

FOR LEASE

6600 KOLL CENTER PARKWAY

PLEASANTON, CA



MULTIPLE OFFICE SUITES AVAILABLE

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PROPERTY HIGHLIGHTS

- ±21,611 SF two-story, Class A office building
- Robust local amenities
- Premier location within Bernal Corporate Park
- Easy access to I-680
- Pride of ownership interior improvements
- Extensive glass lines
- Excellent parking ratio at 4/1,000 SF

AVAILABLE SUITES

| Suite | Size | Comments |
|-------|----------|-------------------------|
| 150 | 3,546 SF | Available |
| 220 | 2,976 SF | Includes Balcony Access |



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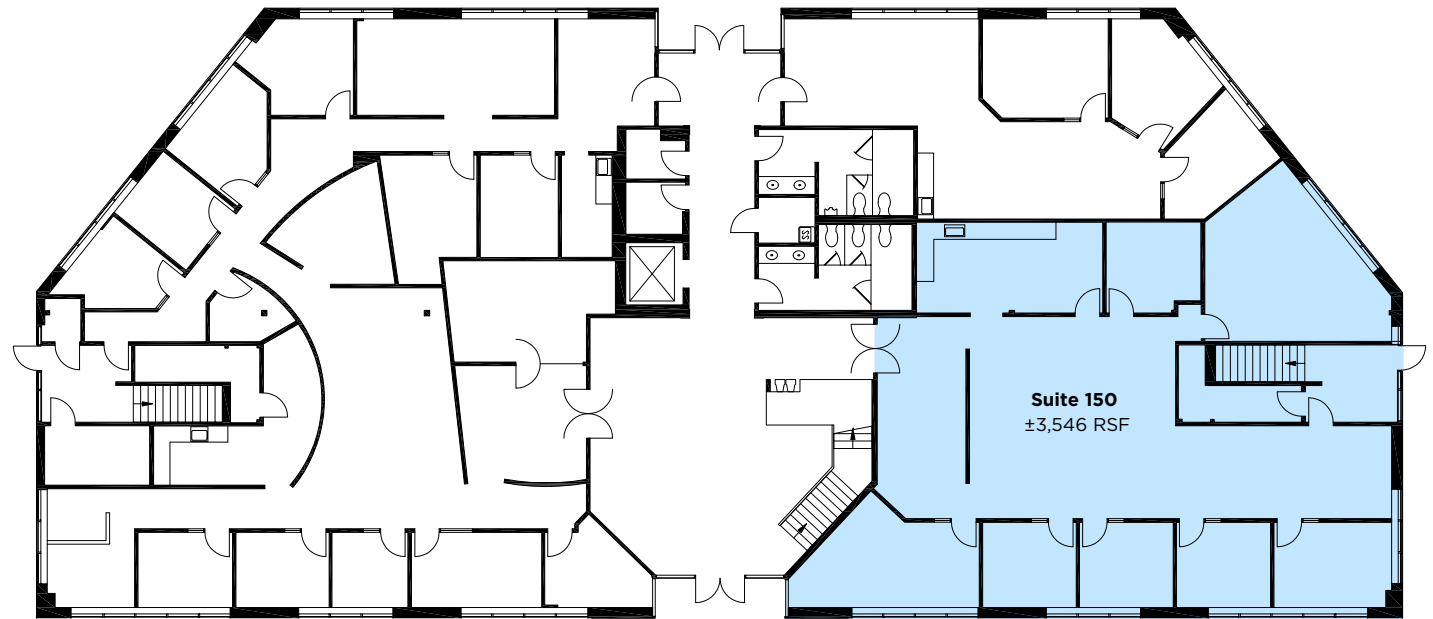
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SUITE 110 - ±3,546 RSF

