



HACIENDA TERRACE

4301 - 4305 - 4309 Hacienda Drive
Pleasanton, California

Hacienda Terrace is comprised of three 5-story Class A office buildings totaling $\pm 300,701$ 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.



SPIEKER KEECH
HACIENDA

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HACIENDA TERRACE



Presence

- Class A office complex
- Premier office location in Hacienda Business Park



Location

- Short walk to Dublin/Pleasanton BART, restaurants and retail services
- Close to I-580 and I-680, Stoneridge Mall and residential communities



Features

- ±300,701 SF project
- Three 5-story office buildings connected at floors 1 & 2
- Fully renovated common areas
- Improvements to building entries, main lobbies, and elevator cabs



Amenities

- Planned Fitness Center
- On-site conference facility
- Private terraces on the upper tenant floors
- Surface and below-grade parking of 4.3/1,000
- Extensive landscaping
- Attractive water features
- Electronic vehicle charging stations
- On-site café/food service



Functionality

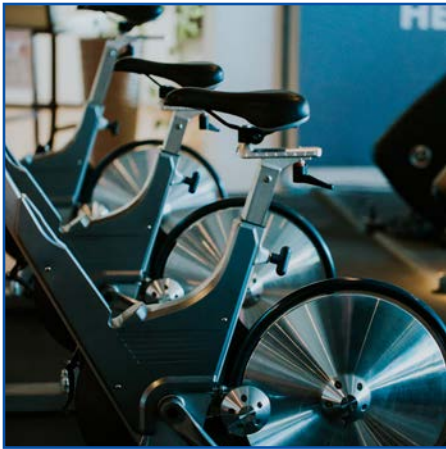
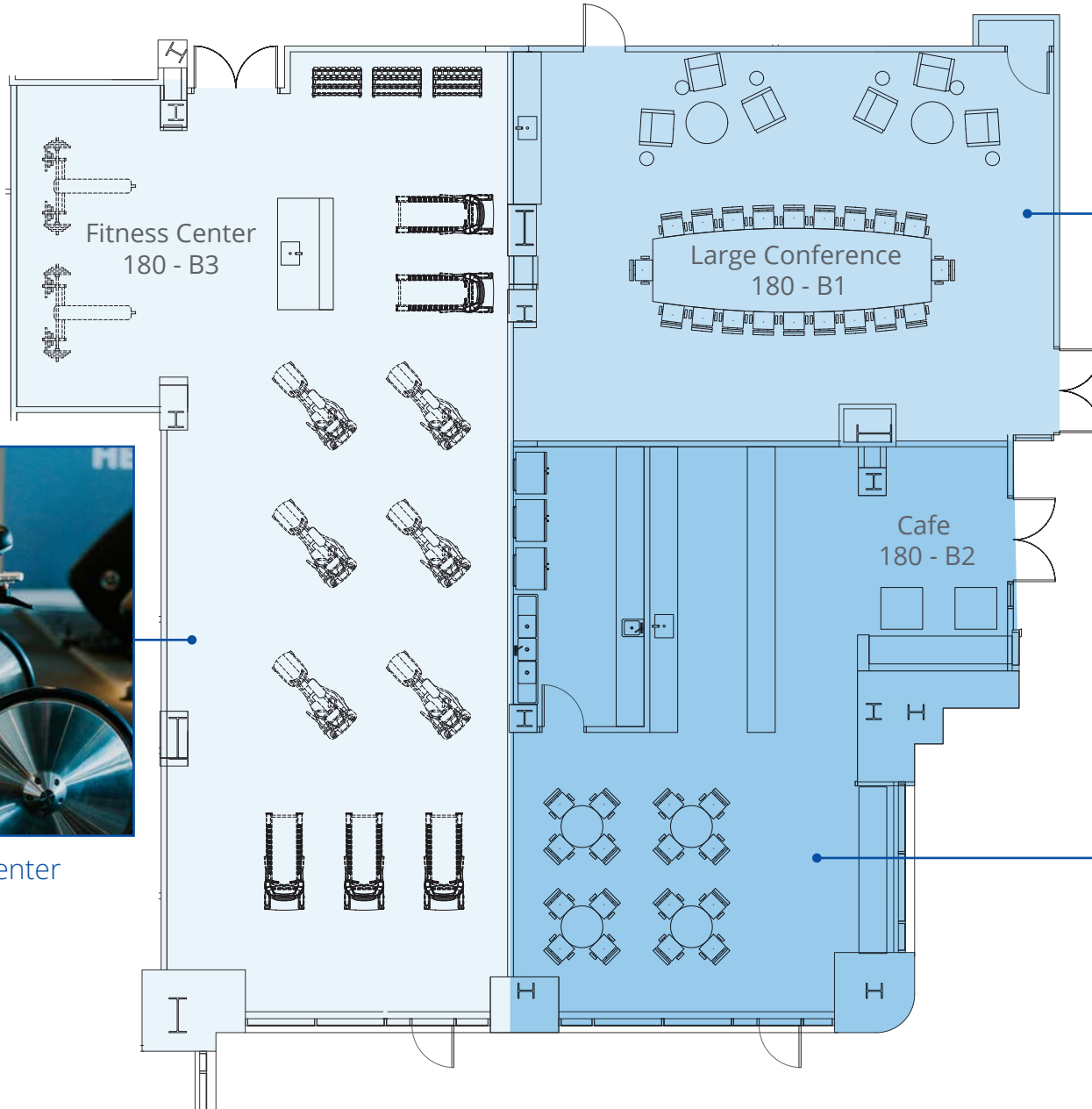
- State-of-the-art building systems
- Institutional-quality finishes
- Building management office
- On-site security
- Direct access to BART stops



