

**FOR LEASE**

**±8,710 SF 1ST FLOOR\***

**±8,056 SF 2ND FLOOR\*\***

**\*DIVISIBLE**

**\*\*HIGH-END PLUG & PLAY  
OPPORTUNITY**

# LAFAYETTE

T E R R A C E



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3697 MT. DIABLO BLVD | LAFAYETTE, CA

 **ORCHARD  
PARTNERS**

**CBRE**

# PROPERTY HIGHLIGHTS



**1ST FLOOR**  
SUITE 100 & 110: ± 8,710 RSF  
**2ND FLOOR**  
SUITE 230: ± 8,056 RSF



**EXCELLENT WINDOW LINES WITH BALCONIES SLIDING DOORS/ FRESH AIR**



**WITHIN TWO BLOCKS OF LAFAYETTE BART STATION**



**COVERED PARKING**  
3.4 / 1,000 RSF



**LEED CERTIFIED + ADA COMPLIANT**



**PREMIER LAMORINDA CLASS A BUILDING**



**WALKING DISTANCE TO ABUNDANT AMENITIES**



**IMMEDIATE ACCESS TO HWY 24**



**PROMINENT ENTRY OFF ELEVATOR LOBBY**

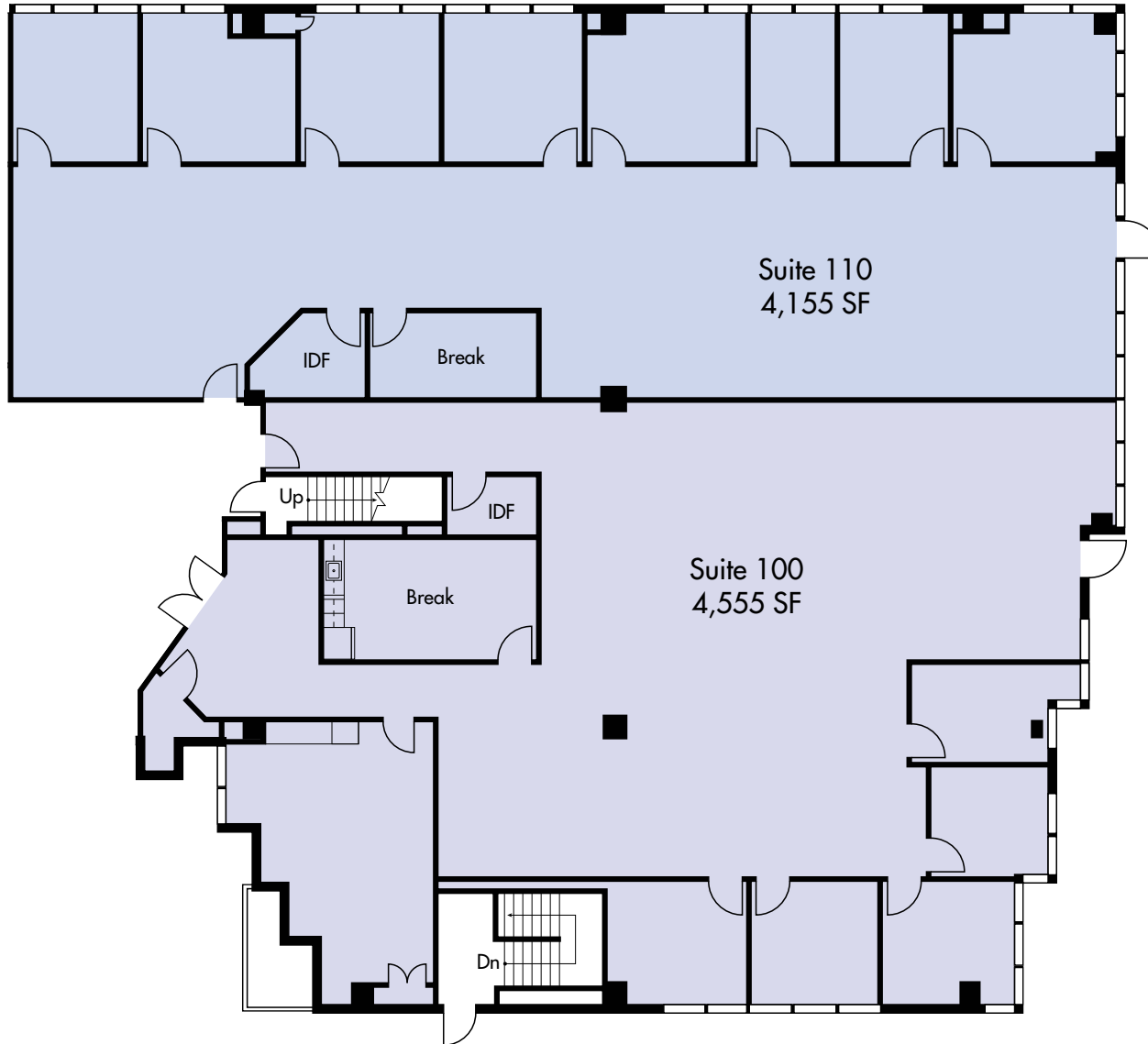


**LAFAYETTE**  
TERRACE

# SUITE 100 & 110

±8,710 RSF

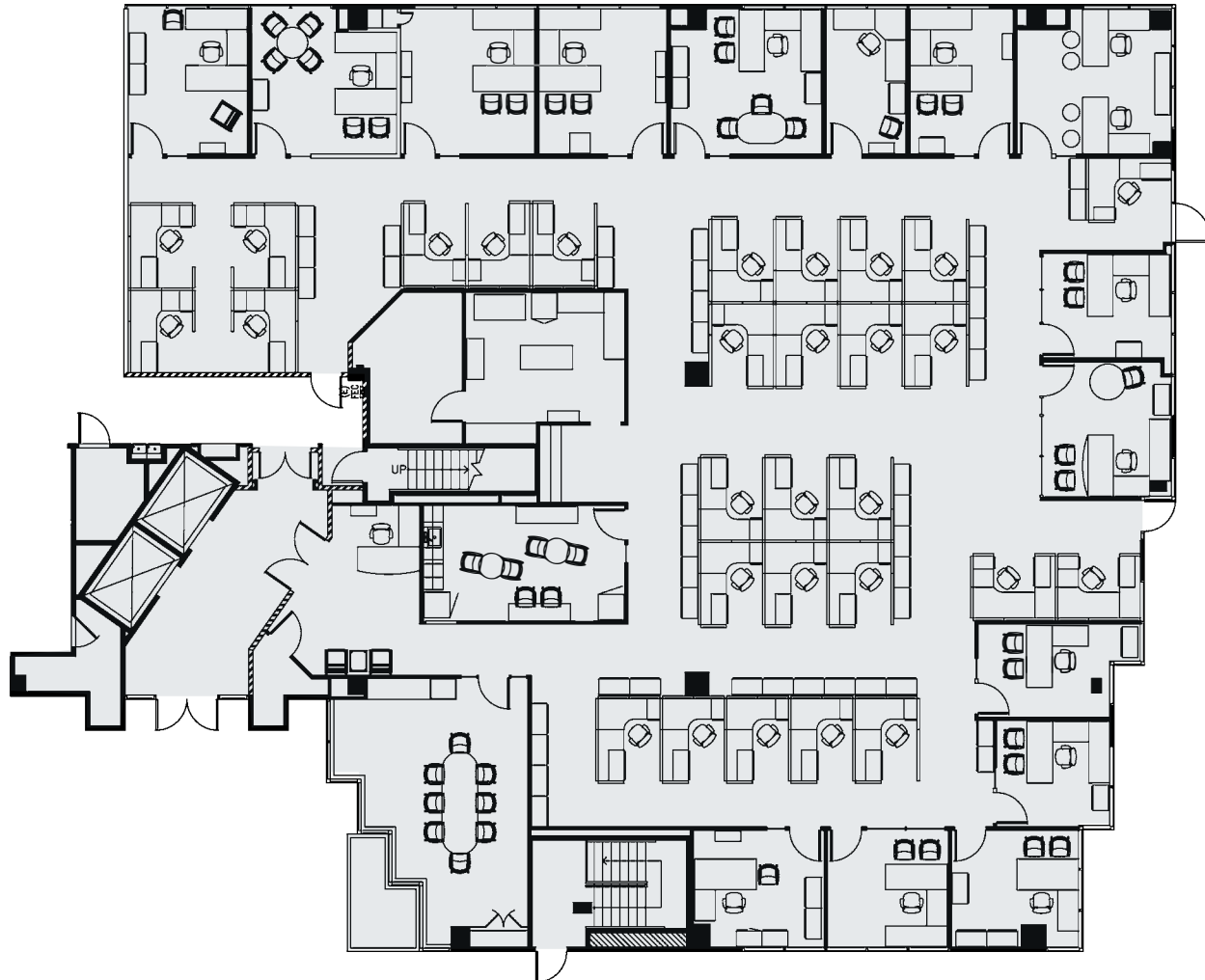
HYPOTHETICAL DEMISING PLAN  
\*DIVISIBLE TO 4,000 - 4,500 RSF



