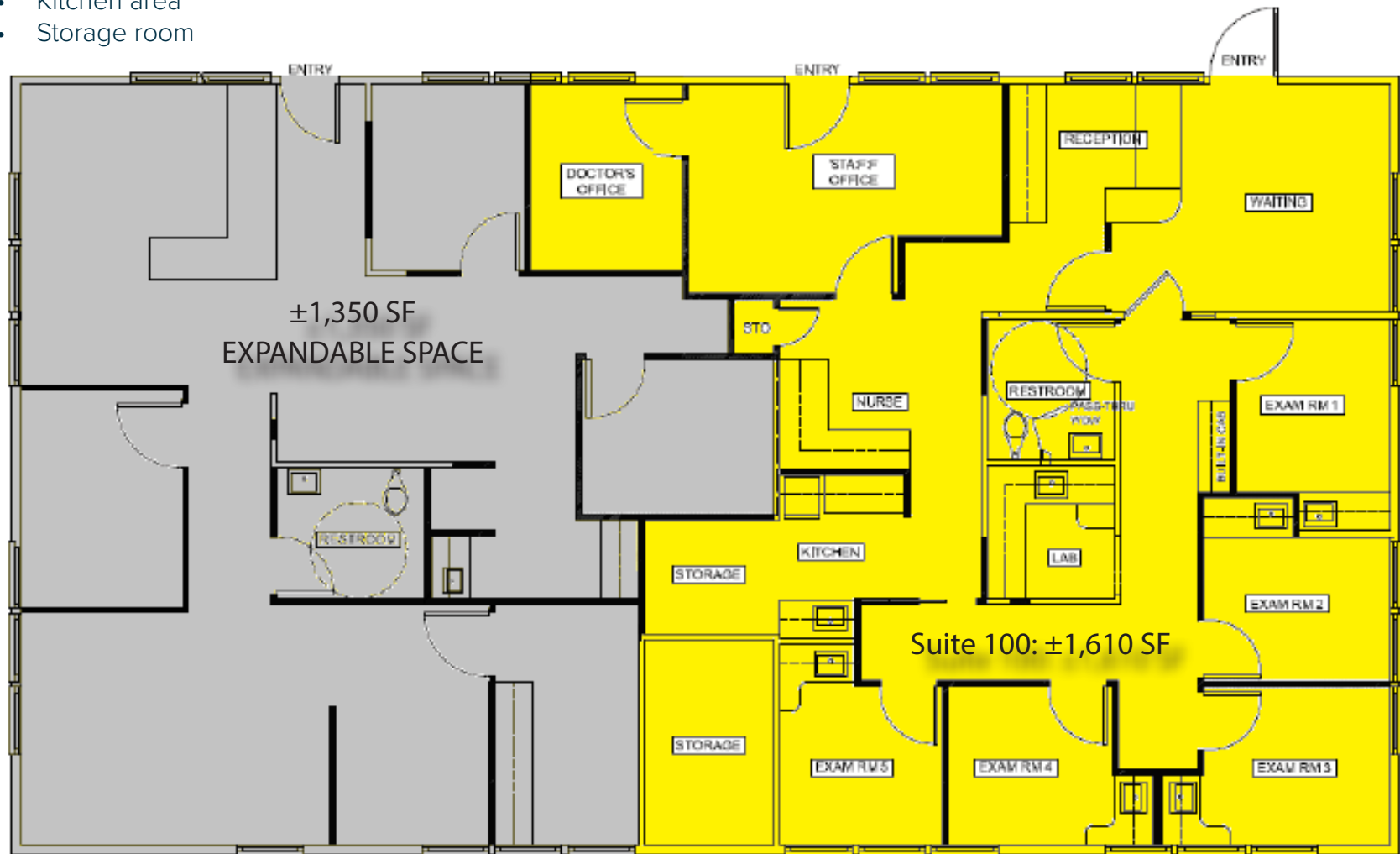
SUITE 100: $\pm 1,610$ SF

SUITE 100 - VIRTUAL TOUR

ENTIRE FIRST FLOOR: $\pm 3,000$ SF

- Two (2) private offices
- Five (5) exam rooms
- Reception/waiting area
- One (1) lab
- One (1) restroom
- Kitchen area
- Storage room

- Suite 100: $\pm 1,610$ SF available NOW!
- $\pm 1,350$ SF of expandable space available on November 1st, 2026



*Floorplan not to scale

4456

BLACK AVE



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4456
BLACK AVE