






















Livermore 10-22K







Address City, State, Zip Business Park Bldg Name	Avail SF of Bldg SF Min Divisible Office SF Lot Size	Lease Rate/Type Lease Rate/Mo Price PSF Sale Price	Est. NNN Factor Est. CAM Listing Type Building Status	Parking/1,000 SF Min Clear Ht Sprinkler Built	Power Amps Power Volts Power Phase Const Type	GL DH Yard Rail
 4659 Las Positas Rd. Suite B & C Livermore, CA 94550 Arroyo Business Center Arroyo Business Center II B	25,724 SF of 37,530 SF 12,862 SF - -	\$0.65 NNN \$16,721 - -	0.17 - Lease Existing	1.73/1000 20' - -	- 277/480 - -	2 4 - -
<i>Comments: \$.17 Expenses. 75% drop ceiling. 100% conditioned. Furniture and workstations included. Parking can be increased by super parking dock areas.</i>						
 6336 Patterson Pass Rd. Suite B Livermore, CA 94550 - Livermore Commerce Center	8,104 SF of 52,872 SF 8,104 SF 1,903 SF 0.00 Acres	\$0.75 NNN \$6,078 - -	- - Lease Existing	0 20' Yes 1988	200 480 3 CTU	1 2 No Unavailable
<i>Comments: Contiguous with suites A and C for a total of 23,214sf. 6,201± Square Feet of Warehouse.</i>						
1212-1224 Stealth St. Livermore, CA 94550 - Livermore Airport Business Center II	15,559 SF of 25,541 SF - - 1.20 Acres	\$1.00 IG \$15,559 - -	- - Lease Existing	3 - Yes 2001	- - - CTU	- - - -
<i>Comments: \$0.15 Expenses</i>						
 1414 Stealth St. Suite 1414 Livermore, CA 94566 - Livermore Airport Business Center II Lot 11	15,073 SF of 23,100 SF 15,073 SF - 1.32 Acres	\$1.00 GRS \$15,073 - -	- - Lease Existing	3/1000 - Yes 2001	- - - CTU	- - - -
 7888 Marathon Dr. Suite C Livermore, CA 94550 Amador Business Center Amador Business Center B	18,625 SF of 115,200 SF 18,625 SF - 8.00 Acres	\$0.45 NNN \$8,381 - -	- - Lease Existing	1.0/1000 18' Yes 1989	2000 277/480 3 CTU	4 7 - No
<i>Comments: Centrally located in the San Francisco East Bay. Spacious Truck Staging Area. Shell Space.</i>						

