

OFFERING MEMORANDUM · FOR LEASE

2950 Collier Canyon Road

BUILDING 4 · 2950-2952 COLLIER CANYON RD · LIVERMORE, CALIFORNIA 94551

9,300 SF NEW CONSTRUCTION

\$33.00 /SF/YR NNN

CLASS A LAB / OFFICE / FLEX

Newly Built Lab, Office & Flex Space

2950 Collier Canyon Road offers a rare opportunity to lease newly constructed lab, office, and flex space in one of the Tri-Valley’s fastest-growing corridors.

This **9,300 SF addition** to an established 27,002 SF building provides **three full floors of 3,100 SF each** — purpose-built for modern life science, technology, research, and professional service tenants, bringing the total building to approximately **36,100 SF**.

The property sits within the **Isabel Neighborhood** — the epicenter of one of the most significant planned-development transformations in the East Bay, where thousands of new homes across multiple density tiers are driving surging demand for medical offices, professional services, and specialized commercial uses against a shrinking supply of quality space.

With **direct I-580 access**, the incoming **Valley Link rail station** connecting to BART and San Joaquin County, and **Business Park (BP) zoning** that permits doctor and dental offices, research laboratories, R&D, and professional services by right, this property is an outstanding choice for growing companies seeking a foothold in the Tri-Valley’s most dynamic growth zone.

9,300 SF

NEW CONSTRUCTION · 3
FLOORS

3,100 SF

PER FLOOR · DIVISIBLE
BY FLOOR

Class A

FLEX R&D · LAB-
CAPABLE

PROPERTY SNAPSHOT

Property	Building 4
Address	2950–2952 Collier Canyon Rd
Property Type	Flex
Subtype	Flex R&D
Building Class	Class A
Rentable Area	36,102 SF
Year Built	2002 · New Addition
Available	3,100 – 9,300 SF
Min. Divisible	3,100 SF
Zoning	Business Park (BP)

\$33.00 /SF/YR

NNN · \$2.75 /SF/MO

Three Floors, Leased Your Way

Newly constructed lab/office/flex space — lease by floor, in combination, or as a full suite

LEASE TERMS

Space Available	3,100 – 9,300 SF
Rental Rate	\$33.00 /SF/YR
Monthly Rate	\$2.75 /SF/MO
Service Type	Triple Net (NNN)
Lease Term	3 – 10 Years
Space Use	Flex
Space Type	New
Date Available	July 24, 2026

MAJOR TENANT · EXISTING BUILDING

Sutter Health Shared Laboratory

Lease Expired June 2024

Each 3,100 SF floor is designed for **maximum flexibility** — suitable for medical/dental offices, research and analytical laboratories, R&D operations, professional/administrative offices, tech and engineering firms, or **clean-room-capable configurations**. This is one of the few newly constructed lab/office/flex opportunities in the Livermore market.

