



Exclusive Listings Summary

Pleasanton/Tri-Valley

Office Availabilities

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Prepared By

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colliers.com



OFFICE - FOR LEASE

PROPERTY INFORMATION AVAILABLE INFORMATION CONTACT / COMMENTS

1



1016310568 - Y



The Mill Building
2001 Addison St, Suite 260
Berkeley, CA 94704

Property Type: Office
Property Subtype: Office
Property SF: 28,805
Lot Size: 0.33 Acre
Construction Status: Existing
Year Built: 1984
Class: A
Floors: 3
Available Date: Immediate
Occupied?: No
Territory: OAK-Berkeley DT
APN: 057-2025-010-01

FOR LEASE
Available SF: 2,373
Avail Subtype: Colliers
Rental Rate: Office Matthew Nebel 510-433-5834
Expenses: TBD Michael Donnelly, SIOR 925-227-6241
Floor Num: 2
Load Factor: 18.00%
Parking Spaces: 5
Monthly Parking: \$150.00
Passenger/Freight Elevators: 1/

BROKERAGES:
Colliers
Matthew Nebel 510-433-5834
Michael Donnelly, SIOR 925-227-6241

PROPERTY DESCRIPTION
2 Attractive mid rise office building built in 1983 with three floors of approximately 9,992 square feet each.

FEATURES: Public Transportation - BART / AC
Transit
Sprinklers

2



1016241411 - Y



5601 Arnold Rd
5601 Arnold Rd , Suite 350
Dublin, CA 94568

Property Type: Office
Property Subtype: Office
Property SF: 130,824
Construction Status: Existing
Year Built: 2000
Class: A
Floors: 4
Available Date: Immediate
Occupied?: No
Zoning:
Website:
Territory: PLS-DUB East
APN: 986-0014-04

FOR LEASE
Available SF: 12,893
Avail Subtype: Colliers
Rental Rate: Office Brian Lagomarsino 925-227-6235
Floor Num: 3 Chad Arnold 925-227-6219
Load Factor: 16.00%
Parking Ratio: 4.0 / 1000
Monthly Parking: \$0.00
Parking Type: On-Site / Paved
Phase: 3
Passenger/Freight Elevators: 2/1

BROKERAGE:
Colliers
Brian Lagomarsino 925-227-6235
Chad Arnold 925-227-6219

LEASE NOTES
• Walking distance to major amenities
• Showers and lockers
• Plaza seating located around building exterior
• Individual zoned electrical and lighting for after hours access

FEATURES: HVAC
On-Site Management
Public Transportation - 5-minute walk to BART
Security - Card-key
Sprinklers

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

Sierra Trinity Business Park
6711 Sierra Ct , Suite A
Dublin, CA 94568



1016296648 - N



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 8,400
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46

FOR LEASE

Available SF:
 Office BuildOut SF:
 Office/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - I-580/I-680 via
 Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

BROKERAGE:

1,417 Colliers
 990 Mike Carrigg, SIOR 925-227-6220
 427 Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION

Office/Flex
 \$1.85 NNN
 \$0.66
 \$2.51 PSF
 3.5 / 1000
 \$0.00
 Surface
 1
 15' - 18'
 1/0

A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES

74% office buildout.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4

Sierra Trinity Business Park
6747 Sierra Ct , Suite K
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 23,149
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46



1016293632 - Y



FOR LEASE
 Available SF: 1,427
 Avail Subtype: Office/Flex
 Rental Rate: \$1.85 NNN
 Expenses: \$0.66
 Rent + Expenses: \$2.51 PSF
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Clear Height (min - max): 15' - 18'
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - I-580/I680 via Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

BROKERAGE:
 1,427 Colliers
 Office/Flex Mike Carrigg, SIOR 925-227-6220
 \$1.85 NNN Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION
 A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES
 65% office buildout.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5

Sierra Trinity Business Park
6759 Sierra Ct , Suite C
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 12,520
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46



1016302928 - Y



FOR LEASE
 Available SF: 2,403
 Office BuildOut SF: 2,403
 Avail Subtype: Office
 Rental Rate: \$1.85 NNN
 Expenses: \$0.66
 Rent + Expenses: \$2.51 PSF
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Clear Height (min - max): 15' - 18'
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - I-580/I680 via
 Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

BROKERAGE:
 2,403 Colliers
 2,403 Mike Carrigg, SIOR 925-227-6220
 Office Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION
 A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES
 100% office buildout.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6

Sierra Trinity Business Park
6759 Sierra Ct , Suite D
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 12,520
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46



1016302929 - Y



FOR LEASE
 Available SF: 5,525
 Office BuildOut SF: 5,456
 Office/Flex SF: 69
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses: \$2.51 PSF
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Clear Height (min - max): 15' - 18'
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 5,525 Colliers
 5,456 Mike Carrigg, SIOR 925-227-6220
 69 Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION
 Office \$1.85 NNN A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES
 100% office buildout.

FEATURES: Highway Access - I-580/I680 via Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

Sierra Trinity Business Park
6761 Sierra Ct , Suite D
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 38,545
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46



1016310146 - Y



FOR LEASE
 Available SF: 5,115
 Office BuildOut SF: 2,046
 Office/Flex SF: 3,069
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:
 Phase:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 5,115 Colliers
 2,046 Mike Carrigg, SIOR 925-227-6220
 3,069 Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION
 Office/Flex \$1.85 NNN
 A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES
 Surface ±40% office buildout.
 1

FEATURES: Highway Access - I-580/I680 via Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

8

Sierra Trinity Business Park
6761 Sierra Ct , Suite E
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 38,545
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46



1016264643 - Y



FOR LEASE
 Available SF: 5,513
 Office BuildOut SF: 2,547
 Office/Flex SF: 2,966
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:
 Phase:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 5,513 Colliers
 2,547 Mike Carrigg, SIOR 925-227-6220
 2,966 Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION
 Office/Flex \$1.85 NNN
 \$0.66
 \$2.51 PSF
 3.5 / 1000
 \$0.00
 Surface
 50% office buildout.

A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES
 50% office buildout.

FEATURES: Highway Access - I-580/I680 via
 Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9

Sierra Trinity Business Park
6761 Sierra Ct , Suite F
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 38,545
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46



1016308754 - Y



FOR LEASE
 Available SF: 3,615
 Office BuildOut SF: 3,072
 Office/Flex SF: 543
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:
 Phase:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 3,615 Colliers
 3,072 Mike Carrigg, SIOR 925-227-6220
 543 Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION
 Office/Flex \$1.85 NNN
 A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES
 Surface ±30% office buildout.
 1

FEATURES: Highway Access - I-580/I680 via Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

10

Sierra Trinity Business Park
6773 Sierra Ct , Suite E
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 8,400
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46



1016303078 - N



FOR LEASE
 Available SF: 1,401
 Office BuildOut SF: 550
 Office/Flex SF: 851
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses: \$2.51 PSF
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 18'
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 Colliers
 Mike Carrigg, SIOR 925-227-6220
 Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION
 A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES
 40% office buildout.

FEATURES: Highway Access - I-580/I680 via Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11

Sierra Trinity Business Park
6785 Sierra Ct , Suite A
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 11,390
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46

FOR LEASE
 Available SF: 3,167
 Avail Subtype: Office/Flex
 Rental Rate: \$1.85 NNN
 Expenses: \$0.66
 Rent + Expenses: \$2.51 PSF
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 18'
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - I-580/I680 via
 Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

BROKERAGE:
 3,167 Colliers
 Office/Flex Mike Carrigg, SIOR 925-227-6220
 \$1.85 NNN Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION
 A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.54/1,000 square feet. Each building offers grade level and dock-high loading doors.

LEASE NOTES
 74% office buildout.



1016305717 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12



1016302927 - Y



Sierra Trinity Business Park
6681 Sierra Ln , Suite B
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 14,420
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46

FOR LEASE

Available SF: 2,656
 Office BuildOut SF: 1,062
 Office/Flex SF: 1,594
 Avail Subtype:
 Rental Rate: \$1.85 NNN
 Expenses: \$0.66
 Rent + Expenses: \$2.51 PSF
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 18'
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 2,656 Colliers
 1,062 Mike Carrigg, SIOR 925-227-6220
 1,594 Michael Lloyd, SIOR 925-227-6208

PROPERTY DESCRIPTION
 A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES
 40% office buildout.

FEATURES: Highway Access - I-580/I680 via Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - Multiple
 Sprinklers

13



1016308518 - Y



39199 Paseo Padre Pkwy, Suite H
Fremont, CA 94538

Property Type: Office
 Property Subtype: Office
 Property SF: 9,854
 Lot Size: 0.65 Acre
 Construction Status: Existing
 Year Built: 1990
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-16 Fremont (partial)
 APN: 501-1130-28

FOR LEASE

Available SF: 642
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 3.0 / 1000

BROKERAGE:
 642 Colliers
 Office Rene Brochier 925-227-6242

FEATURES: Highway Access - 680, 880
 Public Transportation - <.5 miles to Bart : Fremont station
 Signage
 Sprinklers

LEASE NOTES

- Prime Fremont Downtown/City Center
- Two blocks from BART
- On corner with traffic signals, across from Raley's and Wells Fargo
- Near retail, banks, restaurants, and hospitals
- One block from City Hall and the County Courthouse
- 24/7 access with separate exterior entry
- On-site and off-site parking and secured garage parking
- Building and monument signage
- Paseo Padre Pkwy. traffic counts: 26,000 ADT
- Newly renovated common areas and restrooms
- Low load factor

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

14



1016308930 - Y



City Center Professional Building
39221 Paseo Padre Pkwy, Suite K
Fremont, CA 94538

Property Type: Office
 Property Subtype: Office
 Property SF: 7,553
 Lot Size: 0.41 Acre
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-16 Fremont (partial)
 APN: 501-1130-39

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Type:
FEATURES: Signage
 Traffic Count - Paseo Padre Pkwy. 26,000 ADT

BROKERAGE:
 785 [Colliers](#)
 Office [Rene Brochier](#) 925-227-6242

TBD **PROPERTY DESCRIPTION**
 • Prime Fremont Downtown/City Center
 • Two blocks from BART
 • On corner with traffic signals, across from Raley's and Wells Fargo
 • Near retail, banks, restaurants, and hospitals
 • One block from City Hall and the County Courthouse
 • 24/7 access with separate exterior entry
 • On-site and off-site parking and secured garage parking
 • Newly renovated common areas and restrooms
 • Low load factor

15



1016261191 - N



1915 4th St
Livermore, CA 94550

Property Type: Office
 Property Subtype: Office
 Property SF: 2,212
 Lot Size: 0.22 Acre
 Construction Status: Existing
 Year Built: 1970
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Downtown
 APN: 97-38-4

FOR LEASE
 Available SF: 2,212
 Min - Max Divisibility: 1,106 - 2,212
 Avail Subtype: Medical
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00

BROKERAGE:
 2,212 [Colliers](#)
[Sandra Weck](#) 925-227-6230

16



1016310735 - N



2052 4th St, Suite Off/Med
Livermore, CA 94550

Property Type: Retail
 Property Subtype: Retail
 Property SF: 1,032
 Lot Size: 0.12 Acre
 Construction Status: Existing
 Year Built: 1924
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Downtown
 APN: 097-0030-002-02

FOR LEASE
 Available SF: 1,032
 Avail Subtype: Office, Medical
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00
 Parking Type: Surface
FEATURES: Kitchen/Kitchenette
 Restrooms - ADA Compliant
 Traffic Count - ±15,800 ADT on 4th St

BROKERAGE:
 1,032 [Colliers](#)
 Office, Medical [LeAnn Stuart](#) 925-227-6272

TBD **LEASE NOTES**
 Charming Freestanding Building with Bonus Studio Available Zoned for Medical, Commercial Office and Personal Service Uses.
 Situated in Downtown Livermore near Carnegie Park along the highly traveled 4th Street corridor, Tenants enjoy ample neighborhood parking. Livermore is known for its historic charm, community events, award winning wineries and thriving businesses.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

17

North Canyons Business Center
3049 Independence Dr , Suite I
Livermore, CA 94551



1016282669 - Y



Property Type: Office
 Property Subtype: R&D/Flex
 Property SF: 16,128
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-LIV West
 APN: 905-0009-034

FOR LEASE
 Available SF: 5,044
 Office BuildOut SF: 5,044
 Avail Subtype: Office
 Rental Rate: \$2.00 MG
 Expenses: TBD
 Parking Ratio: 3.8 / 1000
 Parking Spaces: 19
 Monthly Parking: \$0.00
 Parking Type: Surface
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 1,600 ; 277/480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Private Office - 5
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

5,044 [Colliers](#)
 5,044 [Mike Carrigg, SIOR](#) 925-227-6220
 Office [Michael Donnelly, SIOR](#) 925-227-6241

PROPERTY DESCRIPTION

A six building industrial project. 3.5 miles from Hacienda Business Park. Close to broad range of housing alternatives. Attractive views of entire valley. Excellent freeway access and visibility. Minutes from Livermore Airport.