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Upgraded Amenities



New Fitness Center



Expanded Conference Room



Re-located Cafe

Location & Access

San Ramon/
Walnut Creek

Livermore/Altamont Pass

Oakland/San Francisco

STONERIDGE SHOPPING CENTER

Owens Drive

Gibraltar Drive

Hacienda Drive

HACIENDA
TERRACE

Stoneridge Drive

San Jose/
Silicon Valley

W Las Positas Boulevard



Hacienda Business Park has once again been named one of the Best Workplaces for Commuters in 2020 for offering exceptional employee-provided commuter benefits that meet the National Standard of Excellence criteria.

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Aerial View



Hacienda Drive

Gibraltar Drive

Stoneridge Drive

4309

4305

4301



Retail Amenities

Pleasanton Square



Hacienda Crossings



Persimmon Place



Metro 580



Stoneridge Mall Shopping Center



Gateway Square



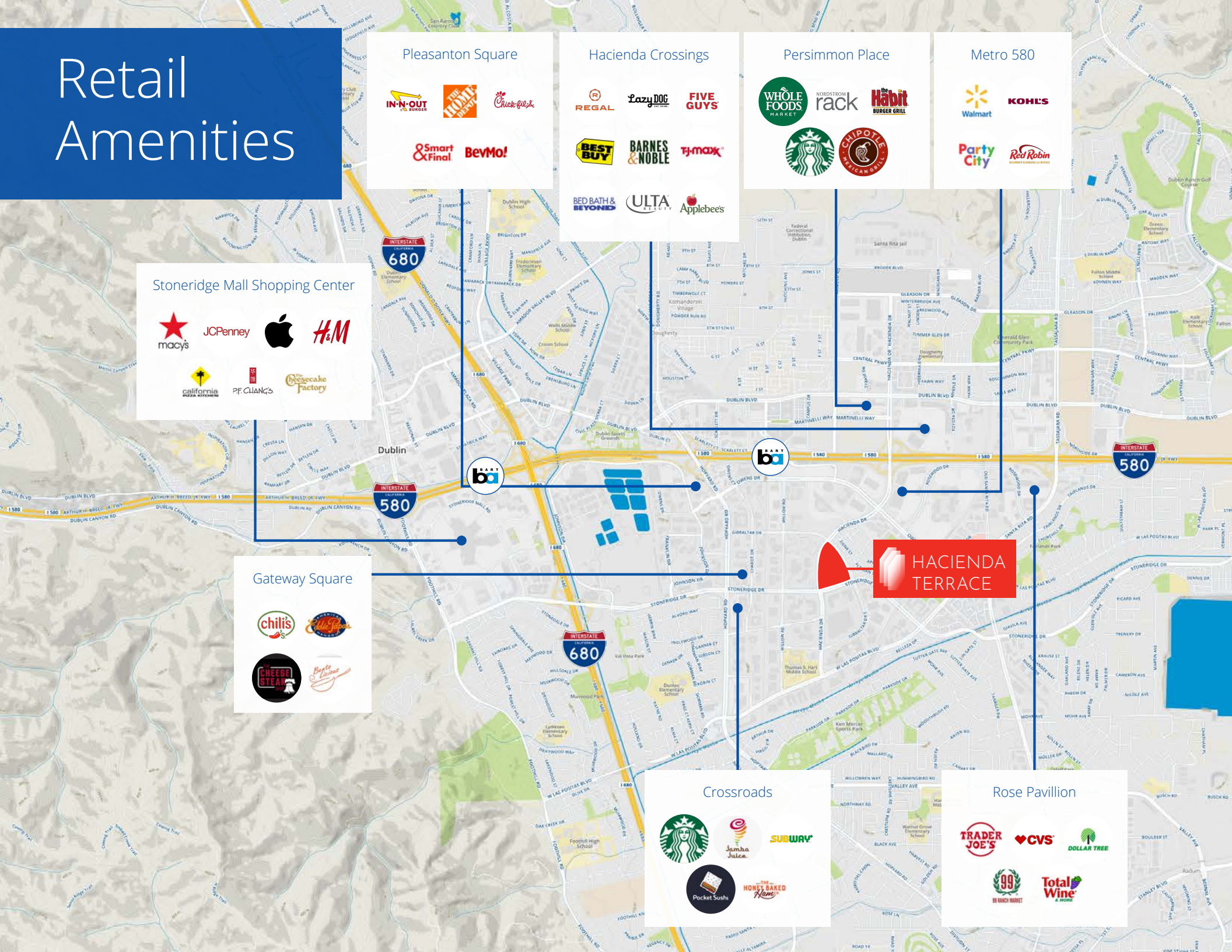
Crossroads



Rose Pavilion



HACIENDA TERRACE



HACIENDA TERRACE



4301 Hacienda Drive
Lobby & Entrance



Click on suite
to view floor plan

4301 Hacienda Drive

Address	Suite	SF	Available	360 Tour
4301 Hacienda Drive	300	20,852	Now	Take a Tour »
4301 Hacienda Drive	460	2,883	Now	Take a Tour »