- Two (2) Conference rooms
- Five (5) private offices
- Full kitchen with hood



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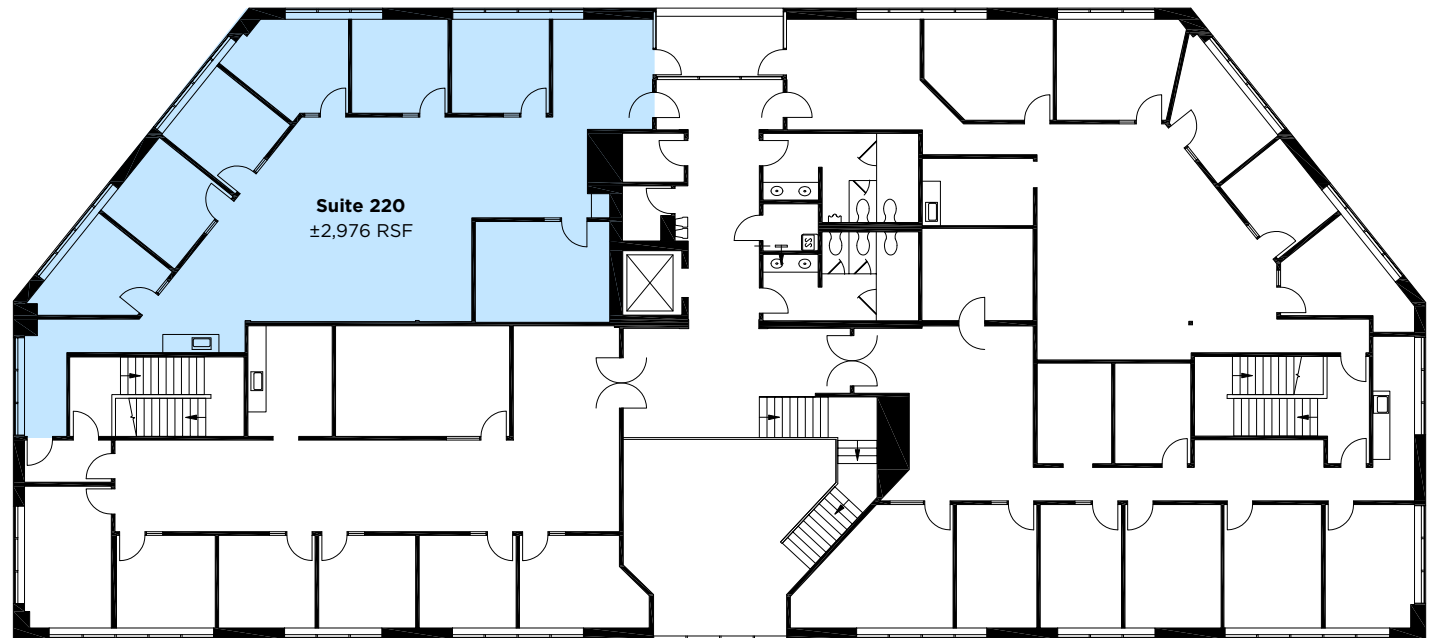
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SUITE 220 - ±2,976 RSF