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	4647 Las Positas Rd. Suite C Livermore, CA 94550 - Arroyo Business Center II A	14,439 SF of 44,056 SF 14,439 SF - 0.00 Acres	\$0.50 NNN \$7,220 - -	- - Lease Existing	2.25/1000 - Yes 1998	- - - CTU	- - - -
	264 Wright Brothers Ave. Livermore, CA 94550 - Airport Business Center	10,030 SF of 10,030 SF - 2,600 SF 0.48 Acres	- - - -	- - Lease Existing	0 - Yes 0	300 277/480 0 CTU	- - No No
Comments: Office Space and Warehouse with yard. Available now. Sublease expires 6/30/10.							
	6336 Patterson Pass Rd. Suite C Livermore, CA 94550 - Livermore Commerce Center	7,006 SF of 52,872 SF 7,006 SF 1,600 SF 0.00 Acres	\$0.75 NNN \$5,255 - -	- - Lease Existing	0 20' Yes 1988	800 277/480 3 CTU	1 2 - No
Comments: Contiguous with suites A and B for a total of 23,214sf. 5,406± Square Feet of Warehouse.							
	230 Vasco Rd. Suite A Livermore, CA 94550 - Polystor Phase I	18,850 SF of 68,502 SF 18,850 SF 6,000 SF 4.75 Acres	\$0.70 NNN \$13,195 - -	- - Lease Existing	2 24' Yes 1998	4000-8000 277/480 3 CTU	2 3 - Yes
Comments: Approximately 4,000 SF of conditioned assembly/manufacturing space and 7,000 SF of warehouse space. ±800sf 'H' Room- self containment/explosion proof features. Over 30 parking stalls. Please call to tour.							
	7888 Marathon Dr. Suite G-H Livermore, CA 94550 Amador Business Center Amador Business Center B	19,200 SF of 115,200 SF 18,625 SF 4,611 SF 8.00 Acres	\$0.45 NNN \$8,640 - -	- - Lease Existing	1.0/1000 18' Yes 1989	2000 277/480 3 CTU	4 7 - No
Comments: Centrally located in the San Francisco East Bay. Spacious Truck Staging Area. Office can be downsized and additional dock doors added. .33GPM/3000 Calculated Fire Sprinklers.							
	1901-1999 Rutan Dr. Suite 1963 Livermore, CA 94550 Airway Business Center -	6,945 SF of 71,040 SF 6,945 SF 1,370 SF 10.00 Acres	\$0.85 NNN \$5,903 - -	- - Lease Existing	1.90/1000 20' Yes 1999	- 480 - CTU	1 1 - -
Comments: Rate TBD. Can be combined with 1951 Rutan for 14,372sf. 20% Office and 80% Warehouse. 1 Private office, conference room, open office, Bullpen area, excellent Freeway access off of Airway Blvd. Can be combined with suites 1951 and 1971 to equal 13,890s							







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	3201 Doolan Rd., 1st Floor Suite 100 Livermore, CA 94550	12,500 SF of 30,000 SF 12,500 SF	- - -	- - Lease Existing	3/1000 - Yes 2005	- - - -	3 - - -
Comments: <i>Space is suitable for a wide variety of uses from lab to office/warehouse.</i>							
	6538 Patterson Pass Rd. Suite D Livermore, CA 94550	13,500 SF of 98,950 SF 13,500 SF	\$0.45 NNN \$6,075	- - Lease Existing	2.2 24' - 1989	- 277/480 - CTU	1 3 - -
Comments: <i>Can be combined with suite A/B/C for a total of 53,943sf. Excellent Access to I-580.</i>							
	1901-1999 Rutan Dr. Suite 1971 Livermore, CA 94550 Airway Business Center	6,945 SF of 71,040 SF 6,945 SF 3,473 SF 10.00 Acres	\$0.85 NNN \$5,903 - -	- - Lease Existing	1.90/1000 20' Yes 1999	- 480 0 CTU	0 0 - No
Comments: <i>Reception, 7 private offices, and Conference Room. Can be combined with suites 1951 and 1963 to equal 13,890sf, 14,372sf, or 21,317sf.</i>							
	6336 Patterson Pass Rd. Suite A Livermore, CA 94550	8,104 SF of 52,872 SF 8,104 SF 1,500 SF 0.00 Acres	\$0.75 NNN \$6,078 - -	- - Lease Existing	0 - Yes 1988	- - - CTU	- - - -
Comments: <i>Contiguous with suites B and C for a total of 23,214sf.</i>							
	6902 Patterson Pass Rd. Suite I Livermore, CA 94550 Lincoln Livermore One Amador Business Center Bldg B, Phase I	17,058 SF of 117,801 SF 17,058 SF 1,204 SF 6.68 Acres	\$0.52 NNN \$8,870 - -	- - Lease Existing	0 - - 1986	- - - CTU	1 5 - Available
Comments: <i>Corner unit, Centrally located in the San Francisco East Bay, Ample power, .33GPM/3000 Calculated Fire Sprinklers, 1/1000 Parking, and Spacious Truck Staging Area.</i>							
	230 Vasco Rd. Suite G Livermore, CA 94550	10,980 SF of 68,502 SF 10,980 SF	\$0.70 NNN \$7,686	- - Lease Existing	2 - Yes 1998	- - - CTU	- - - -
Comments: <i>Shell space.</i>							