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HACIENDA TERRACE



4305 Hacienda Drive
Lobby & Entrance



Click on suite
to view floor plan

4305 Hacienda Drive

Address	Suite	SF	Available	360 Tour
4305 Hacienda Drive	420	3,997	Now	Take a Tour »
4305 Hacienda Drive	100	3,157	Now	
4305 Hacienda Drive	380	2,696	Now	
4305 Hacienda Drive	440	2,535	Now	Take a Tour »

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4309 Hacienda Drive
Lobby & Entrance



Click on suite
to view floor plan

4309 Hacienda Drive

Address	Suite	SF	Available	360 Tour
4309 Hacienda Drive	450*	7,996	Now	Take a Tour »
4309 Hacienda Drive	360**	7,405	Now	Take a Tour »
4309 Hacienda Drive	300**	5,702	Now	Take a Tour »
4309 Hacienda Drive	180	4,297	Now	Take a Tour »
4309 Hacienda Drive	530	3,698	Now	Take a Tour »
4309 Hacienda Drive	440*	2,147	Now	Take a Tour »

**Suite 450 and Suite 440 can be combined for a total of ±10,143 SF*

***Suite 360 and Suite 300 can be combined for a total of ±13,107 SF*

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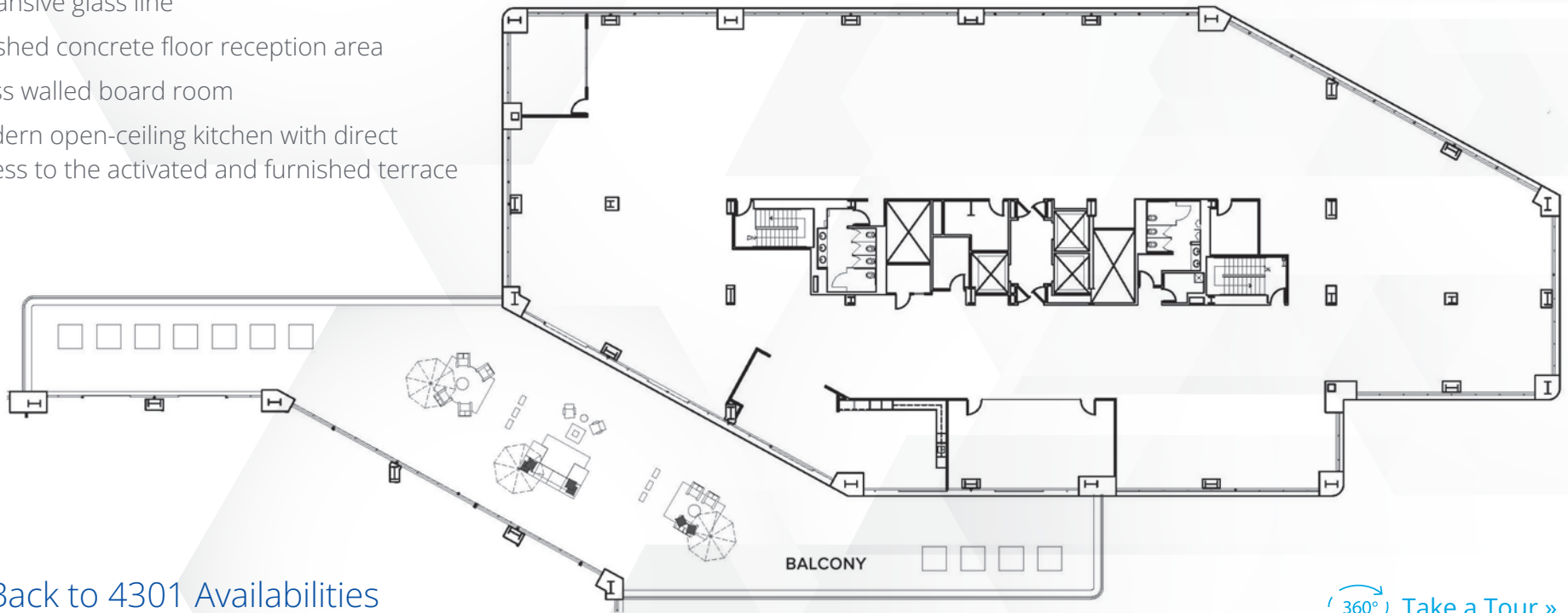
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4301 Hacienda Drive

Suite 300 | ±20,852 RSF

- 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



[← Back to 4301 Availabilities](#)

