

# HAWTHORNE BUSINESS CENTER LIVERMORE, CA

## CONTACT EXCLUSIVE AGENTS:

**MIKE DONNELLY**

[mdonnelly@lee-associates.com](mailto:mdonnelly@lee-associates.com)

925-737-4140

License ID# 01402626

**BRETT HOLDEN**

[bholden@lee-associates.com](mailto:bholden@lee-associates.com)

925-737-4141

License ID# 0883982

LEE AND ASSOCIATES EAST BAY, INC.  
5890 STONERIDGE DRIVE, SUITE 210  
PLEASANTON CA, 94588  
PHONE: 925-460-6200  
FAX: 925-460-6210  
CORPORATE ID# 01194869

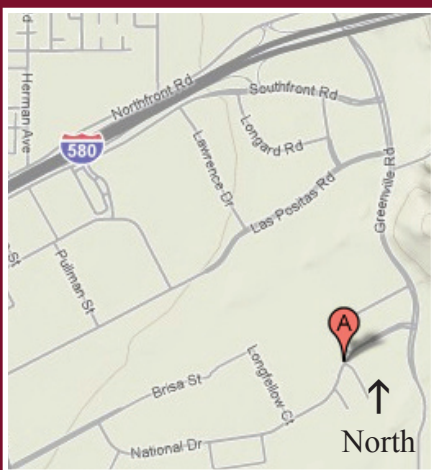
## ANOTHER PROJECT BY:

*Balch Enterprises Inc.*

Developers — Builders — License #427860



## NOW AVAILABLE FOR SALE/LEASE



### Features:

- A unique opportunity for the image conscious owner-user/investor.
- R & D, Office/flex, Light Industrial suites
- Located in prestigious National Business Park
- Convenient access to Interstate 580
- Will build-to-suit for sale or lease on adjacent land

### Unit Amenities:

- 120/280V 3- Phase electrical service
- Minimum clear height:  $\pm 14'$  -  $\pm 20'$
- Minimum 2.5/1,000 parking
- 12' x 12' grade level roll-up door
- 1 Skylight (per suite)
- Site/Floor plan on reverse

A Vested Interest In Your Real Estate Success.

**Lee & Associates®**  
COMMERCIAL REAL ESTATE SERVICES

# HAWTHORNE BUSINESS CENTER LIVERMORE, CA



## CONTACT EXCLUSIVE AGENTS:

**MIKE DONNELLY**  
mdonnelly@lee-associates.com  
925-737-4140

**BRETT HOLDEN**  
bholden@lee-associates.com  
925-737-4141

LEE AND ASSOCIATES EAST BAY, INC.  
5890 STONERIDGE DRIVE, SUITE 210  
PLEASANTON CA, 94588  
PHONE: 925-460-6200  
FAX: 925-460-6210

## ANOTHER PROJECT BY:

*Balch Enterprises Inc.*

Developers — Builders — License #427860

Unit	Total SQ.FT.	Office SQ.FT.	Sales Price	Lease Rate
7665 Hawthorne Pl.	2,916±SF	1,446±SF	\$195 psf/ \$568,620.00	\$0.95 gross

**Lee & Associates** © A Vested Interest In Your Real Estate Success.  
COMMERCIAL REAL ESTATE SERVICES