

2301 ARMSTRONG STREET

WEST LIVERMORE OFFICE SUITES

AVAILABLE FOR LEASE!



Tenant Ready Occupancy

MICHAEL COPELAND
Managing Director
+1 925 621 3855
michael.copeland@cushwake.com
CA License #00898210

JUSTIN GRILLI
Senior Managing Director
+1 925 997 1353
justin.grilli@nmrk.com
CA License #01410373

 **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

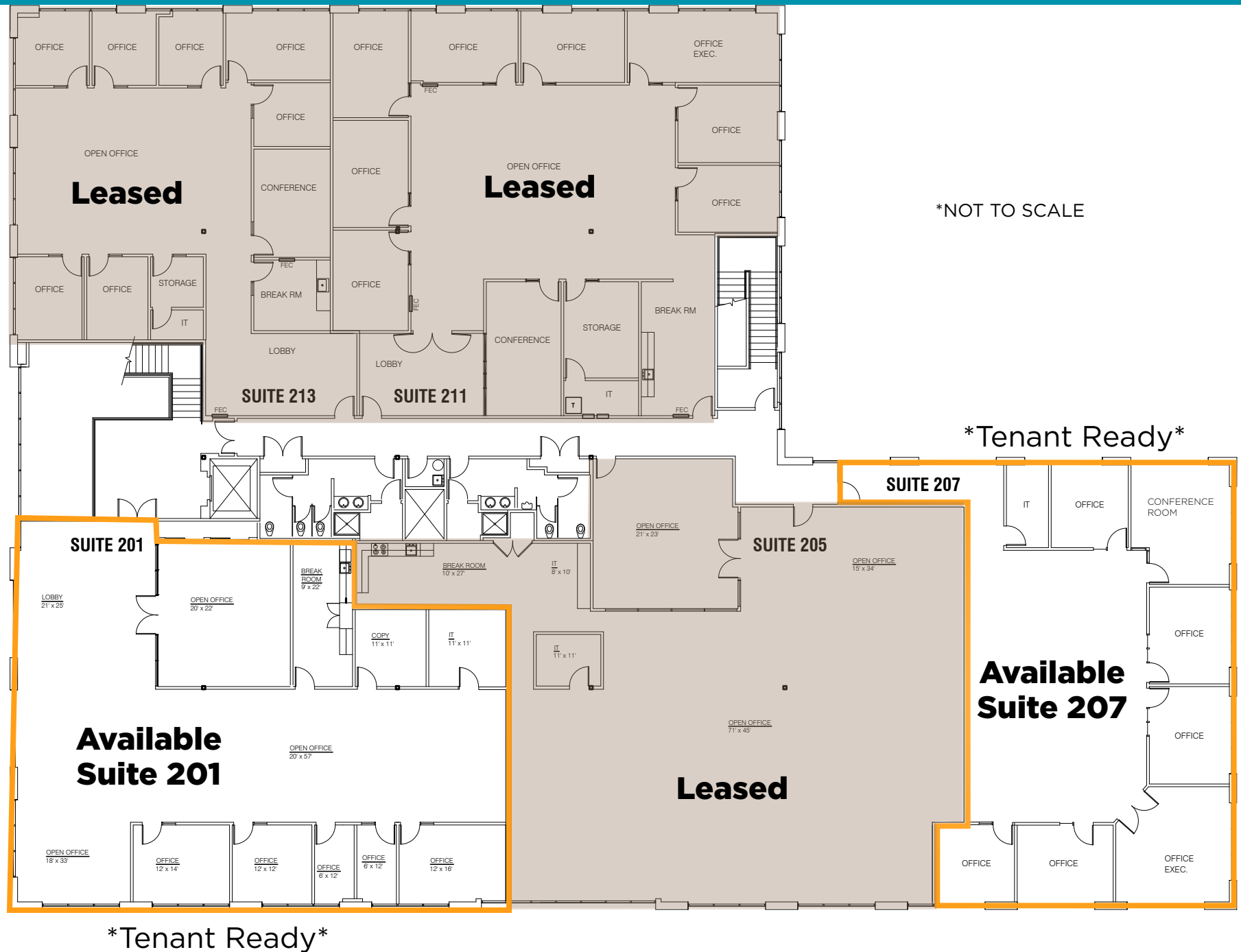
	Size	Available	Tenant Ready
101	±13,325 RSF	4/1/27	Entire southern ground floor wing consisting of office and climate-controlled storage space with rollup door.
201	±4,712 RSF	NOW	Corner upstairs unit with 5 private offices, conference room, open areas, breakroom, copy & IT room
207	±3,603 RSF	NOW	Corner upstairs unit with great views, 6 private offices, conference room, reception and bullpen.

