



## Pleasant Hill Medical Plaza

400 Taylor Boulevard

Pleasant Hill, California 94523

<b>Property Type:</b>	Medical and Dental Office
<b>Location:</b>	Strategic location for convenient access to Pleasant Hill, Walnut Creek, Concord and Clayton population. Easy freeway access to I-680/780 and SR 242/4
<b>Property Description:</b>	Highest quality and dominant 3-story medical office building in Pleasant Hill

### CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
101	7,576	\$3.75 psf FS	Waiting room/reception, 10-12 exam rooms/offices, procedure rooms and imaging room/vault	<b>NOW</b>
103	2,225–4,344	Call to Discuss	Waiting room/reception, 4 exam rooms, 1 office and 1 conference/ consult room. Approx. 2,225 SF of clinic space with approx. 2,219 SF of cold shell space to make for a contiguous 4,344 SF. <i>(Direct lease opportunity available, subject to termination of existing lease with LED Sep 2027)</i>	<b>Call to Discuss</b>
202/204	2,709–9,907	Call to Discuss	Waiting room/reception; 26–30 treatment rooms, 16 offices, 1 break room, 1 conference room, open layout treatment area with central admin/monitoring station, 5 restrooms. <i>(Direct lease opportunity available, subject to termination of existing lease with LED Jan 1, 2028)</i>	<b>Jan 1, 2028</b>
203	3,545	Call to Discuss	6 offices, one conference room, one large staff/break area. <i>(Direct lease opportunity available, subject to termination of existing lease with LED Dec 2027)</i>	<b>Call to Discuss</b>



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### CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
302	952	\$3.55 psf FS	Waiting room/reception open area with 2 exam rooms/offices	<b>NOW</b>
307	1,188	\$3.55 psf FS	Existing conference room layout can convert to waiting room/reception and 2-3 exam rooms	<b>NOW</b>



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