

2301 ARMSTRONG STREET

WEST LIVERMORE OFFICE SUITES

AVAILABLE FOR LEASE!

GREAT VIEWS AND MONUMENT SIGNAGE

**CONTACT FOR
TENANT &
BROKER LEASING
INCENTIVES!**

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 **CUSHMAN &
WAKEFIELD**

NEWMARK

PROPERTY OVERVIEW

CURRENT AVAILABILITIES

TENANT LEASING INCENTIVE

- » Rare West Livermore Class A office property
- » 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 to learn about tenant and broker leasing incentives or to schedule a tour
- » EV charging station

	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.

BACK TO SCHOOL SPECIAL/TENANT INCENTIVES:

- » **2 months** of free rent for every year of term at an initial lease rate of \$2.35/SF/FS
- » 2026 Base Year
- » \$3.00/ SF Moving, furniture or IT allowance
- » A Welcome to the Park Luncheon for new tenants
- » Three (3) year minimum term
- » Offer expires November 30, 2024

AVAILABILITIES



PHOTO GALLERY



VICINITY MAP



2301 ARMSTRONG ST.
LIVERMORE, CA

FALLON
GATEWAY

SAN FRANCISCO
PREMIUM OUTLETS



TARGET
CVS/pharmacy®



Saks Fifth Avenue adidas COACH
bloomingdales BOSS HUGO BOSS

VANS Nike

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