SINGLE FLOOR

3,100 SF

Lease individually by floor

TWO FLOORS

6,200 SF

Any combination

FULL SUITE

9,300 SF

All three floors

PERMITTED BY RIGHT · BUSINESS PARK (BP) ZONING

Medical / Dental Offices

Research Laboratories

R&D Facilities

Professional / Admin Offices

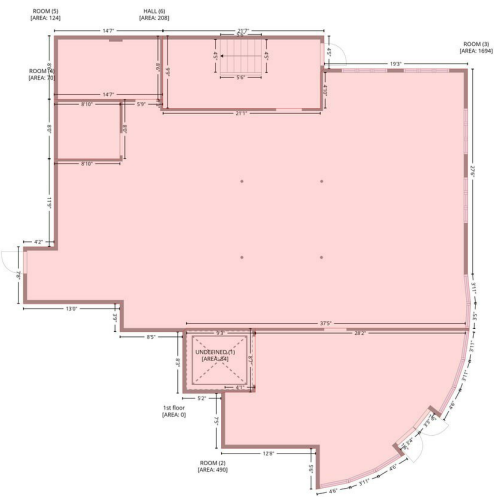
Business Services

Light Industrial

More via CUP

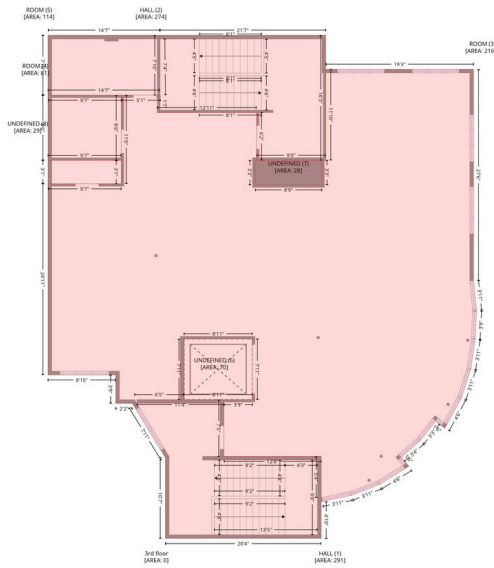
- **Modern architecture** — ample natural light, efficient layouts, lab-grade infrastructure
- Availability of medical & life-science space is rapidly declining as tens of thousands of new homes are added to the Isabel corridor

Three Flexible 3,100 SF Floor Plates



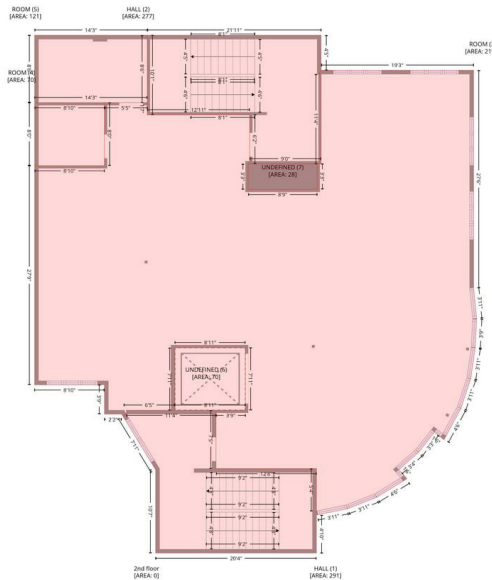
First Floor

±3,100 SF



Second Floor

±3,100 SF



Third Floor

±3,100 SF



04 • THE SETTING

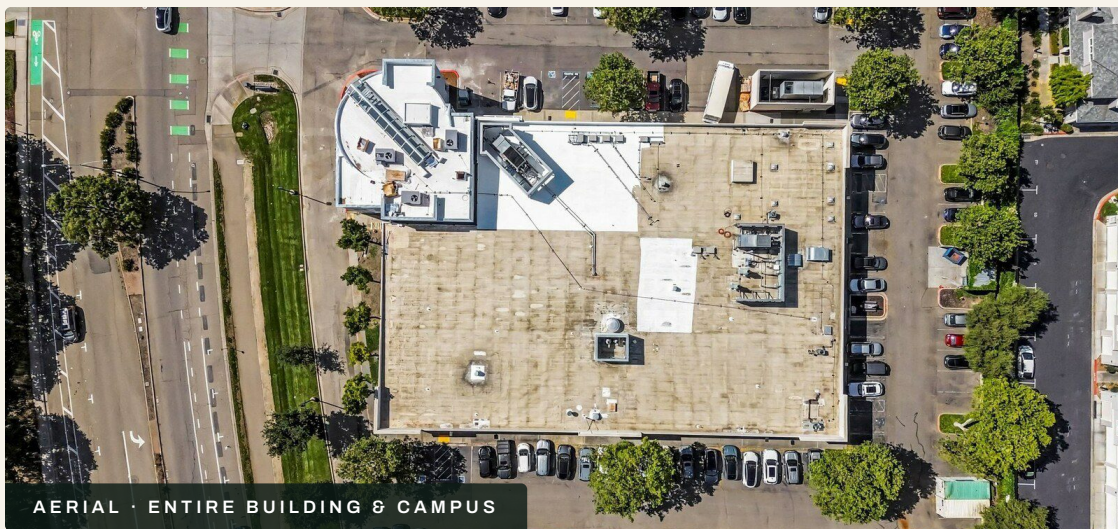
The Isabel Neighborhood Corridor

Building 4 anchors the corner of an established campus on Collier Canyon Road — with direct I-580 access, Las Positas College nearby, and the future Valley Link Isabel Station transforming the surrounding corridor.

