



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 ± 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

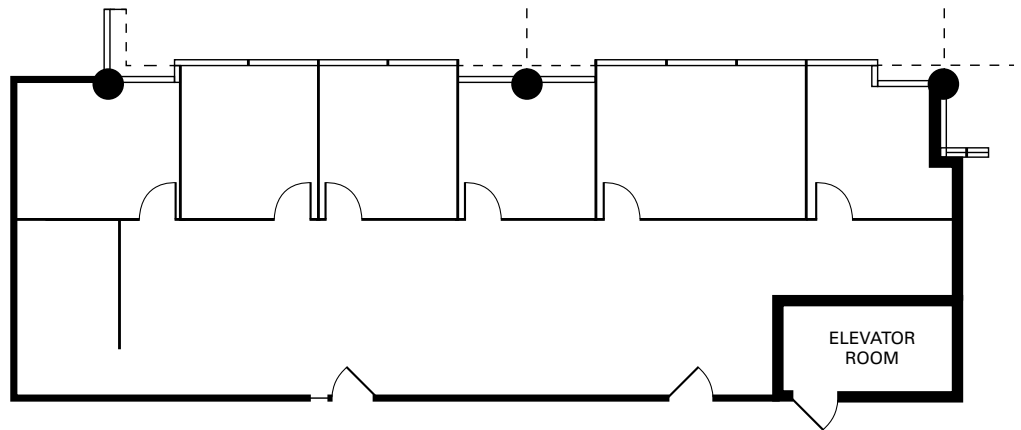


HOOKSTON
S Q U A R E



SUITE 110 | ±1,683 SF

3478
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24



NEWMARK

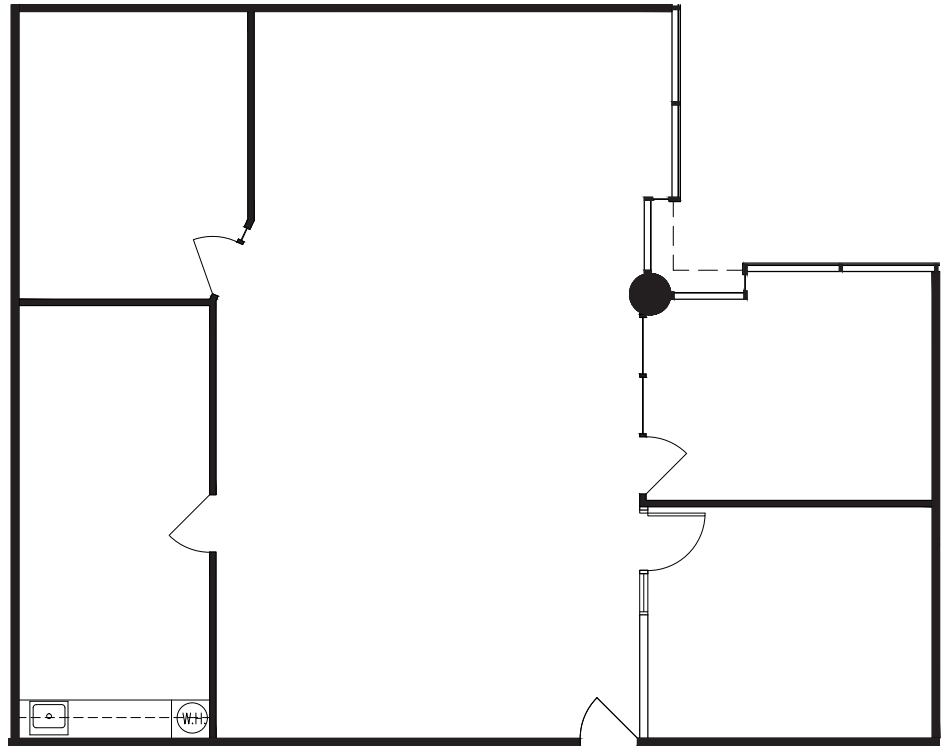


HOOKSTON
S Q U A R E



SUITE 242 | ±1,954 SF

3478
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nmrk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nmrk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24