LEASE NOTES

- 100% office buildout.
- Six office/flex buildings totaling ±105,820 SF
 - Superior access to I-580 off Airway Blvd.
 - Grade level loading doors
 - Prominent signage
 - "Class A" improvements
 - All units have seperately metered utilities
 - Tenant Improvement dollars available
 - Flexible lease terms

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

18

North Canyons Business Center
3061 Independence Dr , Suite A
Livermore, CA 94550



1016302023 - Y



Property Type: Office
 Property Subtype: R&D/Flex
 Property SF: 16,968
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-LIV West
 APN: 905-0009-034

FOR LEASE
 Available SF: 3,181
 Office BuildOut SF: 3,181
 Avail Subtype: Office
 Rental Rate: \$2.00 MG
 Expenses: TBD
 Parking Ratio: 3.8 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 1,600 ; 277/480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room
 Reception Area
 Restrooms
 Sprinklers

BROKERAGE:

3,181 [Colliers](#)
 3,181 [Mike Carrigg, SIOR](#) 925-227-6220
 Office [Michael Donnelly, SIOR](#) 925-227-6241

PROPERTY DESCRIPTION

Planned six building industrial project. 3.5 miles from Hacienda Business Park. Close to broad range of housing alternatives. Attractive views of entire valley. Excellent freeway access and visibility. Minutes from Livermore Airport.

LEASE NOTES

- 100% office buildout
- Six office/flex buildings totaling ±105,820 SF
- Superior access to I-580 off Airway Blvd.
- Grade level loading doors
- Prominent signage
- "Class A" improvements
- All units have seperately metered utilities
- Tenant Improvement dollars available
- Flexible lease terms

19

The Historic Old Theatre Mall
2222 2nd St, Suite 12
Livermore, CA 94550-4554



1016310736 - N



Property Type: Retail
 Property Subtype: Office
 Property SF: 10,561
 Lot Size: 0.14 Acre
 Construction Status: Existing
 Year Built: 1964
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Downtown
 APN: 097-0015-004-02

FOR LEASE
 Available SF: 745
 Avail Subtype: Office
 Rental Rate: \$1,795/Month
 Expenses: TBD
 Floor Num: 2
 Monthly Parking: \$0.00
 Passenger/Freight Elevators: 0/0

FEATURES: Signage - On Building

BROKERAGE:

745 [Colliers](#)
 Office [Mark Triska](#) 925-227-6210

PROPERTY DESCRIPTION

Centrally located, adjacent to the Post Office, one block from Livermore Valley Plaza.

Most affordable downtown space.

Dedicated parking!!

LEASE NOTES

- In the Heart of Downtown Livermore
- Specializing in Small Spaces
- Across from Livermore Post Office
- Historical Setting in a Renovated Building
- Dedicated Parking

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

20

4670 Willow Rd, Suite 125
Pleasanton, CA 94588



1016294959 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 44,518
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1997
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: MOIPD
 Website: <http://www.hacienda.org/profiles/30B.html>
 Territory: PLS-PLS Hacienda
 APN: 941-2759-021-00

FOR LEASE

Available SF: 6,522
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Load Factor: 12.50%
 Parking Ratio: 3.3 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Passenger/Freight Elevators: 1/0
FEATURES: Conference Room - 1
 Highway Access - I-580/I-680 via Hopyard Rd
 Miles To Airport - 21.4 miles to OAK
 Private Office - 7
 Public Transportation - Walking Distance to BART
 Reception Area
 Sprinklers

BROKERAGE:

6,522 **Colliers**
 Office [Brian Lagomarsino](#) 925-227-6235
 TBD [Chad Arnold](#) 925-227-6219

PROPERTY DESCRIPTION

Tuscan Villa style construction with beautiful courtyard setting and fountain. Prestigious location within Hacienda Business Park.

LEASE NOTES

- Pantry
- Lobby Exposure Entry
- Conference room (along with window line)
- Reception & seating area directly off the lobby

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4670 Willow Rd, Suite 250
Pleasanton, CA 94588



1016304640 - N



Property Type: Office
 Property Subtype: Office
 Property SF: 44,518
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1997
 Class: B
 Floors: 2
 Available Date: 1/01/2024
 Occupied?: Yes
 Zoning: MOIPD
 Website: <http://www.hacienda.org/profiles/30B.html>
 Territory: PLS-PLS Hacienda
 APN: 941-2759-021-00

FOR LEASE

Available SF: 12,083
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 2
 Load Factor: 12.50%
 Parking Ratio: 3.8 / 1000
 Monthly Parking: \$0.00
 Parking Type: On-Site / Surface
 Passenger/Freight Elevators: 1/0
FEATURES: Highway Access - I-580/I-680 via Hopyard Rd
 Miles To Airport - 21.4 miles to OAK
 Private Office
 Public Transportation - DUB/PLS BART Station
 Sprinklers

BROKERAGE:

12,083 **Colliers**
 Office [Brian Lagomarsino](#) 925-227-6235
 TBD [Chad Arnold](#) 925-227-6219

PROPERTY DESCRIPTION

Tuscan Villa style construction with beautiful courtyard setting and fountain. Prestigious location within Hacienda Business Park.

LEASE NOTES

- Extensive glass-line
- Private offices
- Break room
- Board room
- Available 1/1/24

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

22



1016205188 - Y



5100 Franklin
5100 Franklin Dr, Suite 150
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 64,760
 Lot Size: 3.55 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2001
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Website: <https://www2.colliers.com/en/properties/5100-franklin/usa-5100-franklin-dr-suite-150-pleasanton-ca-94588/usa1086350>
 Territory: PLS-PLS Hacienda

FOR LEASE
 Available SF: 10,790
 Avail Subtype: Office
 Rental Rate: \$1.95 NNN
 Expenses: \$0.55
 Rent + Expenses: \$2.50 PSF
 Floor Num: 1
 Parking Ratio: 3.8 / 1000
 Parking Spaces: 37
 Monthly Parking: \$0.00
 Parking Type: Surfaced
 Grade Level Doors: 1
 Amps ; Volts: 3,000 ; 277/480
 Phase: 3
 Passenger/Freight Elevators: 1/0

BROKERAGE:
 Colliers
 Office [Brian Lagomarsino](#) 925-227-6235
[Chad Arnold](#) 925-227-6219

PROPERTY DESCRIPTION
 2-Story, Class A, office/flex building in Pleasanton. Neighboring tenants include St. Jude Medical, Young's Market, and the Clorox Tech Center.

LEASE NOTES
 • Ground Floor with Direct Access Into Premises
 • Monument & Parapet Signage Available
 • Extensive Glassline (3 Sides Of Glass)
 • Roll-Up Door, Shared Use (Common Areas)
 • Large Conference Room, Breakroom, Balance Open Space

FEATURES: Breakroom -
 Conference Room - Large
 Public Transportation - Nearby Shuttle to BART
 Signage - Monument & Parapet

23



1016296081 - Y



Birch Court
7077 Koll Center Pkwy, Suite 110
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office
 Property SF: 32,594
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 2000
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Bernal

FOR LEASE
 Available SF: 7,621
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Floor Num: 1
 Parking Ratio: 4.0 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Passenger/Freight Elevators: 1/0

BROKERAGE:
 Colliers
 Office [Brian Lagomarsino](#) 925-227-6235
[Chad Arnold](#) 925-227-6219

LEASE NOTES
 16 private offices, break room, conference room, copy room.

FEATURES: Breakroom
 Conference Room - Common (Free)
 Fitness Center - w/ Showers
 Freeway Visibility - I-680
 Highway Access - I-680 via Bernal Ave
 LEED Certified - Gold
 Miles To Airport - 22.4 miles to OAK
 On-Site Management -
 Private Office - 16
 Public Transportation - BART via WHEELS
 Sprinklers
 Traffic Count - 137,000 Cars per day

OFFICE - FOR LEASE

24



1016310845 - Y



PROPERTY INFORMATION

Hacienda Terrace
4301 Hacienda Dr , Suite 110
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,088
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

AVAILABLE INFORMATION

FOR LEASE
 Available SF: 7,286
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Load Factor: 17.80%
 Parking Ratio: 4.3 / 1000
 Parking Spaces: 400
 Monthly Parking: \$75.00
 Parking Type: Surface & below-grade
 Clear Height (min - max): - 15'
 Passenger/Freight Elevators: 1/1
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - I-580 via Hacienda Dr
 On-Site Management - Yes
 Private Office

CONTACT / COMMENTS

BROKERAGE:
 7,286 Colliers
 Office Brian Lagomarsino 925-227-6235
 TBD Chad Arnold 925-227-6219

PROPERTY DESCRIPTION

Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

LEASE NOTES

- Ground floor space - direct access off lobby
- Double glass door entry
- Impressive 17'1" clear height throughout open spaces
- Modern, collaborative, open kitchen design on glass line
- Two (2) large conference rooms
- Six (6) private offices with full glass wall
- IT/storage room
- Large open, creative space, on the glass line for benching or workstations

Property Highlights

- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
- Abundant free surface parking
- Walking distance to the Dublin/Pleasanton BART station
- On-site security
- Showers/Lockers
- Common conference room for tenants in the project
- On-site cafe | EV charging stations
- Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016308229 - N



Hacienda Terrace
4301 Hacienda Dr , Suite 130
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,088
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF: 12,691
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Load Factor: 17.80%
 Parking Ratio: 4.3 / 1000
 Parking Spaces: 400
 Monthly Parking: \$75.00
 Parking Type: Surface & below-grade
 Clear Height (min - max): - 15'
 Passenger/Freight Elevators: 1/1
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - I-580 via Hacienda Dr
 On-Site Management - Yes
 Private Office

BROKERAGE:
 Colliers
 Office [Brian Lagomarsino](mailto:Brian.Lagomarsino@colliers.com) 925-227-6235
[Chad Arnold](mailto:Chad.Arnold@colliers.com) 925-227-6219

PROPERTY DESCRIPTION
 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

LEASE NOTES
 Property Highlights
 - Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
 – Abundant free surface parking
 – Walking distance to the Dublin/Pleasanton BART station
 – On-site security
 – Showers/Lockers
 – Common conference room for tenants in the project
 – On-site cafe | EV charging stations
 – Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016296857 - Y



Hacienda Terrace
4301 Hacienda Dr , Suite 220
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,088
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF: 5,691
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: 17.80%
 Floor Num: 4.3 / 1000
 Load Factor: 400
 Parking Ratio: \$75.00
 Parking Spaces: Surface & below-grade
 Monthly Parking: - 15'
 Parking Type: 1/1
 Clear Height (min - max):
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Conference Room - w/ full glass wall
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - Modern, Open
 On-Site Management - Yes
 Parking: EV Stations
 Private Office - 4 (3-on glass)
 Reception Area - Formal

