

For Lease > Office/Flex Units

3025-3095 Independence Drive | Livermore, CA



NORTH CANYONS BUSINESS CENTER



FOR MORE INFORMATION CONTACT:

MIKE CARRIGG, SIOR
+1 925 227 6220
michael.carrigg@colliers.com
CA License No. 01298928

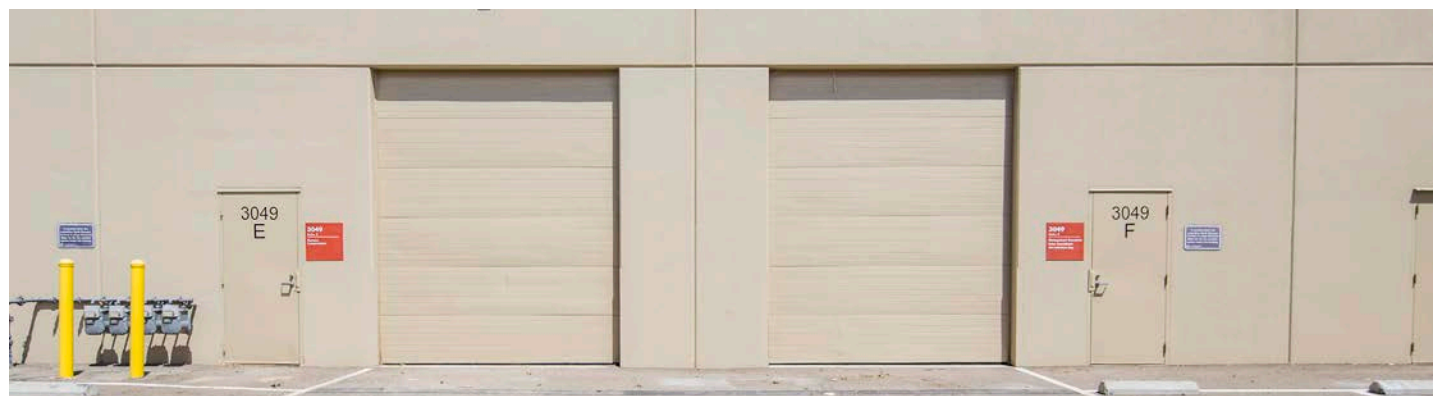
MIKE DONNELLY, SIOR
+1 925 227 6241
michael.donnelly@colliers.com
CA License No. 01402626

For Lease > Office/Flex Units

3025-3095 Independence Drive | Livermore, CA

PROJECT HIGHLIGHTS

- > Six office/flex buildings totaling 105,820± sf
- > Superior access to I-580 off Airway Blvd.
- > Grade level loading doors
- > Prominent signage
- > "Class A" improvements
- > All units have separately metered utilities
- > Tenant Improvement dollars available
- > Flexible lease terms



