

# California Commercial Properties

MAIL: P.O. BOX 181, ALAMO, CA 94507-0181 OFFICE: 3195 DANVILLE BOULEVARD, SUITE 2, ALAMO, CA TEL: 415-860-5000

## EXECUTIVE OFFICES

ALAMO, CALIFORNIA



**LOCATION:** 3195 Danville Boulevard, at Stone Valley Road, in Historic Alamo, CA. The Alamo Courtyard is situated in the center of premium demographics with easy access to shopping and quick egress/ingress to major freeways. Site currently complimented by nearby Alamo Plaza (Safeway/Rite Aid), Longs, & Ace Shopping Centers

**PROJECT:** The Alamo Courtyard is a quaint, comfortable, and professional 2-story boutique office project. Parking +/- 3.8 per thousand.

**AVAILABLE:** **February 1, 2018** (see attached). Includes janitorial service and use of shared WiFi, reception area, conference room, kitchen, copy machine and storage area.

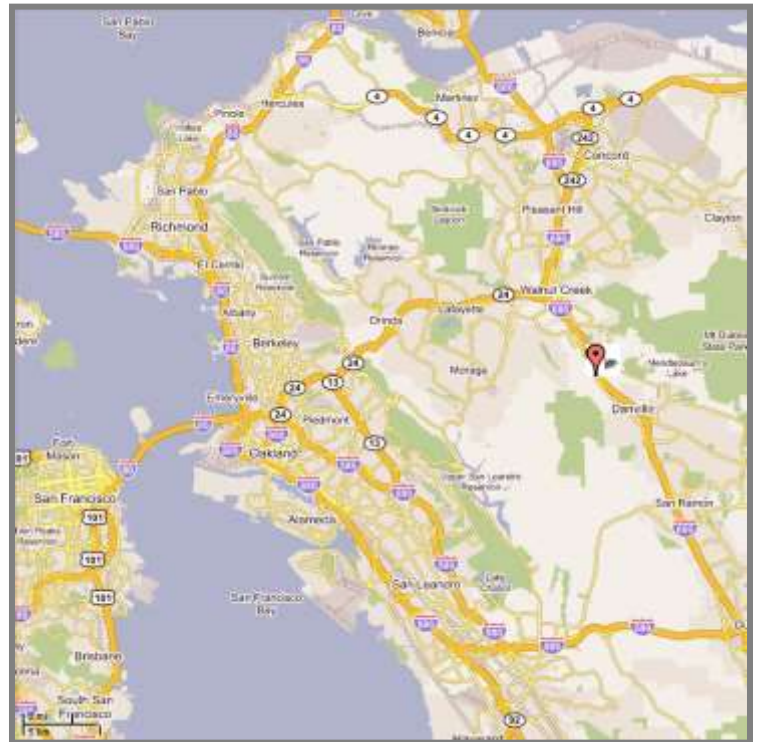
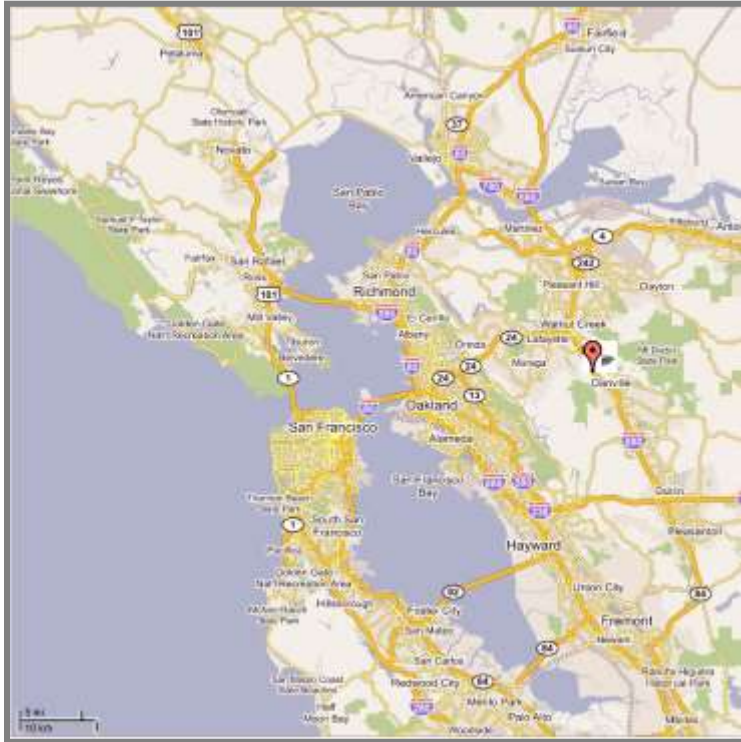
**IMPROVEMENTS:** Existing "As Is" - All Spaces Nicely Built Out!

