

# Office Space in Hilltop Area for Lease



Free \$25 Gas Card  
to broker  
with every  
bona fide tour

- Close Proximity to Freeways
- AC Rapid Transit Accessible with bus service to BART
- Walk to Restaurants & Shops
- Gym with Locker Room Facilities
- Common Area Conference Room
- After Hours Card Key Access
- Parking Ratio 4/1,000 sf
- Large Outdoor Patio
- Attractive Office Spaces
- Private Decks within Premises

## Space Available:

### First Floor

- Suite 132&140: 2,616 +/-sf
- Suite 145: 1,188 +/- sf
- Suite 154: 1,040 +/- sf
- Suite 164: 923 +/- sf
- Suite 177: 934 +/- sf
- Suite 178: 1,355 +/- sf
- Suite 182: 852 +/- sf
- Suite 195: 859 +/- sf
- Suite 196: 984 +/- sf
- Suite 198: 1,404 +/- sf

### Second Floor

- Suite 215: 1,923 +/- sf
- Suite 221: 1,241 +/- sf
- Suite 248: 1,112 +/- sf
- Suite 251: 1,228 +/- sf

**\$1.35 PSF**  
Full Service!

Contact:  
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**Full Commission to Procuring Broker**



**User Space:** Office Space

**Available Space:** 17,659 +/- sf

**City:** Richmond, CA 94806  
County of Contra Costa

**Rent:** \$1.35 psf Full Service

**Address:** 3220 Blume Drive

**Total Building s.f.:** 45,010 sf

**Zoning:** MI, Industrial/Office Flex District

**Size Range:** 852 - 2,616 +/- sf

**Parking:** 4 / 1,000 sf

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### Description of Premises - Features:

Plaza One is a Two-story Class B office building offering a large outdoor patio, a Common Area Conference Room, Attractive Office Spaces, Abundant Parking, After hours key access, Attractive office spaces including Private decks within some suites, Gym with locker room.

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**Lease Terms:** One to Five Years

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**Description of Location - Area:** AC Transit Accessible with bus service to BART,  
Walking distance to restaurants and shops, and close proximity to Freeways.