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	5662-5666 La Ribera St. Suite 5666-Sale Livermore, CA 94550 - Vasco Commerce Center	12,600 SF of 12,600 SF 12,600 SF - 0.99 Acres	- - - -	- - Sale Existing	2 - Yes 1986	- - - CTU	- - - -
	76 Wright Brothers Ave. Suite Building-Sale Livermore, CA 94550 - Airport Business Center	10,780 SF of 10,780 SF 10,780 SF 4,000 SF 0.49 Acres	- - \$225.00 PSF \$2,425,500	- - Sale Existing	- 17' Yes 1999	400 - 3 -	2 - Yes -
Comments: 9,800 SF on the First Floor, 980 SF on the Second Floor. 4,000 SF of office. 90% Financing available. Buildings easily divisible. Excellent access to I-580.							
	2034 Research Dr. Suite A Livermore, CA 94550 - Action Air	7,500 SF of 20,200 SF 7,500 SF 3,400 SF 1.50 Acres	\$1.05 IG \$7,875 - -	- - Lease Existing	- 18' - 1969	400 208 3 CTU	2 - - -
Comments: Waiting area, conference room, private offices, two restrooms, and 5,500sf of warehouse with sodium vapor overhead lighting. ±11,000sf yard area paved and fenced with all new landscaping. Excellent space for contractor, distribution or any use needing c							
	502-548 Commerce Way Suite 526 Livermore, CA 94550 - -	15,000 SF of 15,000 SF 15,000 SF - 0.00 Acres	\$0.50 NNN \$7,500 \$140.00 PSF \$2,100,000	- - Lease/Sale Existing	2 24' Yes 1999	900 120/208 - CTU	- - - -
Comments: Three private offices, open area, and showroom. . Drains and airlines. Close to I-580.							
	1901-1999 Rutan Dr. Suite 1923-Sublease Livermore, CA 94550 Airway Business Center -	11,617 SF of 71,040 SF 11,617 SF 5,472 SF 10.00 Acres	\$0.75 NNN \$8,713 - -	- - Lease Existing	1.90/1000 - - 1999	- - - CTU	1 2 - -
Comments: Sublease through 7/31/10. Approximately 50% office, credit sublessor. ±6,145sf of Warehouse. Aggressive Rent Structure.							
	6757 Las Positas Rd. Suite B Livermore, CA 94550 Livermore Valley Business Park Catellus Bldg B	13,824 SF of 76,800 SF 13,824 SF 1,200 SF 3.99 Acres	\$0.50 NNN \$6,912 - -	- - Lease Existing	1.3/1000 24' Yes 1990	- - - CTU	1 3 - -
Comments: 1.1/1000 parking ratio, attractive landscaping, and excellent acces to I-580.							

