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3003Oak.com

WHERE UNMATCHED QUALITY AND ACCESS MEET



PLC PENINSULA  
land & capital

JLL



## YOUR BUILDING

- 100% back-up power (3 days) for office building, including HVAC
- A newly-installed, state-of-the-art Needlepoint Bipolar Ionization Air Purification System enhances the existing HVAC equipment by inhibiting airborne contaminants and pathogens providing improved 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 security
- Outdoor seating areas

LOBBY AND SEATING AREA

**TOUR THE LOBBY**



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

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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

**EV CHARGING STATIONS** - 4 available on site

## 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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ACCESS TO TRANSPORTATION, HIGHWAY AND GREAT WALKABLE AMENITIES



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Creative and Professional Options  
Ranging From ±2,739 — ±54,196 RSF

Available Space

SUITE/FLOOR	RSF	AVAILABLE	FEATURES
107	3,444	Now	Prime retail or medical office Eyebrow Signage on Oak Road
120	2,759	Now	Creative office with high ceilings and extended glass line. Prime medical office
225	2,739	Now	Open floor plan
250	16,741	Now	Perimeter privates, several conference rooms, 3 sides of glass. Open cube setting in the middle
330	3,795	Now	Spec suite, double door entry, reception area, 3 private offices, open office - 12 workstations, 1 large conference room, break room & storage
340	5,548	Now	Spec suite, open office - 36 workstations, collaboration lounge & 2 collaboration spaces, reception area (entrance lounge), large conference room, open kitchen/break room
350	10,078	Now	Spec suite, 4 private offices, 1 large conference room, open concept break room, entrance lounge, open office - 57 workstations, collaboration lounge @ 2 collaboration spaces
400	13,957	Now	Perimeter privates, several conference rooms, 3 sides of glass. Direct elevator access
410	3,711	Now	Customizable office improvements with views
600	27,819	Now	Mix of perimeter offices, open area, training room, reception and kitchen
700	26,377	Now	Mix of perimeter offices, open area and large kitchen

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

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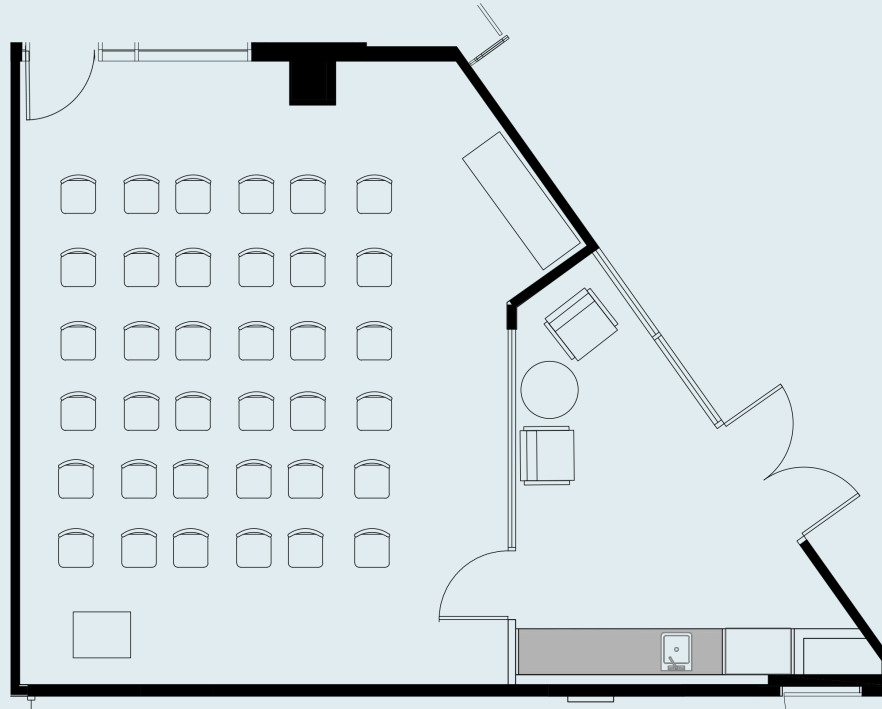
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## Conference Center