AVAILABILITIES

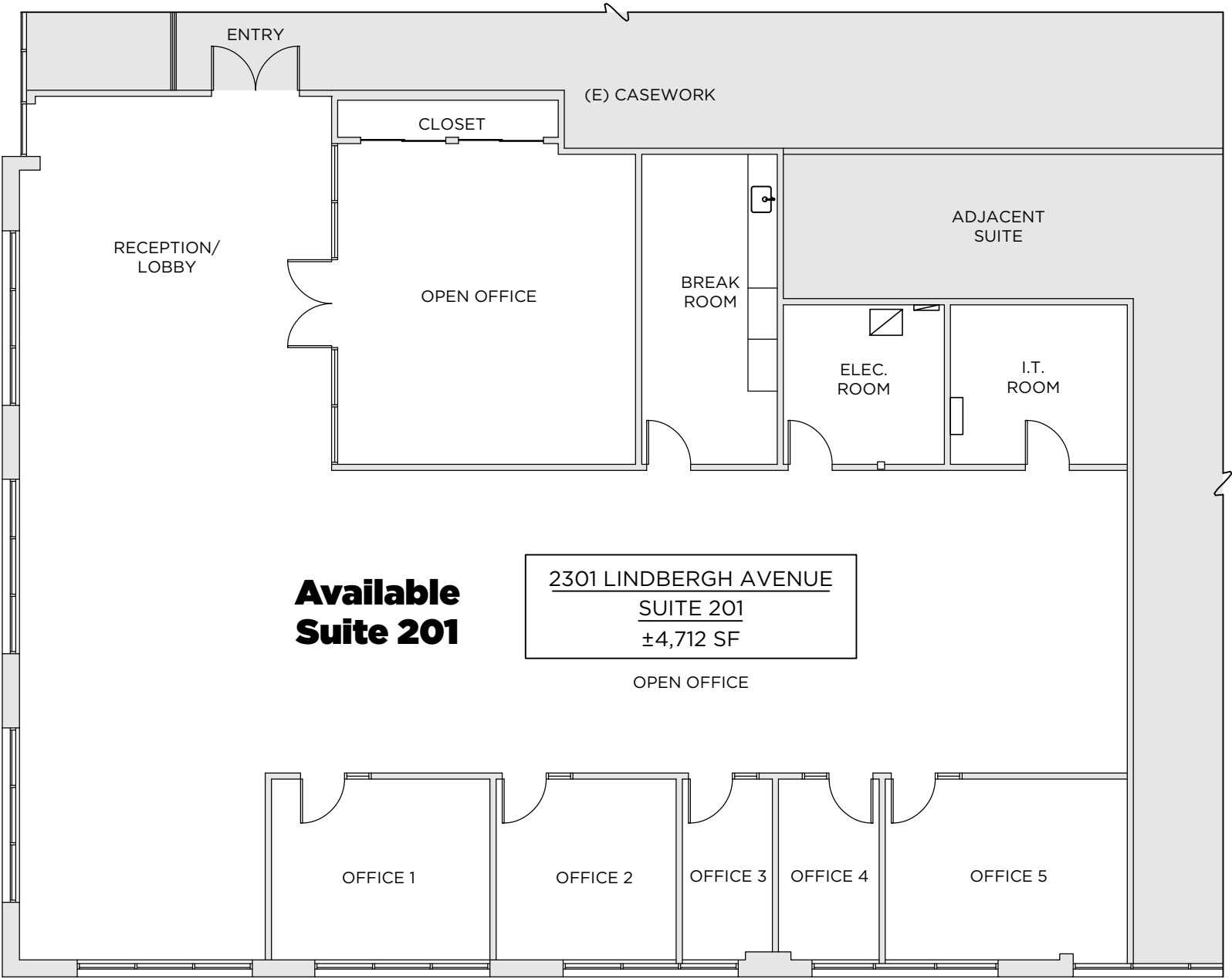


*NOT TO SCALE

AVAILABILITIES



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PHOTO GALLERY

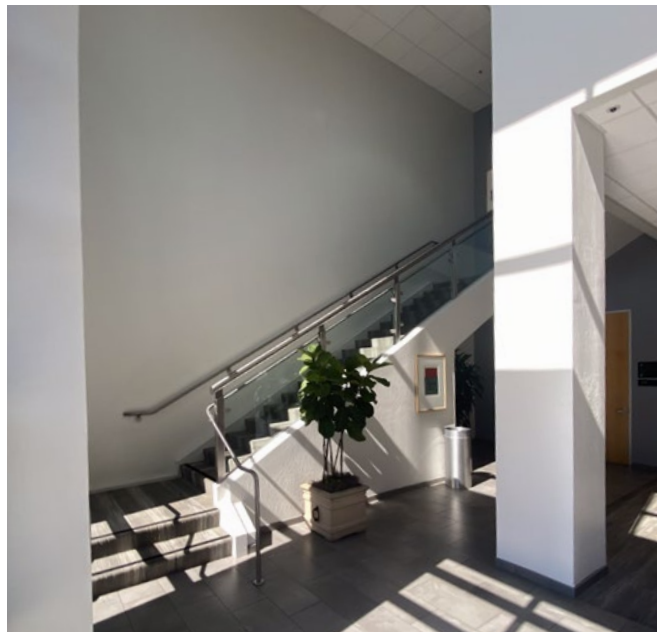
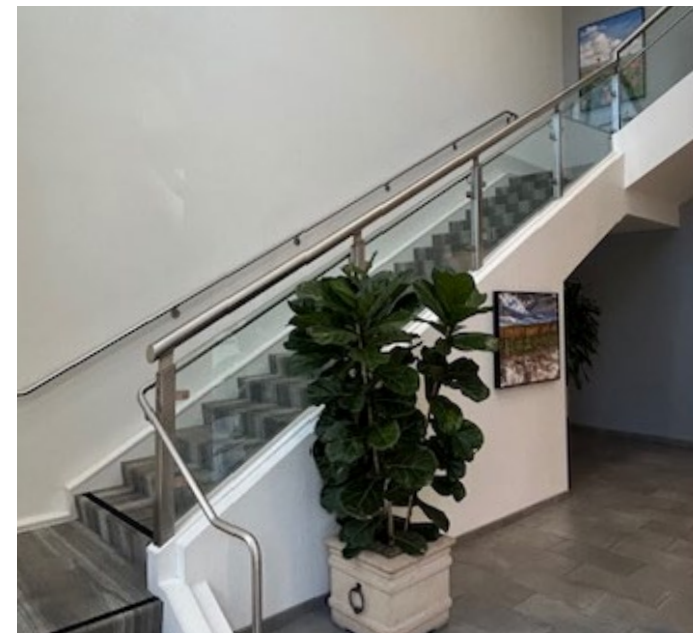
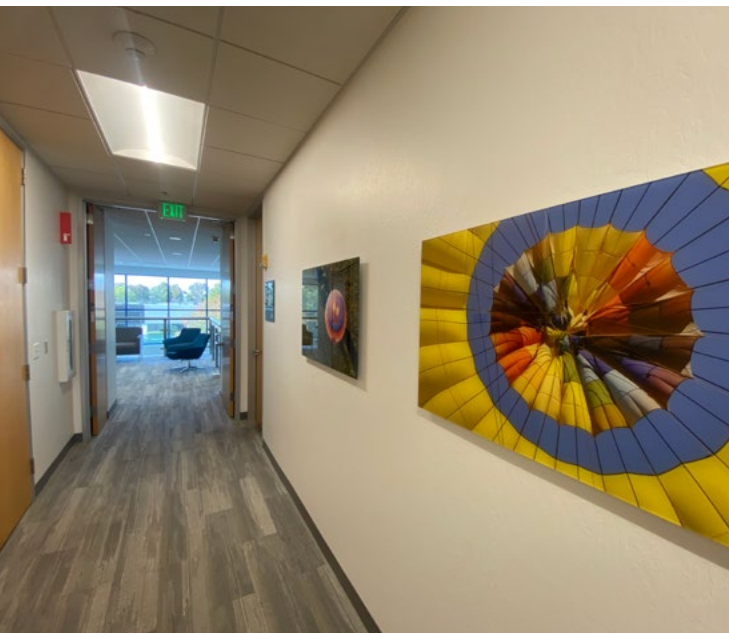


PHOTO GALLERY



VICINITY MAP



2301 ARMSTRONG ST.
LIVERMORE, CA

FALLON
GATEWAY

SAN FRANCISCO
PREMIUM OUTLETS

TARGET
CVS/pharmacy



Lake Fifth Avenue **adidas** **COACH**
bloomingdales **BOSS**
HUGO BOSS

VANS



COSTCO
WHOLESALE



LAS POSITAS
GOLF COURSE

BEER'S
SPORTS BAR & GRILL

24 HOUR FITNESS

Carl's Jr.
CHARACTER-DRIVEN EMPLOYMENT



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