

**MEDICAL OFFICE SPACE FOR LEASE**

**970 DEWING AVENUE**  
**LAFAYETTE | CA**

**SUITE 301: 1,496 RSF**



**CHRIS BAKER**

EXECUTIVE DIRECTOR

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# 970 DEWING AVENUE LAFAYETTE | CA

Rare opportunity to lease a space in one of Lafayette's premier medical office buildings conveniently located in the heart of downtown Lafayette. The space is currently being used as a dermatologist office.

## AVAILABLE SPACE

- Suite 301 - ±1,496 RSF
- Asking Rent: \$2.50 NNN
- Downtown Lafayette location
- Walking distance to BART
- Easy freeway access
- Free parking



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## IDEAL EAST BAY LOCATION

The Town of Lafayette is located in the beautiful rolling hills of Contra Costa County. It is ideal for those looking for a central small-town location with close proximity to larger cities, like Walnut Creek (4.8 miles), Oakland (13 miles) and San Francisco (21.3 miles). Its Mediterranean climate offers perfect growing conditions for produce year-round and with an average of 262 sunny days per year, many schools and businesses in the Lafayette community take advantage of solar power.

## TOP RATED SCHOOLS

Lafayette is famous for its excellent public school system. The Acalanes, Campolindo, Las Lomas, and Miramonte High Schools all rank in the top 60 of the 1,000 high schools in California based upon the Academic Performance Index (API) and the top 4% of all high schools in the United States for strength of the Advanced Placement Program. All the schools in the district are fully accredited by the Western Association of Schools and Colleges.

## PARKS, TRAILS & RECREATION

Lafayette has over 40-miles of dedicated trails and more than 90-acres of public parklands ranging from wilderness and nature areas, to sports fields, playgrounds and the downtown plaza. The Lafayette Community Park offers 3-miles of trails, and about 6-miles of City trails connecting to other hiking areas such as the Lafayette Reservoir (a 550-acre undisturbed oak woodland located just a half mile from downtown), Lafayette Ridge and Briones Regional Park.

## UPSCALE AMENITIES

Lafayette offers an idyllic European-style retreat surrounded by expanses of oak trees and the Northern California countryside. You can relax poolside at the French Chateau-inspired Lafayette Park Hotel & Spa before zipping over to the enchanting Italian ambiance of Postino's for dinner. With a wide range of high-end restaurants, wineries and shops, Lafayette has it all.

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- |                     |                       |                           |                        |                          |                       |                            |                      |
|---------------------|-----------------------|---------------------------|------------------------|--------------------------|-----------------------|----------------------------|----------------------|
| 1. Mechanic's Bank  | 10. AT&T              | Millie's American Kitchen | 23. U.S. Bank          | Blue Sapphire Homes      | Beadazzled            | 39. Postino                | Misto Lino           |
| 2. Chevron          | BevMo!                | 18. McCaulou's            | Patelco                | 33. Harper Greer         | 36. Roam Burgers      | 40. Lafayette Public House | 44. Diablo Foods     |
| 3. Wells Fargo      | 11. Oasis Cafe        | 19. Noah's NY Bagels      | 24. Lilikoi Boba       | La Chataigne             | 37. Tutu's            | Patrizia Marrone           | 45. CVS              |
| 4. World Travel HQ  | 12. Town Center Apts. | Peets                     | 25. Kane Sushi         | Sliver Pizzeria          | Papillon              | Amphora Nueva              | 46. Round Table      |
| Shoe Repair         | 13. Great Clips       | Chipotle                  | 26. Lafayette Library  | 34. Kinko's              | Solano Jewelers       | Hide Out Kitchen & Cafe    | Beauty Supplies Plus |
| UPS Store           | DouglaH Designs       | Jamba Juice               | 27. Taco Bell          | Clocks Etc.              | Caroline Salon        | The Breakfast Club         | Verizon              |
| Rancho Cantina      | Floral Arts           | Yogurt Shack              | 28. Orange Theory      | Sharp Bicycle            | El Jarro              | Francesca's                | Your CBD Store       |
| 5. Walgreens        | Cleaners              | Blue Ginko                | Plush Beauty           | Art & Science of Eyewear | Beauty for You        | Bank of the West           | Lafayette Vogue      |
| 6. Pet Food Express | 14. Zahra Boutique    | 20. Whole Foods           | Reflection Salon       | 35. Starbucks            | Ms Karen's Place      | 32. Social Bird            | Johnny's Donuts      |
| 7. Panda Express    | Chloe Nails           | 21. Bank of America       | 29. Chevron            | J. McLaughlin            | Lafayette Pack & Ship | Mighty Pilates             | California Haircuts  |
| Batch and Brine     | Lavash Mediterranean  | 22. Citi Bank             | 30. Plaza Park         | Blue Mercury             | El Jarro Mexican Cafe | Philz Coffee               | 47. US Post Office   |
| 8. Pizza Antica     | 15. Uncle Yu's        | Jackson's Liquors         | 31. Hollie's Homegrown | Color Me Mine            | Poke Go               | Zoonie's Candy Shop        | 48. Rising Loafer    |
| SusieCakes          | 16. Indigo & Poppy    | Metro                     | Sideboard              | Chico's                  | Amarin Thai           | Marilyn Monroe Spa         | Swell Little Donuts  |
| 9. Barranco         | 17. Safeway           | 76 Gas                    | 32. UPS Store          | DouglaH Designs          | Round Up Saloon       | IDO Drystyle               | 49. Trader Joe's     |