## Site Plan



Wayne Drive

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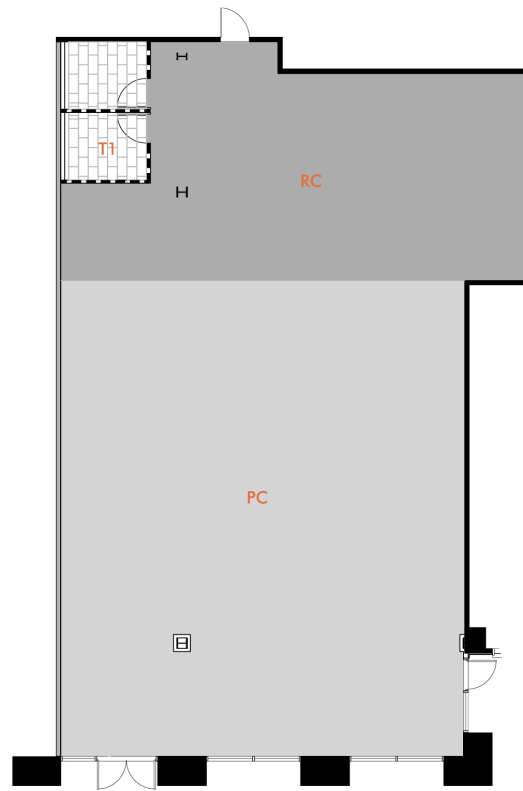
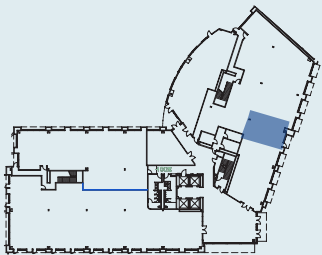
**Roger Fields**  
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Suite 107  
3,444 RSF

Available  
Now

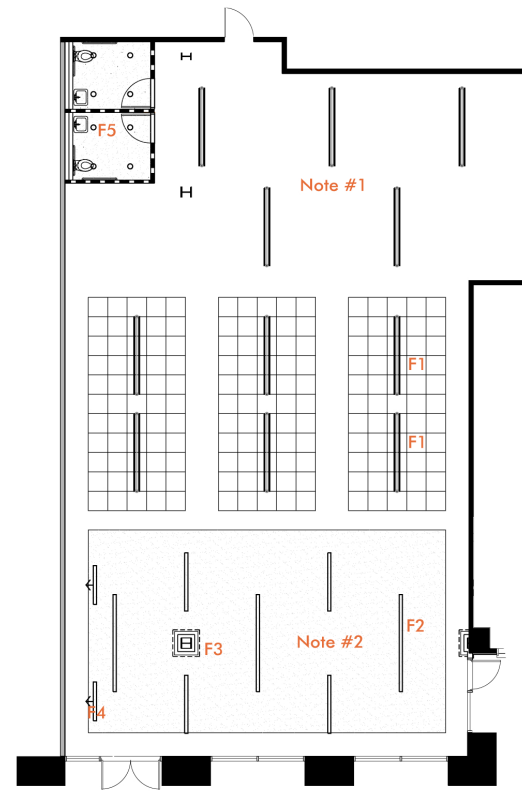
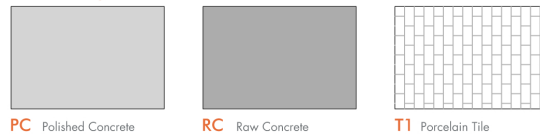
\* Free retail parking in rear and on street. Medical uses approved on ground floor.