**TERM:** 12 Months (Rental Rate Guaranteed)

**FOR ADDITIONAL INFORMATION**  
**GO TO: [WWW.WESTERNEDGE.COM](http://WWW.WESTERNEDGE.COM)**  
**OR CONTACT: ROBERT BURGESS**  
**OWNER/BROKER**  
**415-860-5000**

THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY BUYER AND/OR TENANT IS TO BE SPECIFICALLY CONTAINED WITHIN THE RESPECTIVE PURCHASE AND/OR LEASE AGREEMENT.

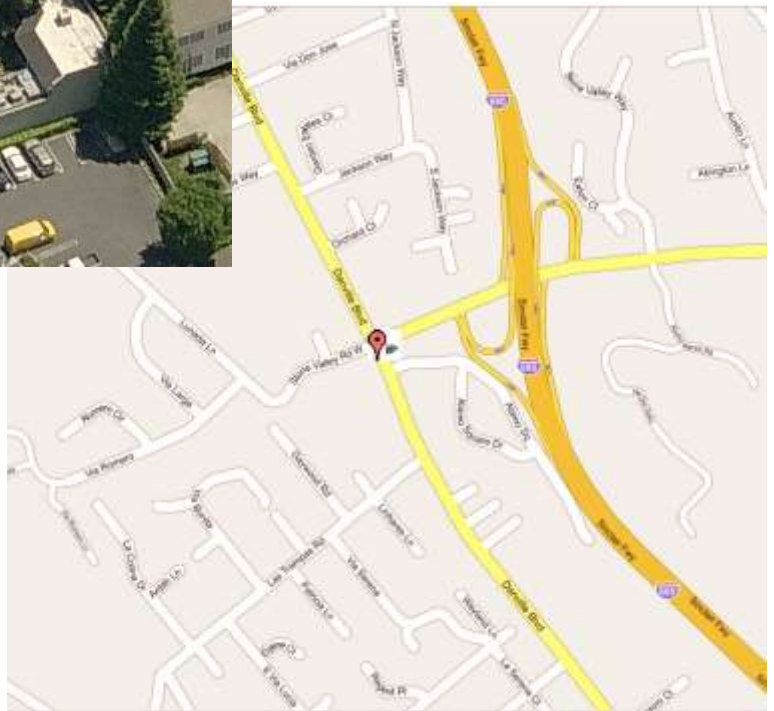
# ALAMO RELATIVE TO BAY AREA & LOCAL AREA



## ALAMO COURTYARD SITE MAP AND AERIAL

Please note, pictures do not illustrate courtyard hardscape and landscape renovation in progress.

### AERIALS ALAMO COURTYARD



ANY MAP(S) AND/OR PHOTOGRAPH(S), INDIVIDUALLY AND/OR COLLECTIVELY ("PICTURES") PROVIDED HEREIN OF ANY BUILDING(S), PREMISES, COMMON AREAS, AND/OR ANY AMENITIES, INCLUDING, BUT NOT LIMITED TO ANY HARDSCAPE AND/OR LANDSCAPE THEREIN, INDIVIDUALLY AND COLLECTIVELY ("IMPROVEMENTS"), ARE NOT A REPRESENTATION OR GUARANTEE OF THE FUTURE EXISTENCE OF SUCH IMPROVEMENT(S). THE OWNER RESERVES THE RIGHT TO REVISE ANY IMPROVEMENTS AT OWNERS DISCRETION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION, DELETION, RELOCATION, AND/OR ARCHITECTURE OF ANY IMPROVEMENTS.

