

FOR SALE OR LEASE

INDEPENDENCE PLAZA

3090 Independence Drive, Livermore, California

Two (2) Story, 79,270± SF “Class A” Office Building



For Sale or Lease

Office Suites/Condominiums sizes range from 989± SF to 4,016± SF

Located on the Picturesque Hillside of the TRI-VALLEY TECHNOLOGY PARK with Dramatic Valley views from the extensive glass lines on all sides of the building.

FEATURES:

- Suites can be combined to create larger suites.
- Easy access to I-580, Livermore Airport, amenities, restaurants and hotels.
- Built in 2001.
- Brand New Class “A” finishes throughout the building.
- Speculative spaces immediately available
- 3.9/1000± parking ratio.
- Tenant improvement modifications can be made to suit your exact requirements.



A Development by,

Balch Enterprises Inc.

Developers — Builders — License #427860



BRETT HOLDEN
925.737.4141

BHOLDEN@LEE-ASSOCIATES.COM

MARK PLEIS
925.737.4148

MPLAIS@LEE-ASSOCIATES.COM

Lee & Associates East Bay, Incorporated | 5890 Stoneridge Drive, Suite 210 | Pleasanton, CA 94588 | 925.460.6200 | 925.460.6210 fax | www.lee-associates.com

The information contained herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.

FOR SALE OR LEASE

INDEPENDENCE PLAZA

3090 Independence Drive, Livermore, California



BRETT HOLDEN
925.737.4141
BHOLDEN@LEE-ASSOCIATES.COM

MARK PLEIS
925.737.4148
MPLEIS@LEE-ASSOCIATES.COM

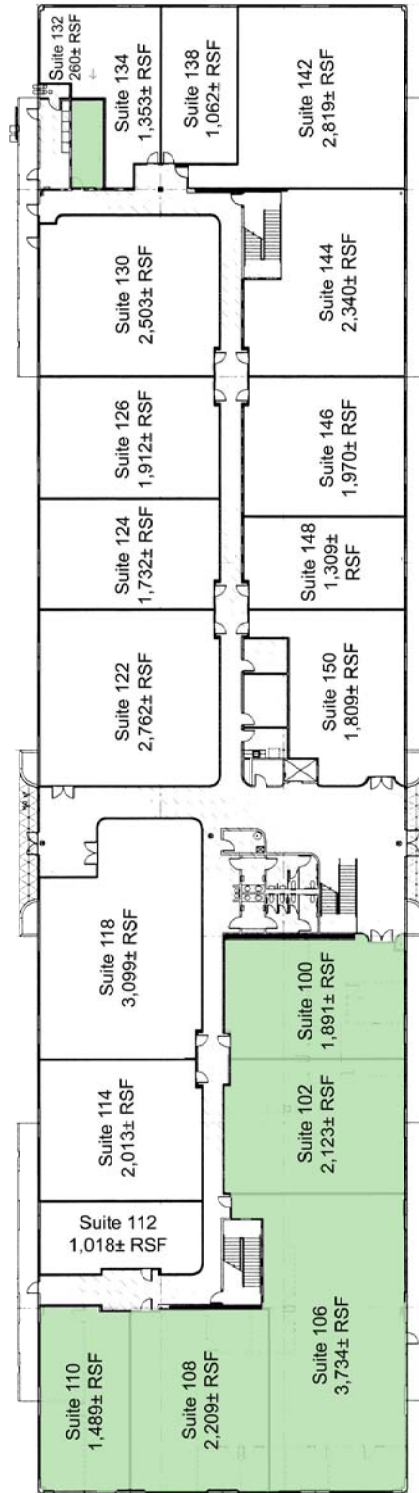
Lee & Associates East Bay, Incorporated | 5890 Stoneridge Drive, Suite 210 | Pleasanton, CA 94588 | 925.460.6200 | 925.460.6210 fax | www.lee-associates.com

The information contained herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are