## Site Plan



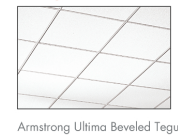
Enlarged Finish Plan

### Finish Plan Legend



Enlarged Reflected Ceiling Plan

### Ceiling Tiles



Armstrong Ultima Beveled Tegular

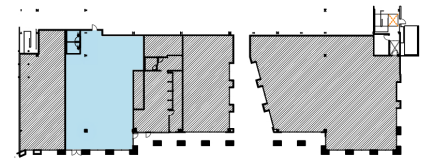
### Drop Ceiling Edge Trim



Armstrong Axiom Classic Trim

### Ceiling Notes

- Note #1 Open Ceiling to structure above
- Note #2 Gypsum Ceiling



1st Floor Key Plan

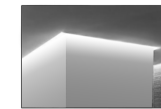
### Light Fixture Legend



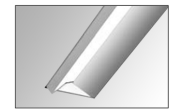
F1 OCL Duo Pendant



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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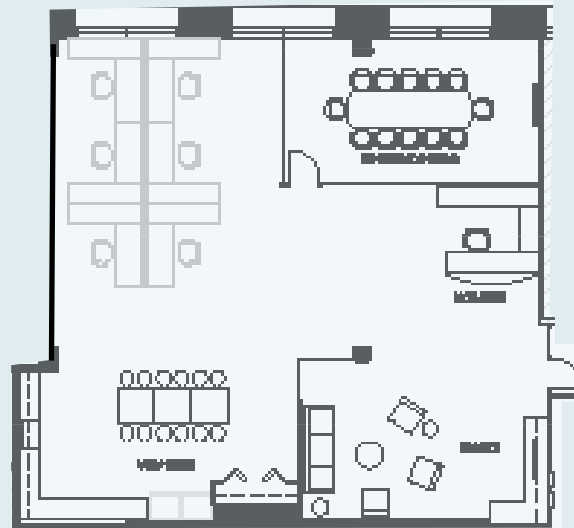
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Suite 120  
2,759 RSF

Available  
Now

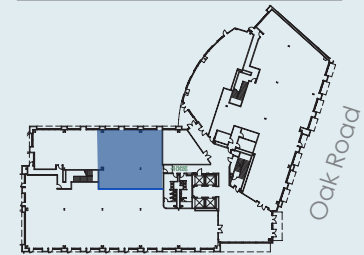


### SUITE 110

Work Stations (6x6)	6
Large Conference	1
Break room	1
Lounge	1
Reception	1

Oak Road

### Site Plan



Wayne Drive

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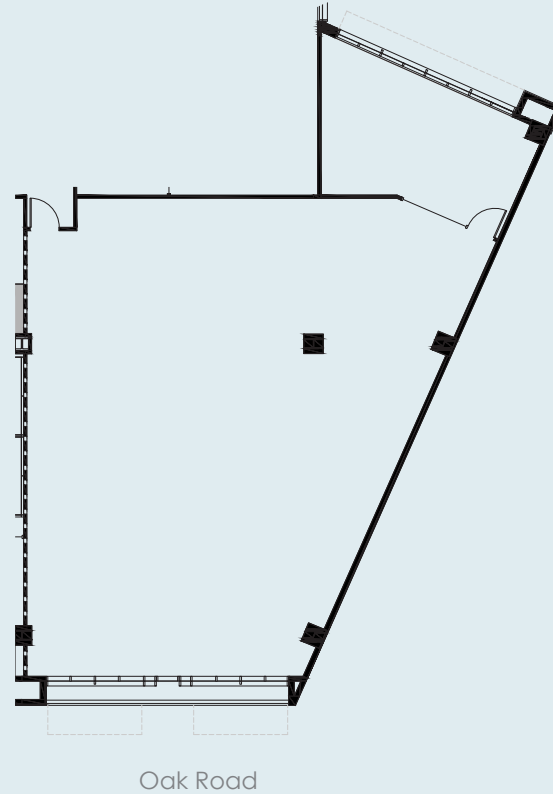
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Suite 225  
2,739 RSF