BROKERAGE:
 Colliers
 Office: Brian Lagomarsino 925-227-6235
 Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

- LEASE NOTES**
- Double door, glass entry
 - Formal reception area
 - Boardroom with full glass wall
 - 4 private offices, 3 of which are on the glass line
 - Modern, open kitchen
 - Open ceiling throughout
 - 3-sides of glass

- Property Highlights**
- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
 - Abundant free surface parking
 - Walking distance to the Dublin/Pleasanton BART station
 - On-site security
 - Showers/Lockers
 - Common conference room for tenants in the project
 - On-site cafe | EV charging stations
 - Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016219406 - Y



Hacienda Terrace
4301 Hacienda Dr , Suite 300
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,088
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE

Available SF: 20,852
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: 17.80%
 Floor Num: 3
 Load Factor: 4.3 / 1000
 Parking Ratio: 400
 Parking Spaces: \$75.00
 Monthly Parking: Surface & below-grade
 Passenger/Freight Elevators: 1/1
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom - Modern breakroom/kitchen combo
 Conference Room - Multiple
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - Modern kitchen/breakroom combo
 On-Site Management - Yes
 Parking: EV Stations
 Private Office - 20 (window-lined)
 Reception Area
 Server/IT Room

BROKERAGE:
 Colliers
 Office [Brian Lagomarsino](mailto:Brian.Lagomarsino@colliers.com) 925-227-6235
 Chad Arnold 925-227-6219

PROPERTY DESCRIPTION

Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

- LEASE NOTES**
- Full floor opportunity
 - Dedicated, "brand-able" elevator landing
 - Expansive glass line
 - Polished concrete floor reception area
 - Glass walled board room
 - Modern open-ceiling kitchen with direct access to the activated and furnished terrace

- Property Highlights**
- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
 - Abundant free surface parking
 - Walking distance to the Dublin/Pleasanton BART station
 - On-site security
 - Showers/Lockers
 - Common conference room for tenants in the project
 - On-site cafe | EV charging stations
 - Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016215689 - Y



Hacienda Terrace
4301 Hacienda Dr , Suite 460
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,088
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF: 2,883
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 4
 Load Factor: 17.80%
 Parking Ratio: 4.3 / 1000
 Parking Spaces: 400
 Monthly Parking: \$75.00
 Parking Type: Surface & below-grade
 Passenger/Freight Elevators: 1/1
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom - Modern Kitchen/Breakroom combo
 Conference Room - Glass-Lined Corner
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - Modern Kitchen/Breakroom combo
 On-Site Management - Yes
 Parking: EV Stations
 Private Office - 2 (on glass)

BROKERAGE:
 2,883 Colliers
 Office [Brian Lagomarsino](mailto:Brian.Lagomarsino@colliers.com) 925-227-6235
 TBD [Chad Arnold](mailto:Chad.Arnold@colliers.com) 925-227-6219

PROPERTY DESCRIPTION
 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

- LEASE NOTES**
- End cap suite
 - 3 sides of glass
 - Glass lined, corner conference room
 - 2 offices on the glass line
 - Modern kitchen / breakroom

- Property Highlights**
- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
 - Abundant free surface parking
 - Walking distance to the Dublin/Pleasanton BART station
 - On-site security
 - Showers/Lockers
 - Common conference room for tenants in the project
 - On-site cafe | EV charging stations
 - Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016303369 - Y



Hacienda Terrace
4305 Hacienda Dr , Suite 140
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,089
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom - \Kitchen
 Conference Room - 1
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - \Breakroom
 On-Site Management - Yes
 Parking: EV Stations
 Private Office - 3
 Server/IT Room - \Storage
 Storage - \IT Room

BROKERAGE:
 4,133 Colliers
 Office Brian Lagomarsino 925-227-6235
 TBD Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 1 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

LEASE NOTES
 · Ground floor lobby entry
 · 3 private offices
 · 1 conference room
 · Kitchen breakroom
 · IT/storage room

Property Highlights
 - Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
 – Abundant free surface parking
 – Walking distance to the Dublin/Pleasanton BART station
 – On-site security
 – Showers/Lockers
 – Common conference room for tenants in the project
 – On-site cafe | EV charging stations
 – Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

30



1016276988 - Y



Hacienda Terrace
4305 Hacienda Dr , Suite 380
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,089
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Clear Height (min - max):
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - Large
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - Modern/Open
 On-Site Management - Yes
 Parking: EV Stations
 Private Office - 2
 Reception Area
 Storage

BROKERAGE:
 2,696 Colliers
 Office [Brian Lagomarsino](#) 925-227-6235
 TBD [Chad Arnold](#) 925-227-6219

PROPERTY DESCRIPTION
 3 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

LEASE NOTES

- Open Ceiling throughout – 12’11” ceiling heights
- Direct access to project main Terrace
- 2 private offices
- 1 large conference room
- Modern open kitchen

Property Highlights

- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
- Abundant free surface parking
- Walking distance to the Dublin/Pleasanton BART station
- On-site security
- Showers/Lockers
- Common conference room for tenants in the project
- On-site cafe | EV charging stations
- Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016282261 - Y



Hacienda Terrace
4305 Hacienda Dr , Suite 410
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,089
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF: 5,688
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 4
 Load Factor: 17.80%
 Parking Ratio: 4.3 / 1000
 Parking Spaces: 400
 Monthly Parking: \$75.00
 Parking Type: Surface & below-grade
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom - Modern breakroom/kitchen combo
 Conference Room - On-glass
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - Modern kitchen/breakroom
 On-Site Management - Yes
 Parking: EV Stations
 Private Office - 6-on glass
 Workstations/Cubicles - Open space for workstations

BROKERAGE:
 5,688 Colliers
 Office [Brian Lagomarsino](mailto:Brian.Lagomarsino@colliers.com) 925-227-6235
 TBD [Chad Arnold](mailto:Chad.Arnold@colliers.com) 925-227-6219

PROPERTY DESCRIPTION
 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

- LEASE NOTES**
- Corner suite with expansive glass line
 - Modern open kitchen / breakroom
 - 6, window lined, private offices
 - Conference room on the glass line
 - Open space for workstations

- Property Highlights**
- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
 - Abundant free surface parking
 - Walking distance to the Dublin/Pleasanton BART station
 - On-site security
 - Showers/Lockers
 - Common conference room for tenants in the project
 - On-site cafe | EV charging stations
 - Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016276990 - Y



Hacienda Terrace
4305 Hacienda Dr , Suite 440
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,089
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF: 2,535
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: 17.80%
 Floor Num: 4
 Load Factor: 4.3 / 1000
 Parking Ratio: 400
 Parking Spaces: \$75.00
 Monthly Parking: Surface & below-grade
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Conference Room - Internal
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - Internal, open, modern
 On-Site Management - Yes
 Private Office - 2 (internal)
 Reception Area - /Lobby
 Workstations/Cubicles - Open area on glass

BROKERAGE:
 2,535 Colliers
 Office [Brian Lagomarsino](mailto:Brian.Lagomarsino@colliers.com) 925-227-6235
 TBD [Chad Arnold](mailto:Chad.Arnold@colliers.com) 925-227-6219

PROPERTY DESCRIPTION
 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

- LEASE NOTES**
- Great glass line with ridgeline views
 - Lobby / reception area
 - Internal conference room
 - 2 internal private offices
 - Internal, open, modern kitchen
 - Open area on the glass line for workstations

- Property Highlights**
- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
 - Abundant free surface parking
 - Walking distance to the Dublin/Pleasanton BART station
 - On-site security
 - Showers/Lockers
 - Common conference room for tenants in the project
 - On-site cafe | EV charging stations
 - Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016296274 - Y



Hacienda Terrace
4309 Hacienda Dr , Suite 150
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,089
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF: 4,175
 Min - Max Divisibility: 4,175 - 10,436
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Load Factor: 17.80%
 Parking Ratio: 4.3 / 1000
 Parking Spaces: 400
 Monthly Parking: \$75.00
 Parking Type: Surface & below-grade
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom - breakroom/kitchen
 Conference Room - glass-lined
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - kitchen/breakroom
 Parking: EV Stations
 Private Office - 4

BROKERAGE:
 4,175 Colliers
 Brian Lagomarsino 925-227-6235
 Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

LEASE NOTES
 Contiguous with Suite 180 for a total of ±10,436 SF.

- Building lobby exposure
- Prominent ground floor location
- 4 private offices
- Glass lined conference room
- Kitchen/breakroom
- Open area for workstations

- Property Highlights**
- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
 - Abundant free surface parking
 - Walking distance to the Dublin/Pleasanton BART station
 - On-site security
 - Showers/Lockers
 - Common conference room for tenants in the project
 - On-site cafe | EV charging stations
 - Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION AVAILABLE INFORMATION CONTACT / COMMENTS

34



1016220742 - Y



Hacienda Terrace
4309 Hacienda Dr , Suite 180
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,089
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF: 6,261
 Min - Max Divisibility: 6,261 - 10,436
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Load Factor: 17.80%
 Parking Ratio: 4.3 / 1000
 Parking Spaces: 400
 Monthly Parking: \$75.00
 Parking Type: Surface & below-grade
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Conference Room - Large & Small
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - Modern with peninsula and bar seating
 Parking: EV Stations
 Private Office - 6 (glass-lined)

BROKERAGE:
 Colliers
 Brian Lagomarsino 925-227-6235
 Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

LEASE NOTES
 Contiguous with Suite 150 for a total of ±10,436 SF.

- Double door glass entry, directly off the lobby
- Towering clear heights of 17' 4" throughout the open area
- Spiral ducting and modern LED lightning
- 6 window line offices with glass fronts and 14' 9" clear heights to drop ceiling
- Large and small conference rooms at the entrance, both with glass fronts
- Modern open kitchen with peninsula and bar sitting
- Fantastic glass line throughout

Property Highlights

- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
- Abundant free surface parking
- Walking distance to the Dublin/Pleasanton BART station
- On-site security
- Showers/Lockers
- Common conference room for tenants in the project
- On-site cafe | EV charging stations
- Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

35



1016221426 - Y



Hacienda Terrace
4309 Hacienda Dr , Suite 300
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,089
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_.html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF: 5,702
 Avail Subtype: Office
 Rental Rate: 17.80%
 Expenses: \$75.00
 Floor Num: 3
 Load Factor: 4.3 / 1000
 Parking Ratio: 1/0
 Parking Spaces: 400
 Monthly Parking: Surface & below-grade
 Parking Type: Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom - modern open kitchen/breakroom
 Conference Room - glass-lined
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - modern open kitchen/breakroom
 Parking: EV Stations
 Private Office - 6 (on glass)
 Server/IT Room - IT Phone Room
 Storage - Storage/IT

BROKERAGE:
 5,702 Colliers
 Office Brian Lagomarsino 925-227-6235
 TBD Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

- LEASE NOTES**
- Prominent double door glass entry
 - 6 private offices on glass line
 - Glass lined conference room
 - Modern open kitchen / breakroom with exposed ceiling
 - IT/server storage room

- Property Highlights**
- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
 - Abundant free surface parking
 - Walking distance to the Dublin/Pleasanton BART station
 - On-site security
 - Showers/Lockers
 - Common conference room for tenants in the project
 - On-site cafe | EV charging stations
 - Close proximity to the 580/680 interchange

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

36



1016249506 - Y



Hacienda Terrace
4309 Hacienda Dr , Suite 440
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 101,089
 Lot Size: 16.37 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Zoning: OMPD
 Website: www.hacienda.org/profiles/09_html
 Territory: PLS-PLS Hacienda
 APN: 941-2761-004-03

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Clear Height (min - max):
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Conference Room - Glass-lined
 Highway Access - I-580 via Hacienda Dr
 Kitchen/Kitchenette - Modern Open
 Kitchen/Breakroom
 Parking: EV Stations
 Private Office - 2 (internal)

BROKERAGE:
 2,147 Colliers
 Office Brian Lagomarsino 925-227-6235
 TBD Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 4 Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.