## ADDITIONAL PICTURES

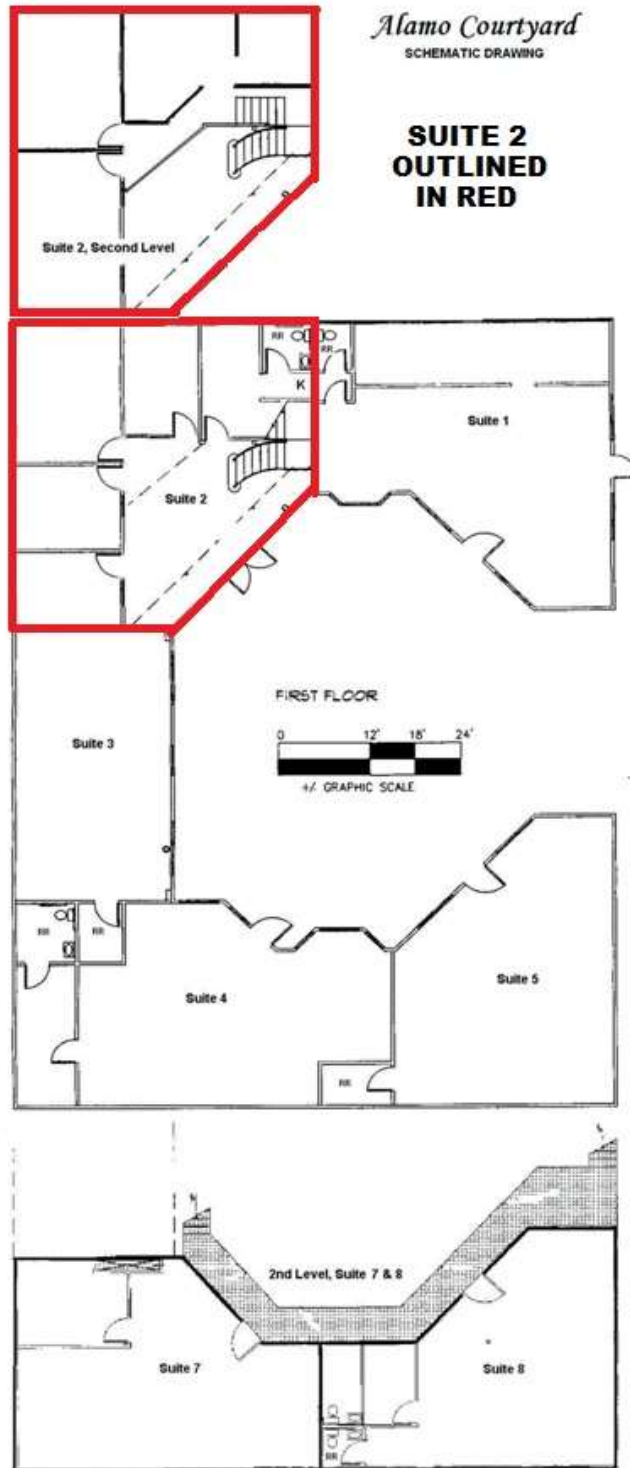


Please note, pictures do not illustrate courtyard hardscape and landscape renovation in progress.



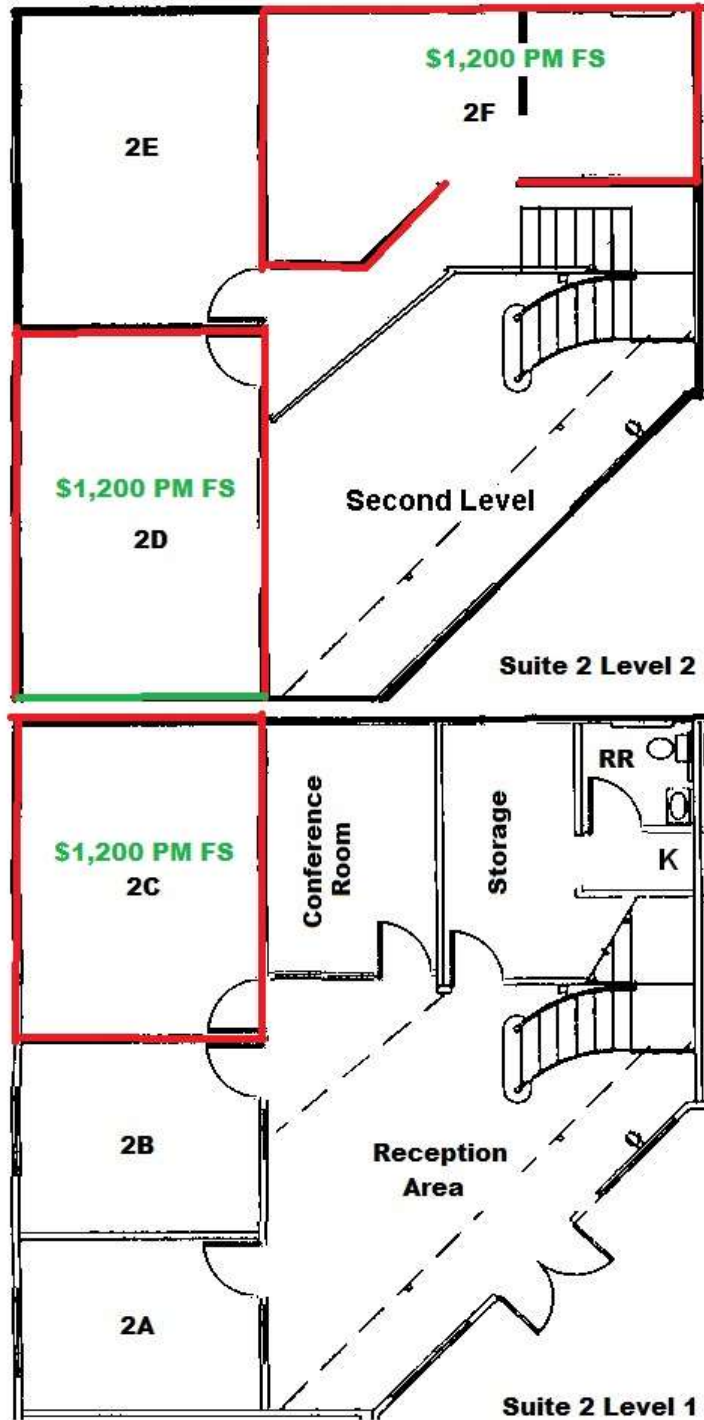
ANY MAP(S) AND/OR PHOTOGRAPH(S), INDIVIDUALLY AND/OR COLLECTIVELY ("PICTURES") PROVIDED HEREIN OF ANY BUILDING(S), PREMISES, COMMON AREAS, AND/OR ANY AMENITIES, INCLUDING, BUT NOT LIMITED TO ANY HARDSCAPE AND/OR LANDSCAPE THEREIN, INDIVIDUALLY AND COLLECTIVELY ("IMPROVEMENTS"), ARE NOT A REPRESENTATION OR GUARANTEE OF THE FUTURE EXISTENCE OF SUCH IMPROVEMENT(S). THE OWNER RESERVES THE RIGHT TO REVISE ANY IMPROVEMENTS AT OWNERS DISCRETION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION, DELETION, RELOCATION, AND/OR ARCHITECTURE OF ANY IMPROVEMENTS