=Food/Coffee Shops/Restaurants

=Grocery Stores/Pharmacy

=Retail

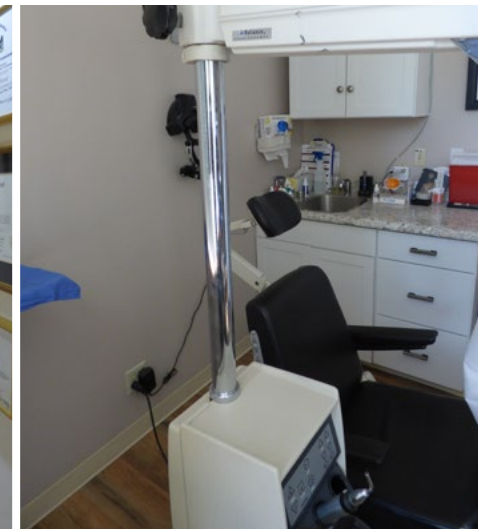
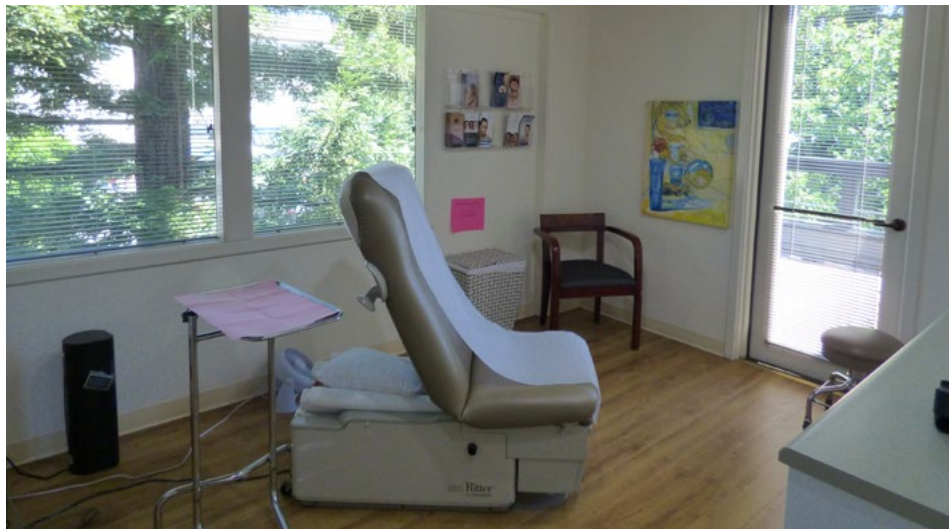
=Services