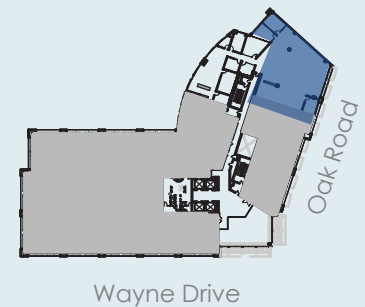
Available  
Now



### SUITE 235

1 Private office  
Large open area

### Site Plan



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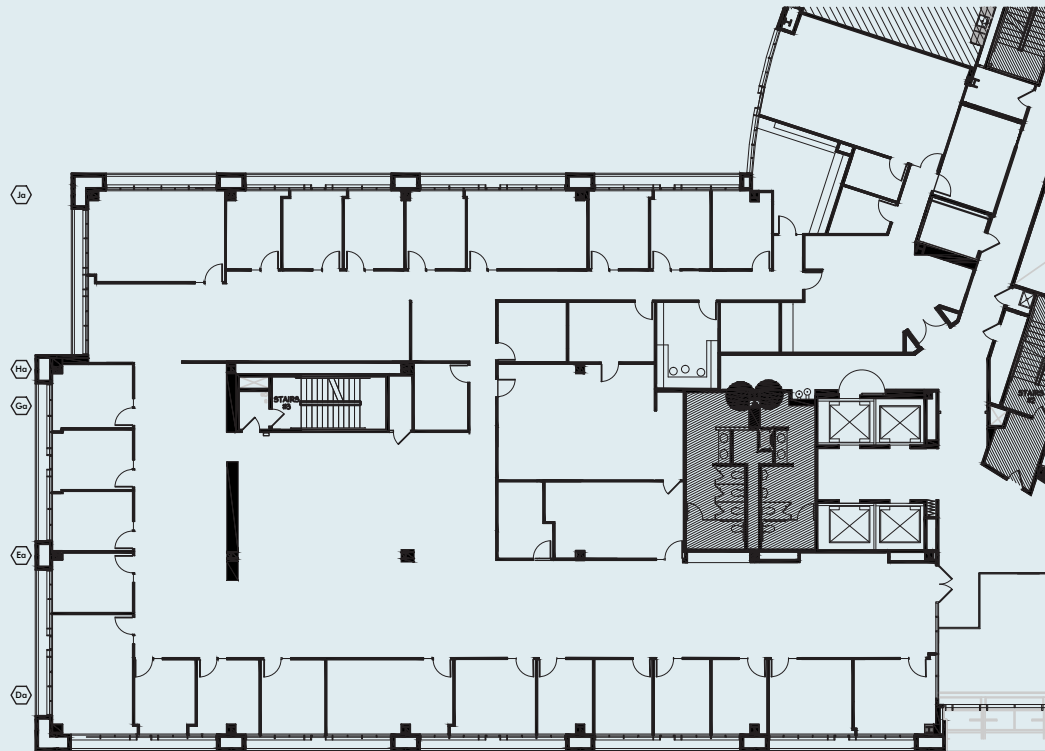
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Suite 250  
16,741 RSF

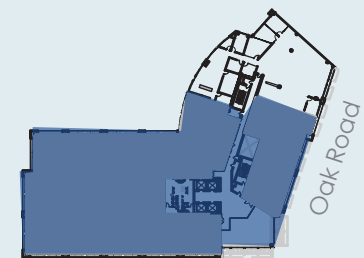
Available  
Now



### SUITE 260

Private office	24
Work Stations	25
Small Conference	2
Large Conference	1
Break room	
IT & storage room	1
Reception	1

### Site Plan



Wayne Drive

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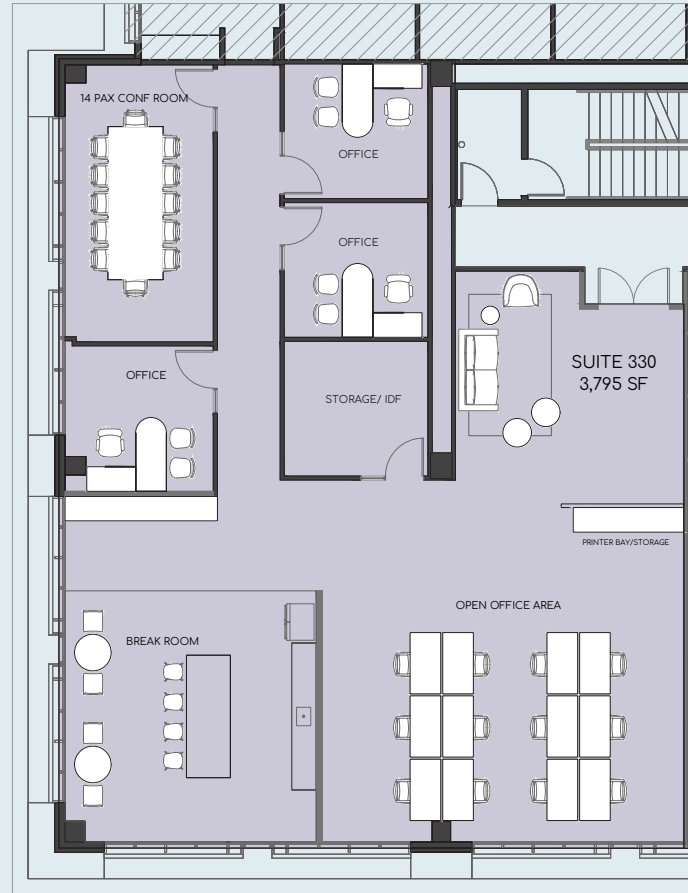
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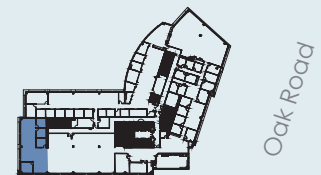
Suite 330  
3,795 RSF