NEWMARK

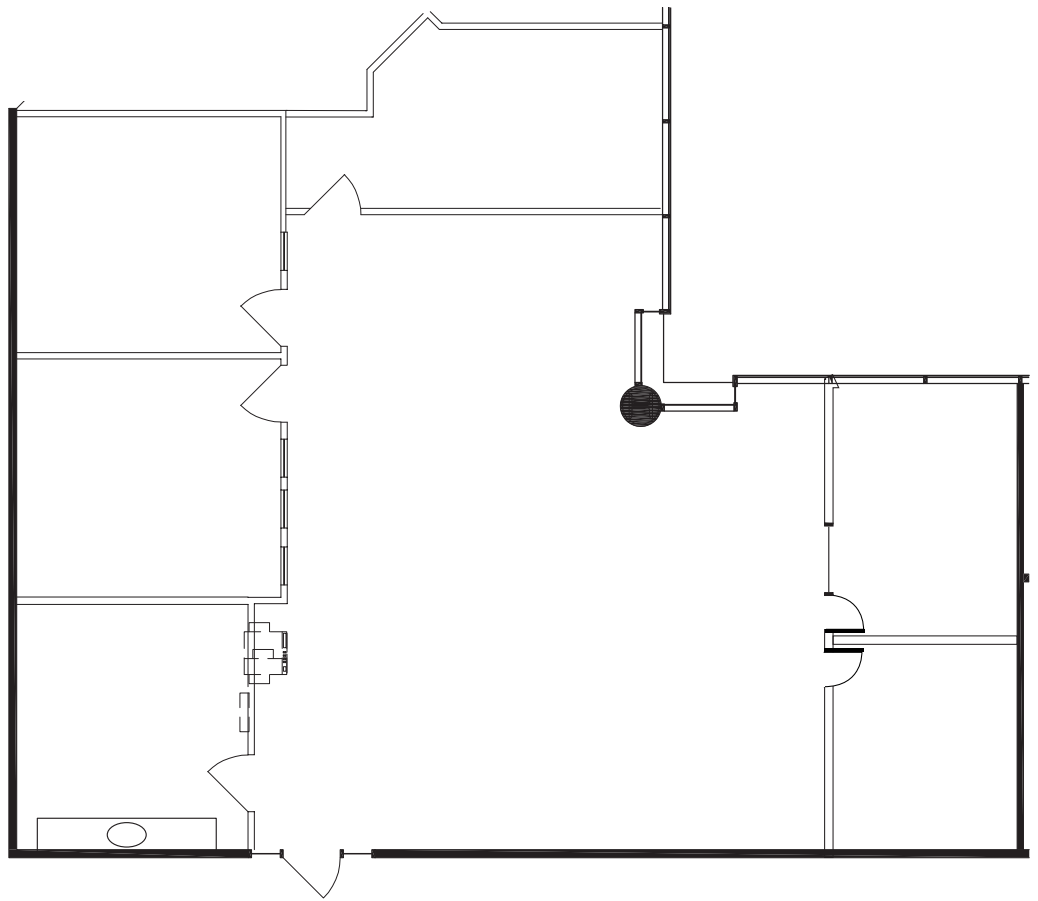


HOOKSTON
S Q U A R E



SUITE 345 | ±2,196 SF

3478
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nmrk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nmrk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24