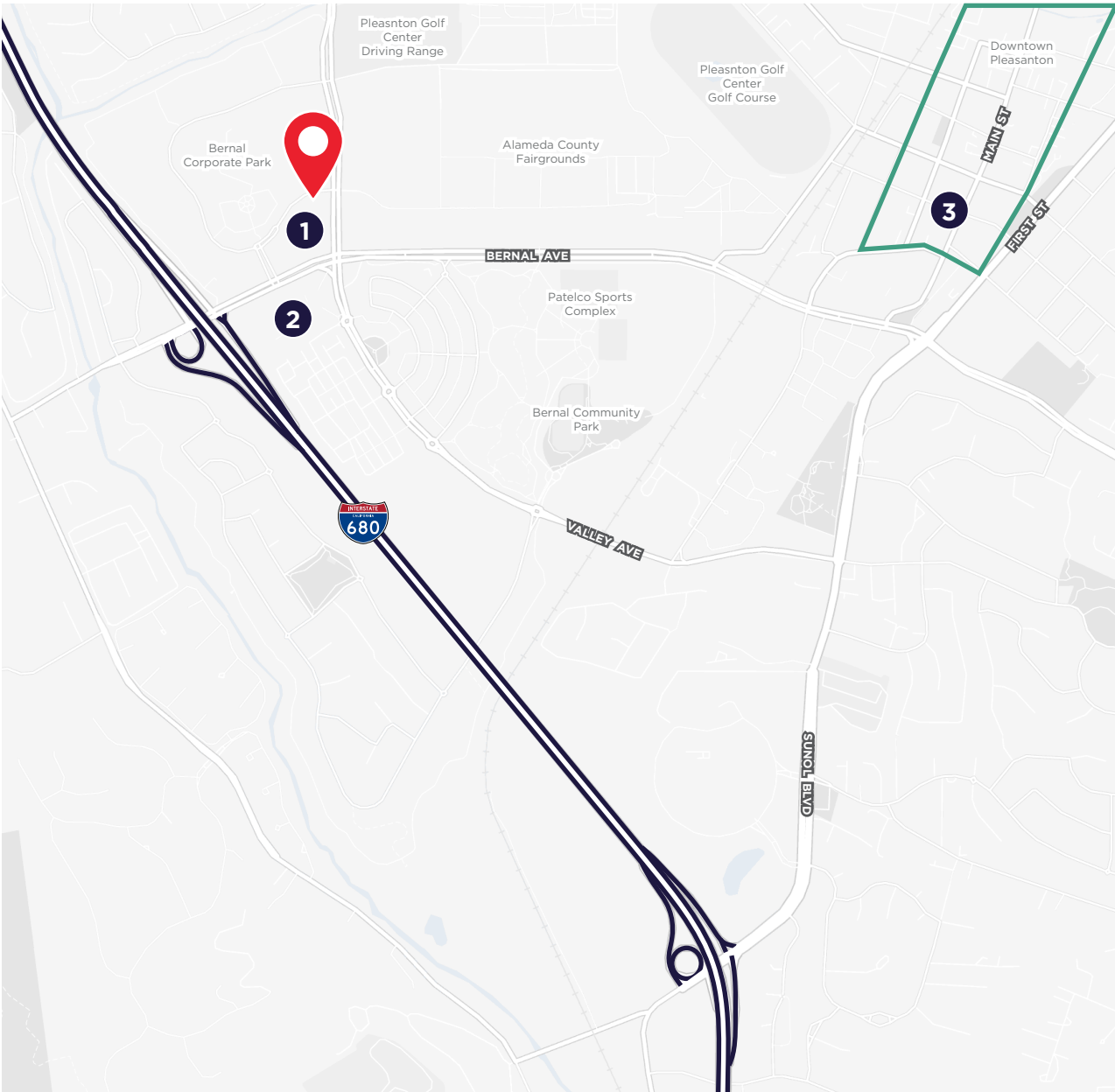
- Conference room
- Six (6) private offices
- Includes balcony access



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1

Oakview Plaza

- Chipotle
- Cook's Seafood
- Mexico Lindo Cantina
- Fremont Bank
- Ttobongee Chicken
- Verizon
- Jersey Mike's Subs
- Round Table Pizza
- Sultan's Kebab

2

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

AREA OVERVIEW: TRI-VALLEY

■ INNOVATION

Two national laboratories 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.

■ 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)

■ 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)

■ SPACE TO GROW

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

■ 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)

■ 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.