Available  
Now



SUITE 330	
Private office	3
Work stations	12
Large conference	1
Break room	1
IT & storage room	1
Reception	1

### Site Plan



Wayne Drive

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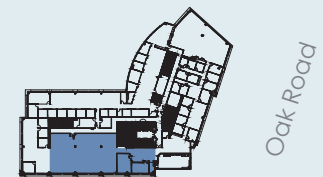
Suite 340  
5,548 RSF

Available  
Now



SUITE 340	
Open office environment	1
Work stations	36
Large conference	1
Open Kitchen/Break room	1
Reception area	1
Collaboration lounge & 2 collaboration spaces	2

### Site Plan



Wayne Drive

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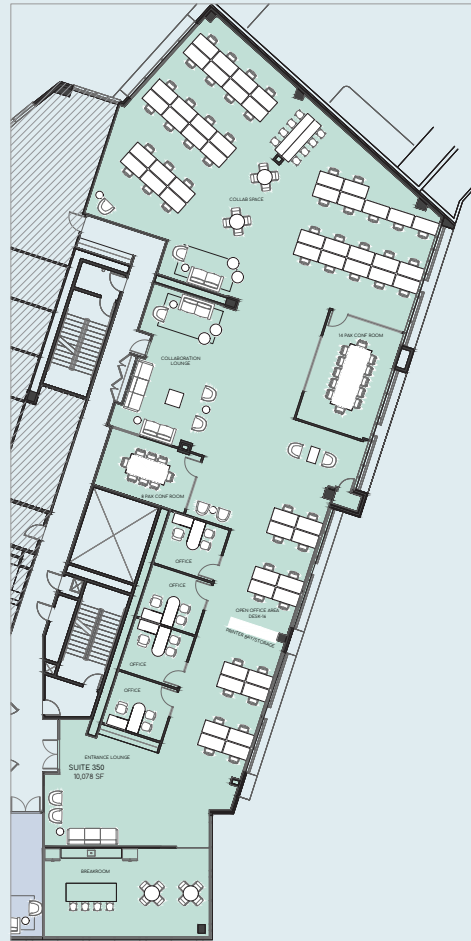
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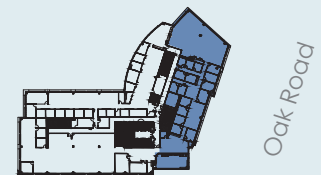
Suite 350  
10,078 RSF

Available  
Now



SUITE 350	
Private offices	4
Work stations	57
Large conference	1
Open concept break room	1
Entrance lounge	1
Collaboration lounge & 2 collaboration spaces	2