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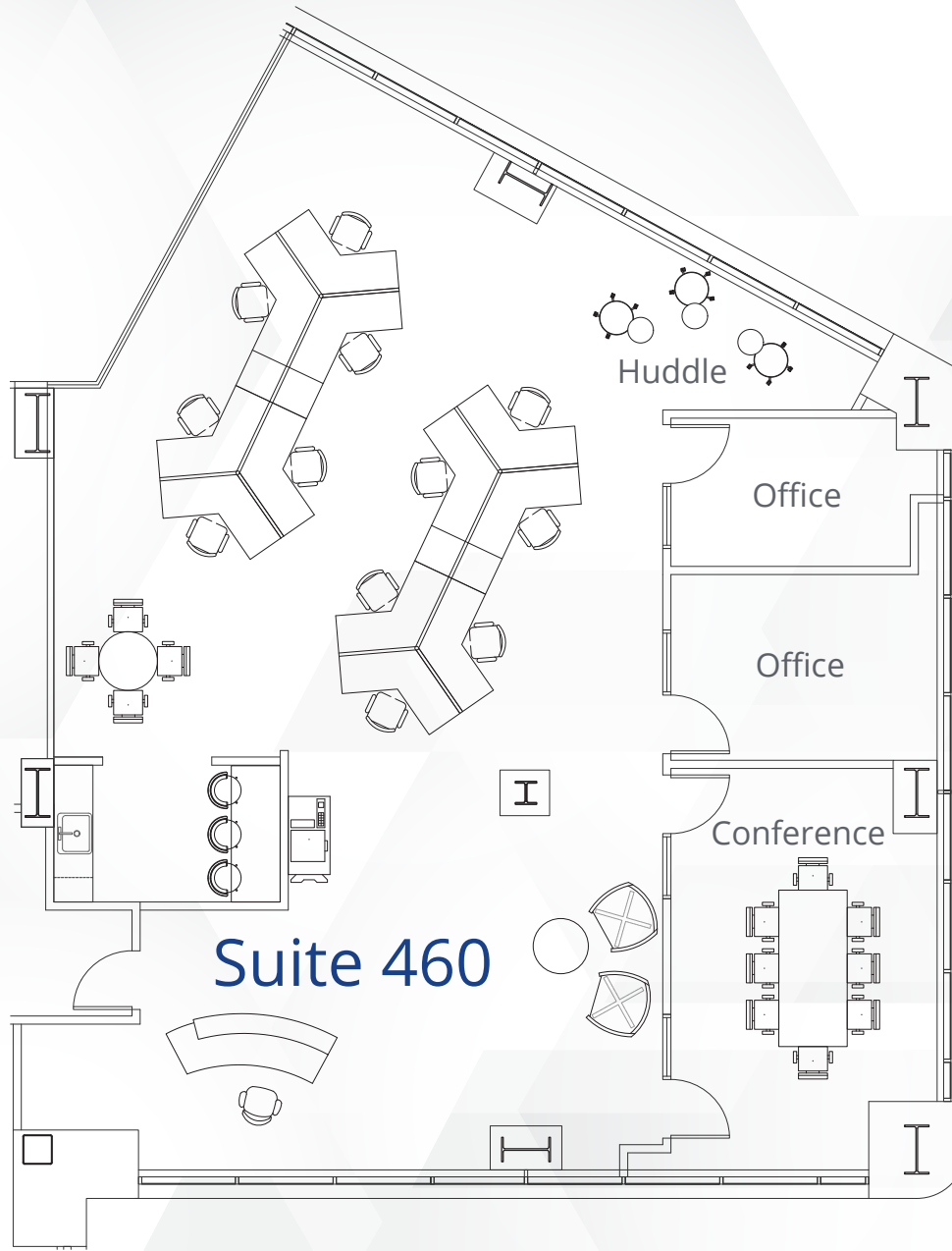
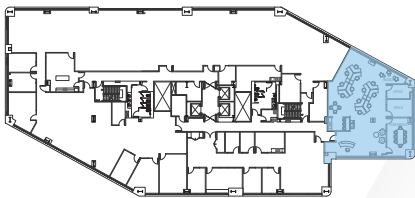


4301 Hacienda Drive

Suite 460 | ±2,883 RSF

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

Key Plan



Suite 460

[← Back to 4301 Availabilities](#)