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	1401-1499 Greenville Rd. Livermore, CA 94550 - Opus Marathon Business Center Bldg C	30,055 SF of 30,055 SF 7,514 SF - 2.10 Acres	\$1.25 NNN \$37,569 \$125.00 PSF \$3,756,875	- - Lease Existing	3.4/1000 16' Yes 2001	2000 277/480 3 CTU	4 - - -
Comments: 30,055 SF Building available at \$125/sf.							
	7085 Las Positas Rd. Suite A&B Livermore, CA 94550 Greenville Business Center Greenville Business Center	19,795 SF of 91,065 SF 9,795 SF 4,000 SF -	\$0.45 NNN \$8,908 - -	- - Lease Existing	0 18' Yes 0	200 480 3 CTU	2 4 - No
Comments: Divisible to two units, 10,000sf and 9,795sf. Corner unit with ample parking and extensive glass line.							
	4569 Las Positas Rd. Suite A Livermore, CA 94550 - -	20,000 SF of 80,100 SF 20,000 SF 4,000 SF 6.00 Acres	\$0.60 NNN \$12,000 - -	- - Lease Existing	3/1000 - Yes 1984	- - - -	1 2 - -
Comments: Concrete tilt-up construction. Campus setting with extensive landscaping. Parking ratio is 1/444. Excellent I-580 access. Future build-to-suit opportunity. Can be combined with Unit B for a total of 39,988 SF.							
	6400 Brisa St. Suite Sublease Livermore, CA 94550 - Discovery Toys	10,000 SF of 173,658 SF 10,000 SF - 10.97 Acres	\$0.35 NNN \$3,500 - -	- - Lease Existing	0 22' - 1992	- - - CTU	- - - -
Comments: Best deal in market for overflow warehouse space. Fulfillment opportunities possible. Sublease term through 4/1/09.							
	5828 Naylor Ave. Suite Sale Livermore, CA 94550 - APAC Products	32,000 SF of 32,000 SF 5,000 SF 3,000 SF 1.60 Acres	- - \$92.19 PSF \$2,950,000	- - Sale Existing	3 16' Yes 1965	220 408 - -	5 1 - -
Comments: 38,280±sf of fenced, rocked yard. Disvisible. Zoned I-3 (Heavy Industrial).							
	6262 Patterson Pass Rd. Suite A Livermore, CA 94550 Livermore Commerce Center Amador Business Center	12,396 SF of 116,000 SF 12,396 SF 1,800 SF 5.95 Acres	\$0.65 NNN \$8,057 - -	- - Lease Existing	1.66 - Yes 1986	200 480 - CTU	1 3 - -

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	1001 Shannon Ct. Suite A/B Livermore, CA 94550 - Signature	11,200 SF of 28,650 SF 11,200 SF - 3.72 Acres	\$0.75 NNN \$8,400 - -	- - Lease Existing	0 - Yes 0	- - - CTU	- - - -
	1901-1999 Rutan Dr. Suite 1991 Livermore, CA 94550 Airway Business Center -	12,588 SF of 71,040 SF 12,588 SF 1,510 SF 10.00 Acres	\$0.85 NNN \$10,700 - -	- - Lease Existing	1.90/1000 20' - 1999	- - - CTU	- - - -
	1901-1999 Rutan Dr. Suite 1943 Livermore, CA 94550 Airway Business Center -	10,665 SF of 71,040 SF 10,665 SF 5,119 SF 10.00 Acres	\$0.85 NNN \$9,065 - -	- - Lease Existing	1.90/1000 20' - 1999	- - - CTU	- - - -
	4555 Las Positas Rd. Suite A Livermore, CA 94550 - Arroyo Business Center Bldg A	19,700 SF of 44,190 SF 19,700 SF 4,270 SF -	\$0.50 NNN \$9,850 - -	- - Lease Existing	2.25/1000 - - 1986	- - - -	- - - -
	4935 Southfront Rd. Suite D-Sublease Livermore, CA 94550 - Pacific Corporate Center Bldg A	13,340 SF of 39,780 SF 13,340 SF - 2.68 Acres	- - - -	- - Lease Existing	2.6/1000 20' - 1999	2000 277/480 3 CTU	2 2 - -
Comments: <i>Easy access to I-580 via 1st street.</i>							
	6474 Patterson Pass Rd. Suite D Livermore, CA 94550 - -	13,500 SF- 13,500 SF - -	\$0.55 NNN \$7,425 - -	- - Lease -	- - - -	- - - -	- - - -

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 <p>6589 Las Positas Rd. Suite Building-Sale Livermore, CA 94550 Livermore Valley Industrail Park Suite F</p>	<p>10,850 SF of 10,850 SF 10,850 SF - 0.40 Acres</p>	<p>- - \$165.00 PSF \$1,790,250</p>	<p>- - Sale Existing</p>	<p>2/1000 19' 7" Yes 2002</p>	<p>- - - CTU</p>	<p>1 2 - -</p>

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