



FOR SALE

WILLOW PASS
BUSINESS PARK

**100% FINANCING
AVAILABLE**

11.17.08

**OFFICE
LIGHT INDUSTRIAL
RESEARCH & DEVELOPMENT**

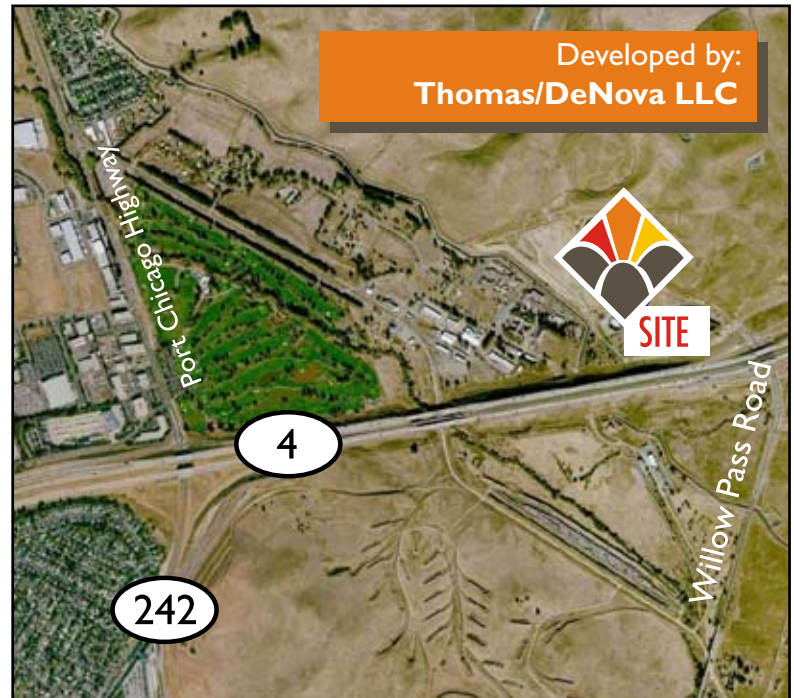
**COMMERCIAL CONDOMINIUMS
& FREESTANDING BUILDINGS**

Phase 1:

- Fully Improved properties ready to occupy
- Single story properties from 2,575± RSF
2-Story properties from 3,343± RSF
- Units can be combined for larger users
- 100 Amps @ 208VT, 3 Phase power per unit
- 18' minimum clear height

Phase 2:

- Freestanding office, R&D and light industrial buildings from 4,400± SF to 10,460± SF
- Ample Parking



Colliers International
1850 Mt. Diablo Blvd., #200
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www.colliersparrish.com

**COLLIERS
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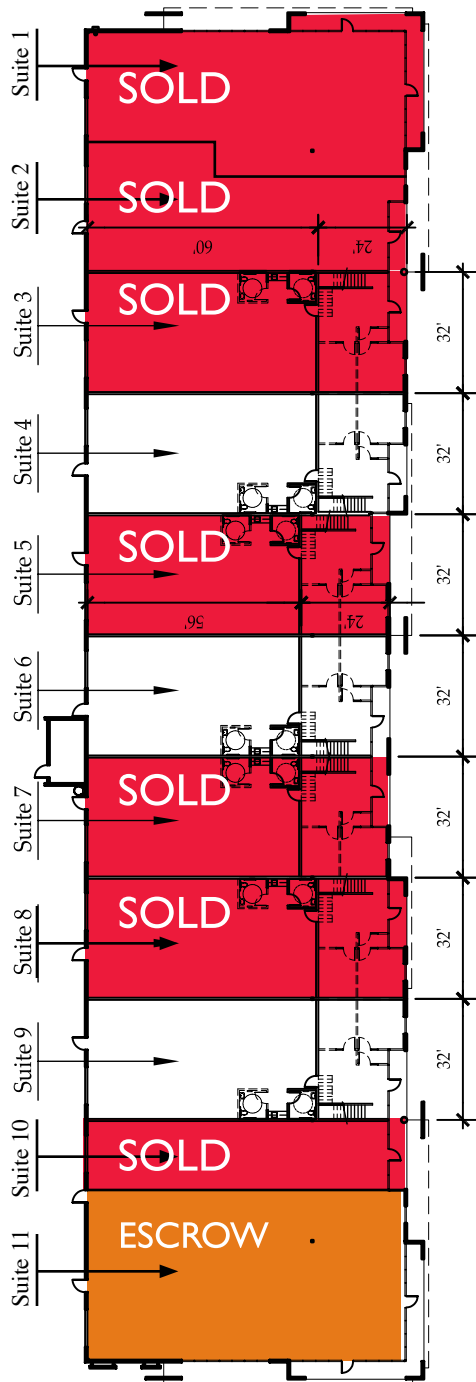
 Phase 1
 Phase 2
 Phase 3