LEASE NOTES

- Open space on the glass line for workstations
- 2 internal private offices with glass fronts
- Modern open kitchen / breakroom with bar height counter
- Glass lined, corner conference room
- Open Ceiling throughout – 12'11" ceiling heights

Property Highlights

- Hacienda Terrace is a 300,701 SF, Class A project located in the heart of the Hacienda Business Park
- Abundant free surface parking
- Walking distance to the Dublin/Pleasanton BART station
- On-site security
- Showers/Lockers
- Common conference room for tenants in the project
- On-site cafe | EV charging stations
- Close proximity to the 580/680 interchange

37



1016278551 - N



Historic Kolln Hardware Building
600 Main St, Suite C
Pleasanton, CA 94566-6604

Property Type: Retail
 Property Subtype: Retail
 Property SF: 11,195
 Lot Size: 0.17 Acre
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1899
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Downtown
 APN: 094-0107-013

FOR LEASE
 Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Monthly Parking:

BROKERAGES:
 3,103 Colliers
 3,103 - 5,230 Sandra Weck 925-227-6230
 Office Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

LEASE NOTES
 \$0.80 Premium office space located at the downtown Pleasanton Arch in the historic Kolln Hardware Building. The building has been beautifully
 2 restored to class A standards. Full floor user opportunity with private
 \$0.00 elevator to suite. Partial floor also available.

Abundant free parking available nearby plus street parking. Easy access to restaurants, banks and shopping. ACE stop within walking distance.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

38



1016274544 - N



Historic Kolln Hardware Building
600 Main St, Suite E
Pleasanton, CA 94566-6604

Property Type: Retail
 Property Subtype: Retail
 Property SF: 11,195
 Lot Size: 0.17 Acre
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1899
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Downtown
 APN: 094-0107-013

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Monthly Parking:

2,127
 2,127 - 5,230
 Office
 \$2.50 NNN
 \$0.80
 \$3.30 PSF
 2
 \$0.00

BROKERAGES:

2,127 [Colliers](#)
 Sandra Weck 925-227-6230
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

LEASE NOTES

Premium office space located at the downtown Pleasanton Arch in the historic Kolln Hardware Building. The building has been beautifully restored to class A standards. Full floor user opportunity with private elevator to suite. Partial floor also available.

Abundant free parking available nearby plus street parking. Easy access to restaurants, banks and shopping. ACE stop within walking distance.

39



1016279028 - Y



North Creek I - 1
7020 Koll Center Pkwy , Suite 116
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 45,024
 Lot Size: 11.85 Acres
 Construction Status: Existing
 Year Built: 1987
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Bernal
 APN: 946-4557-016

FOR LEASE

Available SF:
 Office BuildOut SF:
 Office/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:

3,120
 1,560
 1,560
 Office/Flex
 \$2.50 MG
 TBD
 3.5 / 1000
 \$0.00
 Surface
 1

BROKERAGE:

[Colliers](#)
 Mike Carrigg, SIOR 925-227-6220

LEASE NOTES

50% office buildout. Asking Rate is Full Service NET of PG&E.

FEATURES: Highway Access - I-580 via Bernal Ave

HVAC
 Private Office - 3
 Reception Area
 Restrooms - 2
 Sprinklers

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

40



1016301983 - Y



North Creek I - 1
7020 Koll Center Pkwy , Suite 120
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 45,024
 Lot Size: 11.85 Acres
 Construction Status: Existing
 Year Built: 1987
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Bernal
 APN: 946-4557-016

FOR LEASE

Available SF: 3,131
 Avail Subtype: Office/Flex
 Rental Rate: \$2.50 MG
 Expenses: TBD
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface

FEATURES: Highway Access - I-580 via Bernal Ave
 Private Office
 Sprinklers

BROKERAGE:

3,131 [Colliers](#)
 Office/Flex [Mike Carrigg, SIOR](#) 925-227-6220

LEASE NOTES

70-100% office buildout. Asking Rate is Full Service NET of PG&E.

41



1016300991 - Y



North Creek I - 2
7026 Koll Center Pkwy , Suite 205
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 21,600
 Construction Status: Existing
 Year Built: 1987
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Bernal

FOR LEASE

Available SF: 1,642
 Office BuildOut SF: 820
 Office/Flex SF: 822
 Avail Subtype: Office/Flex
 Rental Rate: \$2.50 MG
 Expenses: TBD
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1

FEATURES: Highway Access - I-580 via Bernal Ave
 Private Office
 Sprinklers

BROKERAGE:

1,642 [Colliers](#)
 Office/Flex [Mike Carrigg, SIOR](#) 925-227-6220

LEASE NOTES

50% office buildout. Asking Rate is Full Service NET of PG&E.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

42



1016274770 - Y



North Creek II - A
6900 Koll Center Pkwy , Suite 412
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 35,068
 Lot Size: 9.22 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1990
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-PLS Bernal
 APN: 946-4557-024-00

FOR LEASE
 Available SF: 2,036
 Office BuildOut SF: 1,832
 Office/Flex SF: 204
 Avail Subtype: Office/Flex
 Rental Rate: \$2.50 MG
 Expenses: TBD
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1

BROKERAGE:
 2,036 [Colliers](#)
 1,832 [Mike Carrigg, SIOR](#) 925-227-6220

LEASE NOTES
 90% office buildout. Asking Rate is Full Service NET of PG&E.

FEATURES: Private Office - 2
 Restrooms
 Server/IT Room
 Sprinklers

43



1016294749 - Y



North Creek II - C
6920 Koll Center Pkwy , Suite 222
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 45,364
 Lot Size: 9.22 Acres
 Construction Status: Existing
 Year Built: 1990
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Bernal
 APN: 946-4557-024-00

FOR LEASE
 Available SF: 1,907
 Office BuildOut SF: 1,716
 Office/Flex SF: 191
 Avail Subtype: Office/Flex
 Rental Rate: \$2.50 MG
 Expenses: TBD
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1

BROKERAGE:
 1,907 [Colliers](#)
 1,716 [Mike Carrigg, SIOR](#) 925-227-6220

LEASE NOTES
 90% office buildout. Asking Rate is Full Service NET of PG&E.

FEATURES: Highway Access - I-580 via Bernal Ave
 Private Office - 2
 Reception Area - 1
 Restrooms - 1
 Sprinklers

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

44



1016309674 - N



North Creek II - C
6920 Koll Center Pkwy , Suite 225
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 45,364
 Lot Size: 9.22 Acres
 Construction Status: Existing
 Year Built: 1990
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: PLS-PLS Bernal
 APN: 946-4557-024-00

FOR LEASE
 Available SF: 3,678
 Office BuildOut SF: 3,678
 Avail Subtype: Office
 Rental Rate: \$2.50 MG
 Expenses: TBD
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1

FEATURES: Highway Access - I-580 via Bernal Ave

Private Office
 Sprinklers

BROKERAGE:
 3,678 [Colliers](#)
 3,678 [Mike Carrigg, SIOR](#) 925-227-6220

LEASE NOTES
 100% office buildout. Reception, open office area, restrooms, storage, double door loading Asking Rate is Full Service NET of PG&E.
 Avail: Oct-2023

45



1016309677 - N



North Creek II - D
6940 Koll Center Pkwy , Suite 200
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 24,203
 Lot Size: 9.22 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1990
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: PLS-PLS Bernal
 APN: 946-4557-024

FOR LEASE
 Available SF: 12,326
 Office BuildOut SF: 11,093
 Office/Flex SF: 1,233
 Avail Subtype: Office/Flex
 Rental Rate: \$2.50 MG
 Expenses: TBD
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1

FEATURES: Breakroom
 Conference Room
 Highway Access - I-580 via Bernal Ave
 Lab Space - (2) Lab/Assembly Rooms
 Private Office - 8
 Reception Area
 Sprinklers
 Storage

BROKERAGE:
 12,326 [Colliers](#)
 11,093 [Mike Carrigg, SIOR](#) 925-227-6220

LEASE NOTES
 90% office buildout. Reception, 8 private offices, conference room, breakroom, storage, M/W restrooms, 2 Lab/Assembly rooms, warehouse with HVAC, (1) grade level door. Asking Rate is Full Service NET of PG&E.
 Avail: Oct-2023

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

46



1016308158 - Y



Oakview Plaza
6600 Koll Center Pkwy, Suite 110
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office
 Property SF: 21,611
 Lot Size: 1.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2003
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Website: <http://view.ceros.com/colliers-redwood-city/6600-koll-center-parkway>
 Territory: PLS-PLS Bernal

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Passenger/Freight Elevators:

FEATURES: Freeway Visibility - I-680
 Highway Access - I-680 / Bernal Ave
 Miles To Airport - 22.5 miles to OAK
 Sprinklers

BROKERAGE:
 1,228 Colliers
 Office Brian Lagomarsino 925-227-6235
 \$2.75 FS Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 1
 17.00%
 4.0 / 1000
 86
 \$0.00
 Surface
 1/

- > Class A office building in the desirable Bernal Corporate Park
- > Superior access to I-680, minutes to I-580 & Sunol Grade
- > Quick walk to restaurants, Safeway, Starbucks, etc. in Pleasanton Gateway Shopping Center
- > Close proximity to Pleasanton driving range and fairgrounds
- > Access to common conference room & fitness room
- > Roaming security within business park

LEASE NOTES
 Property Highlights
 › Premier location within Bernal Corporate Plaza
 › Pride of ownership interior improvements
 › Extensive glass line
 › Robust local amenities
 › Excellent Parking Ratio at 4/1,000
 › Easy access to I-680

47



1016303558 - Y



Oakview Plaza
6600 Koll Center Pkwy, Suite 150
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office
 Property SF: 21,611
 Lot Size: 1.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2003
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Website: <http://view.ceros.com/colliers-redwood-city/6600-koll-center-parkway>
 Territory: PLS-PLS Bernal

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Passenger/Freight Elevators:

FEATURES: Freeway Visibility - I-680
 Highway Access - I-680 / Bernal Ave
 Miles To Airport - 22.5 miles to OAK
 Sprinklers

BROKERAGE:
 3,546 Colliers
 Office Brian Lagomarsino 925-227-6235
 \$2.75 FS Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 1
 17.00%
 4.0 / 1000
 86
 \$0.00
 Surface
 1/

- > Class A office building in the desirable Bernal Corporate Park
- > Superior access to I-680, minutes to I-580 & Sunol Grade
- > Quick walk to restaurants, Safeway, Starbucks, etc. in Pleasanton Gateway Shopping Center
- > Close proximity to Pleasanton driving range and fairgrounds
- > Access to common conference room & fitness room
- > Roaming security within business park

LEASE NOTES
 Property Highlights
 • Premier location within Bernal Corporate Plaza
 • Pride of ownership interior improvements
 • Extensive glass line

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

48



1016308159 - N



Oakview Plaza
6600 Koll Center Pkwy, Suite 200
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office
 Property SF: 21,611
 Lot Size: 1.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2003
 Class: B
 Floors: 2
 Available Date: 7/01/2024
 Occupied?: Yes
 Website: <http://view.ceros.com/colliers-redwood-city/6600-koll-center-parkway>
 Territory: PLS-PLS Bernal

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Passenger/Freight Elevators:

FEATURES: Freeway Visibility - I-680
 Highway Access - I-680 / Bernal Ave
 Miles To Airport - 22.5 miles to OAK
 Sprinklers

BROKERAGE:
 2,623 Colliers
 Office Brian Lagomarsino 925-227-6235
 \$2.75 FS Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 2
 17.00%
 4.0 / 1000
 86
 \$0.00
 Surface
 1/
 > Class A office building in the desirable Bernal Corporate Park
 > Superior access to I-680, minutes to I-580 & Sunol Grade
 > Quick walk to restaurants, Safeway, Starbucks, etc. in Pleasanton Gateway Shopping Center
 > Close proximity to Pleasanton driving range and fairgrounds
 > Access to common conference room & fitness room
 > Roaming security within business park

LEASE NOTES
 Includes balcony access. Avail: 7/1/24

Property Highlights
 > Premier location within Bernal Corporate Plaza
 > Pride of ownership interior improvements
 > Extensive glass line
 > Robust local amenities
 > Excellent Parking Ratio at 4/1,000
 > Easy acces to I-680

49



1016263393 - Y



Oakview Plaza
6600 Koll Center Pkwy, Suite 220
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office
 Property SF: 21,611
 Lot Size: 1.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2003
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Website: <http://view.ceros.com/colliers-redwood-city/6600-koll-center-parkway>
 Territory: PLS-PLS Bernal

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Passenger/Freight Elevators:

FEATURES: Freeway Visibility - I-680
 Highway Access - I-680 / Bernal Ave
 Miles To Airport - 22.5 miles to OAK
 Sprinklers

BROKERAGE:
 2,976 Colliers
 Office Brian Lagomarsino 925-227-6235
 \$2.75 FS Chad Arnold 925-227-6219

PROPERTY DESCRIPTION
 2
 17.00%
 4.0 / 1000
 \$0.00
 Surface
 1/
 > Class A office building in the desirable Bernal Corporate Park
 > Superior access to I-680, minutes to I-580 & Sunol Grade
 > Quick walk to restaurants, Safeway, Starbucks, etc. in Pleasanton Gateway Shopping Center
 > Close proximity to Pleasanton driving range and fairgrounds
 > Access to common conference room & fitness room
 > Roaming security within business park

LEASE NOTES
 Includes balcony access.