FOR SALE OR LEASE

INDEPENDENCE PLAZA

3090 Independence Drive, Livermore, California



PROPOSED FIRST FLOOR PLAN



BRETT HOLDEN
925.737.4141

BHOLDEN@LEE-ASSOCIATES.COM

MARK PLEIS
925.737.4148

MPLEIS@LEE-ASSOCIATEES.COM

INDEPENDENCE PLAZA

3090 Independence Drive, Livermore, California

FOR SALE OR LEASE

FIRST FLOOR PRICING:

| Suite No.: | Size(RSF)±: | Full Service Lease, Base Rental Rates: | | Total Purchase Price; |
|-------------------|---------------|--|--------------------|-------------------------|
| | | PSF Per Month: | Monthly Base Rent: | Net of Association Fee: |
| 100 | 1,891 | Leased | Leased | \$0.00 |
| 102 | 2,123 | Leased | Leased | \$0.00 |
| 106 | 3,734 | Leased | Leased | \$0.00 |
| 108 | 2,209 | Leased | Leased | \$0.00 |
| 110 | 1,489 | Leased | Leased | \$0.00 |
| 112 | 1,018 | \$2.00 | \$2,036.00 | \$417,690.00 |
| 114 | 2,013 | \$1.95 | \$3,925.35 | \$739,875.00 |
| 118 | 3,099 | \$1.95 | \$6,043.05 | \$1,210,900.00 |
| 122 | 2,762 | \$1.95 | \$5,385.90 | \$1,076,900.00 |
| 124 | 1,732 | \$1.90 | \$3,290.80 | \$629,990.00 |
| 126 | 1,912 | \$1.90 | \$3,632.80 | \$694,595.00 |
| 130 | 2,503 | \$1.90 | \$4,755.70 | \$906,900.00 |
| 134 | 1,353 | \$1.95 | \$2,638.35 | \$514,900.00 |
| 138 | 1,062 | \$1.95 | \$2,070.90 | \$399,000.00 |
| 142 | 2,819 | \$1.75 | \$4,933.25 | \$1,042,900.00 |
| 144 | 2,340 | \$1.90 | \$4,446.00 | \$855,900.00 |
| 146 | 1,970 | \$1.90 | \$3,743.00 | \$719,050.00 |
| 148 | 1,309 | \$2.00 | \$2,618.00 | \$510,900.00 |
| 150 | 1,809 | \$1.90 | \$3,437.10 | \$705,900.00 |
| 132 | 260 | Leased | Leased | \$0.00 |
| 1st Floor | | RSF Available: | 27,701 | |
| Total RSF: | 27,701 | RSF Leased/Sold: | 11,706 | |

