

# Hilltop Business Plaza

## Richmond, CA



CONTACT EXCLUSIVE AGENT:

*Multiple Suites Available For Lease*

**RYAN DAVIDSON**  
rdavidson@lee-associates.com  
510.903.7613  
DRE License # 01400582

- Office/Warehouse and R&D Spaces
- Business Park Environment
- Easily Accessible From I-80 & 580 Freeway
- On Site Parking 3:1,000 SF Ratio
- Zoning R&D/Office Flex/Light Industrial
- High Tech/Bio Community
- Tenant Improvements Available
- All Suites Have Ground Level Roll-Up Doors
- Professionally Managed By The STG Group
- Lease Rate: \$0.65 Per Square Foot, NNN

### *4175 Lakeside Drive, Suite 120*

- 2,017± Square Feet
- Two Private Offices
- Clear Span Warehouse/Shop
- Two ADA Restrooms
- One Drive In Door
- Glass Storefront Entrance
- HVAC For Offices
- Lakeside Drive Frontage

### *4175 Lakeside Drive, Suite 170*

- 2,706± Square Feet
- Half Office-Half Warehouse
- Clean & Move-In Ready
- HVAC For Offices
- One Drive In Door
- One ADA Restroom
- Lakeside Drive Frontage

### *4197 Lakeside Drive, Suite 100*

- 5,915± Square Feet
- Flexible Office/Warehouse Floorplan
- Can Be 100% Office
- Full Kitchen With Stove
- Drive In Capability Available
- HVAC For Offices
- Two ADA Restrooms
- Richmond Parkway Frontage

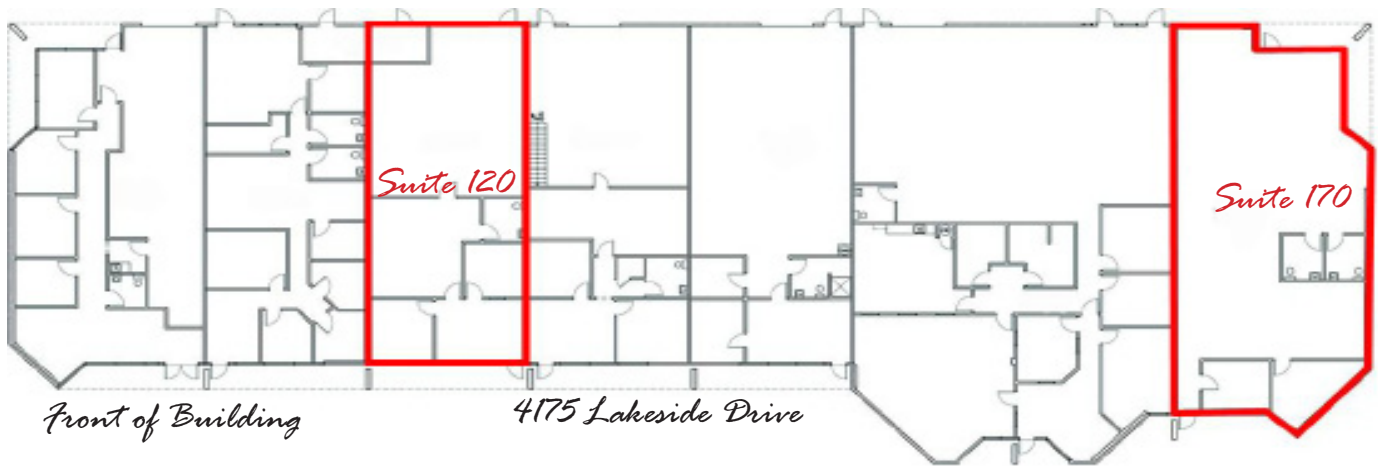
 **Lee & Associates**<sup>®</sup>  
COMMERCIAL REAL ESTATE SERVICES  
A Vested Interest In Your Real Estate Success.

LEE & ASSOCIATES | 520 THIRD STREET, SUITE 105 | OAKLAND, CA 94607 | PHONE: 510.903.7600 | FAX: 510.835.2590

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.

# Hilltop Business Plaza Richmond, CA

Richmond Parkway



Lakeside Drive

## Location Map

CONTACT EXCLUSIVE AGENT:

**RYAN DAVIDSON**  
rdavidson@lee-associates.com  
510.903.7613  
DRE License # 01400582

 **Lee & Associates**<sup>®</sup>  
COMMERCIAL REAL ESTATE SERVICES  
A Vested Interest In Your Real Estate Success.