NEWMARK

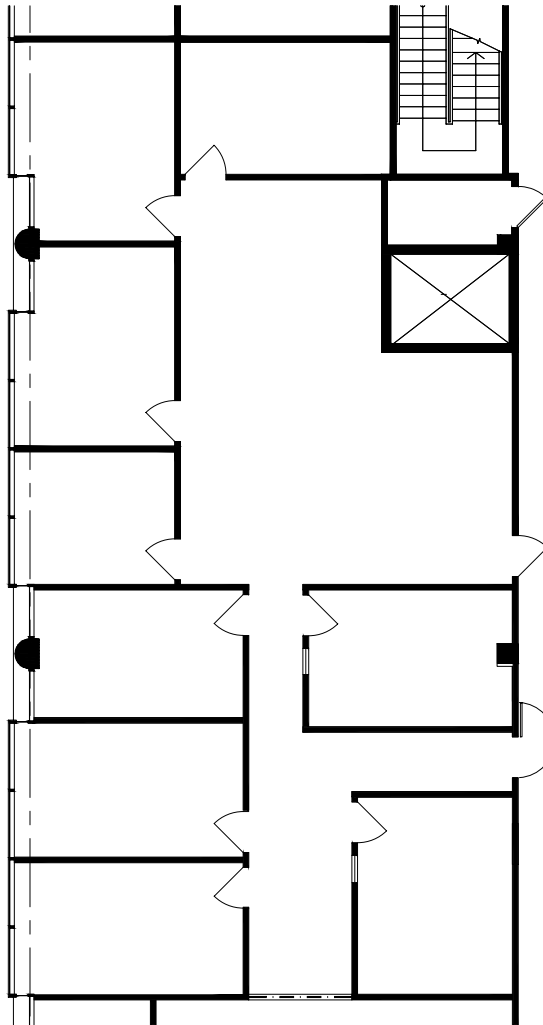


HOOKSTON
S Q U A R E



SUITE 350 | ±2,766 SF

3478
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24

NEWMARK

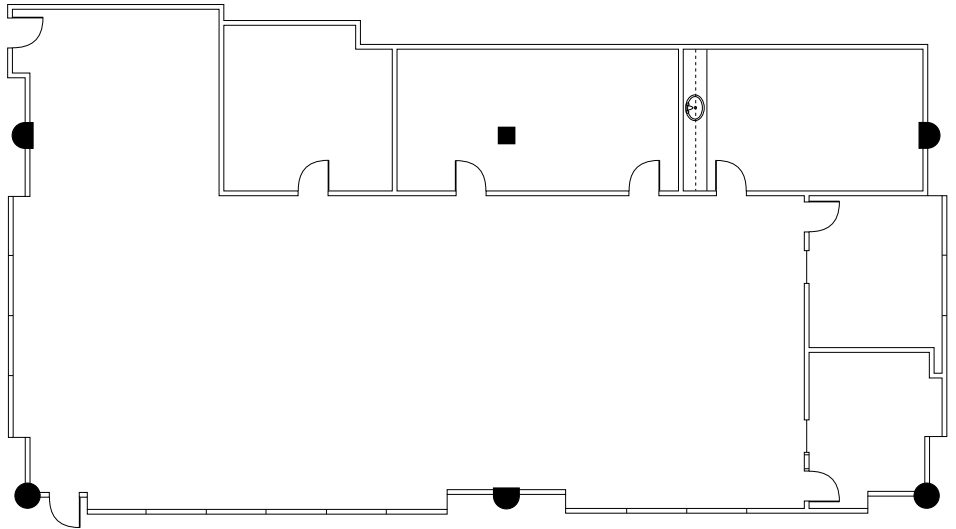


HOOKSTON
S Q U A R E



SUITE 102 | ±3,361 RSF

3478
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24