## SUITE 2 LOCATION SCHEMATIC DRAWING



ANY DIAGRAM(S), DRAWING(S) AND/OR PLAN(S), HEREAFTER INDIVIDUALLY AND/OR COLLECTIVELY ("ILLUSTRATION(S)") HEREIN OF ANY BUILDING(S), PREMISES, COMMON AREAS, AND/OR ANY AMENITIES, INCLUDING, BUT NOT LIMITED TO ANY HARDSCAPE AND/OR LANDSCAPE THEREIN AND/OR THEREON, INDIVIDUALLY AND COLLECTIVELY ("IMPROVEMENTS"), ARE SCHEMATIC, NOT TO SCALE, AND ARE USED ONLY TO ILLUSTRATE THE APPROXIMATE LOCATION AND SIZE OF ANY SUCH IMPROVEMENT(S) AND ARE NOT A REPRESENTATION OR GUARANTEE OF THE FUTURE EXISTENCE OF SUCH IMPROVEMENT(S).. THE OWNER RESERVES THE RIGHT TO REVISE ANY ILLUSTRATION(S) AND/OR IMPROVEMENTS AT OWNERS DISCRETION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION, DELETION, RELOCATION, AND/OR ARCHITECTURE OF ANY IMPROVEMENTS.

**AVAILABLY IN SUITE 2  
(as of 4/17/17)  
SCHEMATIC DRAWING**



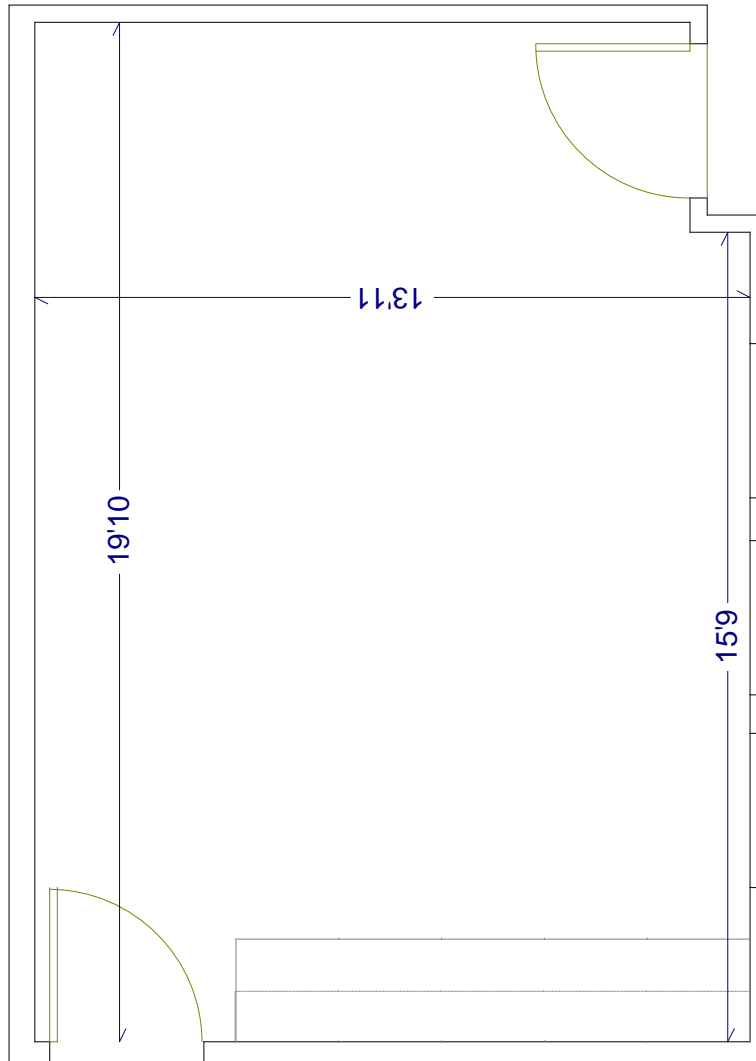
ANY DIAGRAM(S), DRAWING(S) AND/OR PLAN(S), HEREAFTER INDIVIDUALLY AND/OR COLLECTIVELY ("ILLUSTRATION(S)") HEREIN OF ANY BUILDING(S), PREMISES, COMMON AREAS, AND/OR ANY AMENITIES, INCLUDING, BUT NOT LIMITED TO ANY HARDSCAPE AND/OR LANDSCAPE THEREIN AND/OR THEREON, INDIVIDUALLY AND COLLECTIVELY ("IMPROVEMENTS"), ARE SCHEMATIC, NOT TO SCALE, AND ARE USED ONLY TO ILLUSTRATE THE APPROXIMATE LOCATION AND SIZE OF ANY SUCH IMPROVEMENT(S) AND ARE NOT A REPRESENTATION OR GUARANTEE OF THE FUTURE EXISTENCE OF SUCH IMPROVEMENT(S).. THE OWNER RESERVES THE RIGHT TO REVISE ANY ILLUSTRATION(S) AND/OR IMPROVEMENTS AT OWNERS DISCRETION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION, DELETION, RELOCATION, AND/OR ARCHITECTURE OF ANY IMPROVEMENTS.

