

2301 ARMSTRONG STREET

WEST LIVERMORE OFFICE SUITES

AVAILABLE FOR LEASE!

GREAT VIEWS AND MONUMENT SIGNAGE

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 CUSHMAN &
WAKEFIELD

NEWMARK

PROPERTY OVERVIEW

CURRENT AVAILABILITIES

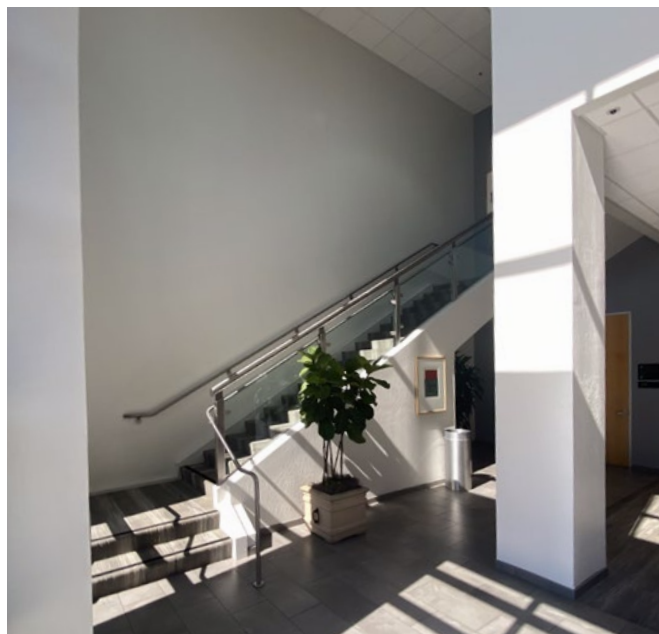
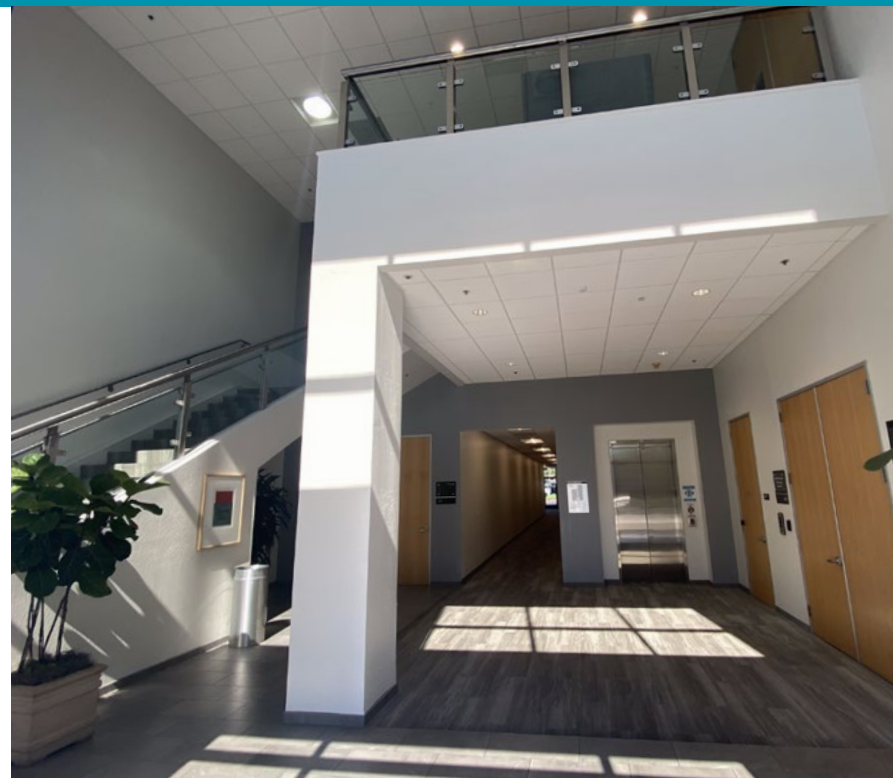
- » Rare West Livermore Class A office property
- » Recently completed common area renovation
- » Monument Signage fronting Armstrong Street
- » Ample surface parking (4/1,000)
- » Walking distance to 24 Hour Fitness and Starbucks
- » Restrooms with showers
- » T 1 & Comcast Cable Connectivity
- » Property Management located within park
- » On site electric car charging stations
- » Easy access to I 580 and Hwy 84
- » Strong local ownership and property management
- » Lease Rate of \$2.35/SF/FS
- » Three (3) year minimum term
- » A Welcome to the Park luncheon for new tenants

	Size	Available	Tenant Ready
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 area, break room and monument signage.

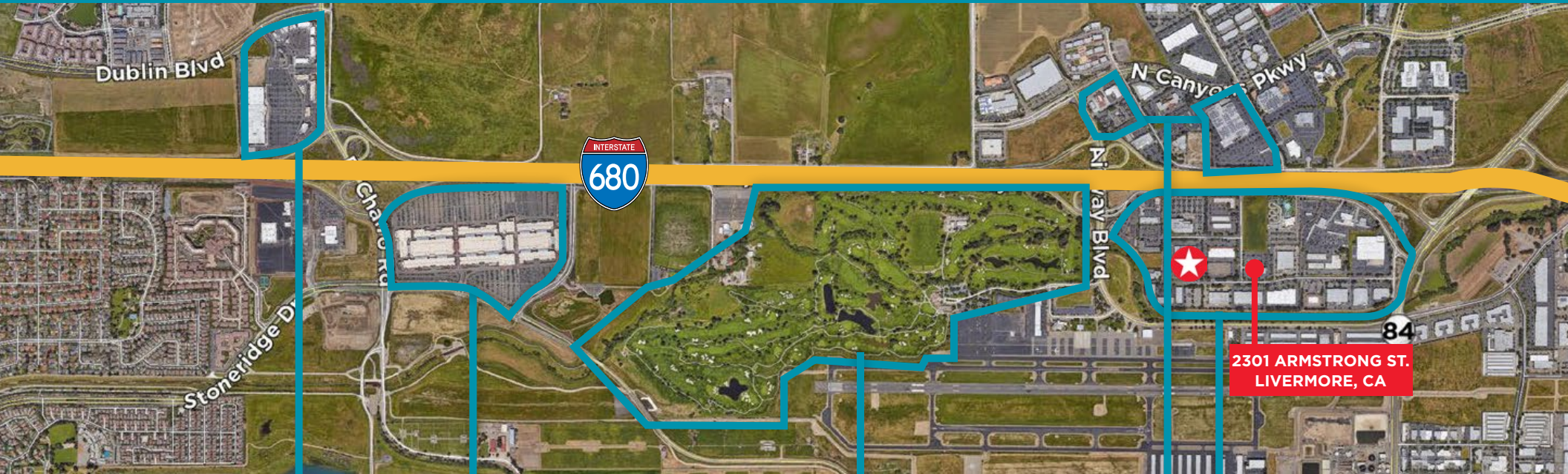
AVAILABILITIES



PHOTO GALLERY



VICINITY MAP



2301 ARMSTRONG ST.
LIVERMORE, CA

FALLON
GATEWAY



SAN FRANCISCO
PREMIUM OUTLETS



LAS POSITAS
GOLF COURSE



CONTACT

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