# SUITE 100

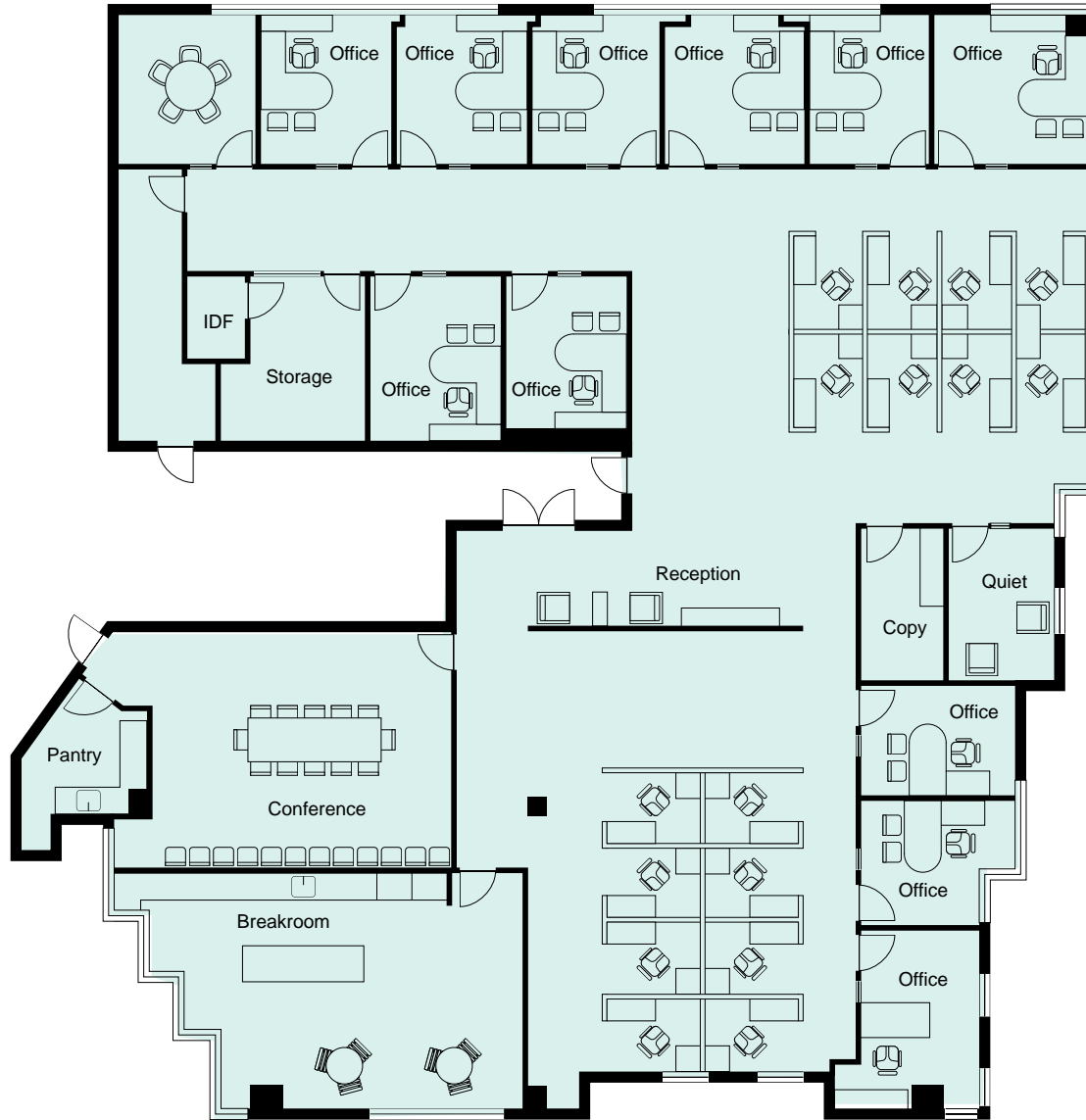
±8,710 RSF

AS-BUILT PLAN



# SUITE 230

±8,056 RSF





# NEARBY AMENITIES



**5 MINS**  
LAFAYETTE  
BART STATION



**7 MINS**  
DOWNTOWN  
LAFAYETTE

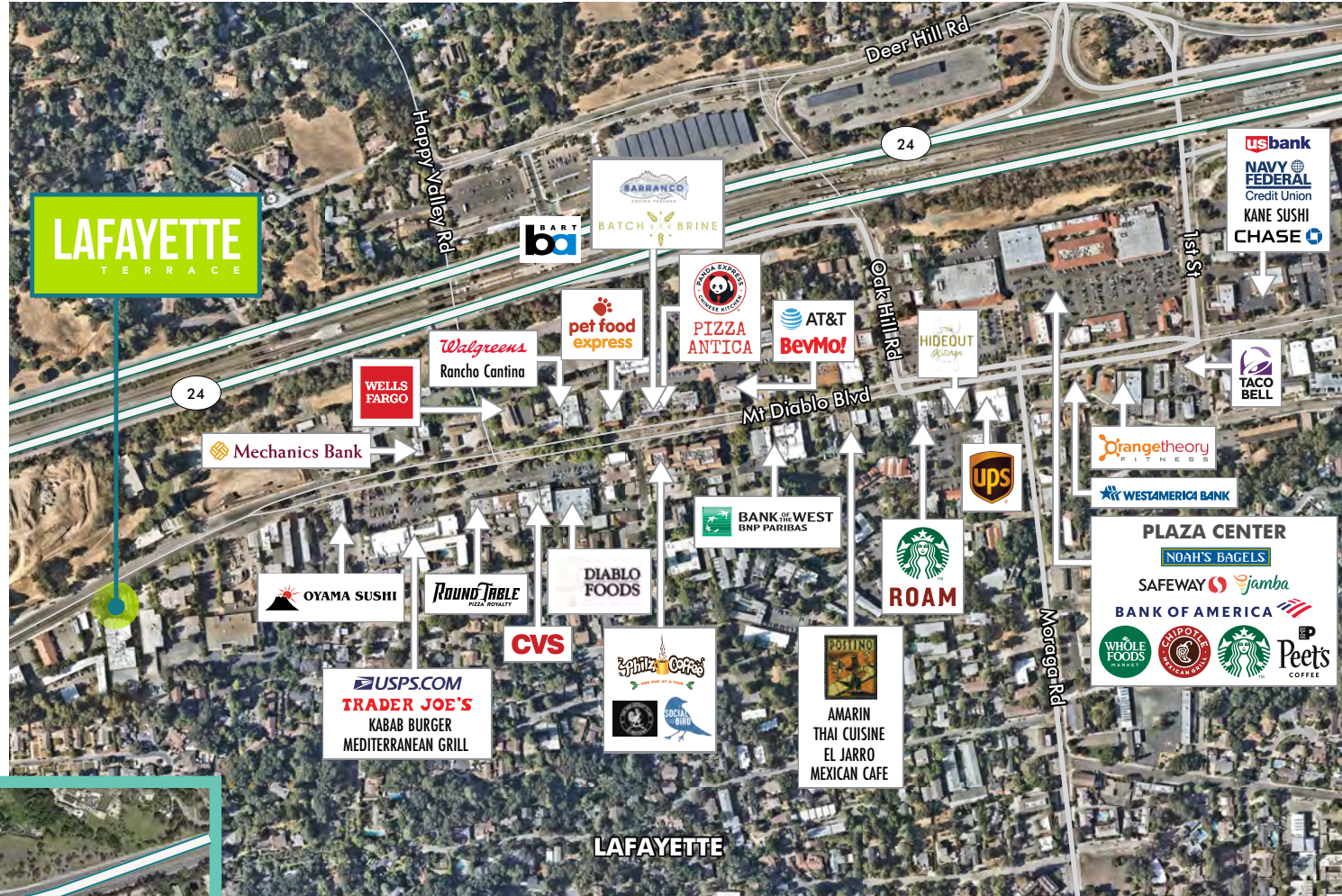


**19 MINS**  
BART TO OAKLAND



**12 MINS**  
DRIVE TO OAKLAND

**31 MINS**  
BART TO DOWNTOWN SF



**CLOSE PROXIMITY TO  
OAKWOOD ATHLETIC  
CLUB & LAFAYETTE  
RESERVOIR**



**15+**  
RESTAURANTS



**12+**  
GROCERY &  
GENERAL RETAIL



**8+**  
BANKS



**5+**  
COFFEE SHOPS





# DOWNTOWN LAFAYETTE

# LAFAYETTE

T E R R A C E

3697 MT. DIABLO BLVD  
LAFAYETTE, CA

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