# SUITE 2D

## Schematic Drawing

### \$1,200.00 PM FS

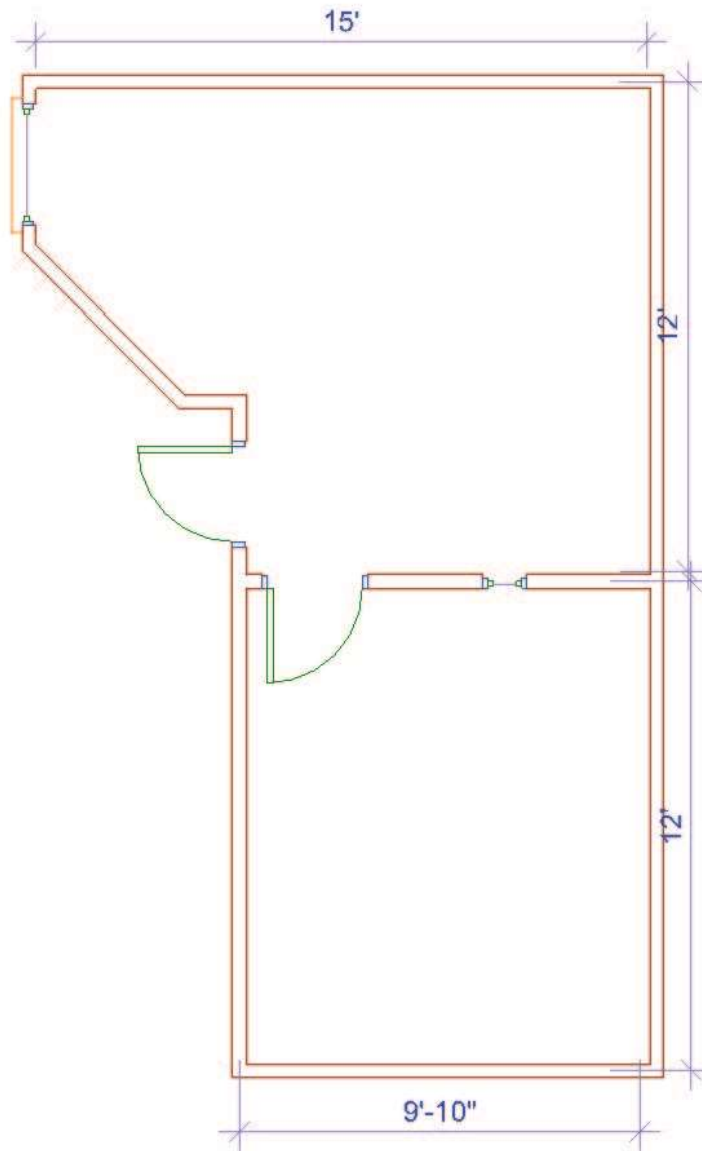
Includes janitorial service and use of shared WiFi, reception area, conference room, kitchen, copy machine and storage area



ANY DIAGRAM(S), DRAWING(S) AND/OR PLAN(S), HEREAFTER INDIVIDUALLY AND/OR COLLECTIVELY ("ILLUSTRATION(S)") HEREIN OF ANY BUILDING(S), PREMISES, COMMON AREAS, AND/OR ANY AMENITIES, INCLUDING, BUT NOT LIMITED TO ANY HARDSCAPE AND/OR LANDSCAPE THEREIN AND/OR THEREON, INDIVIDUALLY AND COLLECTIVELY ("IMPROVEMENTS"), ARE SCHEMATIC, NOT TO SCALE, AND ARE USED ONLY TO ILLUSTRATE THE APPROXIMATE LOCATION AND SIZE OF ANY SUCH IMPROVEMENT(S) AND ARE NOT A REPRESENTATION OR GUARANTEE OF THE FUTURE EXISTENCE OF SUCH IMPROVEMENT(S).. THE OWNER RESERVES THE RIGHT TO REVISE ANY ILLUSTRATION(S) AND/OR IMPROVEMENTS AT OWNERS DISCRETION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION, DELETION, RELOCATION, AND/OR ARCHITECTURE OF ANY IMPROVEMENTS.

