

For Lease

Arroyo Business Center

4671 Las Positas Road, Unit C | Livermore, CA

Highlights

- ±22,368 SF
- ±3,530 SF Office Space
- ±2,560 SF Showroom
- 4 Dock-High Doors | 1 Grade Level Door
- Bay Size: 200' x 56'
- Campus Setting with Extensive Landscaping
- Parking Ratio 1.67/1000
- Excellent access to I-580
- Fully Sprinklered
- Available: June 1, 2023
- **Asking: \$1.10 NNN**
- **OpeEx: \$0.26 PSF**

Contact Broker

Michael Lloyd, SIOR

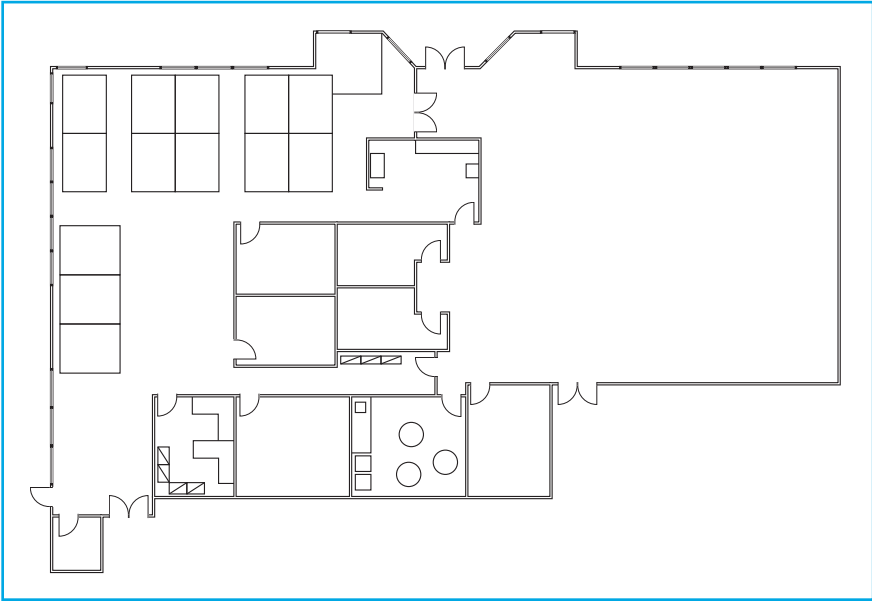
Executive Vice President
CA License No. 00924182
michael.lloyd@colliers.com
+1 925 227 6208

Colliers

4301 Hacienda Drive, Suite 430
Pleasanton, CA 94588
+1 925 463 2300
colliers.com

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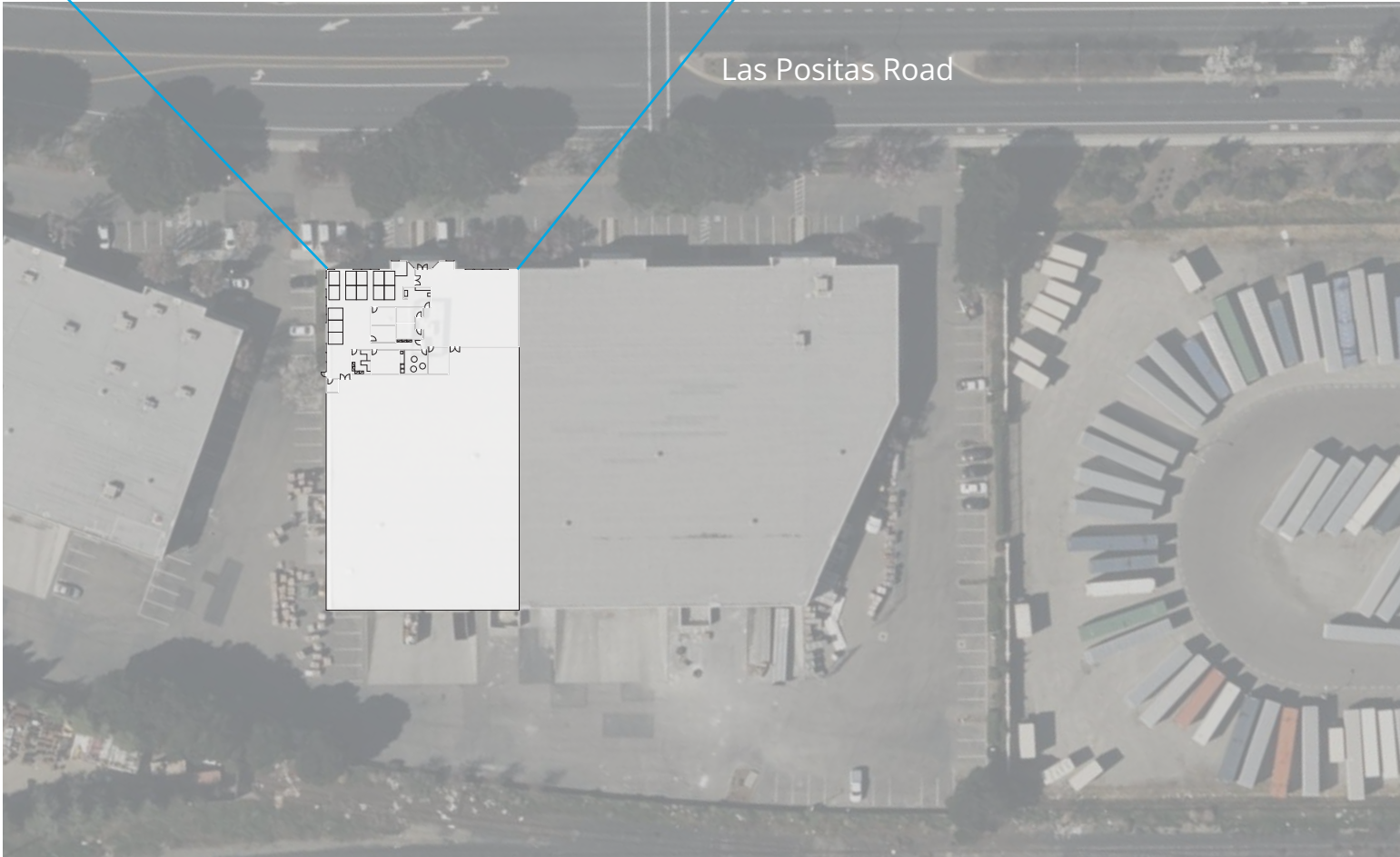
Floor Plan



Office Space



4 Dock-High Doors | 1 Grade Level Door



Location Overview



A map of the San Francisco Bay Area with a large grey oval highlighting the central region. A red pin marks the location of Livermore. Other cities labeled include Richmond, Walnut Creek, Oakland, San Francisco, Dublin, Fremont, Palo Alto, San Jose, and Stockton. Major highways are shown as yellow/orange lines with their respective shields (e.g., I-80, I-680, SR-92). Water bodies are blue, and green areas represent parks or undeveloped land. Four circular icons are overlaid on the map: two with airplane symbols and two with building/clock tower symbols. A scale bar at the bottom indicates 40 miles.