### Site Plan



Wayne Drive

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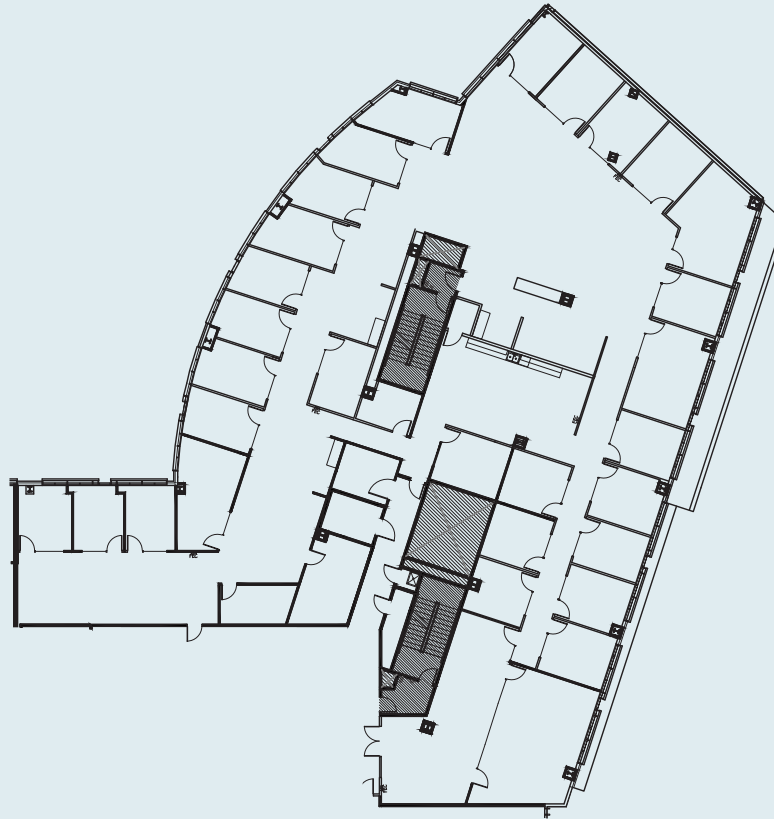
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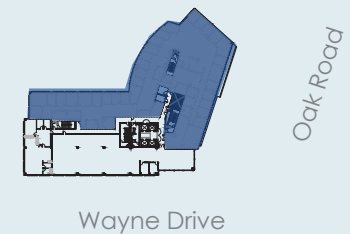
Suite 400  
13,957 RSF

Available  
1/1/2026



SUITE 400	
Private office	36
Workstations (6'x6')	16
Reception	1
LG conference room	1
MD conference	2
Break area	1

### Site Plan



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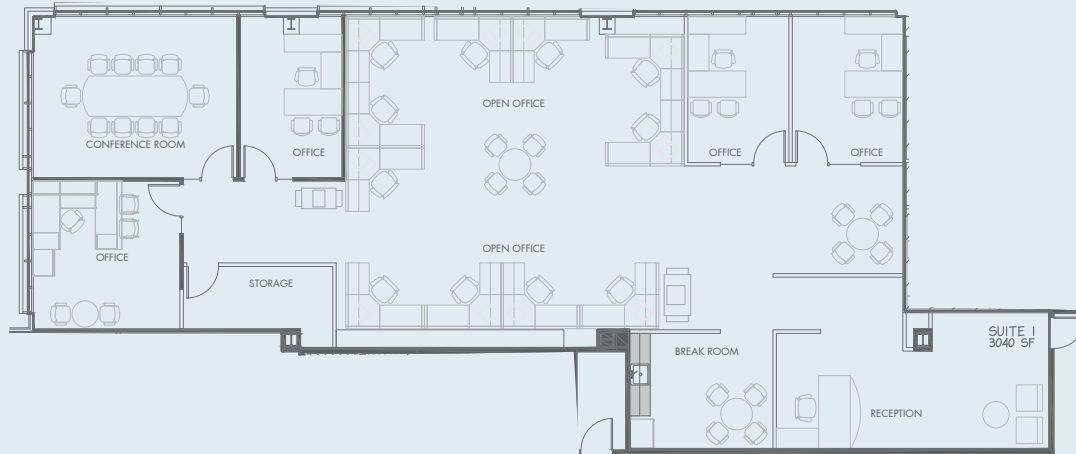
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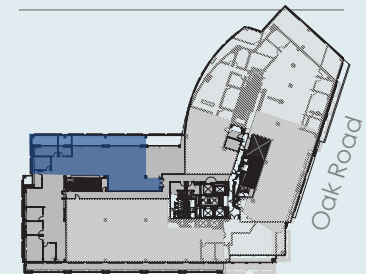
Suite 410  
3,711 RSF

Available  
Now



SUITE 410	
Private office	4
Workstations (6'X6')	11
Reception	1
Collaborative Area	1
MD conference	1
Break area	1