**SUITE 2F**  
**Schematic Drawing**  
**\$1,200.00 PM FS**

I Includes janitorial service and use of shared WiFi, reception area, conference room, kitchen, copy machine and storage area.

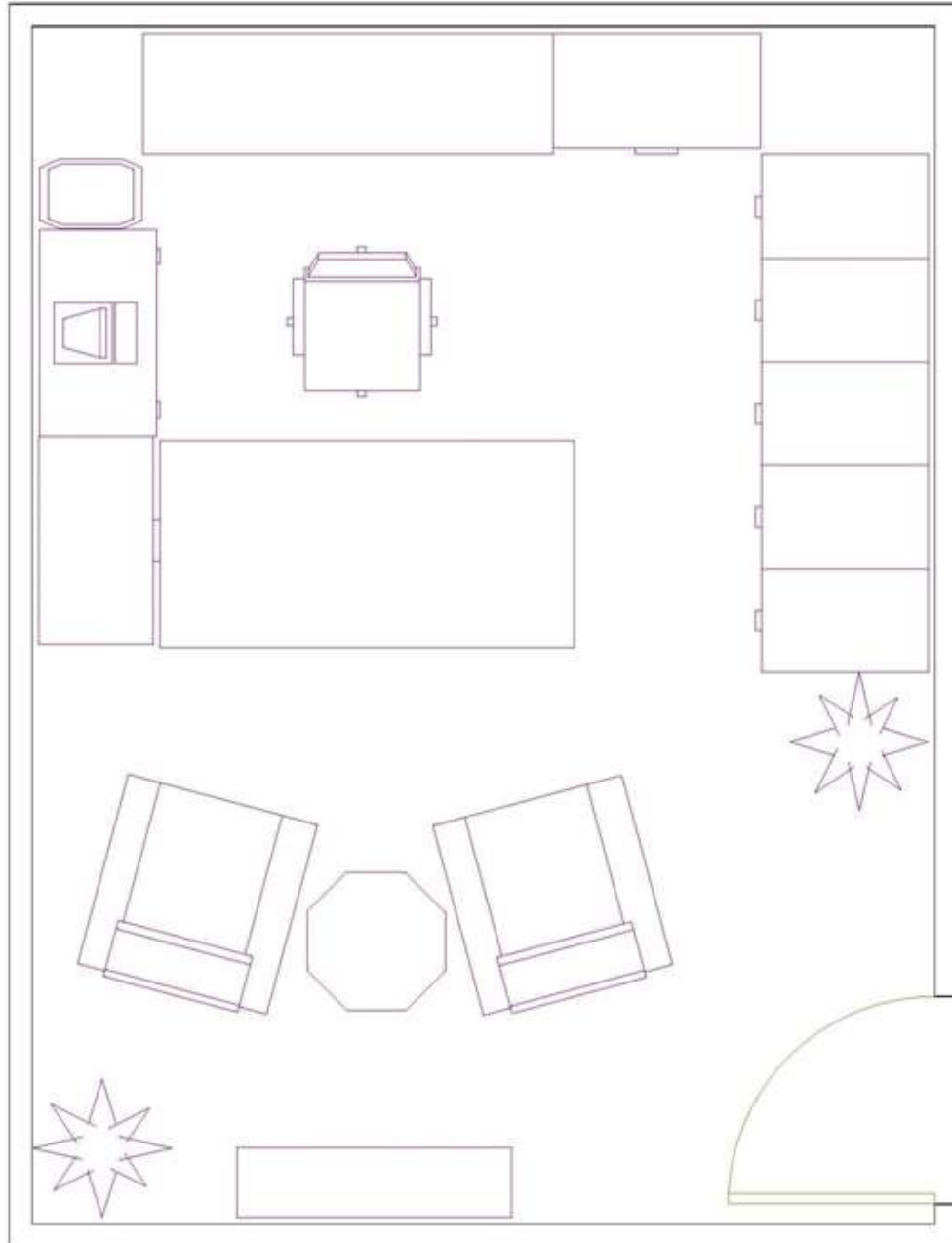


ANY DIAGRAM(S), DRAWING(S) AND/OR PLAN(S), HEREAFTER INDIVIDUALLY AND/OR COLLECTIVELY ("ILLUSTRATION(S)") HEREIN OF ANY BUILDING(S), PREMISES, COMMON AREAS, AND/OR ANY AMENITIES, INCLUDING, BUT NOT LIMITED TO ANY HARDSCAPE AND/OR LANDSCAPE THEREIN AND/OR THEREON, INDIVIDUALLY AND COLLECTIVELY ("IMPROVEMENTS"), ARE SCHEMATIC, NOT TO SCALE, AND ARE USED ONLY TO ILLUSTRATE THE APPROXIMATE LOCATION AND SIZE OF ANY SUCH IMPROVEMENT(S) AND ARE NOT A REPRESENTATION OR GUARANTEE OF THE FUTURE EXISTENCE OF SUCH IMPROVEMENT(S).. THE OWNER RESERVES THE RIGHT TO REVISE ANY ILLUSTRATION(S) AND/OR IMPROVEMENTS AT OWNERS DISCRETION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION, DELETION, RELOCATION, AND/OR ARCHITECTURE OF ANY IMPROVEMENTS.