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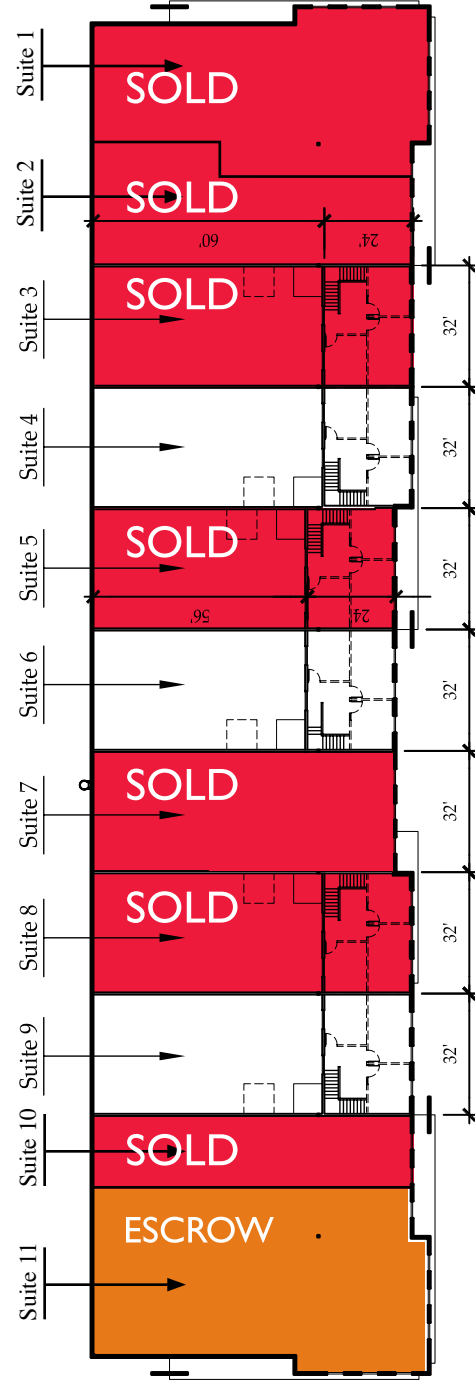