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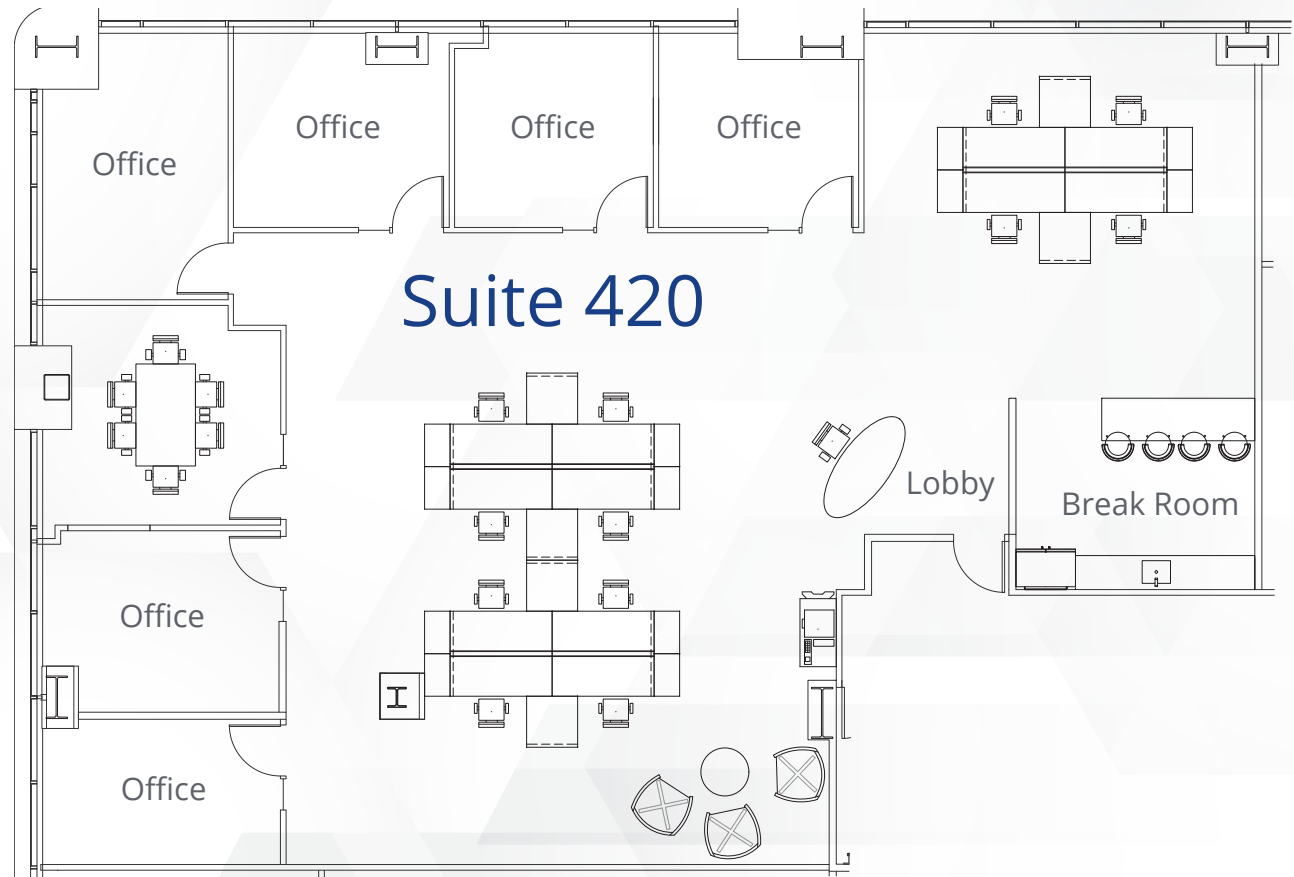


4305 Hacienda Drive

Suite 420 | ±3,997 RSF

- 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

Key Plan



[↩ Back to 4305 Availabilities](#)

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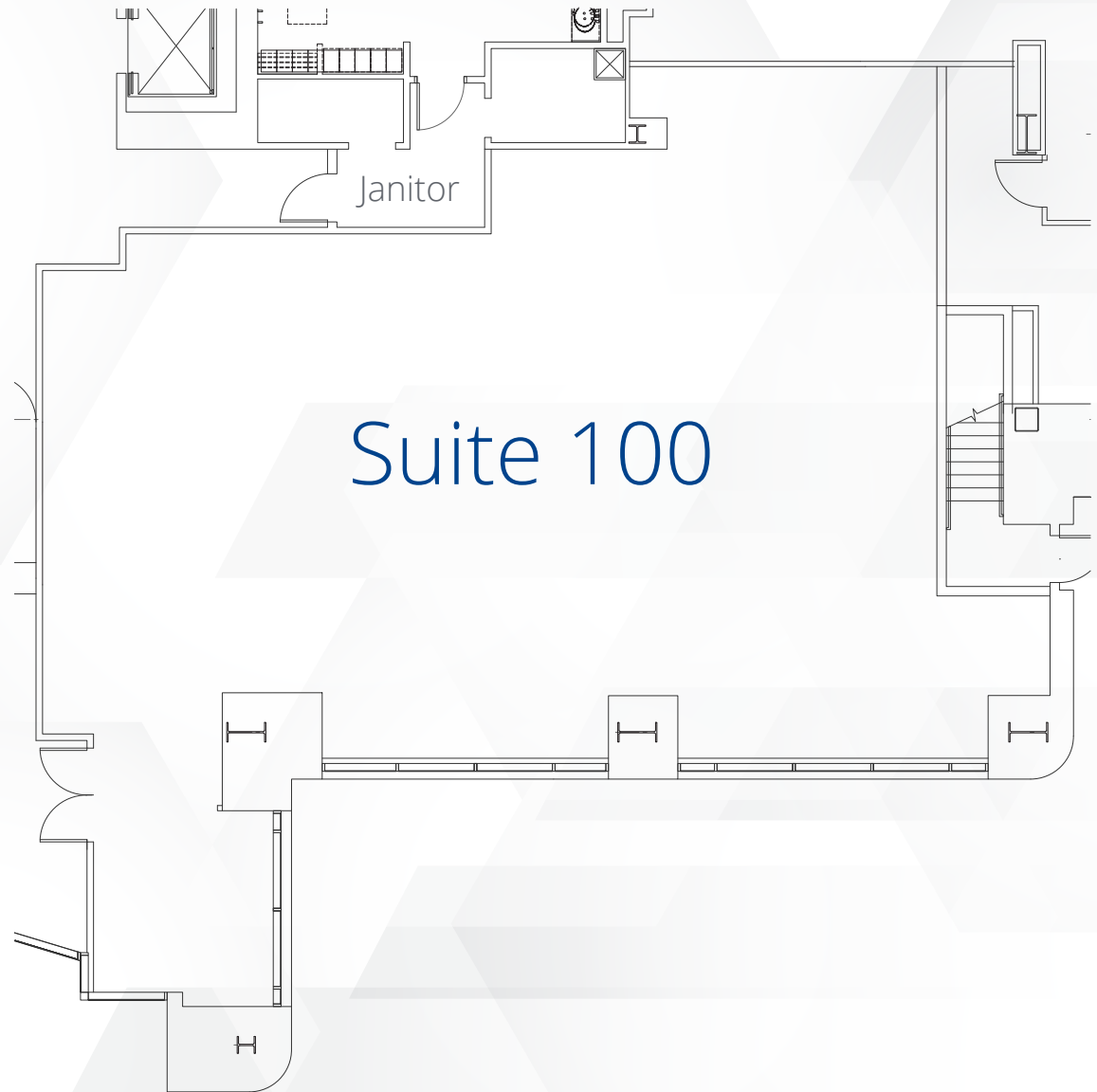
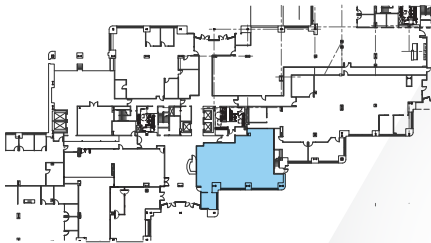


