

2301 ARMSTRONG STREET

TRI VALLEY OFFICE & OFFICE-FLEX SUITES

AVAILABLE FOR LEASE!

GREAT VIEWS AND MONUMENT SIGNAGE



VIDEO TOUR:
2301 ARMSTRONG

CONTACT

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 CUSHMAN &
WAKEFIELD
NEWMARK

[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

PROPERTY OVERVIEW

- » Rare West Livermore Class A office property and flex space
- » Recently completed common area renovation
- » Monument Signage fronting Armstrong Street
- » Ample surface parking (5/1,000)
- » Walking distance to 24 Hour Fitness and Starbucks
- » Restrooms renovated with showers
- » T 1 & Comcast Cable Connectivity
- » Property Management located within park
- » On site electric car charging stations
- » Easy access to I 580 and Hwy 84
- » Lease Rate: Call for lease rate information or to schedule a tour

CURRENT AVAILABILITIES

	Size	Available	Comments
113	±7,644 RSF	Leased	Thank you to Jeff Morgenstern of Newmark for representing our newest tenant, Pacific Signaling.
207	±3,603 RSF	Now	Corner upstairs unit with great views, 6 private offices, conference room, reception and bullpen.
211	±4,616 RSF	Now	Corner upstairs suite with efficient layout, great views, 8 private offices, conference room, dedicated reception, break room and monument signage.



AVAILABILITIES



PHOTO GALLERY



VICINITY MAP



2301 ARMSTRONG ST.
LIVERMORE, CA

FALLON GATEWAY

 **TARGET**
CVS/pharmacy

 **BJ's**
 **Panera BREAD**

 **Lucky**
California

SAN FRANCISCO PREMIUM OUTLETS

Saks Fifth Avenue
bloomingdale's



 **Hilton Garden Inn**



COSTCO
WHOLESALE



LAS POSITAS
GOLF COURSE

BEER'S
SPORTS BAR & GRILL

 **24 HOUR FITNESS**

 **Carl's Jr.**
CHARACTER-CRISP CHICKEN



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