

FOR LEASE > 5,248± SF Office/Flex Condo

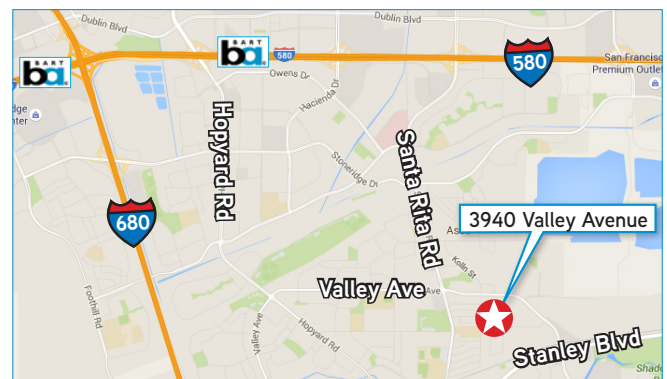


3940 VALLEY AVENUE, PLEASANTON, CA



Features:

- > Single story industrial flex condominium with warehouse
- > Above average improvements
- > 7 offices & conference room
- > 2,553± SF additional storage area & mezzanine space (not included in rentable square footage)
- > Clear height 16'-20'
- > Well located in Valley Business Center
- > Walking distance to services & amenities



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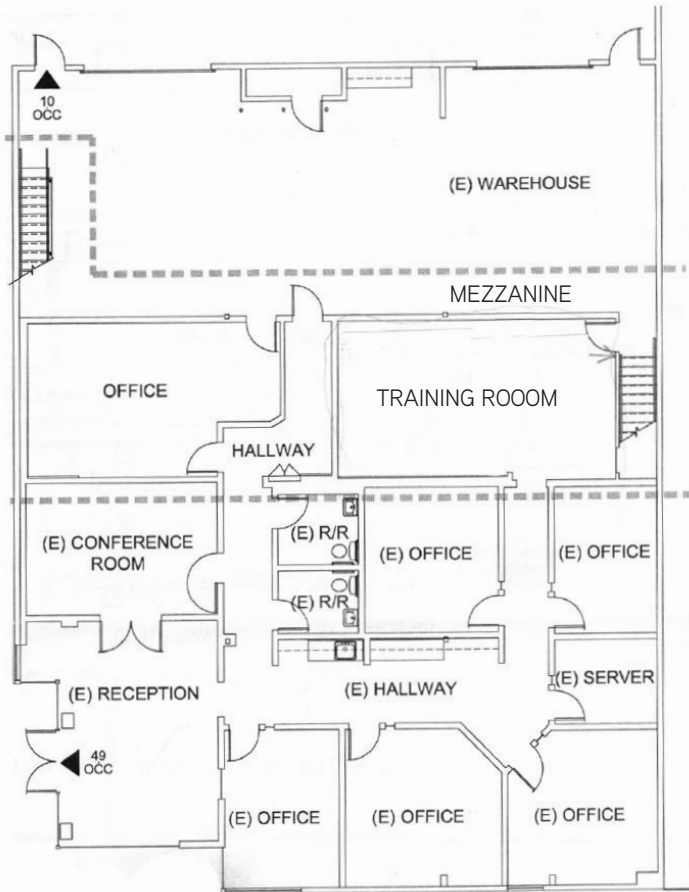
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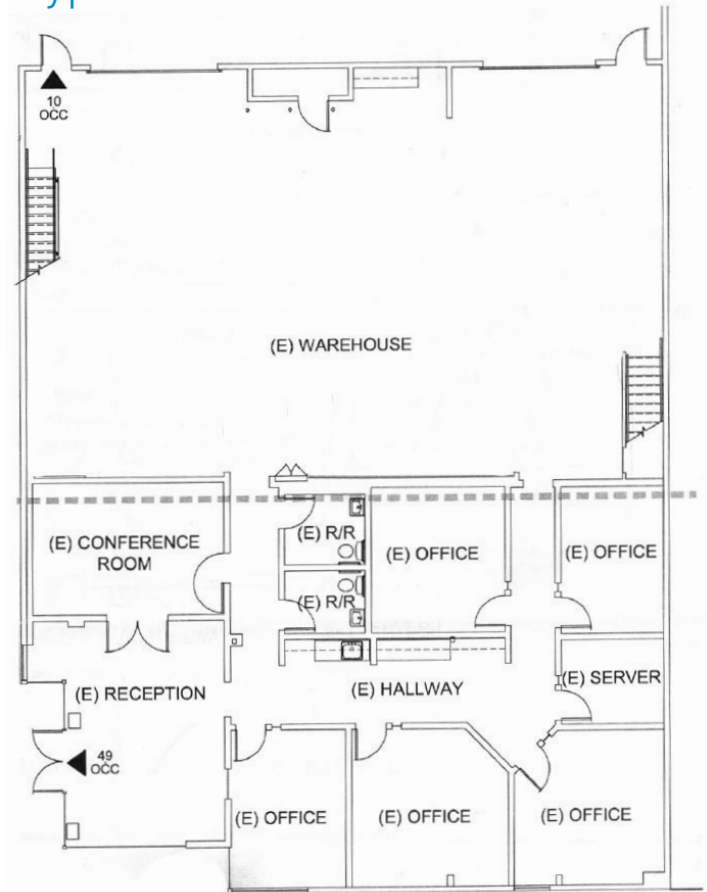