4305 Hacienda Drive

Suite 100 | ±3,157 RSF

- Double door, glass entry off main lobby
- Modern open ceiling environment
- 17' clear heights
- Expansive glass line

Key Plan



Suite 100

[← Back to 4305 Availabilities](#)



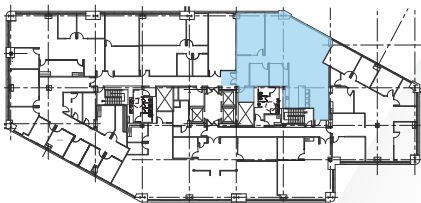
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4305 Hacienda Drive

Suite 380 | ±2,696 RSF

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

Key Plan



[← Back to 4305 Availabilities](#)



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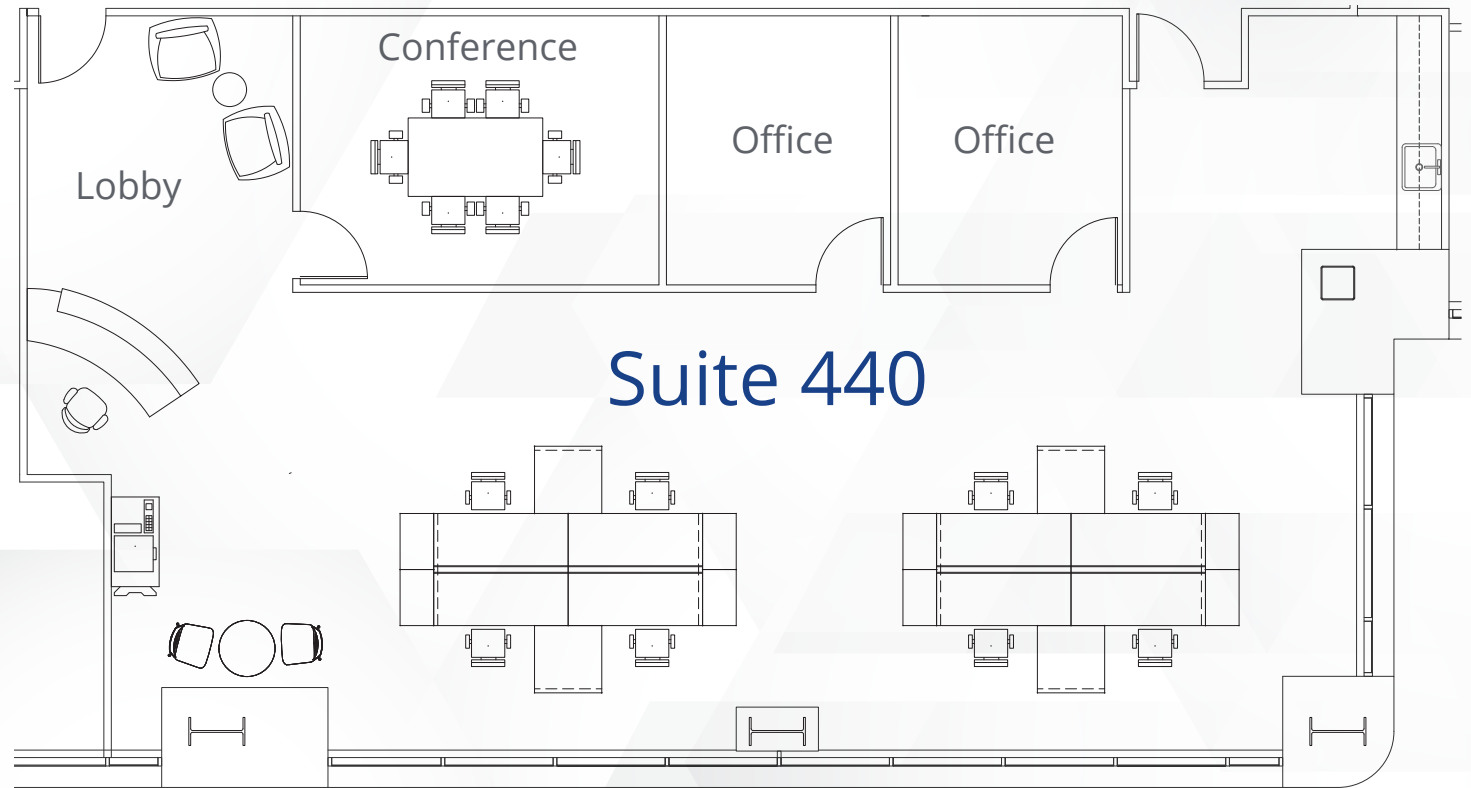