Property Highlights
 > Premier location within Bernal Corporate Plaza
 > Pride of ownership interior improvements
 > Extensive glass line
 > Robust local amenities
 > Excellent Parking Ratio at 4/1,000
 > Easy acces to I-680

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

50



1016281230 - Y



Pleasanton Corporate Commons
6200 Stoneridge Mall Rd , Suite 200
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 148,902
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2000
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Website: <http://view.ceros.com/colliers-redwood-city/pleasanton-corporate-commons/p/1>
 Territory: PLS-PLS Stoneridge Mall

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Passenger/Freight Elevators:
FEATURES: Freeway Visibility - I-680
 Highway Access - I-680 / I-580 via Stoneridge Dr
 LEED Certified - Platinum
 Parking: EV Stations -
 Plug & Play
 Private Office - Multiple (some on glass)
 Security - Roving campus security
 Sprinklers

BROKERAGE:

8,627 Colliers
 Office Brian Lagomarsino 925-227-6235
 \$3.50 FS Chad Arnold 925-227-6219

PROPERTY DESCRIPTION

2 Project consists of Four, 5-Story Class A Office Buildings located at the interchange of I-680 & I-580. Directly adjacent to the Workday and 10X headquarters and the West Pleasanton/Dublin BART station.

LEASE NOTES

ON-SITE AMENITIES INCLUDE:

- Recently completed Fitness Facility and Conference Center
- Putting green
- Bocce ball court
- Showers & lockers
- Dry cleaning
- Electric vehicle charging station
- Alternative fuel vehicle parking
- Carpool program
- Roving campus security

51



1016275794 - Y



Pleasanton Corporate Commons
6200 Stoneridge Mall Rd , Suite 310
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 148,902
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2000
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Website: <http://view.ceros.com/colliers-redwood-city/pleasanton-corporate-commons/p/1>
 Territory: PLS-PLS Stoneridge Mall

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Passenger/Freight Elevators:
FEATURES: Breakroom
 Freeway Visibility - I-680
 Highway Access - I-680 / I-580 via Stoneridge Dr
 LEED Certified - Platinum
 Private Office - Multiple (some on glass)
 Reception Area
 Server/IT Room
 Sprinklers
 Storage

BROKERAGE:

4,717 Colliers
 Office Brian Lagomarsino 925-227-6235
 \$3.50 FS Chad Arnold 925-227-6219

PROPERTY DESCRIPTION

3 Project consists of Four, 5-Story Class A Office Buildings located at the interchange of I-680 & I-580. Directly adjacent to the Workday and 10X headquarters and the West Pleasanton/Dublin BART station.

LEASE NOTES

ON-SITE AMENITIES INCLUDE:

- Recently completed Fitness Facility and Conference Center
- Putting green
- Bocce ball court
- Showers & lockers
- Dry cleaning
- Electric vehicle charging station
- Alternative fuel vehicle parking
- Carpool program
- Roving campus security

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

52



1016280589 - Y



Pleasanton Corporate Commons
6200 Stoneridge Mall Rd , Suite 410
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 148,902
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2000
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Website: <http://view.ceros.com/colliers-redwood-city/pleasanton-corporate-commons/p/1>
 Territory: PLS-PLS Stoneridge Mall

FOR LEASE

Available SF: 7,632
 Avail Subtype: Office
 Rental Rate: \$3.50 FS
 Floor Num: 4
 Load Factor: 12.60%
 Parking Ratio: 3.7 / 1000
 Monthly Parking: \$0.00
 Parking Type: On-Site
 Passenger/Freight Elevators: 2/0
FEATURES: Freeway Visibility - I-680
 Highway Access - I-680 / I-580 via Stoneridge Dr
 LEED Certified - Platinum
 Plug & Play
 Private Office - Multiple (some on glass)
 Sprinklers

BROKERAGE:

7,632 Colliers
 Office Brian Lagomarsino 925-227-6235
 \$3.50 FS Chad Arnold 925-227-6219

PROPERTY DESCRIPTION

Project consists of Four, 5-Story Class A Office Buildings located at the interchange of I-680 & I-580. Directly adjacent to the Workday and 10X headquarters and the West Pleasanton/Dublin BART station.

LEASE NOTES

- ON-SITE AMENITIES INCLUDE:**
- > New conference center & fitness facility
 - > Specialty's café
 - > Putting green
 - > Bocce ball court
 - > Showers & lockers
 - > Dry cleaning
 - > Electric vehicle charging station
 - > Alternative fuel vehicle parking
 - > Carpool program
 - > Roving campus security

53



1016260114 - Y



Pleasanton Corporate Commons
6200 Stoneridge Mall Rd , Suite 500
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 148,902
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2000
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Website: <http://view.ceros.com/colliers-redwood-city/pleasanton-corporate-commons/p/1>
 Territory: PLS-PLS Stoneridge Mall

FOR LEASE

Available SF: 31,030
 Min - Max Divisibility: 10,000 - 31,030
 Avail Subtype: Office
 Rental Rate: \$3.50 FS
 Floor Num: 5
 Load Factor: 12.60%
 Parking Ratio: 3.7 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Passenger/Freight Elevators: 2/0
FEATURES: Freeway Visibility - I-680
 Highway Access - I-680 / I-580 via Stoneridge Dr
 LEED Certified - Platinum
 Parking: EV Stations -
 Private Office - Multiple (some on glass)
 Security - Roving campus security

BROKERAGE:

31,030 Colliers
 Office Brian Lagomarsino 925-227-6235
 \$3.50 FS Chad Arnold 925-227-6219

PROPERTY DESCRIPTION

Project consists of Four, 5-Story Class A Office Buildings located at the interchange of I-680 & I-580. Directly adjacent to the Workday and 10X headquarters and the West Pleasanton/Dublin BART station.

LEASE NOTES

- New Onsite Café Peninsula Catering
- New conference center
- New fitness center with showers and locker rooms
- Putting green
- Bocce ball court
- Showers & lockers
- Dry cleaning
- Electric vehicle charging stations
- Alternative fuel vehicle parking
- Carpool program
- Roving campus security

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

54



1016310354 - N



Pleasanton Corporate Commons
6200 Stoneridge Mall Rd , Suite Café
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 148,902
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2000
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Website: <http://view.ceros.com/colliers-redwood-city/pleasanton-corporate-commons/p/1>
 Territory: PLS-PLS Stoneridge Mall

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Load Factor:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Passenger/Freight Elevators:
FEATURES: Freeway Visibility - I-680
 Highway Access - I-680 / I-580 via Stoneridge Dr
 LEED Certified - Platinum
 Private Office - Multiple (some on glass)
 Sprinklers

BROKERAGE:

3,902 Colliers
 Office Brian Lagomarsino 925-227-6235
 TBD Chad Arnold 925-227-6219

PROPERTY DESCRIPTION

TBD
 12.60%
 3.7 / 1000
 521
 \$0.00
 Surfaced

Project consists of Four, 5-Story Class A Office Buildings located at the interchange of I-680 & I-580. Directly adjacent to the Workday and 10X headquarters and the West Pleasanton/Dublin BART station.

LEASE NOTES

For Lease | Full Commercial Kitchen - Café Space

- Walk-in fridge
- Indoor/Outdoor seating
- 2,000 Employees in Pleasanton Corporate Commons
- Walking distance from BART

55



1016297789 - Y



Pleasanton Park 131-A
6663 Owens Dr
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 22,488
 Lot Size: 3.54 Acres
 Construction Status: Existing
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Hacienda
 APN: 941-1301-064

FOR LEASE

Available SF: 11,750
 Avail Subtype: Office/Flex
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 2
 Amps ; Volts: 100 ; 480
FEATURES: Sprinklers

BROKERAGE:

11,750 Colliers
 Office/Flex Mike Carrigg, SIOR 925-227-6220
 TBD Michael Donnelly, SIOR 925-227-6241

LEASE NOTES

Office/Flex Space. 100% office space with potential for warehouse.
 2 Combination of exterior private offices with open space for cubes.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

56



1016307332 - Y



Pleasanton Park CMC
6670 Owens Dr
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 15,024
 Lot Size: 1.08 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Hacienda
 APN: 941-1301-037

FOR LEASE

Available SF: 15,024
 Office BuildOut SF: 7,512
 Office/Flex SF: 7,512
 Avail Subtype: Office/Flex
 Rental Rate: \$2.75 IG
 Expenses: TBD
 Parking Ratio: 3.3 / 1000
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 18'

FEATURES: HVAC - 100%
 Lab Space - 50% Wet Lab
 Sprinklers

BROKERAGE:

Colliers
 Mike Carrigg, SIOR 925-227-6220

LEASE NOTES

- 15,024± SF freestanding building
- Combination of exterior private offices with open space for cubes
- 50% office, 50% R&D/warehouse with multiple wet labs
- 100% HVAC
- Heavy power and compressed air lines in R&D area
- 2 grade level doors
- Retail amenities within walking distance

57



1016301021 - Y



Serpentine Business Center
1065 Serpentine Ln, Suite 1065.5
Pleasanton, CA 94566

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 10,608
 Lot Size: 1.15 Acres
 Construction Status: Existing
 Year Built: 1996
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-PLS Valley
 APN: 946-4547-144

FOR LEASE

Available SF: 2,800
 Avail Subtype: Office
 Rental Rate: \$1.70 FS
 Parking Ratio: 2.9 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 400 ; 120/208

BROKERAGE:

Colliers
 Angelina Leeds 925-621-0431

PROPERTY DESCRIPTION

Extensive glass.

LEASE NOTES

- ±2,800 SF office space
- Remodeled in 2020 (with permits)
- Power: 400 Amps, 120/208 Volts
- Roof: New, insulated
- On-site parking
- Telecommunication: Comcast
- Near Downtown Pleasanton and Hacienda Business Park

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

58

Stoneridge Business Center
5673 W Las Positas Blvd, Suite 201
Pleasanton, CA 94588



1016295026 - Y



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 38,992
 Lot Size: 11.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: IPD
 Website:
 Territory: PLS-PLS Hacienda
 APN: 941-2764-006

FOR LEASE

Available SF:
 Office BuildOut SF:
 Office/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - Stoneridge Dr
 Miles To Airport - 25.5 miles to OAK
 Private Office - 7 (3 2nd flr)
 Public Transportation - Dublin/Pleasanton BART
 Reception Area
 Restrooms - 1
 Security - 24 Hour Patrolled
 Signage - Prominent
 Sprinklers

BROKERAGE:

2,629 Colliers
 2,366 Michael Donnelly, SIOR
 263 Mike Carrigg, SIOR

925-227-6241
 925-227-6220

PROPERTY DESCRIPTION

Four-building complex.

