

FOR SALE > OWNER USER PURCHASE OPPORTUNITIES  
FROM 1,000 - 5,000 SF IN PLEASANTON

ONLY  
4 UNITS LEFT!



# BIRCH LAKES 7041 KOLL CENTER PARKWAY

- > Superior I-680 freeway access
- > Free fitness center, jogging paths & creekside park
- > Tenant conference facility
- > Parking at ±4/1,000 with EV charging stations
- > Several in-park retail services
- > Close proximity to downtown Pleasanton
- > Nearby golf course & driving range
- > Already sold 18,000± square feet
- > Priced at \$400/sf
- > **Value Add: Pre-Funded Reserves**

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# 7041

KOLL CENTER PARKWAY

## LOBBY PHOTOS





# 7041

KOLL CENTER PARKWAY

## AMENITIES NEARBY

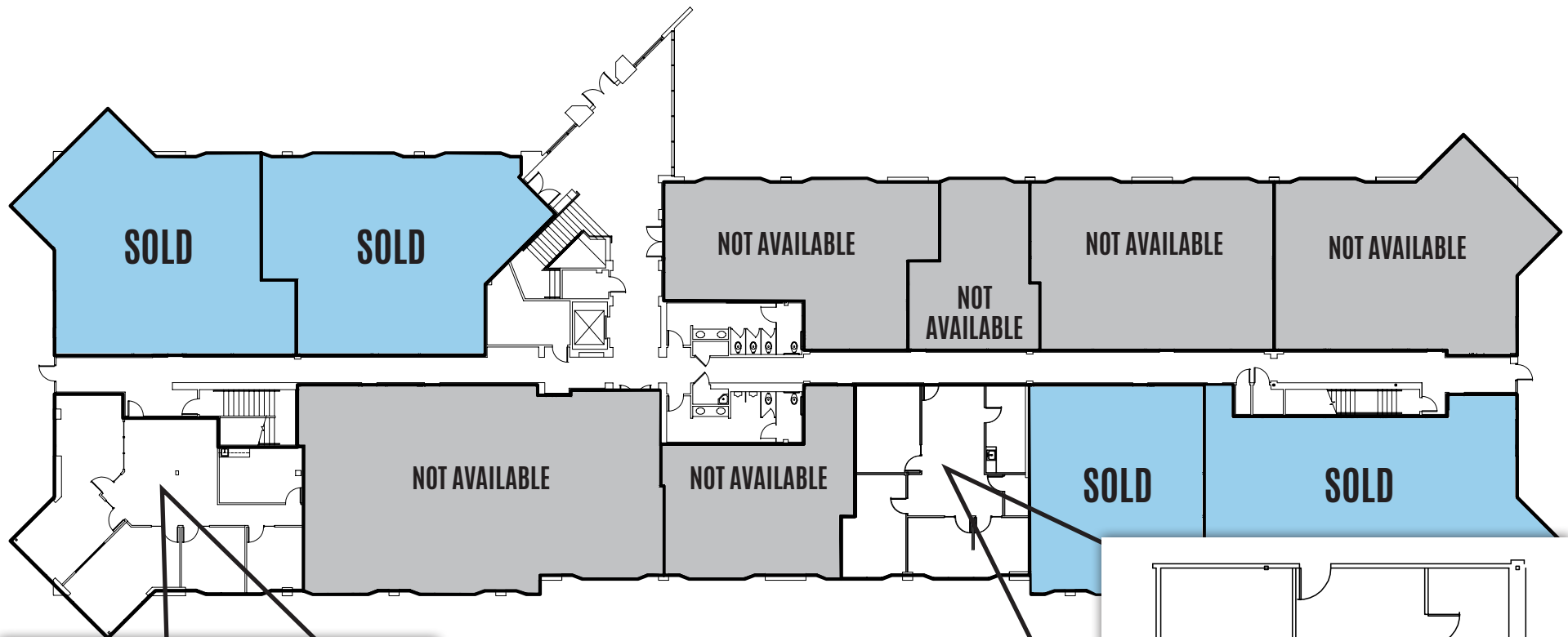




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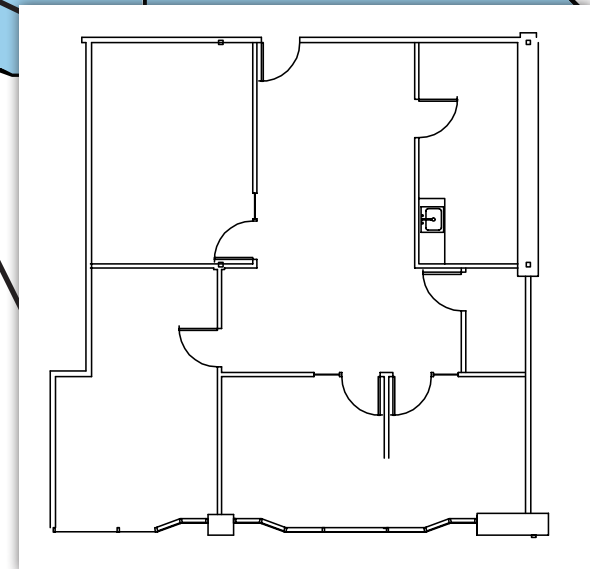
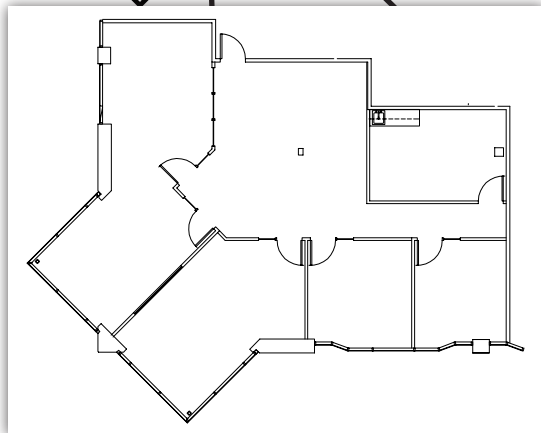
KOLL CENTER PARKWAY

AVAILABILITY  
FIRST FLOOR



SUITE 132 - ±2,087 RSF  
**For Sale**  
\$834,800  
Leased through April 2019  
(Do not disturb occupants)

Suite 160 - ±1,573 RSF  
**Available Now**  
\$629,200

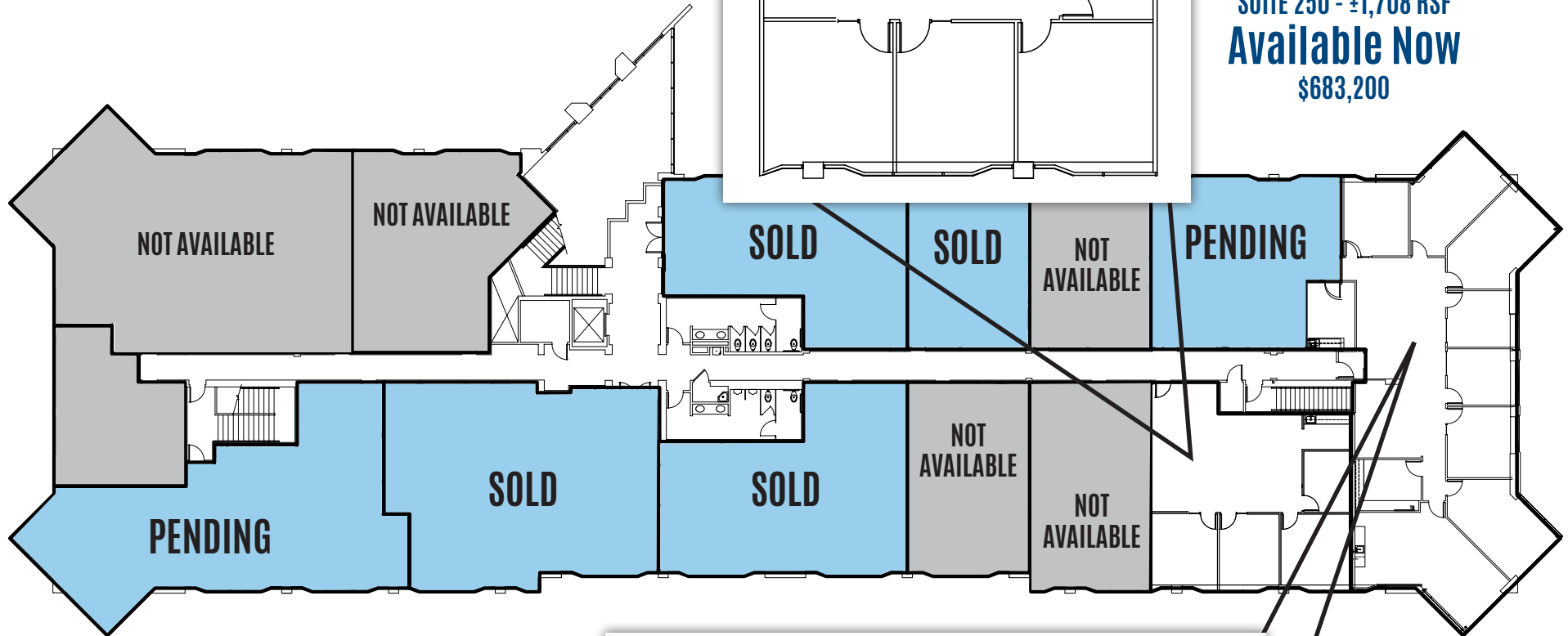


# 7041

KOLL CENTER PARKWAY

## AVAILABILITY SECOND FLOOR

SUITE 250 - ±1,708 RSF  
**Available Now**  
\$683,200



SUITE 240 - ±3,746 RSF  
**For Sale**  
\$1,498,400  
Leased through Feb. 2019  
(Do not disturb occupants)