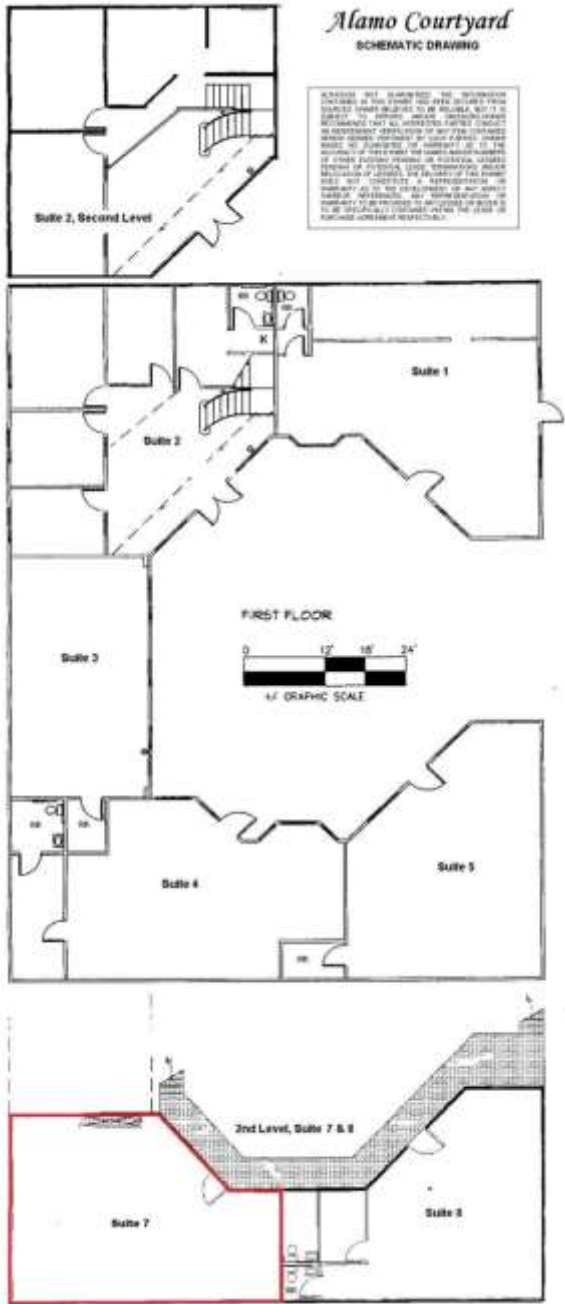
**SUITE 2C**  
**Schematic Drawing**  
**\$1,200.00 PM FS Vacant**  
**(Can be leased furnished for additional \$200.00 rent)**

Includes janitorial service and use of shared WiFi, reception area, conference room, kitchen, copy machine and storage area.