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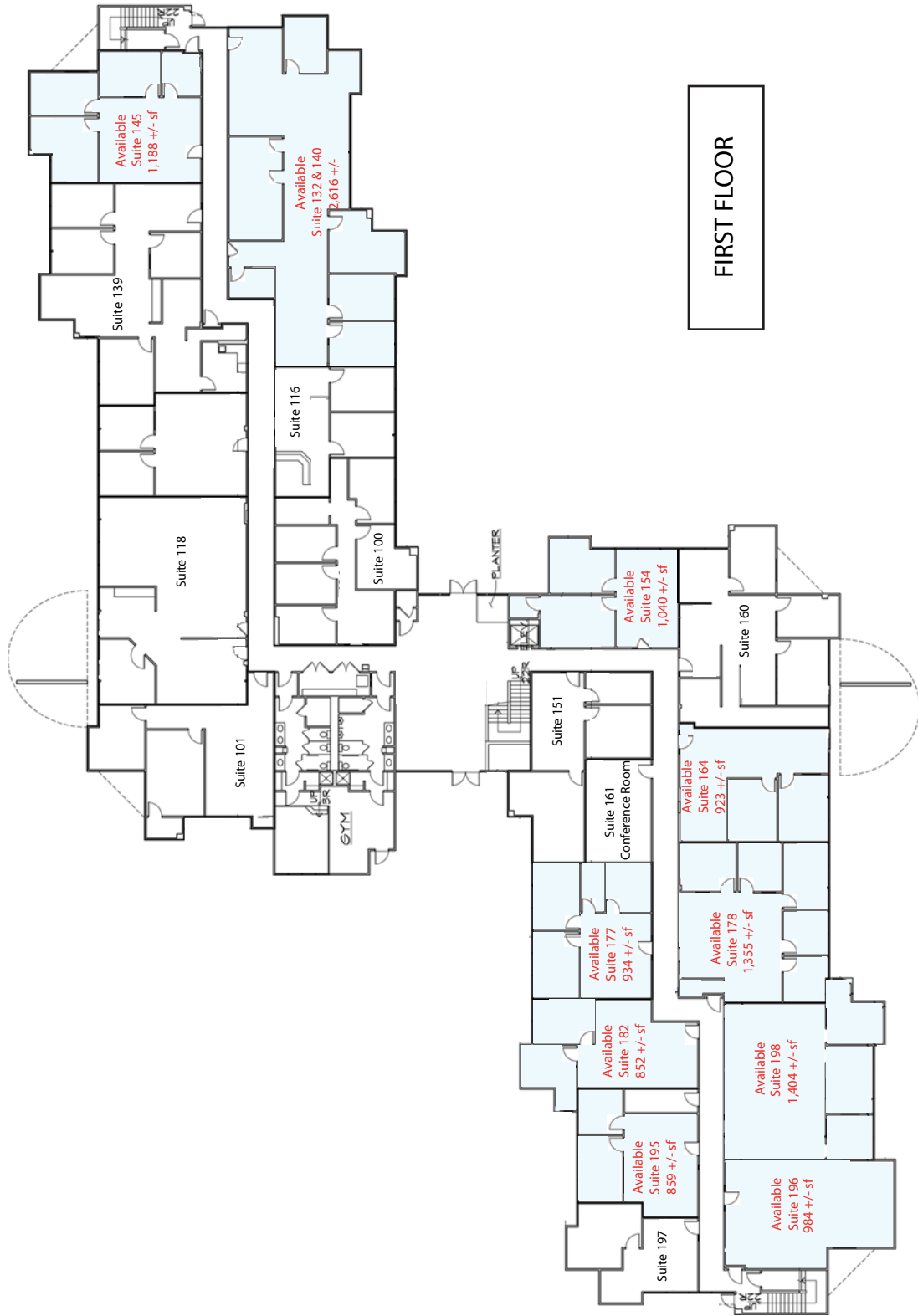
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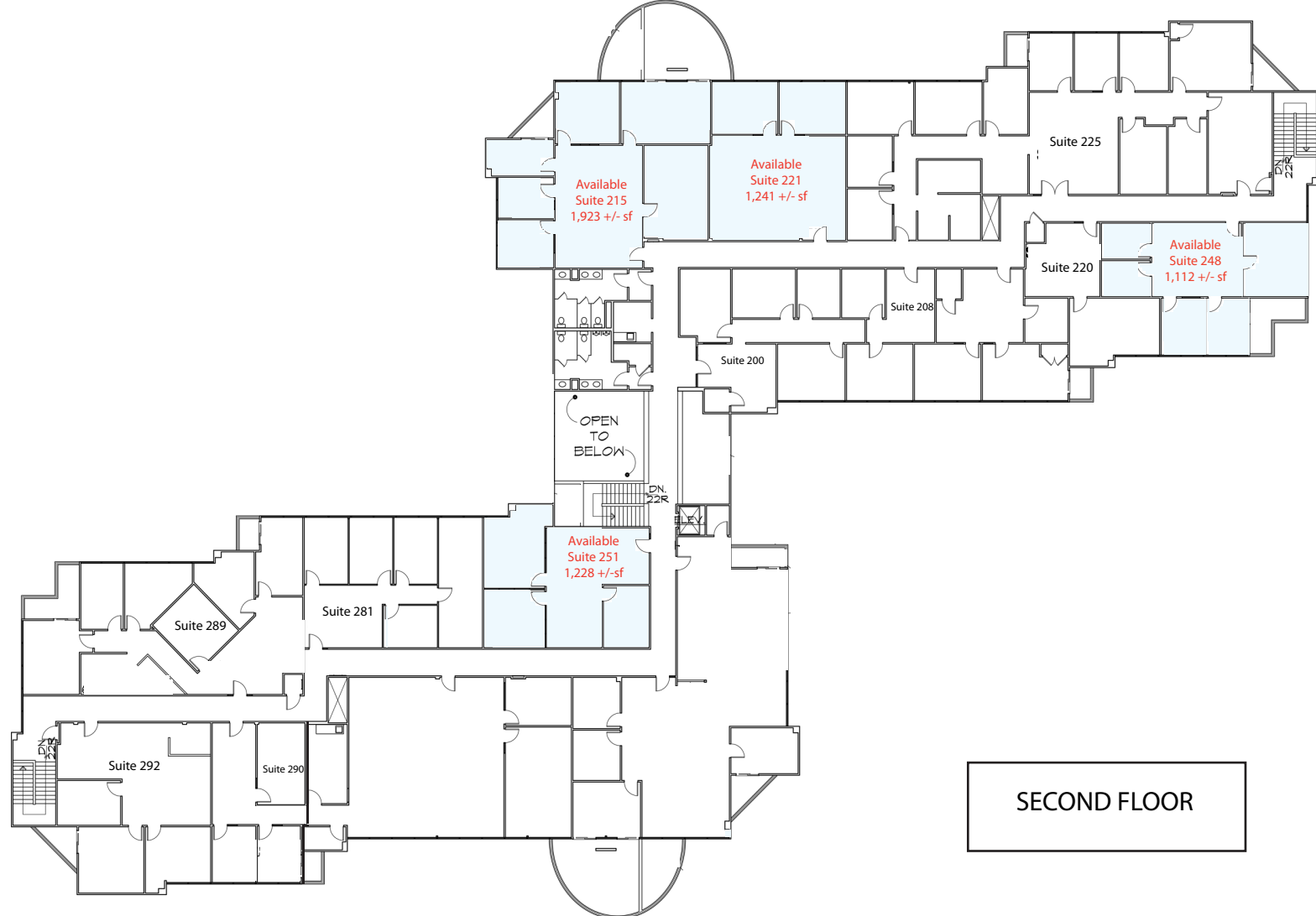


Alaska, Northern California, Central California, Southern California, and Washington





FIRST FLOOR



SECOND FLOOR