NEWMARK

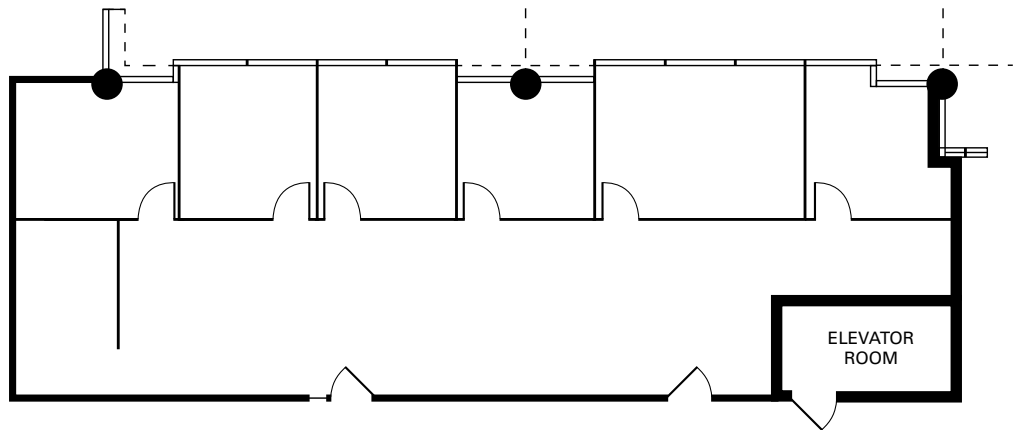


HOOKSTON
S Q U A R E



SUITE 110 | ±1,683 RSF

3478
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24



NEWMARK



HOOKSTON
S Q U A R E



SUITE 150 | ±839 RSF

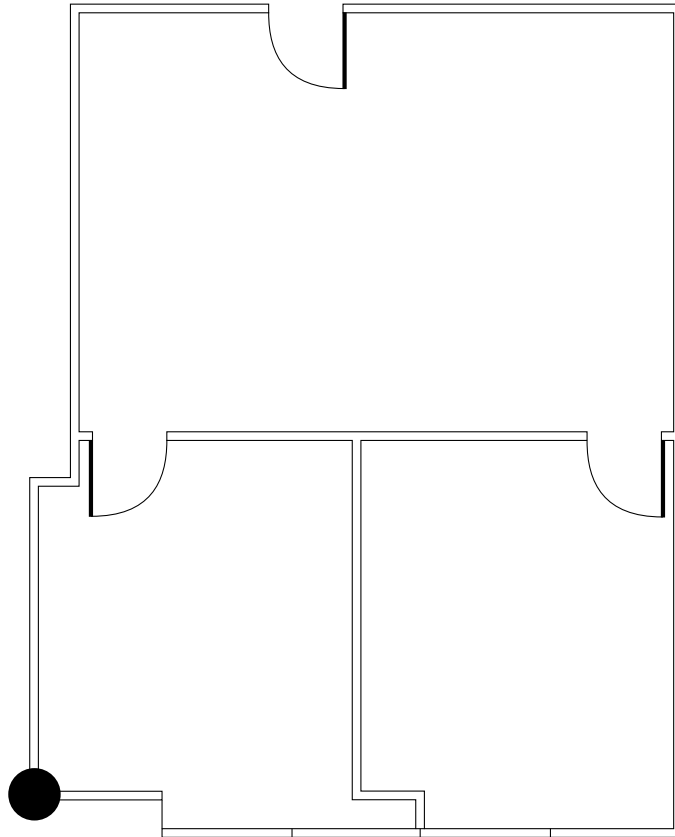
3478
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24