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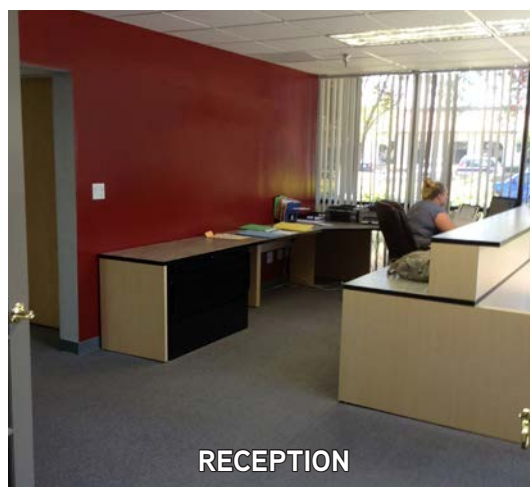
Actual:



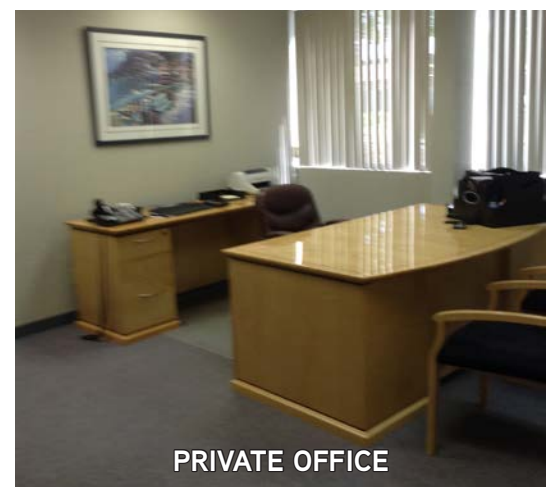
Hypothetical:



CONFERENCE ROOM



RECEPTION



PRIVATE OFFICE

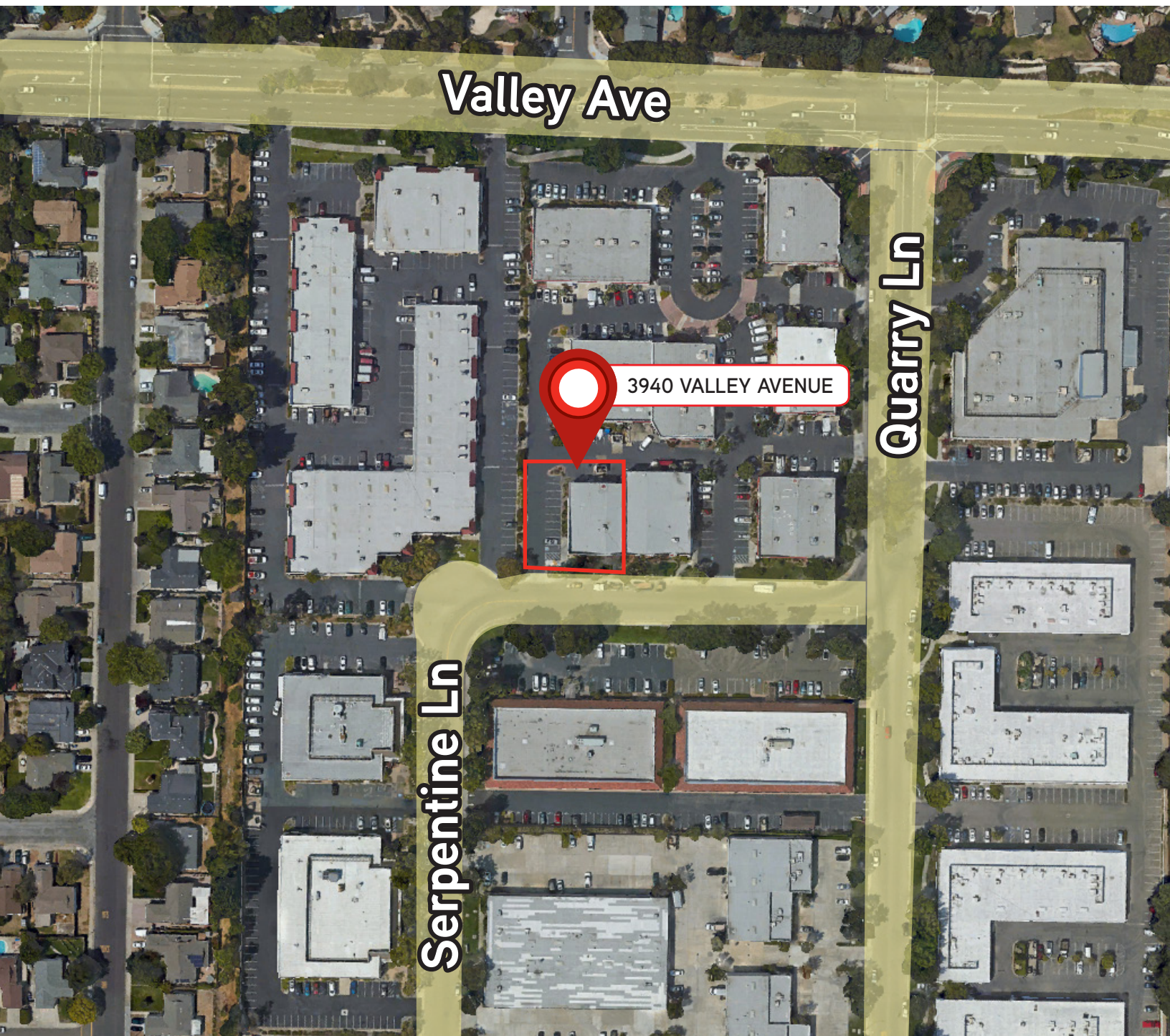
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