

**FOR LEASE**

# **WEST LIVERMORE GATEWAY – TECHPARK AT NORTH CANYONS**

**SUITE B** | 455 N CANYONS PARKWAY, LIVERMORE, CA 94551



**SUITE B** | 30,179 RSF

**HIGH-END R&D/OFFICE SPACE  
100% CONDITIONED OFFICE, LAB, AND WAREHOUSE SPACE**

**BRIAN LAGOMARSINO**

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## **BUILDING HIGHLIGHTS**

Building Size: **74,434 RSF**

Suite Size: **30,179 RSF**

Year Built: **1998**

Clear Height: **18'0"**

Column Spacing: **40'W x 60'D**

Loading: **Two (2) dock high, roll up doors  
Two (2) grade level, roll up doors**

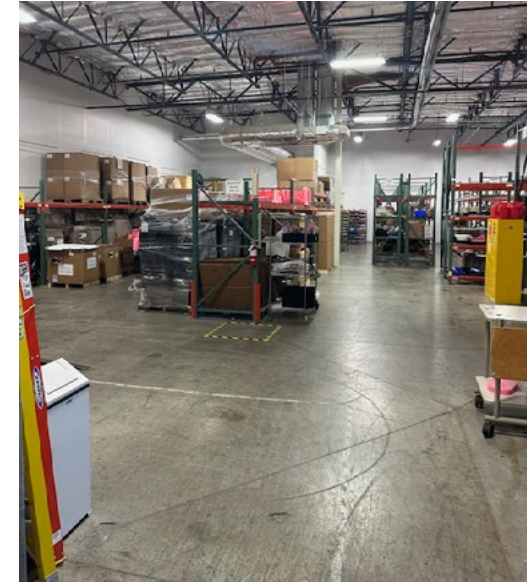
Power: **400 Amps**

Facility: **FDA registered and ISO 13485  
approved facility**

Production  
Rooms and  
Labs: **Compressed air  
Nitrogen lines - onsite nitrogen  
generator  
ESD flooring**

Electrical  
System: **The building is provided with a  
Challenger switchboard rated for  
2,000 amps, 480/277 volts, 3-phase,  
4-wire service. Individual tenant  
spaces are separately metered.**

Parking Ratio: **3.90/1000**





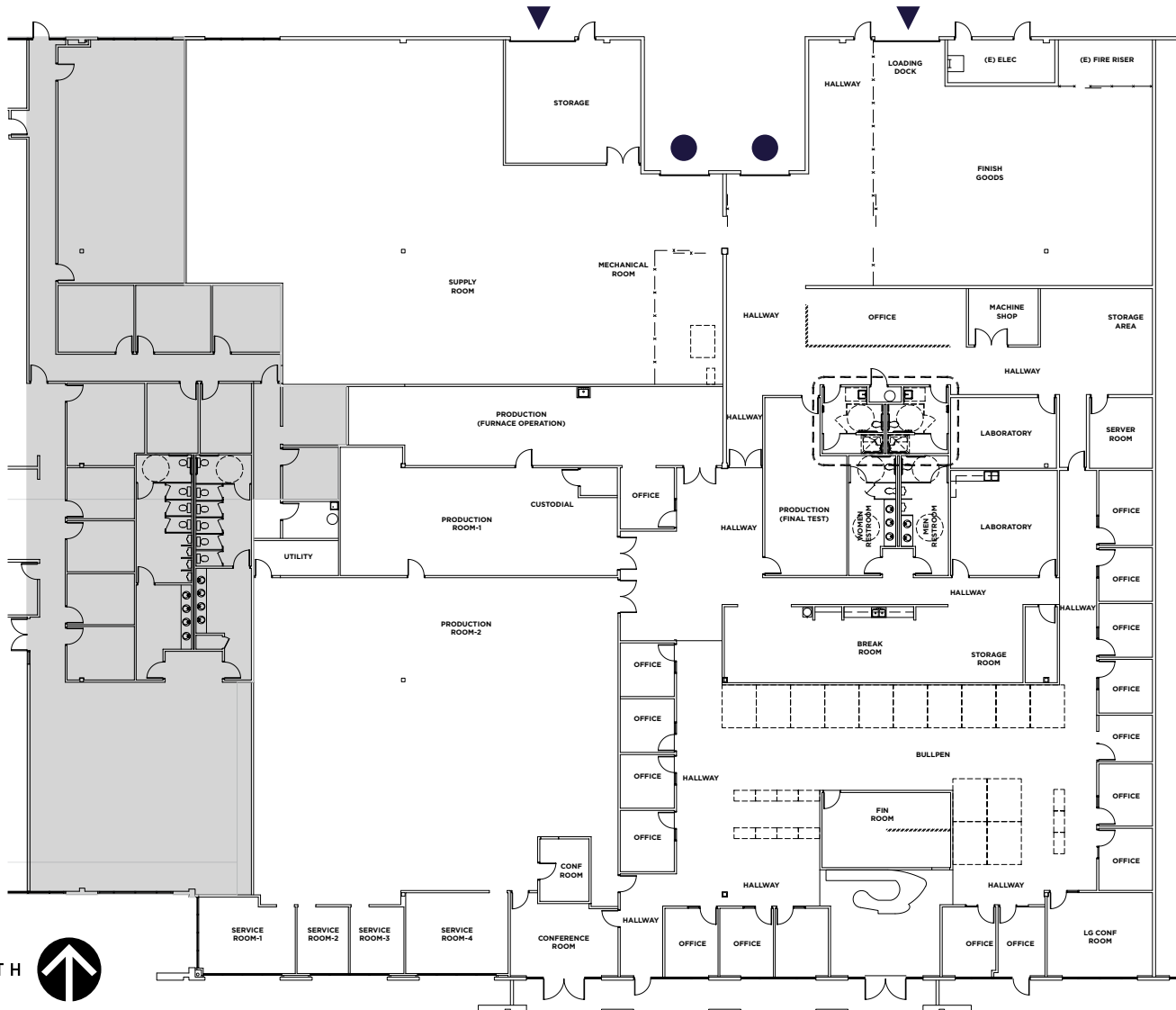
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## FLOOR PLAN



