

# FOR LEASE: OFFICE W/ WAREHOUSE

# MAGNOLIA COURT WEST

7133 KOLL CENTER PARKWAY

- ± 16,466 RSF
- Attractive Office/Flex Space
- ± 2000 SF Warehouse with 2 Grade Doors
- Plug N Play
- Building and Monument Signage
- 4/1000 Parking
- Beautiful Bernal Corporate Park
- Retail Services in Walking Distance
- Downtown Pleasanton Shops and Restaurants Nearby



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FOR LEASE:

7133 KOLL CENTER PARKWAY | SUITE 100 | ± 16,466 SF



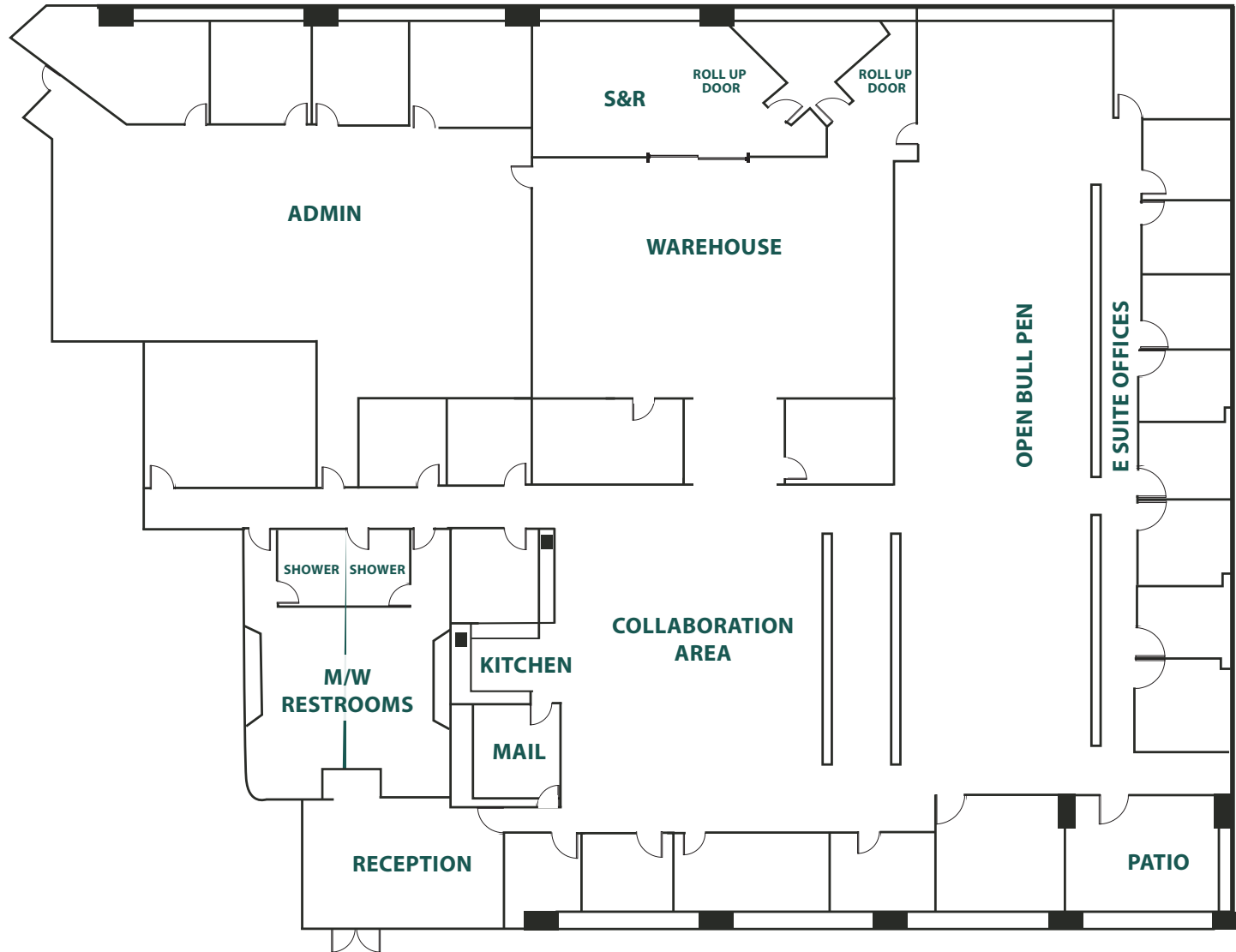
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# FLOOR PLAN

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# AMENITIES MAP



HACIENDA  
BUSINESS  
PARK



PROPERTY

BERNAL  
CORPORATE  
PARK



VALLEY AVENUE  
BERNAL AVENUE

- CHIPOTLE MEXICAN GRILL
- SULA BAKERY
- Round Table PIZZA
- FREMONT BANK
- VITALITY BOWLS
- verizon

- SAFeway
- PARKTOWN PIZZA
- The Habit BURGER GRILL
- CVS pharmacy
- WELLS FARGO
- STARBUCKS COFFEE
- PANDA EXPRESS
- Hamba Juice