NORTH CANYONS BUSINESS CENTER



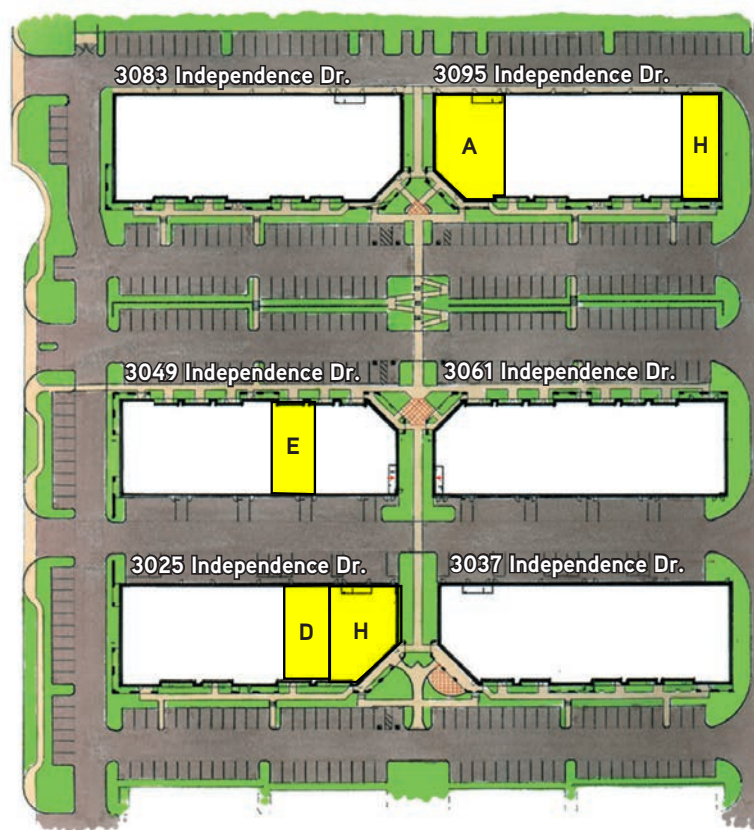
NORTH CANYONS BUSINESS CENTER

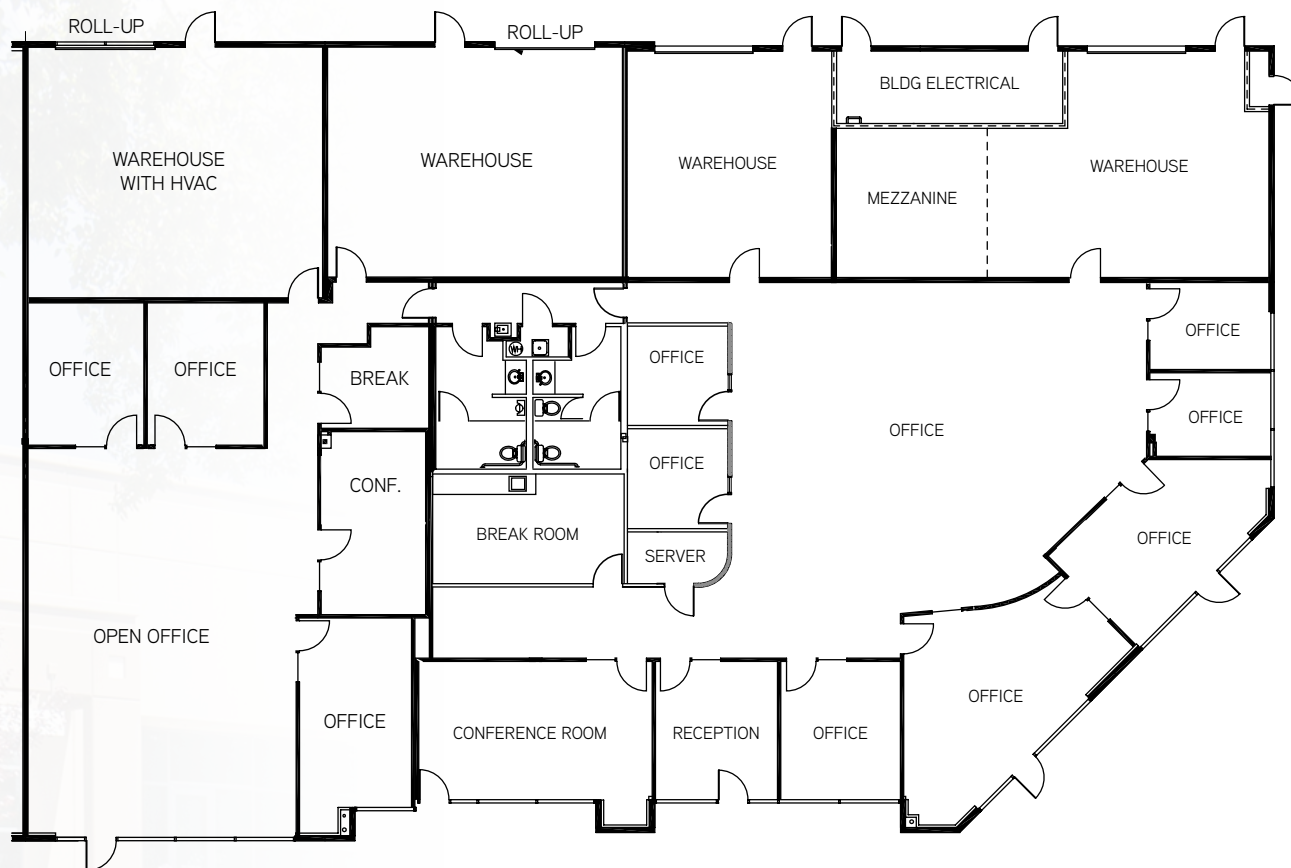


RENTABLE SF	ADDRESS	OFFICE BUILDOUT	AVAILABLE
9,464± SF	3025 Independence Drive, Suite D/H	75%	Now
**5,554± SF	3025 Independence Drive, Suite H	80%	Now
4,479± SF	3095 Independence Drive, Suite A	90%	Now
*3,910± SF	3025 Independence Drive, Suite D	70%	Now
3,695± SF	3049 Independence Drive, Suite E	70%	Now
