

FOR SUBLEASE > ±4,938 RSF

\$2.25 FULL SERVICE
5% PROCURING FEE
\$10,000 CASH BONUS FOR LEASES SIGNED BEFORE 4/1/18*



BERNAL CORPORATE PARK

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**Valid for full-term sublease subject to ownership approval.*

BIRCH LAKES 7031 KOLL CENTER PARKWAY



BERNAL CORPORATE
PARK AMENITIES
& LOCATION



NEIGHBORING RETAIL
AMENITIES IN
PLEASANTON GATEWAY



COMMON
CONFERENCE
ROOM



PARKING
AT
±4/1,000



EV
CHARGING
STATIONS



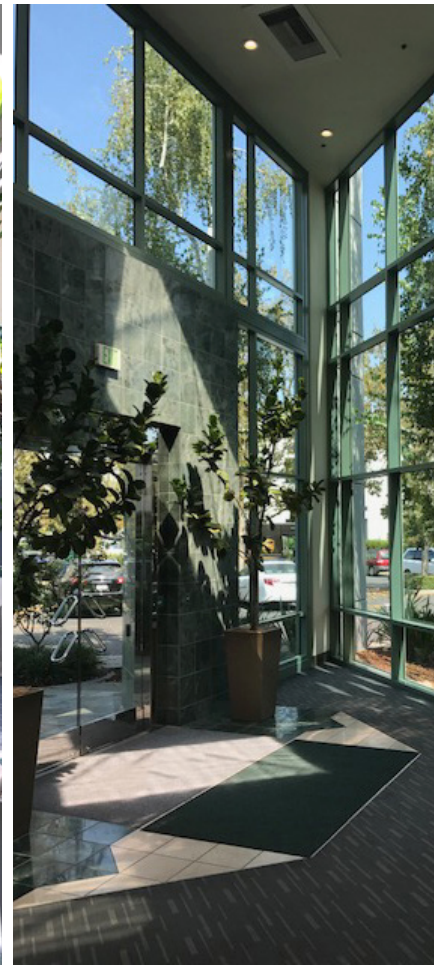
WORKOUT
FACILITY WITH
SHOWERS & LOCKERS



COLLIERS INTERNATIONAL
3825 Hopyard Road, Suite 195
Pleasanton, CA 94588
www.colliers.com

7031
KOLL CENTER PARKWAY

PHOTOS



7031

KOLL CENTER PARKWAY

AMENITIES

Salient Terms

- > Available immediately
- > LED 1/31/21
- > Additional lease term available
- > Partial term considered

Bernal Corporate Park Amenities

- > Superior freeway access
- > Free fitness center, jogging paths & creekside park
- > Tenant conference facility
- > Several in-park retail services
- > Close proximity to downtown Pleasanton
- > Nearby golf course & driving range

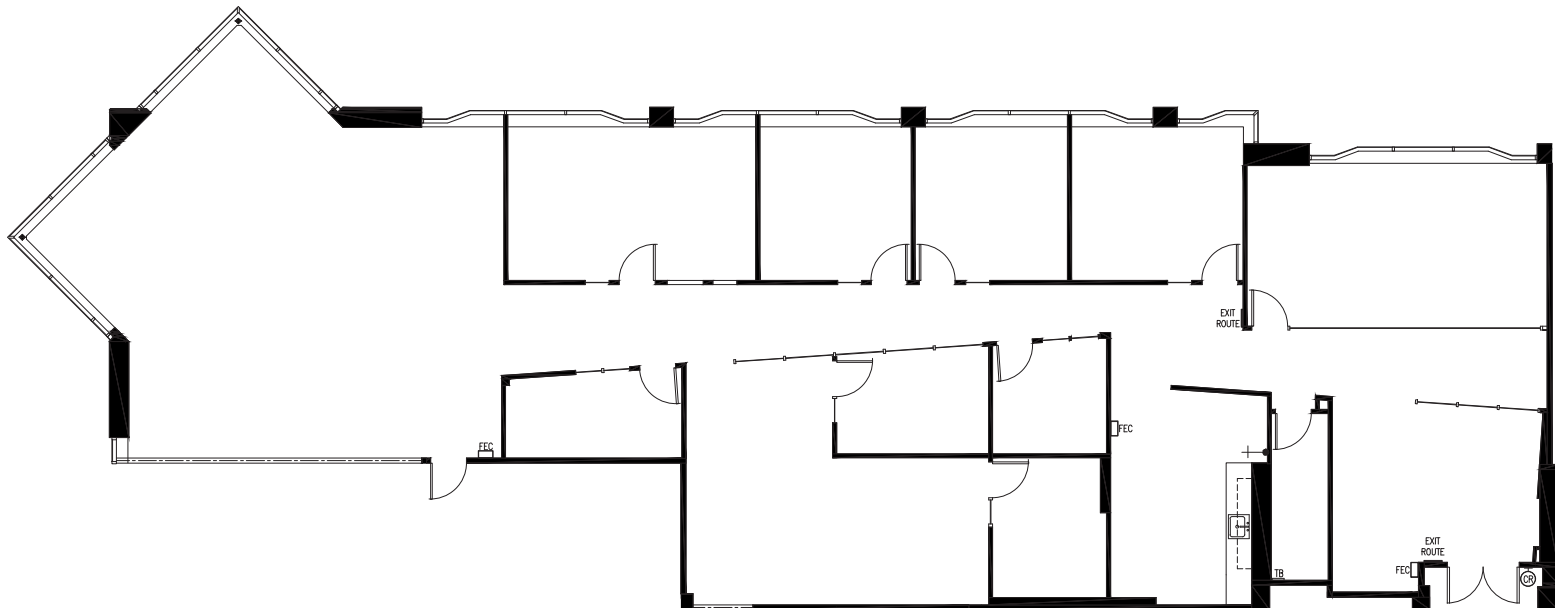


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KOLL CENTER PARKWAY

FLOORPLANS

SECOND FLOOR



±4,938 RSF

Double door entry off 2nd floor lobby

Conference room

8 private offices

Kitchen, storage/IT room

Open bullpen for cubes