LEASE NOTES

90% office buildout.
 3.5 / 1000
 \$0.00
 On-Site
 1
 14'
 2/0

- Walking distance to BART
- Superior access to I-580 and I-680
- 24-hour patrolled security
- Prominent signage
- On-site conference room available
- Adjacent to the community park

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

59

Stoneridge Business Center
5673 W Las Positas Blvd, Suite 203
Pleasanton, CA 94588



1016308956 - N



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 38,992
 Lot Size: 11.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning: IPD
 Website:
 Territory: PLS-PLS Hacienda
 APN: 941-2764-006

FOR LEASE

Available SF: 1,741
 Avail Subtype: Office/Flex
 Rental Rate: \$1.75 NNN
 Expenses: \$0.459
 Rent + Expenses: \$2.209 PSF
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: On-Site
 Clear Height (min - max): 14'
 Passenger/Freight Elevators: 2/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - Stoneridge Dr
 Miles To Airport - 25.5 miles to OAK
 Private Office
 Public Transportation - Dublin/Pleasanton BART
 Security - 24 Hour Patrolled
 Signage - Prominent
 Sprinklers

BROKERAGE:

1,741 Colliers
 Office/Flex Michael Donnelly, SIOR 925-227-6241
 \$1.75 NNN Mike Carrigg, SIOR 925-227-6220

PROPERTY DESCRIPTION

Four-building complex.

LEASE NOTES

- 50% office buildout.
- Walking distance to BART
- Superior access to I-580 and I-680
- 24-hour patrolled security
- Prominent signage
- On-site conference room available
- Adjacent to the community park

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

60

Stoneridge Business Center
5673 W Las Positas Blvd, Suite 204
Pleasanton, CA 94588



1016308911 - N



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 38,992
 Lot Size: 11.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: 12/31/2023
 Occupied?: Yes
 Zoning: IPD
 Website:
 Territory: PLS-PLS Hacienda
 APN: 941-2764-006

FOR LEASE

Available SF:
 Office BuildOut SF:
 Office/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Clear Height (min - max):
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - Stoneridge Dr
 Miles To Airport - 25.5 miles to OAK
 Private Office
 Public Transportation - Dublin/Pleasanton BART
 Security - 24 Hour Patrolled
 Signage - Prominent
 Sprinklers

BROKERAGE:

2,901 Colliers
 1,160 Michael Donnelly, SIOR 925-227-6241
 1,741 Mike Carrigg, SIOR 925-227-6220

PROPERTY DESCRIPTION

Four-building complex.

LEASE NOTES

40% office buildout.
 3.5 / 1000
 144
 \$0.00
 On-Site
 14'
 2/0
 • Walking distance to BART
 • Superior access to I-580 and I-680
 • 24-hour patrolled security
 • Prominent signage
 • On-site conference room available
 • Adjacent to the community park

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

61

Stoneridge Business Center
5673 W Las Positas Blvd, Suite 208
Pleasanton, CA 94588



1016301062 - Y



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 38,992
 Lot Size: 11.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: IPD
 Website:
 Territory: PLS-PLS Hacienda
 APN: 941-2764-006

FOR LEASE

Available SF: 1,969
 Office BuildOut SF: 1,969
 Avail Subtype: Office/Flex
 Rental Rate: \$1.75 NNN
 Expenses: \$0.459
 Rent + Expenses: \$2.209 PSF
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: On-Site
 Clear Height (min - max): 14'
 Passenger/Freight Elevators: 2/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Highway Access - Stoneridge Dr
 Miles To Airport - 25.5 miles to OAK
 Private Office
 Public Transportation - Dublin/Pleasanton BART
 Security - 24 Hour Patrolled
 Signage - Prominent
 Sprinklers

BROKERAGE:

1,969 Colliers
 1,969 Michael Donnelly, SIOR 925-227-6241
 Office/Flex Mike Carrigg, SIOR 925-227-6220

PROPERTY DESCRIPTION

Four-building complex.

LEASE NOTES

- 100% office buildout.
- Walking distance to BART
- Superior access to I-580 and I-680
- 24-hour patrolled security
- Prominent signage
- On-site conference room available
- Adjacent to the community park

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

62

Stoneridge Business Center
5627 Stoneridge Dr , Suite 313
Pleasanton, CA 94588



1016293429 - Y



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 51,616
 Lot Size: 11.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: IPD
 Website:
 Territory: PLS-PLS Hacienda
 APN: 941-2764-006-00

FOR LEASE

Available SF:
 Office BuildOut SF:
 Office/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - Stoneridge Dr
 Miles To Airport - 25.5 miles to OAK
 Private Office - 4
 Public Transportation - Dublin/Pleasanton BART
 Restrooms - 1
 Security - 24 Hour Patrolled
 Server/IT Room
 Signage - Prominent
 Sprinklers

BROKERAGE:

2,585 Colliers
 1,680 Michael Donnelly, SIOR 925-227-6241
 905 Mike Carrigg, SIOR 925-227-6220

PROPERTY DESCRIPTION

Four-building complex.

LEASE NOTES

\$2.209 PSF 65% office buildout. 4 private offices (2 upstairs), restroom, open office area, server room, warehouse with roll-up door.
 3.5 / 1000
 \$0.00
 On-Site
 1
 14'
 1/0
 • Walking distance to BART
 • Superior access to I-580 and I-680
 • 24-hour patrolled security
 • Prominent signage
 • On-site conference room available
 • Adjacent to the community park

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

63

Stoneridge Business Center
5627 Stoneridge Dr , Suite 314
Pleasanton, CA 94588



1016292538 - Y



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 51,616
 Lot Size: 11.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: IPD
 Website:
 Territory: PLS-PLS Hacienda
 APN: 941-2764-006-00

FOR LEASE

Available SF:
 Office BuildOut SF:
 Office/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - Stoneridge Dr
 Miles To Airport - 25.5 miles to OAK
 Private Office
 Public Transportation - Dublin/Pleasanton BART
 Security - 24 Hour Patrolled
 Signage - Prominent
 Sprinklers

BROKERAGE:

2,512 Colliers
 1,884 Michael Donnelly, SIOR 925-227-6241
 628 Mike Carrigg, SIOR 925-227-6220

PROPERTY DESCRIPTION

Four-building complex.

LEASE NOTES

75% office buildout. Reception, 3 private offices, restroom, assembly room, warehouse with a grade-level door.
 \$2.209 PSF
 3.5 / 1000
 \$0.00
 On-Site
 1
 14'
 1/0
 • Walking distance to BART
 • Superior access to I-580 and I-680
 • 24-hour patrolled security
 • Prominent signage
 • On-site conference room available
 • Adjacent to the community park

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

64

Stoneridge Business Center
5653 Stoneridge Dr , Suite 122
Pleasanton, CA 94588



1016288190 - Y



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 41,370
 Lot Size: 11.37 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: IPD
 Website:
 Territory: PLS-PLS Hacienda
 APN: 941-2764-006

FOR LEASE

Available SF:
 Office BuildOut SF:
 Office/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - Stoneridge Dr
 Miles To Airport - 25.5 miles to OAK
 Private Office
 Public Transportation - Dublin/Pleasanton BART
 Security - 24 Hour Patrolled
 Signage - Prominent
 Sprinklers

BROKERAGE:

2,627 Colliers
 2,500 Michael Donnelly, SIOR 925-227-6241
 127 Mike Carrigg, SIOR 925-227-6220

PROPERTY DESCRIPTION

Four-building complex.

LEASE NOTES

95% office buildout. Reception, open office, (2) private offices on the second floor. Warehouse with roll-up door.
 \$2.209 PSF
 3.5 / 1000
 144
 \$0.00
 On-Site
 1
 14'
 1/0

- Walking distance to BART
- Superior access to I-580 and I-680
- 24-hour patrolled security
- Prominent signage
- On-site conference room available
- Adjacent to the community park

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

65

Valley Business Park
1069 Serpentine Ln, Suite A
Pleasanton, CA 94566



1016301717 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 10,450
 Lot Size: 0.24 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1992
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-PU
 Territory: PLS-PLS Valley
 APN: 946-4547-154

FOR LEASE

Available SF: 1,521
 Office BuildOut SF: 1,521
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Clear Height (min - max):
 Amps ; Volts:

FEATURES: Conference Room - 1
 Private Office - 2
 Reception Area - with counter
 Sprinklers - Entire Building

BROKERAGE:

1,521 Colliers
 1,521 [Steve Tovani](#)

925-227-6231

LEASE NOTES

Office
 \$2.00 MG
 Office Space
 TBD
 3.0 / 1000
 5
 \$0.00
 Surface
 16' - 16'
 400 ; 120/208
 Located in Valley Business Park. Near Downtown Pleasanton and Hacienda Business Park.

66

PS Business Park I
2570 San Ramon Valley Blvd, Suite A104
San Ramon, CA 94583



1016299053 - Y



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 30,411
 Lot Size: 1.80 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: PLS-SR Crow Canyon Corridor
 APN: 213-030-024

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Parking Type:
 Grade Level Doors:

FEATURES: Restrooms - 1
 Signage - Individual

BROKERAGE:

1,560 Colliers
 Office/Flex [George Wineinger](#)
 \$1.80 NNN [Steve Tovani](#)

925-227-6214

925-227-6231

LEASE NOTES

Office/Flex/Warehouse Space
 1
 4.4 / 1000
 Surface
 1
 • Recent Property Upgrades
 • Immediate access to I-680
 • High Traffic Visibility
 • Close proximity to Bishop Ranch
 • Nearby Retail Amenities
 • Ample On-Site Parking
 • Tenant Improvements Available
 • Flexible Lease Terms (2-year minimum)
 • On-Site Management

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

67



1016286086 - Y



PS Business Park I
2570 San Ramon Valley Blvd, Suite A205
San Ramon, CA 94583

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 30,411
 Lot Size: 1.80 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: PLS-SR Crow Canyon Corridor
 APN: 213-030-024

FOR LEASE
 Available SF: 1,560
 Avail Subtype: Office
 Rental Rate: \$1.55 NNN
 Expenses: \$0.25
 Rent + Expenses: \$1.80 PSF
 Floor Num: 2
 Parking Ratio: 4.4 / 1000
 Parking Type: Surface

FEATURES: Kitchen/Kitchenette - Small Kitchenette
 Private Office - 2
 Reception Area
 Signage - Individual

BROKERAGE:
 1,560 Colliers
 Office Steve Tovani 925-227-6231
 George Wineinger 925-227-6214

LEASE NOTES
 Office Space

- Recent Property Upgrades
- Immediate access to I-680
- High Traffic Visibility
- Close proximity to Bishop Ranch
- Nearby Retail Amenities
- Ample On-Site Parking
- Tenant Improvements Available
- Flexible Lease Terms (2-year minimum)
- On-Site Management

68



1016299070 - Y



PS Business Park I
2570 San Ramon Valley Blvd, Suite A206
San Ramon, CA 94583

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 30,411
 Lot Size: 1.80 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: PLS-SR Crow Canyon Corridor
 APN: 213-030-024

FOR LEASE
 Available SF: 1,560
 Avail Subtype: Office
 Rental Rate: \$1.55 NNN
 Expenses: \$0.25
 Rent + Expenses: \$1.80 PSF
 Floor Num: 2
 Parking Ratio: 4.4 / 1000
 Parking Type: Surface

FEATURES: Restrooms - 1
 Signage - Individual

BROKERAGE:
 1,560 Colliers
 Office George Wineinger 925-227-6214
 Steve Tovani 925-227-6231