### Site Plan



Wayne Drive

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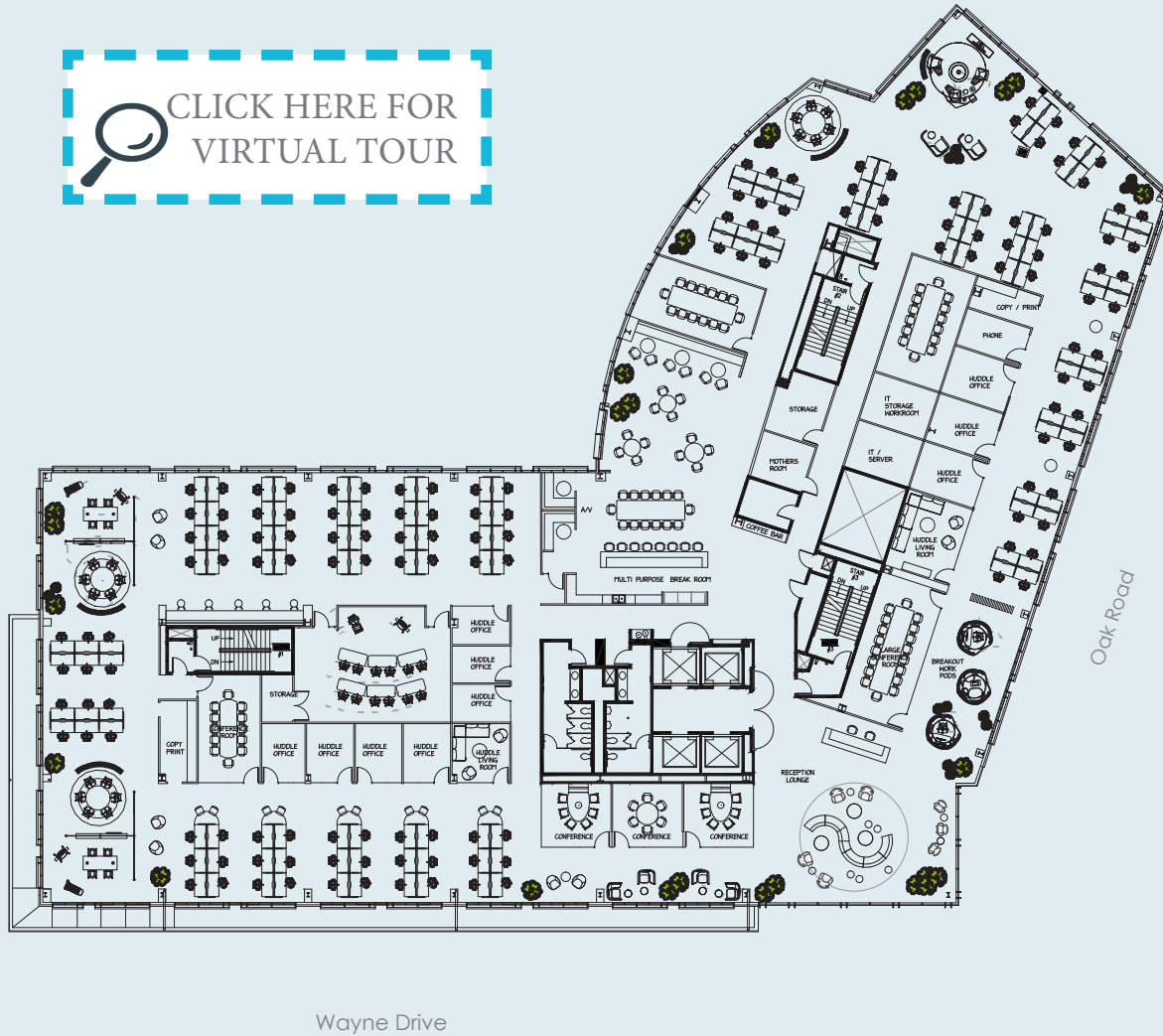
**Roger Fields**  
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Suite 700  
26,377 RSF

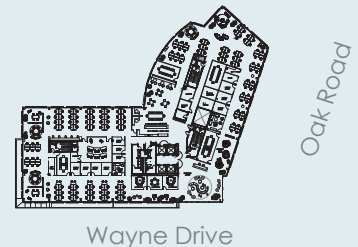
Available  
Now



PERSONNEL	
Private office	12
Workstations	128
Reception	1
<b>Total headcount</b>	<b>141</b>

MEETING ROOMS	
LG conference	2
SM conference	5
Open Kitchen	1
Reception Lounge	1
Collaboration Areas	2

## Site Plan



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