### Description

- Formal reception/lobby
- Seventeen (17) private offices
- Open office area with fourteen (14) large workstations
- Large kitchen area
- Three (3) conference rooms
- Four (4) production rooms of various sizes
- Two (2) lab areas
- Warehouse area
- (2-GL & 2-DH)
- 18'0 clear height
- Approximately ±10,000 SF of Warehouse



DOCK LEVEL DOOR



GRADE LEVEL DOOR

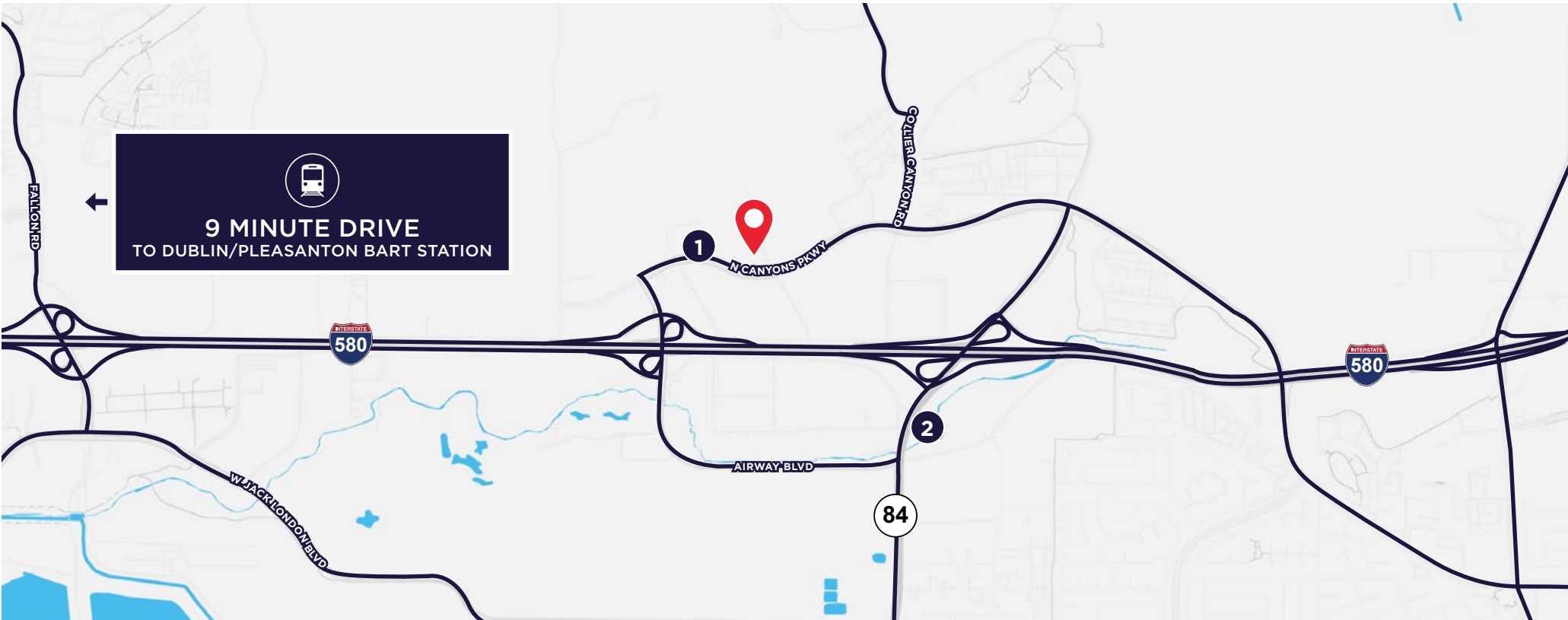
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# WEST LIVERMORE GATEWAY – TECHPARK AT NORTH CANYONS