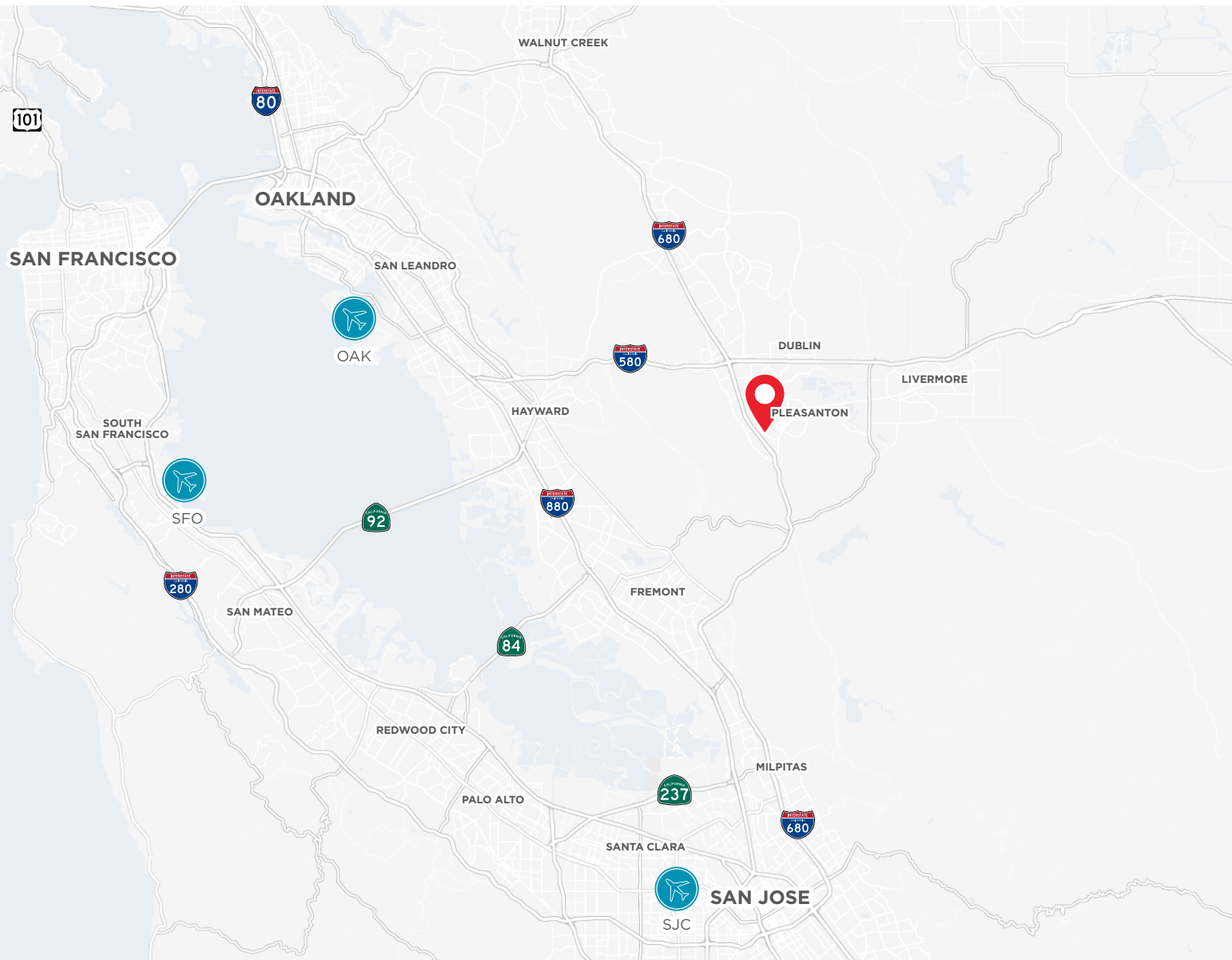
BAY AREA ACCESSIBILITY

AIRPORTS

| | |
|---------------|----------|
| Oakland | 20 Miles |
| San Jose | 30 Miles |
| San Francisco | 40 Miles |

CITIES

| | |
|----------------|----------|
| Fremont | 20 Miles |
| Silicon Valley | 35 Miles |
| San Francisco | 37 Miles |



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