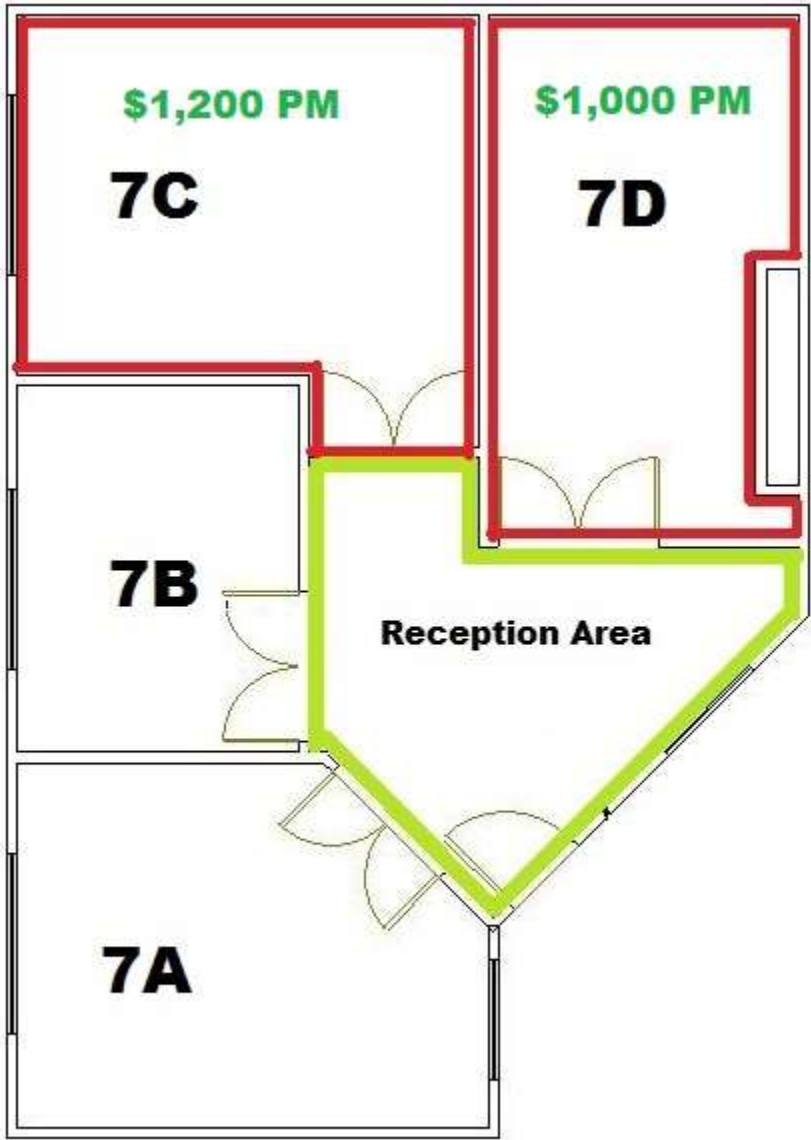
ANY DIAGRAM(S), DRAWING(S) AND/OR PLAN(S), HEREAFTER INDIVIDUALLY AND/OR COLLECTIVELY ("ILLUSTRATION(S)") HEREIN OF ANY BUILDING(S), PREMISES, COMMON AREAS, AND/OR ANY AMENITIES, INCLUDING, BUT NOT LIMITED TO ANY HARDSCAPE AND/OR LANDSCAPE THEREIN AND/OR THEREON, INDIVIDUALLY AND COLLECTIVELY ("IMPROVEMENTS"), ARE SCHEMATIC, NOT TO SCALE, AND ARE USED ONLY TO ILLUSTRATE THE APPROXIMATE LOCATION AND SIZE OF ANY SUCH IMPROVEMENT(S) AND ARE NOT A REPRESENTATION OR GUARANTEE OF THE FUTURE EXISTENCE OF SUCH IMPROVEMENT(S).. THE OWNER RESERVES THE RIGHT TO REVISE ANY ILLUSTRATION(S) AND/OR IMPROVEMENTS AT OWNERS DISCRETION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION, DELETION, RELOCATION, AND/OR ARCHITECTURE OF ANY IMPROVEMENTS.

# SUITE 7 LOCATION SCHEMATIC DRAWING



ANY DIAGRAM(S), DRAWING(S) AND/OR PLAN(S), HEREAFTER INDIVIDUALLY AND/OR COLLECTIVELY (“ILLUSTRATION(S)”) HEREIN OF ANY BUILDING(S), PREMISES, COMMON AREAS, AND/OR ANY AMENITIES, INCLUDING, BUT NOT LIMITED TO ANY HARDSCAPE AND/OR LANDSCAPE THEREIN AND/OR THEREON, INDIVIDUALLY AND COLLECTIVELY (“IMPROVEMENTS”), ARE SCHEMATIC, NOT TO SCALE, AND ARE USED ONLY TO ILLUSTRATE THE APPROXIMATE LOCATION AND SIZE OF ANY SUCH IMPROVEMENT(S) AND ARE NOT A REPRESENTATION OR GUARANTEE OF THE FUTURE EXISTENCE OF SUCH IMPROVEMENT(S).. THE OWNER RESERVES THE RIGHT TO REVISE ANY ILLUSTRATION(S) AND/OR IMPROVEMENTS AT OWNERS DISCRETION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION, DELETION, RELOCATION, AND/OR ARCHITECTURE OF ANY IMPROVEMENTS.

**AVAILABLY IN SUITE 7  
(as of 2/14/18)  
SCHEMATIC DRAWING**



ANY DIAGRAM(S), DRAWING(S) AND/OR PLAN(S), HEREAFTER INDIVIDUALLY AND/OR COLLECTIVELY ("ILLUSTRATION(S)") HEREIN OF ANY BUILDING(S), PREMISES, COMMON AREAS, AND/OR ANY AMENITIES, INCLUDING, BUT NOT LIMITED TO ANY HARDSCAPE AND/OR LANDSCAPE THEREIN AND/OR THEREON, INDIVIDUALLY AND COLLECTIVELY ("IMPROVEMENTS"), ARE SCHEMATIC, NOT TO SCALE, AND ARE USED ONLY TO ILLUSTRATE THE APPROXIMATE LOCATION AND SIZE OF ANY SUCH IMPROVEMENT(S) AND ARE NOT A REPRESENTATION OR GUARANTEE OF THE FUTURE EXISTENCE OF SUCH IMPROVEMENT(S).. THE OWNER RESERVES THE RIGHT TO REVISE ANY ILLUSTRATION(S) AND/OR IMPROVEMENTS AT OWNERS DISCRETION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION, DELETION, RELOCATION, AND/OR ARCHITECTURE OF ANY IMPROVEMENTS.