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9 MINUTE DRIVE  
TO DUBLIN/PLEASANTON BART STATION



## AREA AMENITIES

1 North Canyons Pkwy  
& Constitution Dr EB



2 Livermore-Amador  
Valley Transit



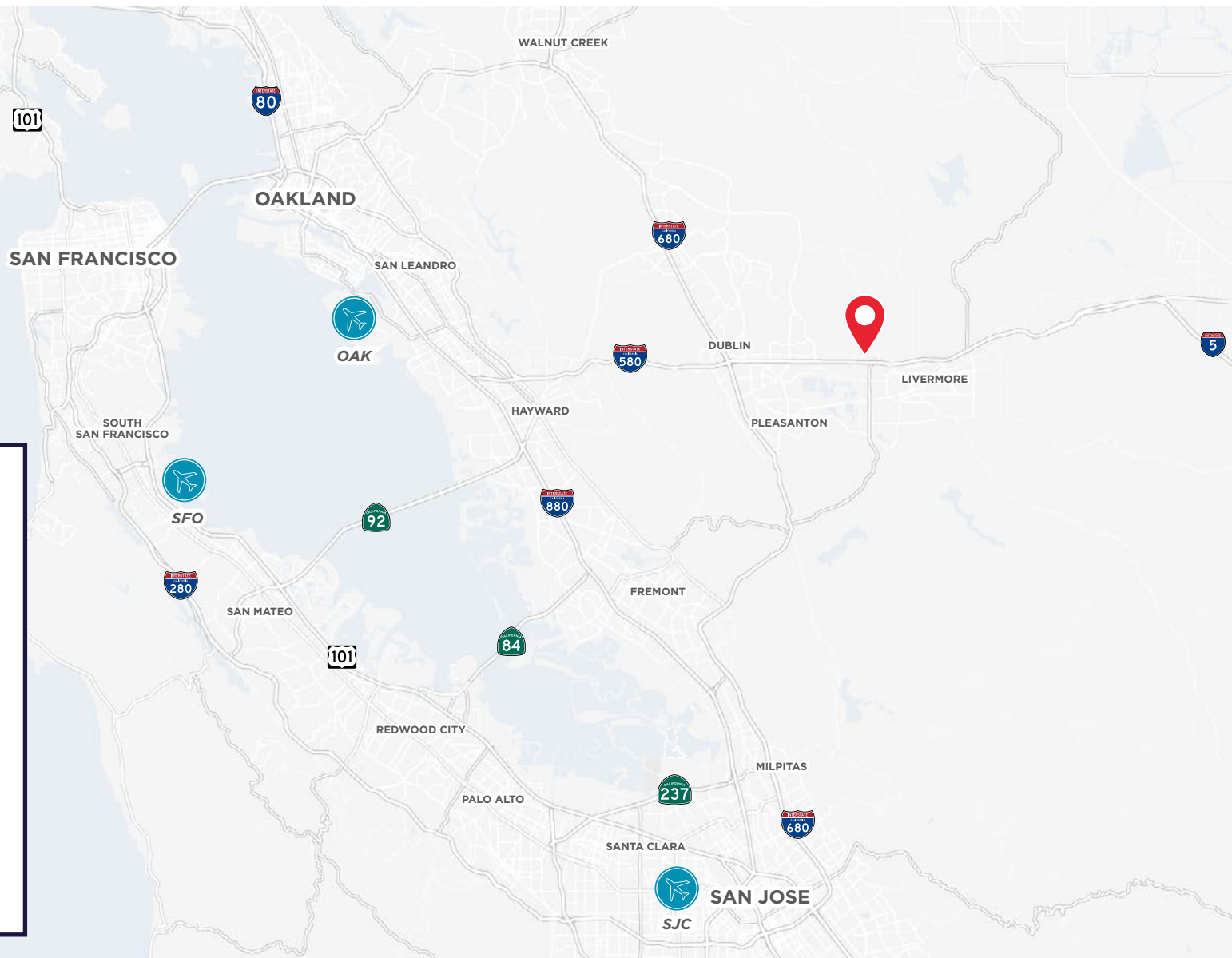
## BAY AREA ACCESSIBILITY

### AIRPORTS

Oakland	25 Miles
San Jose	32 Miles
San Francisco	44 Miles

### CITIES

Fremont	21 Miles
Silicon Valley	38 Miles
San Francisco	42 Miles



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