4305 Hacienda Drive

Suite 440 | ±2,535 RSF

- 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

Key Plan



Suite 440

[← Back to 4305 Availabilities](#)

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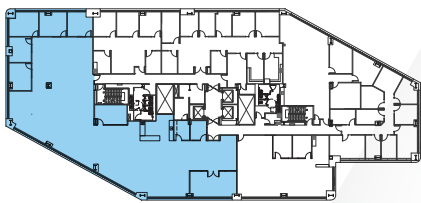


4309 Hacienda Drive

Suite 450 | ±7,996 RSF

- Double door glass entry off elevator landing
- 2 glass-lined conference rooms
- 5 private glass-lined offices, and 1 internal private offices
- Open area for workstations
- Modern, internal kitchen / breakroom
- Open Ceiling throughout – 12'11" ceiling heights
- **Can be combined with Suite 440 for a total of ±10,143 SF*

Key Plan



[← Back to 4309 Availabilities](#)

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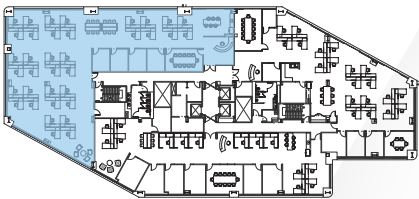


4309 Hacienda Drive

Suite 360 | ±7,405 RSF

- Double door glass entry to reception area
- Modern, open kitchen area with terrace access
- 3 internal private offices
- Open area for workstations with two sides of glass
- Open Ceiling throughout – 12'11" ceiling heights
- **Can be combined with Suite 300 for a total of ±13,107 SF*

Key Plan



[← Back to 4309 Availabilities](#)

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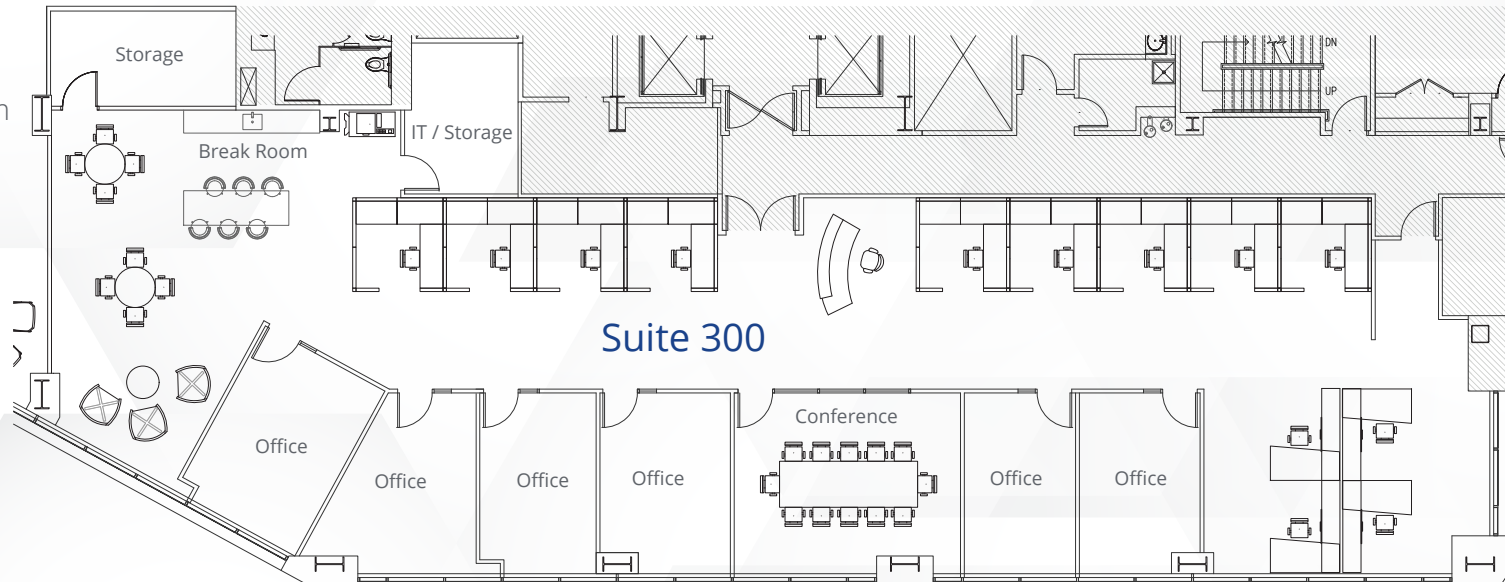
HACIENDA TERRACE



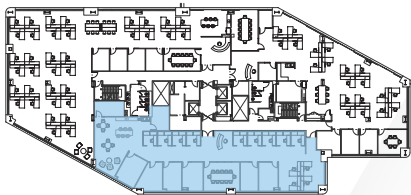
4309 Hacienda Drive

Suite 300 | ±5,702 RSF

- 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
- **Can be combined with Suite 360 for a total of ±13,107 SF*



Key Plan



[← Back to 4309 Availabilities](#)