LEASE NOTES
 Office Space

- Recent Property Upgrades
- Immediate access to I-680
- High Traffic Visibility
- Close proximity to Bishop Ranch
- Nearby Retail Amenities
- Ample On-Site Parking
- Tenant Improvements Available
- Flexible Lease Terms (2-year minimum)
- On-Site Management

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

69



1016299071 - Y



PS Business Park I
2580 San Ramon Valley Blvd, Suite B108
San Ramon, CA 94583

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 30,411
 Lot Size: 1.80 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: PLS-SR Crow Canyon Corridor
 APN: 213-030-024

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Monthly Parking:
 Parking Type:

FEATURES: Signage - Individual

1,150
 Office/Flex
 \$1.80 NNN
 \$0.55
 \$2.35 PSF
 1
 4.4 / 1000
 \$0.00
 Surface

BROKERAGE:

Colliers
 George Wineinger 925-227-6214
 Steve Tovani 925-227-6231

LEASE NOTES

- Office/Flex Space.
- Recent Property Upgrades
 - Immediate access to I-680
 - High Traffic Visibility
 - Close proximity to Bishop Ranch
 - Nearby Retail Amenities
 - Ample On-Site Parking
 - Tenant Improvements Available
 - Flexible Lease Terms (2-year minimum)
 - On-Site Management

70



1016299072 - Y



PS Business Park I
2580 San Ramon Valley Blvd, Suite B208
San Ramon, CA 94583

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 30,411
 Lot Size: 1.80 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: PLS-SR Crow Canyon Corridor
 APN: 213-030-024

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Parking Type:

FEATURES: Signage - Individual

1,170
 Office
 \$1.55 NNN
 \$0.55
 \$2.10 PSF
 2
 4.4 / 1000
 Surface

BROKERAGE:

Colliers
 George Wineinger 925-227-6214
 Steve Tovani 925-227-6231

LEASE NOTES

- Office Space.
- Recent Property Upgrades
 - Immediate access to I-680
 - High Traffic Visibility
 - Close proximity to Bishop Ranch
 - Nearby Retail Amenities
 - Ample On-Site Parking
 - Tenant Improvements Available
 - Flexible Lease Terms (2-year minimum)
 - On-Site Management

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

71



1016299073 - Y



PS Business Park I
2580 San Ramon Valley Blvd, Suite B209
San Ramon, CA 94583

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 30,411
 Lot Size: 1.80 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: PLS-SR Crow Canyon Corridor
 APN: 213-030-024

FOR LEASE
 Available SF: 1,170
 Avail Subtype: Office
 Rental Rate: \$1.55 NNN
 Expenses: \$0.55
 Rent + Expenses: \$2.10 PSF
 Floor Num: 2
 Parking Ratio: 4.4 / 1000
 Parking Type: Surface

FEATURES: Signage - Individual

BROKERAGE:
 1,170 Colliers
 Office [George Wineinger](#) 925-227-6214
[Steve Tovani](#) 925-227-6231

LEASE NOTES
 Office Space.
 2
 • Recent Property Upgrades
 • Immediate access to I-680
 • High Traffic Visibility
 • Close proximity to Bishop Ranch
 • Nearby Retail Amenities
 • Ample On-Site Parking
 • Tenant Improvements Available
 • Flexible Lease Terms (2-year minimum)
 • On-Site Management

72



1016307517 - N



Carlton Plaza
2880 N Tracy Blvd, Suite 3
Tracy, CA 95376

Property Type: Office
 Property Subtype: Office
 Property SF: 8,070
 Lot Size: 0.69 Acre
 Construction Status: Existing
 Class: B
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 214-470-080

FOR LEASE
 Available SF: 1,844
 Avail Subtype: Office
 Rental Rate: \$1.80 IG
 Expenses: TBD
 Parking Ratio: 3.6 / 1000
 Parking Spaces: 29




BROKERAGE:
 1,844 Colliers
 Office [George Wineinger](#) 925-227-6214

PROPERTY DESCRIPTION
 Two-Story Office Building totaling ±8,070 SF

LEASE NOTES
 Open office with privates design.
 Exclusive restroom and break room.
 Patio access.
 Easy access to I-205.



OFFICE - FOR SUBLEASE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	Dublin Corporate Center 4160 Dublin Blvd , Suite 101 Dublin, CA 94568	FOR SUBLEASE Available SF: Avail Subtype: Rental Rate: Expenses: Lease Expiration Date: Floor Num: Parking Ratio: Parking Spaces: Monthly Parking: Parking Type: Passenger/Freight Elevators:	BROKERAGE: 4,217 Colliers Office Brian Lagomarsino 925-227-6235 TBD Chad Arnold 925-227-6219 TBD
	Property Type: Office Property Subtype: Office Property SF: 147,113 Construction Status: Existing Construction Material: Steel Year Built: 2001 Class: A Floors: 4 Occupied?: Yes Zoning: PD, Dublin Website: https://dcc.cbre-properties.com/ Territory: PLS-DUB East	FEATURES: Breakroom Conference Room - 2 Freeway Visibility - I-580 Highway Access - I-580 via Tassajara Rd Miles To Airport - 20.35 miles to OAK Plug & Play Private Office - 6 Public Transportation - Dublin/Pleasanton BART Signage - Monument Sprinklers	PROPERTY DESCRIPTION Three four-story Class A office buildings located in Dublin Corporate Center. Efficient floor plates with flexible single or multi-tenant design. Showers and lockers on the ground floor of each building. On-site property management. Highly visible corner location at I-580 and Tassajara Road. Immediate freeway access from I-580. Close proximity to the Dublin/Pleasanton BART station. Adjacent to restaurants, hotels, and a variety of business services. Accessible parking distributed around the building at 3.63/1000 ratio. Attractive landscaping.
1016299570 - N  			LEASE NOTES Ground Floor Sublease. 6 private offices, 2 conference rooms, breakroom, large open concept space.
			ON-SITE AMENITIES: <ul style="list-style-type: none"> • Bocce ball court • Showers and lockers • On-site dry cleaning pick-up/drop-off lockers • Outdoor meeting areas • On-site Cafe • Electric vehicle charging stations • Complimentary bus tickets connecting Dublin Center to Dublin/Pleasanton BART <p>Located along Interstate 580, within 3 miles of the 580/680 interchange 1.5 miles from the Dublin/Pleasanton BART station Freeway identity</p> <p>OpEx est \$16.08/sf</p>

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

2

Sierra Trinity Business Park
6761 Sierra Ct , Suite B/C
Dublin, CA 94568

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 38,545
 Lot Size: 13.86 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Class: B
 Floors: 1
 Occupied?: Yes
 Zoning:
 Website:
 Territory: PLS-DUB West
 APN: 941-0205-001-46



1016309219 - N



FOR SUBLEASE

Available SF: 11,167
 Office BuildOut SF: 3,350
 Office/Flex SF: 7,817

Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Lease Expiration Date:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:
 Phase:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGES:

11,167 [Colliers](#)
 3,350 [Steve Tovani](#) 925-227-6231
 7,817 [Jeffry Nochimson, SIOR](#) 408-282-3941

PROPERTY DESCRIPTION

A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES

Sublease. 30% office buildout. 2 reception areas, 3 private offices, 2 classrooms, storage, server room, 4 restrooms, warehouse with 2 grade level doors.

Office/Flex \$1.65 NNN
 \$0.66
 \$2.31 PSF
 11/30/2026
 3.5 / 1000
 \$0.00
 Surface
 2
 15' - 18'
 ; 220
 3
 1/0

FEATURES: Highway Access - I-580/I680 via Dougherty Rd
 Miles To Airport - 20.7 miles to OAK
 Private Office - 3
 Reception Area - 2
 Server/IT Room
 Sprinklers
 Storage

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016306605 - N



The Historic Old Theatre Mall
2222 2nd St, Suite 10
Livermore, CA 94550-4554

Property Type: Retail
 Property Subtype: Office
 Property SF: 10,561
 Lot Size: 0.14 Acre
 Construction Status: Existing
 Year Built: 1964
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Downtown
 APN: 097-0015-004-02

FOR SUBLEASE
 Available SF: 336
 Avail Subtype: Office
 Rental Rate: \$881/Month
 Expenses: TBD
 Floor Num: 2
 Monthly Parking: \$0.00
 Passenger/Freight Elevators: 0/0

FEATURES: Signage - On Building

BROKERAGE:
 336 [Colliers](#)
 Office [Mark Triska](#) 925-227-6210

PROPERTY DESCRIPTION
 Centrally located, adjacent to the Post Office, one block from Livermore Valley Plaza.
 Most affordable downtown space.
 Dedicated parking!!

LEASE NOTES
 Sublease - 2nd Floor Open Office

4



1016305028 - N



4242 Broadway
Oakland, CA 94611

Property Type: Office
 Property Subtype: Medical
 Property SF: 12,754
 Lot Size: 0.45 Acre
 Construction Status: Existing
 Class: B
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Oakland Outer Areas
 APN: 013-1109-028-02

FOR SUBLEASE
 Available SF: 12,754
 Avail Subtype: Medical
 Rental Rate: \$3.75 IG
 Expenses: TBD
 Lease Expiration Date: 12/31/2032
 Amps ; Volts: 800 ;

FEATURES: Plug & Play

BROKERAGES:
 12,754 [Colliers](#) 925-227-6242
 Medical [Rene Brochier](#)
[Benjamin Harrison](#) 510-433-5852

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016310085 - N



FLYER



Hacienda West
3825 Hopyard Rd, Suite 101
Pleasanton, CA 94588

Property Type: Office
 Property Subtype: Office
 Property SF: 97,860
 Lot Size: 14.19 Acres
 Construction Status: Existing
 Year Built: 1985
 Class: A
 Floors: 2
 Occupied?: Yes
 Zoning: PUCICO, Pleasanton
 Website: <http://www.haciendawest.com/>
 Territory: PLS-PLS Hacienda
 APN: 941-2760-019-01

FOR SUBLEASE

Available SF: 2,072
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 03/31/2024
 Floor Num: 16.68%
 Load Factor: 4.0 / 1000
 Parking Ratio: 406
 Parking Spaces: 406
 Monthly Parking: \$0.00
 Parking Type: Surfaced
 Passenger/Freight Elevators: 2/0

BROKERAGE:
 Colliers
 Office [Brian Lagomarsino](#) 925-227-6235
[Chad Arnold](#) 925-227-6219

LEASE NOTES
 Sublease - Plug & Play. 5 private offices (3 on glass), open space, 1 server room, coffee/breakroom.
 Lease expires Mar-2024; Longer, direct term available.

FEATURES: Breakroom
 Highway Access - I-580 & I-680 via Stoneridge Dr
 HVAC - Units with MERV13 filters
 On-Site Management - HARSCH Investment Property
 Plug & Play
 Private Office - 5 (3-on glass)
 Public Transportation - Free BART Shuttle access via WHEELS Program
 Security - Roaming 24/7 Security Personnel
 Server/IT Room
 Signage - Monument
 Sprinklers

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6



1016298871 - Y



North Creek I - 3
7060 Koll Center Pkwy , Suite 316
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 45,696
 Lot Size: 11.85 Acres
 Construction Status: Existing
 Year Built: 1987
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-PLS Bernal
 APN: 946-4557-016

FOR SUBLEASE

Available SF: 2,940
 Office BuildOut SF: 1,764
 Office/Flex SF: 1,176
 Avail Subtype:
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 07/31/2026
 Parking Ratio: 3.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1
 Amps ; Volts: 100 ;
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 Colliers
 Mike Carrigg, SIOR 925-227-6220

PROPERTY DESCRIPTION
 A Light Industrial and Office/Flex Project with Immediate Access to Interstate 580 & 680 via Hopyard/Dougherty Road Exchange. This project is the desired location with proximity to hotels and retail amenities and a parking ratio of 3.5/1,000 square feet. Each building offers grade-level and dock-high loading doors.