WILLOW PASS BUSINESS PARK

BLDG. A • FIRST + SECOND FLOOR



First Floor Plan



Second Floor Plan

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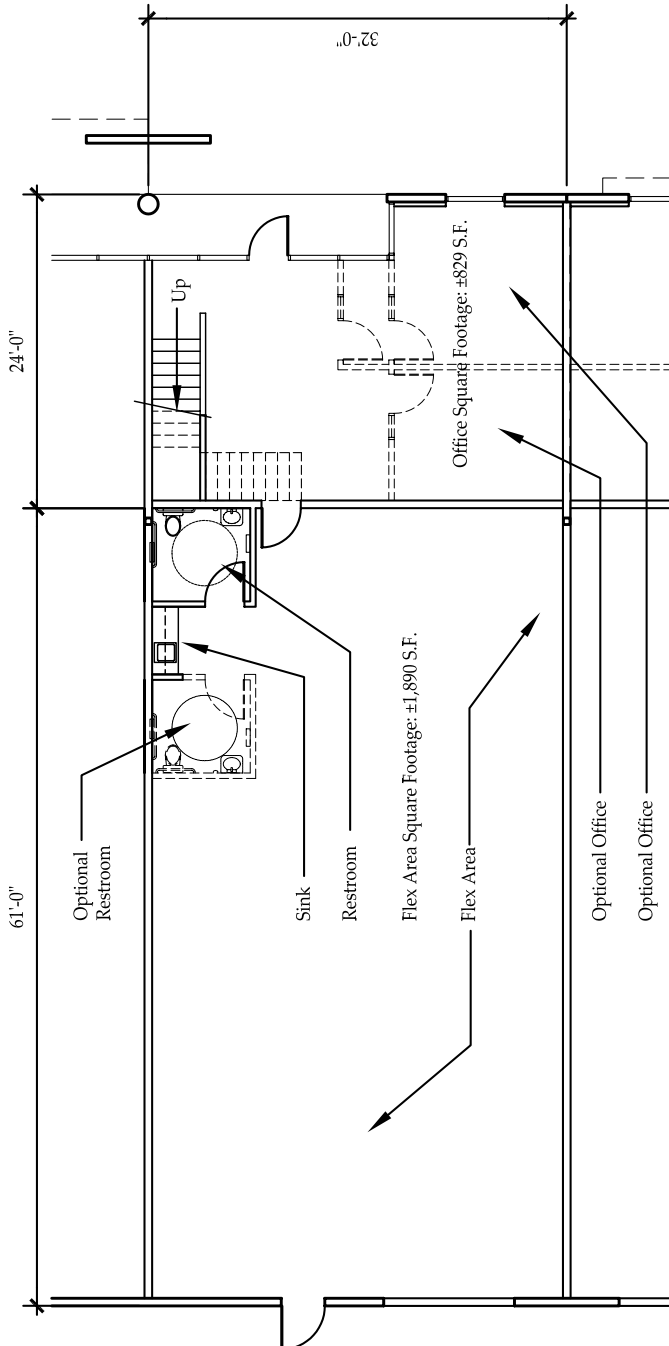
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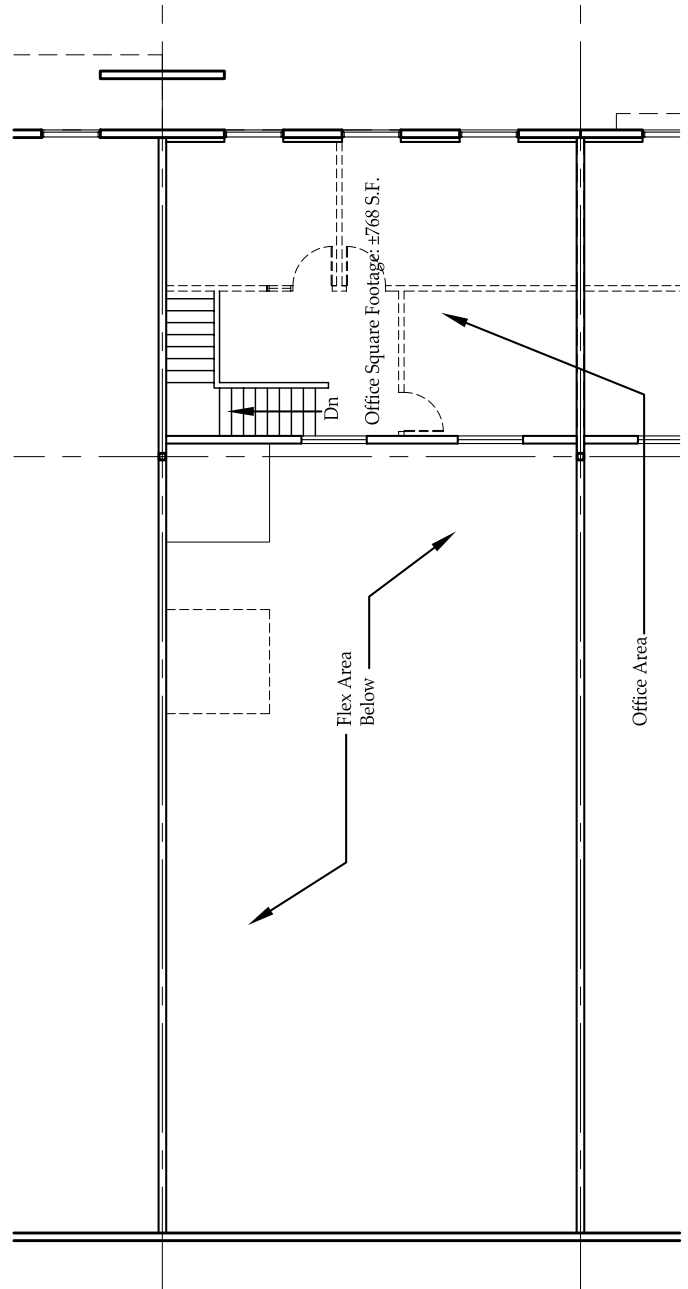
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SAMPLE SPEC. FLOOR PLAN



First Floor Plan - Suite 3



Second Floor Plan - Suite 3

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PRICE SHEET



WILLOW PASS BUSINESS PARK

Phase 1 • Building A

	1 st floor office area	2 nd floor office area	Flex/Whse Area	Total SF	Min. Clr. Hgt.	Power	Purchase Price*
Suite 1	3,836	2,217	---	6,053	18'	200a/208vt	SOLD
Suite 2	627	---	1,254	1,881	18'	200a/208vt	SOLD
Suite 3	829	768	1,890	3,487	18'	100a/208vt	SOLD
Suite 4	829	768	1,890	3,487	18'	100a/208vt	\$869,900
Suite 5	829	768	1,746	3,343	18'	100a/208vt	SOLD
Suite 6	829	768	1,746	3,343	18'	100a/208vt	\$839,900
Suite 7	829	0	1,746	2,575	18'	100a/208vt	SOLD
Suite 8	829	768	1,890	3,487	18'	100a/208vt	SOLD
Suite 9	829	768	1,890	3,487	18'	100a/208vt	\$869,900
Suite 10	955	---	954	1,909	18'	200a/208vt	SOLD
Suite 11	TBD	TBD	TBD	3,836	18'	200a/208vt	IN ESCROW

* Buyer may opt for a single story only configuration for \$50,000 less.

* Cold Shell pricing is \$75,000 less than the numbers above.

Phase 2 • Office • R&D • Flex Buildings

	Building size	Lot size	Yard	Purchase Price	
Building B	5,200	21,181	Yes	\$1,400,000	Site Ready
Building C	8,240	34,432	Yes	\$2,140,000	Site Ready
Building D	6,400	22,857	Yes		SOLD
Building E	10,460	30,155	Yes	\$2,615,000	Complete
Building F	10,460	34,214	Yes		SOLD
Building G	4,800	29,630	Yes		SOLD
Building H	4,400	20,335	No		SOLD
Building I	6,400	26,733	No		SOLD



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