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HACIENDA TERRACE

4309 Hacienda Drive

Suite 180 | ±4,297 RSF

- Prominent ground floor location
- Double glass door entry
- Formal reception
- Glass lined conference room
- 5 glass lined private offices
- Kitchen/breakroom



[← Back to 4309 Availabilities](#)

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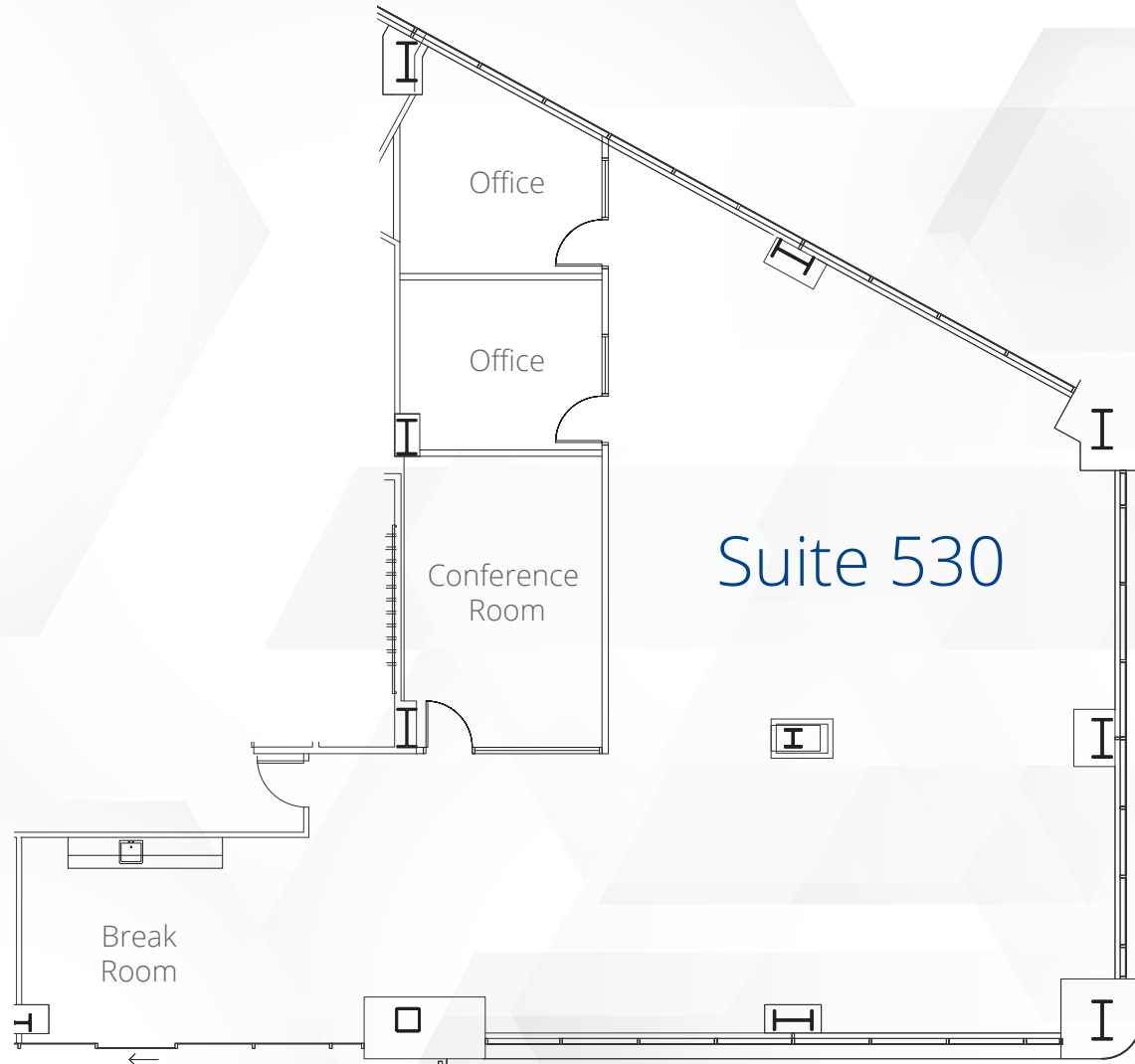
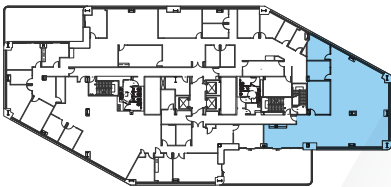
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4309 Hacienda Drive

Suite 530 | ±3,698 RSF

- Corner suite with three sides of glass
- Shared balcony access from modern kitchen/breakroom
- 1 Large conference room
- 2 private offices
- Open area for workstations on the glass line

Key Plan



[← Back to 4309 Availabilities](#)

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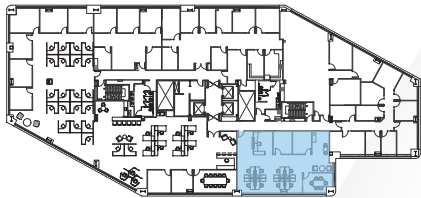


4309 Hacienda Drive

Suite 440 | ±2,147 RSF

- 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
- **Can be combined with Suite 450 for a total of ±10,143 SF*

Key Plan



[← Back to 4309 Availabilities](#)

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