DIRECT I-580 ACCESS

VALLEY LINK • COMING NEARBY

The Tri-Valley's Most Dynamic Growth Zone



AERIAL · ENTIRE BUILDING & CAMPUS



GRADE-LEVEL FLEX FRONTAGE

Isabel Neighborhood Plan **THOUSANDS OF NEW HOMES**

The Isabel Neighborhood Specific Plan encompasses thousands of new homes across multiple density tiers — a rapidly expanding residential population actively driving demand for medical offices, professional services, and specialized commercial uses against a shrinking supply of quality space.

Valley Link Rail **CONNECTS TO BART**

The single most transformative infrastructure project in the corridor: a new passenger rail line connecting the Isabel Station in Livermore directly to the BART network and extending south to Lathrop and San Joaquin County — dramatically increasing the labor pool while spurring residential and commercial development within walking distance of the station.

Business Park Zoning **BROAD USES BY RIGHT**

Zoned BP under the Isabel Neighborhood Specific Plan, the property accommodates medical and dental offices, research laboratories, R&D facilities, professional/administrative offices, business services, light industrial, and more — with additional uses available via Conditional Use Permit.

Direct I-580 Access, Regional Reach

I-580

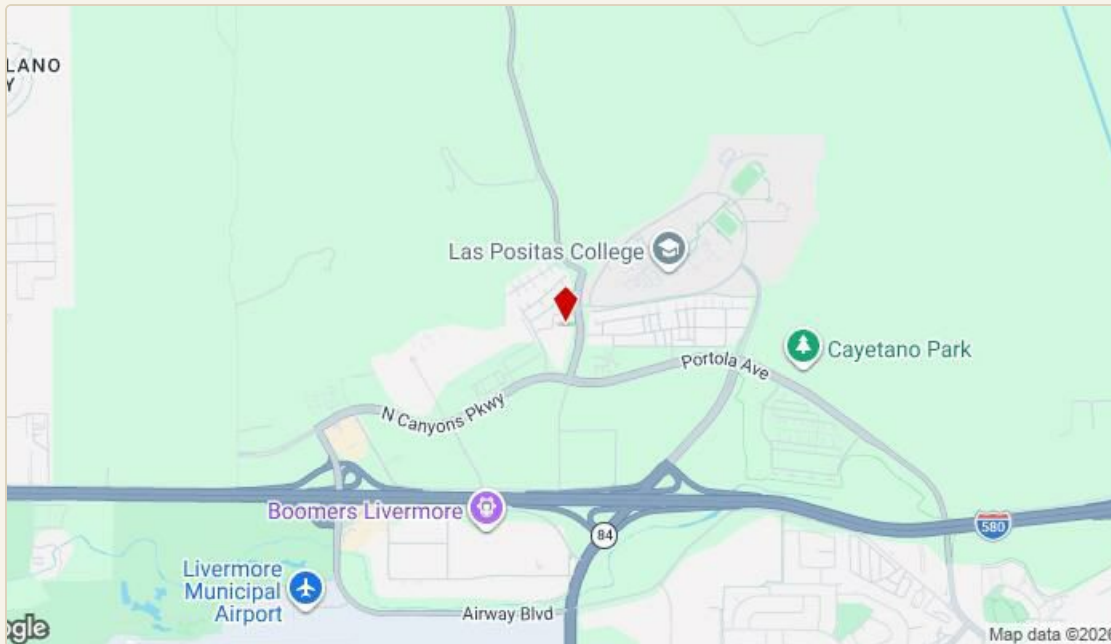
DIRECT OFF-RAMP ACCESS

Valley Link

ISABEL STATION · BART CONNECTION

36,102 SF

CLASS A BUILDING · BUILT 2002



Located just north of **I-580 at the Isabel/Portola interchange**, the property offers an easy commute for staff and clients from across the Tri-Valley, Bay Area, and beyond — with **Las Positas College**, Livermore Municipal Airport, and the future **Valley Link Isabel Station** all in the immediate area.

Multi-county commuter rail access via Valley Link will dramatically expand the available labor pool for tenants at this address, while the surrounding Isabel Neighborhood adds thousands of new households within minutes of the front door.

Full listing: loopnet.com/Listing/2950-2952-Collier-Canyon-Rd-Livermore-CA/41061889



Leasing Contact

FOR TOURS, FLOOR PLANS & PROPOSALS

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