Pricing as of September 2007



BRETT HOLDEN
925.737.4141

BHOLDEN@LEE-ASSOCIATES.COM

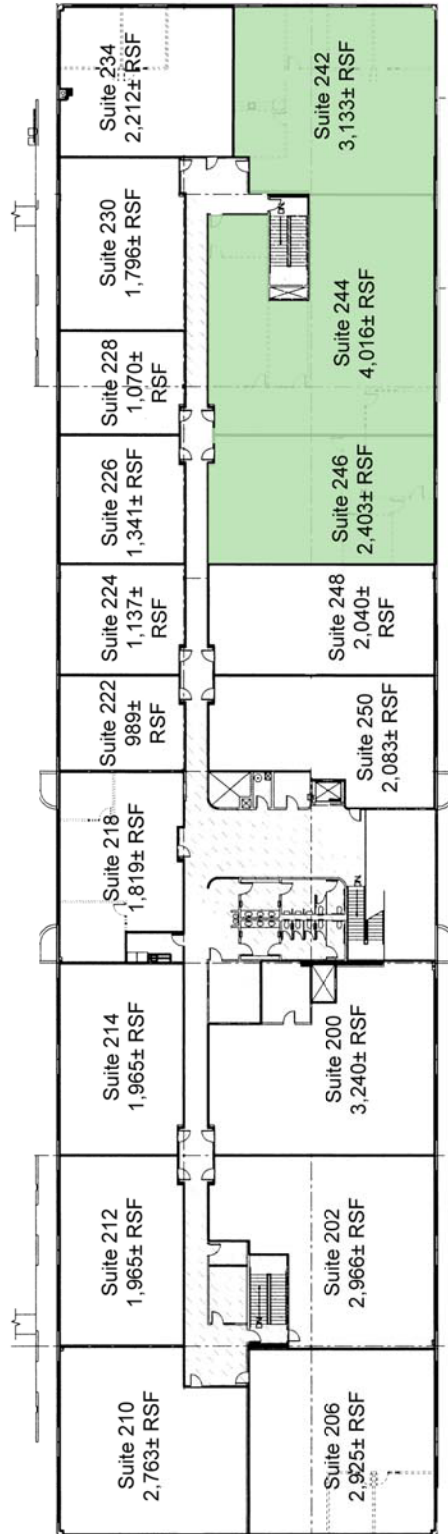
MARK PLEIS
925.737.4148

MPLEIS@LEE-ASSOCIATEES.COM

INDEPENDENCE PLAZA

3090 Independence Drive, Livermore, California

FOR SALE OR LEASE



PROPOSED SECOND FLOOR PLAN



BRETT HOLDEN
925.737.4141

BHOLDEN@LEE-ASSOCIATES.COM

MARK PLEIS
925.737.4148

MPLEIS@LEE-ASSOCIATES.COM

INDEPENDENCE PLAZA

3090 Independence Drive, Livermore, California

FOR SALE OR LEASE

SECOND FLOOR PRICING:

| Suite No.: | Size (RSF)±: | Full Service Lease, Base Rental Rates: | | Total Purchase Price; |
|-------------------|---------------|--|--------------------|-------------------------|
| | | PSF Per Month: | Monthly Base Rent: | Net of Association Fee: |
| 200 | 3,240 | \$1.85 | \$5,994.00 | \$1,149,900.00 |
| 202 | 2,966 | \$1.85 | \$5,487.10 | \$1,044,900.00 |
| 206 | 2,925 | \$1.95 | \$5,703.75 | \$1,099,900.00 |
| 210 | 2,763 | \$1.95 | \$5,387.85 | \$1,036,500.00 |
| 212 | 1,965 | \$1.85 | \$3,635.25 | \$695,900.00 |
| 214 | 1,965 | \$1.90 | \$3,733.50 | \$699,900.00 |
| 218 | 1,819 | \$2.05 | \$3,728.95 | \$745,900.00 |
| 222 | 989 | \$2.00 | \$1,978.00 | \$378,900.00 |
| 224 | 1,137 | \$2.00 | \$2,274.00 | \$425,900.00 |
| 226 | 1,341 | \$2.00 | \$2,682.00 | \$514,000.00 |
| 228 | 1,070 | \$2.00 | \$2,140.00 | \$409,900.00 |
| 230 | 1,796 | \$1.95 | \$3,502.20 | \$655,900.00 |
| 234 | 2,212 | \$1.95 | \$4,313.40 | \$829,900.00 |
| 242 | 3,133 | Leased | Leased | \$0.00 |
| 244 | 4,016 | Leased | Leased | \$0.00 |
| 246 | 2,403 | Leased | Leased | \$0.00 |
| 248 | 2,040 | \$1.90 | \$3,876.00 | \$739,900.00 |
| 250 | 2,083 | \$1.95 | \$4,061.85 | \$779,900.00 |
| 2nd Floor | | RSF Available: | 30,311 | |
| Total RSF: | 30,311 | RSF Leased/Sold: | 9,552 | |

Pricing as of September 2007



BRETT HOLDEN
925.737.4141

BHOLDEN@LEE-ASSOCIATES.COM

MARK PLEIS
925.737.4148

MPLAIS@LEE-ASSOCIATES.COM