NEWMARK

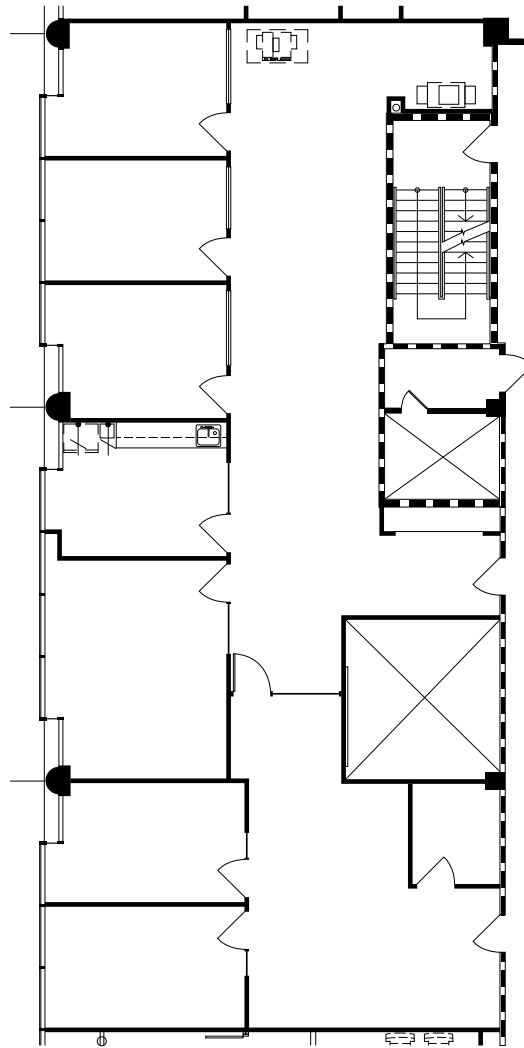


HOOKSTON
S Q U A R E



SUITE 262 | ±2,028 RSF

3478
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24

NEWMARK

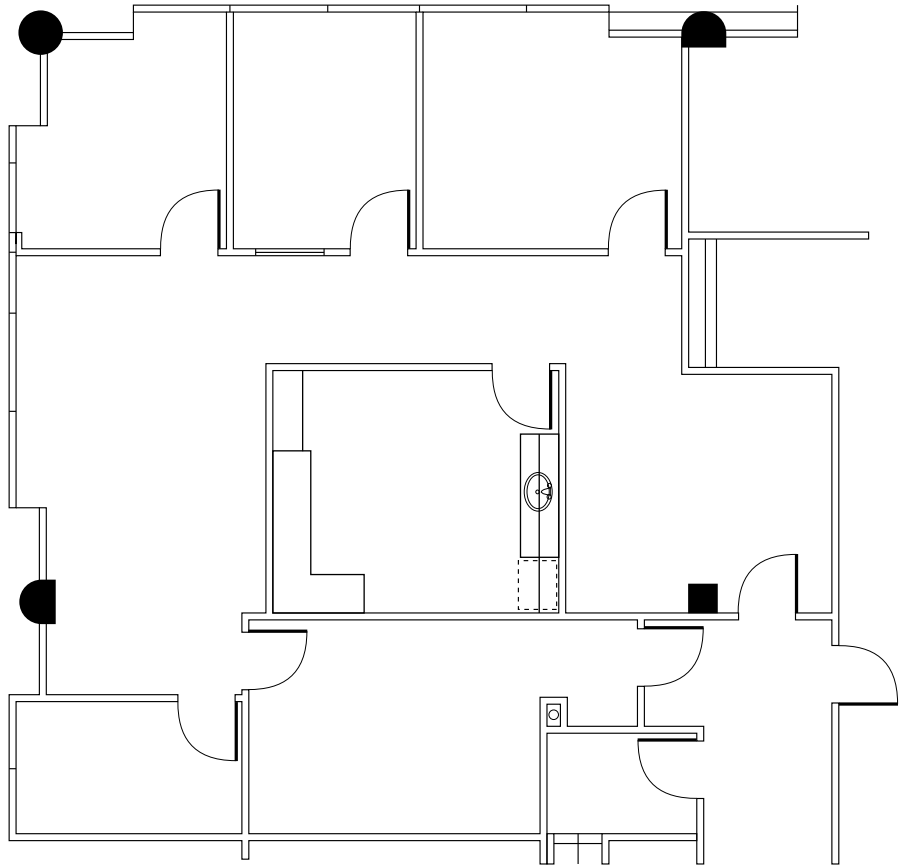


HOOKSTON
S Q U A R E



3478
BUSKIRK AVENUE
PLEASANT HILL

SUITE 342 | ±1,960 RSF



CURTIS BERRIEN
925.285-2000
curtis.berrien@nmrk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nmrk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24



