



3478 & 3480 BUSKIRK AVENUE | PLEASANT HILL



**TWO 3-STORY
GARDEN STYLE
OFFICE
BUILDINGS**

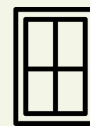


HIGHLIGHTS

3-Story Class A project consisting of 2 buildings totaling approximately 207,555 rentable square feet. Located on $\pm$ 9.5 acres of lushly landscaped grounds. Central courtyard with elaborate water features and extensive seating offers a tranquil, inviting setting. Shallow bay depths and a continuous glassline offer tremendous office views of the site and surrounding hillsides.

Easy access via Interstate 680 on/off ramps at both Monument Blvd. and Treat Blvd. Within walking distance to the Pleasant Hill BART Station (County Connection bus service also stops in front of the project). On-site amenities include free fitness with shower/locker, management office, full service deli and security guard. Ample free surface parking (3.2/1000) evenly distributed throughout the project.

Numerous new restaurants and service retail located in close proximity. The recently completed Crossroads at Pleasant Hill retail center directly adjacent to the property includes: 100,000 square foot Kohl's Department Store, 43,000 square feet of other shops such as Starbucks, Panda Express and Wells Fargo. Less than 1/4 mile from downtown Pleasant Hill featuring Peet's Coffee, Century Theaters, Five Guys, Cold Stone Creamery, Chipotle, and many more.



Continuous Glassline



Lushly Landscaped Grounds



Walking Distance to Pleasant Hill BART



Full Service On-Site Deli



On-Site Management Office



Free Fitness with Shower/Locker



Security Guard



Numerous Restaurants and Service Retail Nearby

INTERIOR



EXTERIOR





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