=Salon/Spas

=Other

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## Interior Photos



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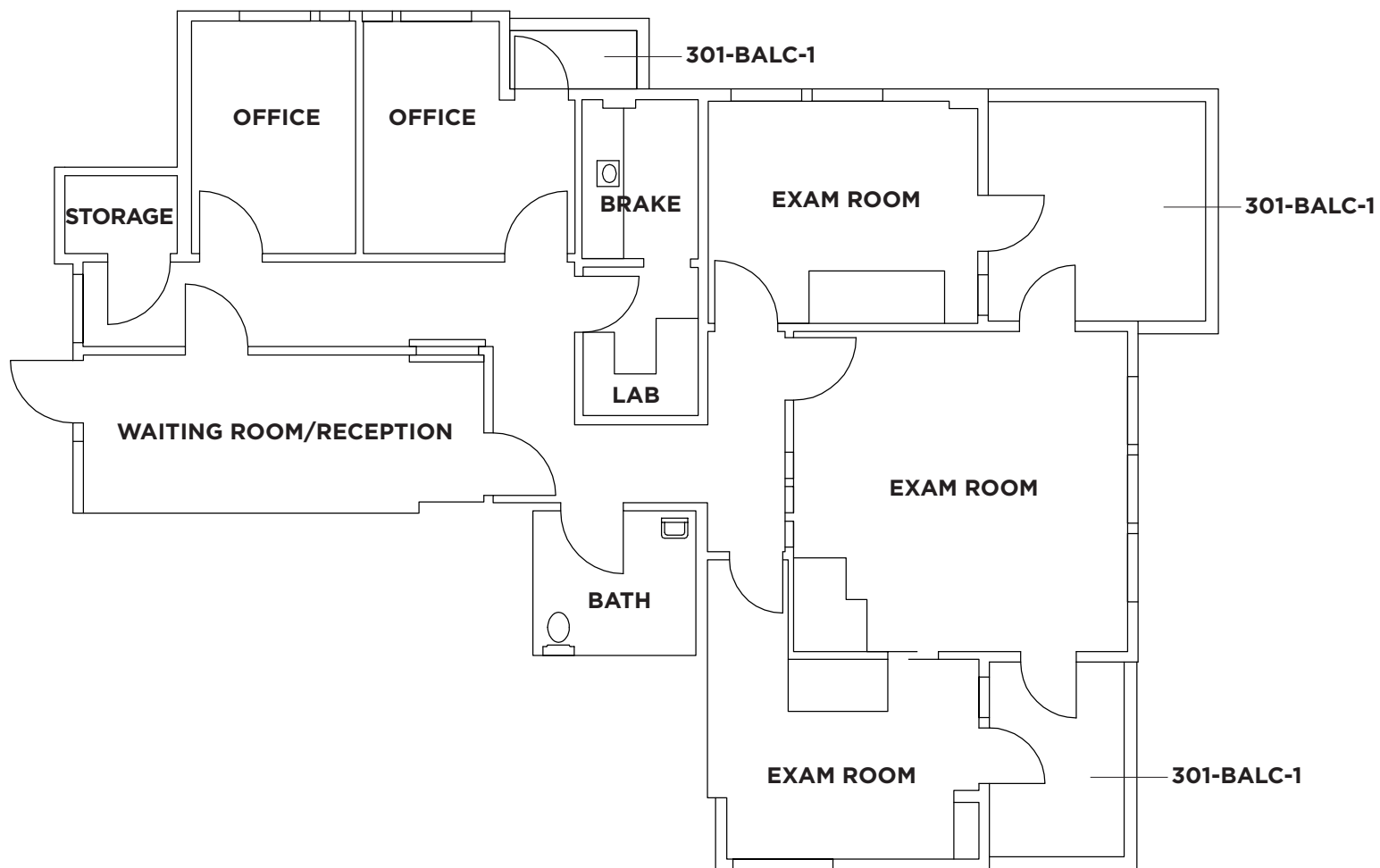
## Exterior Photos



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Suite 301 - ±1,496 Rentable Square Feet



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