NEWMARK

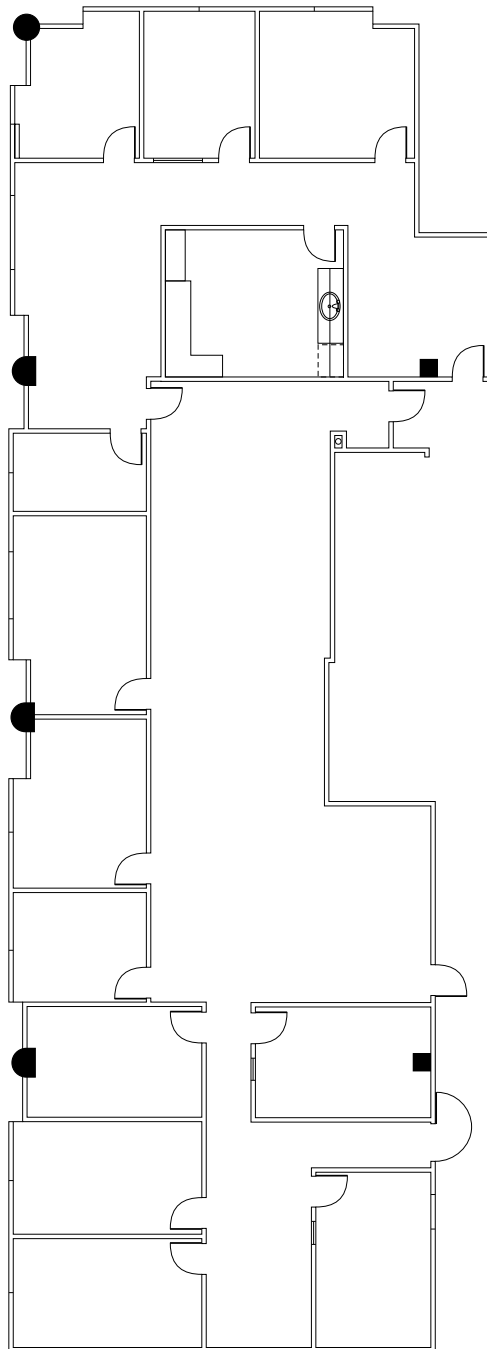


HOOKSTON
S Q U A R E



3478
BUSKIRK AVENUE
PLEASANT HILL

SUITE 342/350 (combo) | ±4,726 RSF



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24

NEWMARK

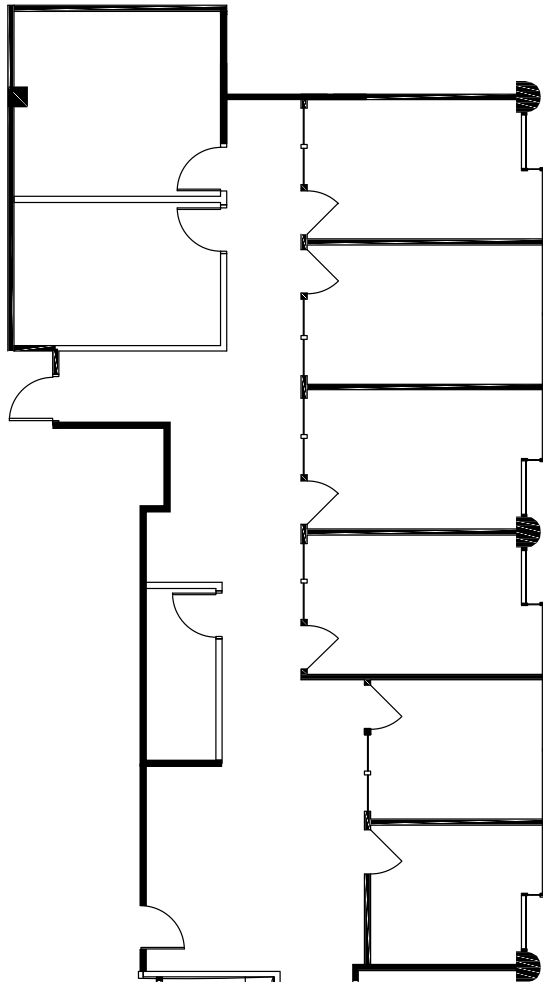


HOOKSTON
S Q U A R E



SUITE 208 | ±2,655 SF

3480
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24

NEWMARK

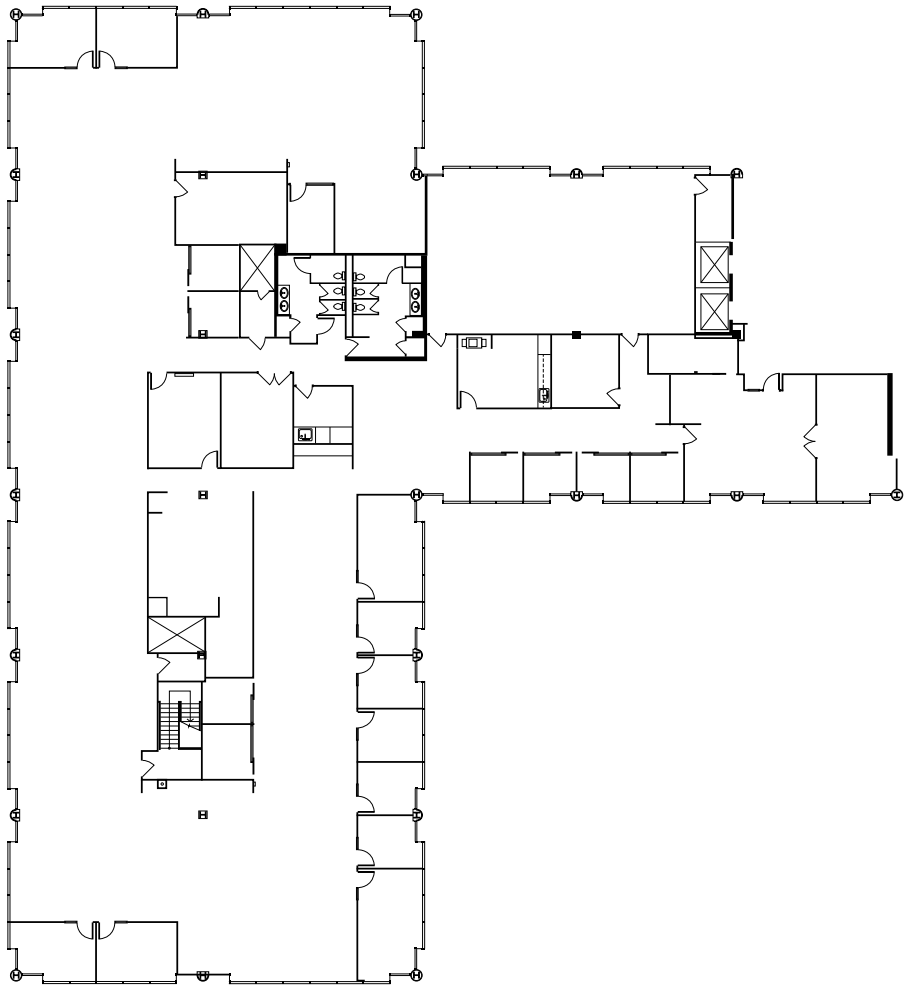


HOOKSTON
S Q U A R E



SUITE 300 | ±20,164 SF

3480
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24

NEWMARK

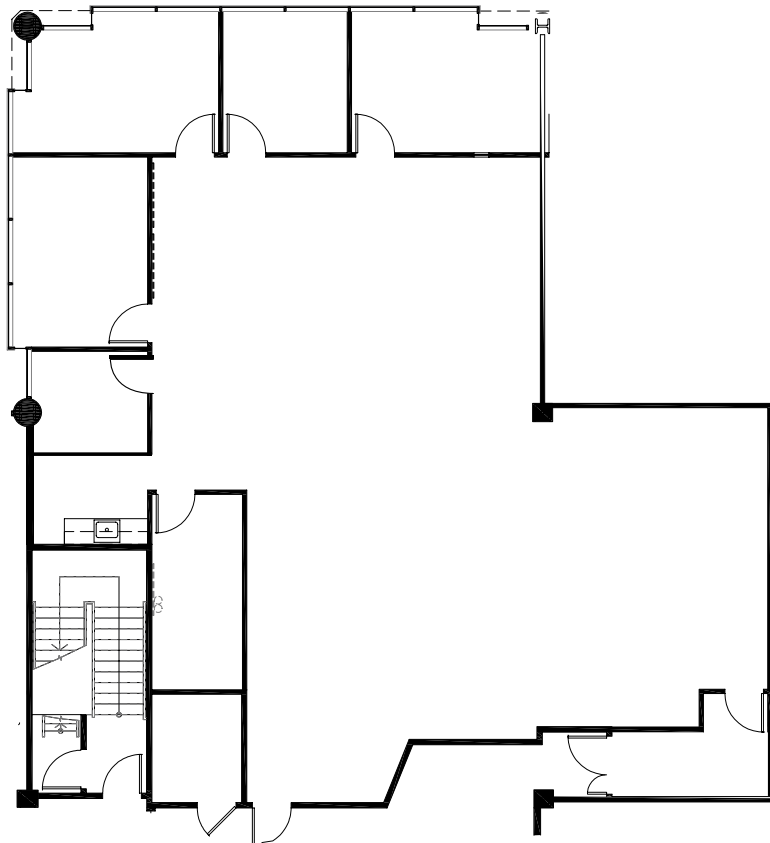


HOOKSTON
