FOR LEASE 7077 KOLL CENTER PARKWAY



PLEASANTON, CA



BRIAN LAGOMARSINO

Executive Director +1 925 785 7585 brian.lago@cushwake.com Lic #01127659

CHAD ARNOLD Executive Director +1 925 854 8681 chad.arnold@cushwake.com

Lic #02110733

PROPERTY HIGHLIGHTS

- Located within the Bernal Corparate Park
- Monument and street signage available
- Immediate access to I-680

- Free fitness center, jogging paths and creekside park
- Adjacent to retail amenities



FOR LEASE 7077 KOLL CENTER PARKWAY



PLEASANTON, CA



SUITE 110 - ±7,263 RSF

- 14 offices
- Break room
- Conference room
- Copy room

AREA OVERVIEW: TRI-VALLEY

INNOVATION

Two national labratories and a supportive ecosystem of incubators, accelerators, coworking spaces and a locally-focused venture fund make the Tri-Valley and ideal place to start and scale a company.

SPACE TO GROW

Class A office, flex R&D and highquality industrial space at less than half of the cost of San Francisco and Silicon Valley means more money available for investing your business.

TALENT

60% of working adults in the Tri-Valley have a bachelor's degree or higher, compared to 46% for the Bay Area as a whole (Source: Tri-Valley Rising, 2018)

INVESTMENT CAPITAL

Early stage companies doubled the amount raised from 2017 to 2018m while the median deal size grew from \$2.1M in 2013 to \$6.9M in 2018. 220 investment groups have invested in Tri-Valley since 2016. (Source: The Mirador View)

ECONOMIC GROWTH

The Tri-Valley is growing faster than San Francisco, Silicon Valley, California and the US—thanks to the expanding tech, life sciences and manufacturing industries (Source: Tri-Valley Rising, 2018)

QUALITY OF LIFE

With high-quality schools, walkable downtowns, scenic parks, nature preserves, and close-knit communities—the Tri-Valley offers the ingredients for an enriching life outside of work.



FOR LEASE 7077 KOLL CENTER PARKWAY



PLEASANTON, CA



Oakview Plaza

- Chipotle
- Cook's Seafood
- Mexico Lindo Cantina
- Fremont Bank
- Ttobongee Chicken
- Verizon
- Jersey Mike's Subs
- Round Table Pizza
- Sultan's Kebab
- Pleasanton Gateway Shopping Center
- Starbucks
- Safeway
- Wells Fargo Bank
- CVS
- The Habit

- Panda Express
- Plucked Chicken & Beer
- Bagel Street Cafe
- Toast Cafe & Grill

3 Pleasanton Gateway Shopping Center

- Meadowlark Dairy
- Peet's Coffee
- Gay Nineties Pizza
- Zachary's Pizza
- Side Track Bar + Grill
- Noni's Bistro
- Chianti's Ristorante
- Lokanta Grill & Bar
- Ramen 101
- Starbucks
- Tri-Valley Bistro

- Blue Agave Club
- Main Street Brewery
- Sabio on Main
- Inklings Coffee and Tea
- The Duchess
- Andy & Yu's
- Beer Baron Whiskey Bar & Kitchen
- The Rose Hotel

BAY AREA ACCESSIBILITY

AIRPORTS

Oakland	20 Miles
San Jose	30 Miles
San Francisco	40 Miles
CITIES	
CITIES Fremont	20 Miles
	20 Miles 35 Miles



BRIAN LAGOMARSINO

Executive Director +1 925 785 7585 brian.lago@cushwake.com Lic #01127659

CHAD ARNOLD

Executive Director +1 925 854 8681 chad.arnold@cushwake.com Lic #02110733



1333 N California Blvd, #500, Walnut Creek, CA 94596

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.