2,629± SF	3095 Independence Drive, Suite H	100%	Now

*Divisible to 3,220± SF

**Sublease through 1/31/19.
Longer term direct deal may be available.





MIKE DONNELLY, SIOR
+1 925 227 6241
michael.donnelly@colliers.com
CA License No. 01402626

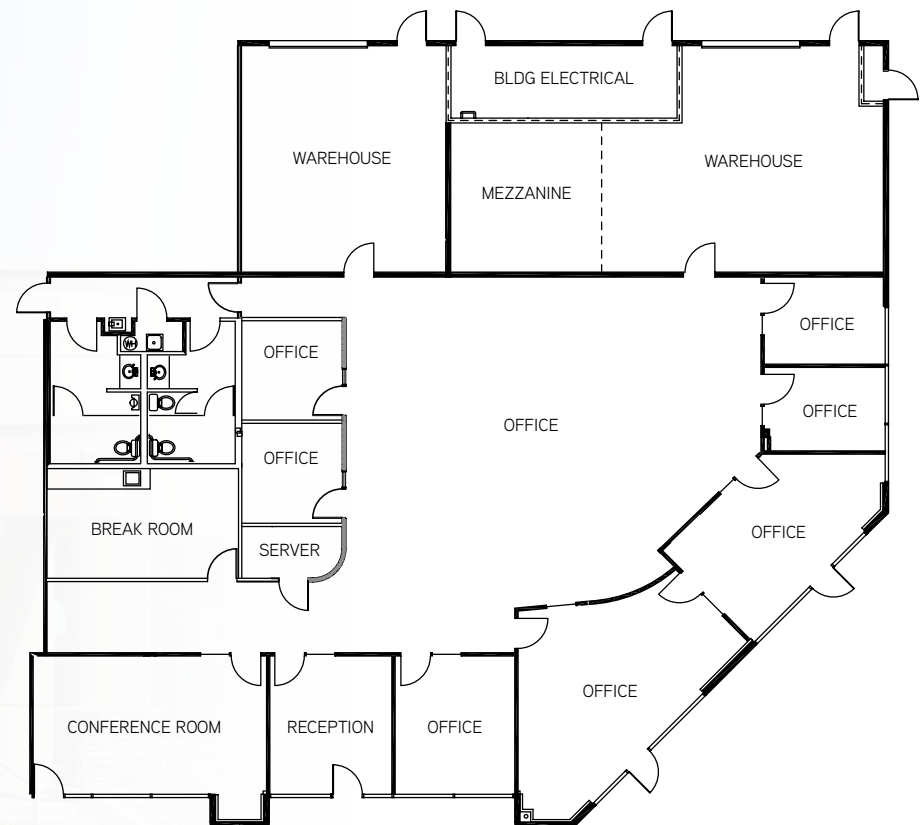
NORTH CANYONS BUSINESS CENTER



3025 Independence Drive, Suite H

5,554± SF

Sublease through 1/31/19



FOR MORE INFORMATION CONTACT:

MIKE CARRIGG, SIOR

+1 925 227 6220

michael.carrigg@colliers.com

CA License No. 01298928

MIKE DONNELLY, SIOR

+1 925 227 6241

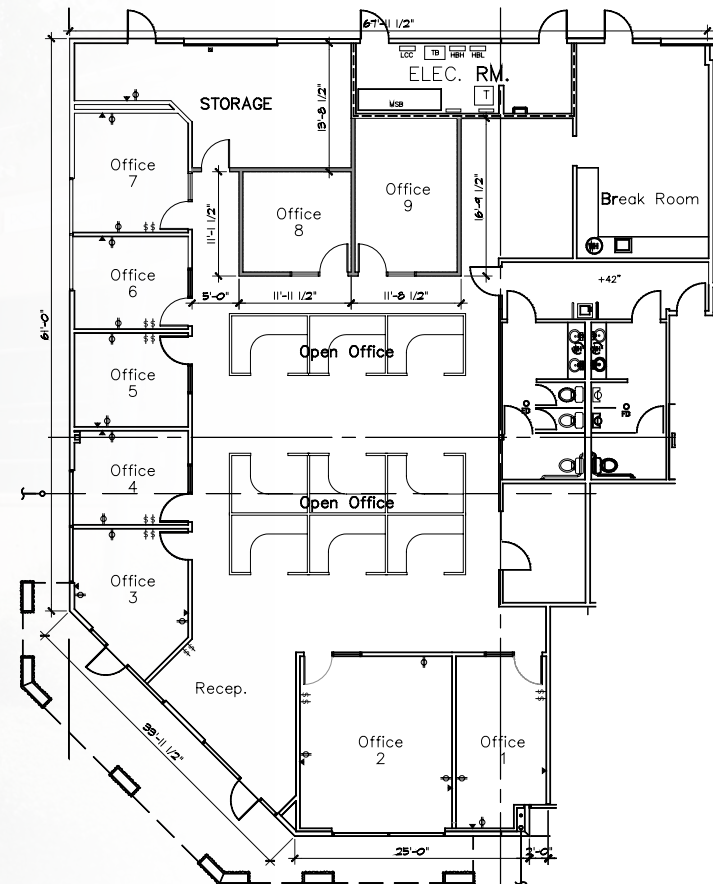
michael.donnelly@colliers.com

CA License No. 01402626

NORTH CANYONS BUSINESS CENTER



3095 Independence Drive, Suite A
4,479± SF



FOR MORE INFORMATION CONTACT:

MIKE CARRIGG, SIOR
+1 925 227 6220
michael.carrigg@colliers.com
CA License No. 01298928

MIKE DONNELLY, SIOR
+1 925 227 6241
michael.donnelly@colliers.com
CA License No. 01402626

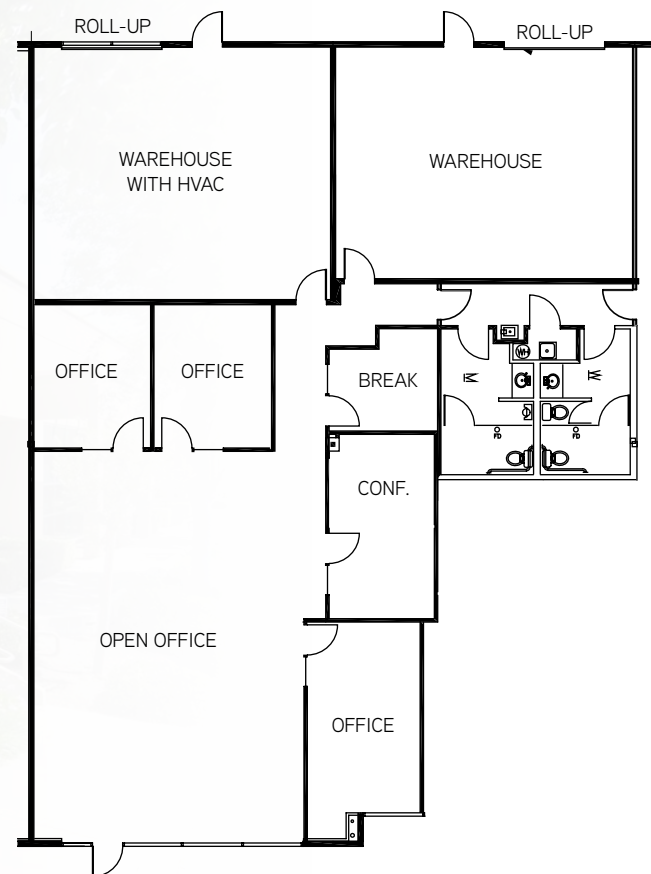
NORTH CANYONS BUSINESS CENTER



3025 Independence Drive, Suite D

3,910± SF

Divisible to 3,220± SF



FOR MORE INFORMATION CONTACT:

MIKE CARRIGG, SIOR

+1 925 227 6220

michael.carrigg@colliers.com

CA License No. 01298928

MIKE DONNELLY, SIOR

+1 925 227 6241

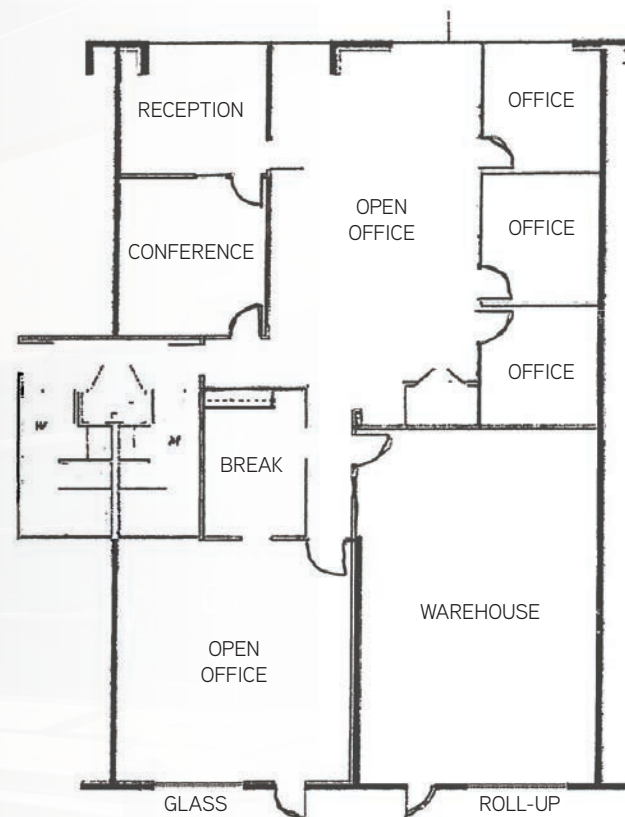
michael.donnelly@colliers.com

CA License No. 01402626

NORTH CANYONS BUSINESS CENTER



3049 Independence Drive, Suite E
3,695± SF



FOR MORE INFORMATION CONTACT:

MIKE CARRIGG, SIOR

+1 925 227 6220

michael.carrigg@colliers.com

CA License No. 01298928

MIKE DONNELLY, SIOR

+1 925 227 6241

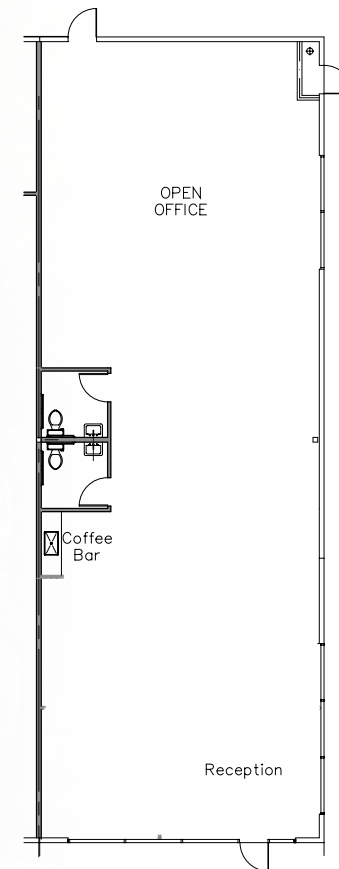
michael.donnelly@colliers.com

CA License No. 01402626

NORTH CANYONS BUSINESS CENTER



3095 Independence Drive, Suite H
2,629± SF 100% Drop Ceiling



FOR MORE INFORMATION CONTACT:

MIKE CARRIGG, SIOR
+1 925 227 6220
michael.carrigg@colliers.com
CA License No. 01298928

MIKE DONNELLY, SIOR
+1 925 227 6241
michael.donnelly@colliers.com
CA License No. 01402626