S Q U A R E



SUITE 301 | ±3,172 RSF

3480
BUSKIRK AVENUE
PLEASANT HILL



CURTIS BERRIEN
925.285-2000
curtis.berrien@nrmk.com
CA RE Lic. #01210499

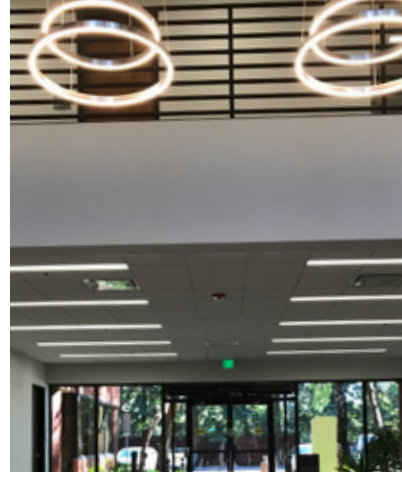
BRECK LUTZ
925.324-6321
breck.lutz@nrmk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 02.24

NEWMARK



HOOKSTON
S Q U A R E



3478 & 3480 BUSKIRK AVENUE | PLEASANT HILL



CURTIS BERRIEN
925.285.2000 // curtis.berrien@nmrk.com
CA RE Lic. #01210499

BRECK LUTZ
925.324.6321 // breck.lutz@nmrk.com
CA RE Lic. #00936859

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.. 12-1562 | 01.24

NEWMARK