LEASE NOTES
 Sublease. 60% office buildout.

FEATURES: Breakroom
 Highway Access - I-580 via Bernal Ave
 Private Office - 1
 Reception Area
 Restrooms
 Sprinklers

7



1016300267 - N



Sycamore Terrace
6601 Koll Center Pkwy
Pleasanton, CA 94566

Property Type: Office
 Property Subtype: Office
 Property SF: 71,071
 Lot Size: 4.42 Acres
 Construction Status: Existing
 Year Built: 1988
 Class: A
 Floors: 3
 Occupied?: Yes
 Territory: PLS-PLS Bernal
 APN: 946-4557-020-03

FOR SUBLEASE

Available SF: 69,603
 Min - Max Divisibility: 4,771 - 69,603
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Load Factor: 14.00%
 Parking Ratio: 4.0 / 1000
 Parking Spaces: 284
 Monthly Parking: \$0.00
 Parking Type: On-Site / Paved

BROKERAGE:
 Colliers
 Brian Lagomarsino 925-227-6235
 Chad Arnold 925-227-6219

LEASE NOTES
 Sublease. Full floor availability on the second and third floors.

- Excellent freeway access and high visibility location
- Free fitness center, jogging paths and creekside park
- Common conference facility free for Bernal Corporate Park tenants
- Walking distance to Bernal Plaza retail amenities
- Nearby golf course and driving range

FEATURES: Freeway Visibility - I-680
 Highway Access - I-680 via Bernal Ave
 Private Office
 Sprinklers

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

8



1016307937 - N



The Arbor
5880 W Las Positas Blvd, Suite 37
Pleasanton, CA 94588-8552

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 46,176
 Lot Size: 6.79 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1988
 Class: B
 Floors: 1
 Occupied?: Yes
 Zoning: IPD
 Website: http://www.hacienda.org/profiles/32_h_tml
 Territory: PLS-PLS Hacienda
 APN: 941-2760-012-00

FOR SUBLEASE

Available SF: _____
 Avail Subtype: _____
 Rental Rate: _____
 Expenses: _____
 Lease Expiration Date: _____
 Load Factor: _____
 Parking Ratio: _____
 Monthly Parking: _____
 Parking Type: _____
 Grade Level Doors: _____
 Amps ; Volts: _____

FEATURES: Breakroom
 Conference Room
 Highway Access - Easy access I-580 & I-680
 Private Office - 7
 Public Transportation - Wheels/BART
 Reception Area -
 Sprinklers

BROKERAGE:
 5,475 Colliers
 Office/Flex Mike Carrigg, SIOR 925-227-6220

PROPERTY DESCRIPTION
 TBD
 TBD Arbor is a seven-acre, 94,000 square feet project offering office/flex space for Office, Sales & Service, and R&D users. It is located within the Hacienda Business Park at the intersection of Interstates 580 and 680 and literally minutes from either freeway. Arbor's 680-Corridor location makes Silicon Valley, Oakland as well as San Francisco all readily accessible and even more so with BART located down the road. Arbor features two beautifully landscaped, elegant brick and trellised buildings. With a continuous glass-line in the front and rear grade-level doors in the rear interior, Arbor is designed for maximum flexibility for space requirements anywhere from 2000 to 45,000 square feet.

- LEASE NOTES**
- Prominent Hacienda Business Park Location
 - Wheels (BART Shuttle) stops nearby
 - Walking distance to retail amenities
 - Warehouse are with shower

9



1016307936 - N



The Arbor
5880 W Las Positas Blvd, Suite 52
Pleasanton, CA 94588-8552

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 46,176
 Lot Size: 6.79 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1988
 Class: B
 Floors: 1
 Occupied?: Yes
 Zoning: IPD
 Website: http://www.hacienda.org/profiles/32_h_tml
 Territory: PLS-PLS Hacienda
 APN: 941-2760-012-00

FOR SUBLEASE

Available SF: _____
 Avail Subtype: _____
 Rental Rate: _____
 Expenses: _____
 Lease Expiration Date: _____
 Load Factor: _____
 Parking Ratio: _____
 Monthly Parking: _____
 Parking Type: _____
 Grade Level Doors: _____
 Amps ; Volts: _____

FEATURES: Highway Access - Easy access I-580 & I-680
 Kitchen/Kitchenette
 Lab Space - Chemical Lab
 Private Office - 7
 Public Transportation - Wheels/BART
 Reception Area
 Sprinklers

BROKERAGE:
 8,904 Colliers
 Office/Flex Mike Carrigg, SIOR 925-227-6220

PROPERTY DESCRIPTION
 TBD
 TBD Arbor is a seven-acre, 94,000 square feet project offering office/flex space for Office, Sales & Service, and R&D users. It is located within the Hacienda Business Park at the intersection of Interstates 580 and 680 and literally minutes from either freeway. Arbor's 680-Corridor location makes Silicon Valley, Oakland as well as San Francisco all readily accessible and even more so with BART located down the road. Arbor features two beautifully landscaped, elegant brick and trellised buildings. With a continuous glass-line in the front and rear grade-level doors in the rear interior, Arbor is designed for maximum flexibility for space requirements anywhere from 2000 to 45,000 square feet.

- LEASE NOTES**
- Prominent Hacienda Business Park Location
 - Wheels (BART Shuttle) stops nearby
 - Walking distance to retail amenities.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

10

BR 3
2633 Camino Ramon , Suite 130
San Ramon, CA 94583



1016295207 - N



Property Type: Office
 Property Subtype: Office
 Property SF: 233,674
 Lot Size: 11.09 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2001
 Class: A
 Floors: 5
 Occupied?: Yes
 Territory: PLS-SR Bishop Ranch
 APN: 213-133-084-03

FOR SUBLEASE

Available SF: 4,638
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 05/31/2026
 Floor Num: 1
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Parking Spaces: 935
 Monthly Parking: \$0.00
 Parking Type: Surface & Parking Garage
 Passenger/Freight Elevators: 3/1

FEATURES: Highway Access - I-680 via Bollinger Canyon Rd
 LEED Certified -
 On-Site Management -
 Plug & Play
 Private Office
 Public Transportation - Bishop Ranch Express shuttle
 Security - After Hours Key-Card Access
 Signage -
 Sprinklers
 Workstations/Cubicles - 24 Sit/Stand Desks

BROKERAGE:

4,638 [Colliers](#)
 Office [Brian Lagomarsino](#) 925-227-6235
 TBD [Chad Arnold](#) 925-227-6219




PROPERTY DESCRIPTION

Major Tenants: OOCL, New York Life Insurance Company

LEASE NOTES

- Fully furnished, plug and play
 - 24 sit/stand desks

OFFICE - FOR SUBLEASE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
<p>11</p>	<p>Growers Square 1676 N California Blvd, Suite 250 Walnut Creek, CA 94596</p>	<p>FOR SUBLEASE</p>	<p>BROKERAGE:</p>
	<p>Property Type: Office Property Subtype: Office Property SF: 75,000 Lot Size: 2.65 Acres Construction Status: Existing Construction Material: Steel Year Built: 1986 Class: A Floors: 6 Available Date: Immediate Occupied?: No Zoning: OC Website: http://www.growers-square.com/ Territory: WNC-WC Downtown APN: 178-192-016-8</p>	<p>Available SF: 6,264 Avail Subtype: Colliers Rental Rate: Office Expenses: TBD Lease Expiration Date: 05/21/2027 Floor Num: 2 Load Factor: 14.00% Parking Ratio: 3.0 / 1000 Parking Type: \$65/Month Passenger/Freight Elevators: 2/0</p>	<p>Office: Brian Lagomarsino 925-227-6235 Chad Arnold 925-227-6219</p>
<p>1016296863 - Y</p>  		<p>FEATURES: Breakroom Conference Room - 2 Fitness Center Kitchen/Kitchenette Private Office - 12 Sprinklers</p>	<p>PROPERTY DESCRIPTION Unique campus setting on entire downtown city block. Located two blocks south of Walnut Creek BART right in the heart of Walnut Creek's acclaimed retail district. On-site parking garage and abundant street parking. Immediately adjacent to Walnut Creek Civic Arts Theatre.</p> <p>LEASE NOTES - High-end sublease in sought after Growers Square - Contemporary Build-out - 12 private offices - 2 conference rooms - Sublease Through May 21, 2027 - Parking Ratio 4/1,000</p>



OFFICE - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016281854 - N



Stanwell Business Park
2454 Stanwell Dr
Concord, CA 94520

Property Type: Office
 Property Subtype: Office
 Property SF: 7,000
 Lot Size: 0.51 Acre
 Construction Status: Existing
 Year Built: 1974
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-260-027-1

FOR SALE
 Available SF: 7,000
 Avail Subtype: Office
 Sale Price: \$1,850,000
 Price PSF: \$264.29

BROKERAGE:
 Colliers
 Office John Salamida 925-430-5825

SALE NOTES
 Central Concord location in the Stanwell Business Park
 • Single tenant or multi-tenant configurations
 • Immediate access to Public Transportation
 • Open work areas and multiple private offices
 • LED office lighting upgrades
 • Ideal Owner/User building

2



1016303580 - Y



Desco Plaza II
3687 Mt Diablo Blvd
Lafayette, CA 94549

Property Type: Office
 Property Subtype: Office
 Property SF: 25,789
 Lot Size: 0.90 Acre
 Construction Status: Existing
 Year Built: 1983
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning: C
 Territory: WNC-Lamorinda
 APN: 241-050-022-3

FOR SALE
 Available SF: 25,789
 Avail Subtype: Office
 Sale Price: \$11,250,000
 Price PSF: \$450.00
 Parking Ratio: 4.0 / 1000
 Parking Type: Free surface parking

FEATURES: Sprinklers

BROKERAGE:
 Colliers
 Office John Salamida 925-430-5825

SALE NOTES
 First 20,000 SF+ Owner/User Opportunity in Lafayette in Over a Decade. ±25,789 SF with Efficient Rectangular Floor Plates & Ample Covered and Surface Level Parking. One Tenant on the First Floor Providing Income to Ownership. Highly Desirable/Low Vacancy Submarket Surrounded by Executive Housing with High Identity Location Along Mt Diablo Blvd. Close Proximity to Retail Amenities and BART & Located in the Lafayette Downtown Core. Hypothetical design plans for 2nd and 3rd floor.

OFFICE - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016302635 - Y



Martinez Business Park
2870 Howe Rd
Martinez, CA 94553

Property Type: Office
 Property Subtype: Office
 Property SF: 15,246
 Lot Size: 0.34 Acre
 Construction Status: Existing
 Year Built: 1985
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Martinez
 APN: 376-090-018-7

FOR SALE
 Available SF: 15,246
 Avail Subtype:
 Load Factor: 0.15%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/0

BROKERAGE:
 Colliers
 Office [John Salamida](#) 925-430-5825

PROPERTY DESCRIPTION
 Office Building

4



1016290594 - N



Carlton Plaza
2880 N Tracy Blvd
Tracy, CA 95376

Property Type: Office
 Property Subtype: Office
 Property SF: 8,070
 Lot Size: 0.69 Acre
 Construction Status: Existing
 Class: B
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 214-470-080

FOR SALE
 Available SF: 8,070
 Avail Subtype:
 Sale Price: \$2,199,000
 Price PSF: \$272.49
 Parking Ratio: 3.6 / 1000
 Parking Spaces: 29
 Monthly Parking: \$0.00

BROKERAGE:
 Colliers
 Office [George Wineinger](#) 925-227-6214

PROPERTY DESCRIPTION
 Two-Story Office Building totaling ±8,070 SF

SALE NOTES
 100% Occupied Leased Investment. Building and monument signage.
 Corner Lot 0.69 Acres (30,126 SF).

FEATURES: Signage - Building & Monument

