

1 PARK PLACE

DUBLIN, CALIFORNIA

BEST-IN-CLASS OFFICE
TRANSIT-ORIENTED
FLIGHT-TO-QUALITY
OPPORTUNITY



ELLIS PARTNERS



NEWMARK

DAN WATSON

925.200.6862 // Dan.Watson@nrmk.com // CA RE LIC #1438710

JEFF MORGENSTERN

925.467.0905 // Jeff.Morgenstern@nrmk.com // CA RE License #01275910

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Park Place is a ±204,000 RSF, six story office building constructed in 2002 and completely renovated in 2018, with the addition of best-in-class amenities. The project is 0.5 miles from the Dublin Pleasanton BART station and immediately adjacent to the Hacienda Drive @ I-580 on/off ramp with immediate proximity to bus transit. Retail and housing surround the project offering employees a complete lifestyle opportunity within walking distance. The project offers an abundance of amenities including a free common conference room, gym with lockers and showers, outdoor tenant gathering area with barbeque and kitchen facilities, lounge, on-grade parking, EV chargers and bike lockers, and a staffed onsite security station.



SUITE
175

±7,933 RSF

- Exterior double man full height doors offering 10 foot tall by 9 foot wide clearance and drive up access
- Warehouse space with 13+ foot clear height in Class A building
- Ground floor, internal double door entry from building lobby
- Significant glass line
- Space in warm shell condition

SUITE
175
± 7,933 RSF



SUITE
100

±12,957 RSF (DIVISIBLE)

- Ground floor, double door entry from building lobby
- High clear height
- Significant glass line
- Space in warm shell condition

SUITE
100
±12,957 RSF



SUITE 200

±35,659 RSF

- Full floor opportunity with ample open space and private office / conference room facilities
- Improved finishes
- Abundant, four sides of window line with ample natural light
- Dedicated restrooms for the floor

SUITE
200
±35,659 RSF



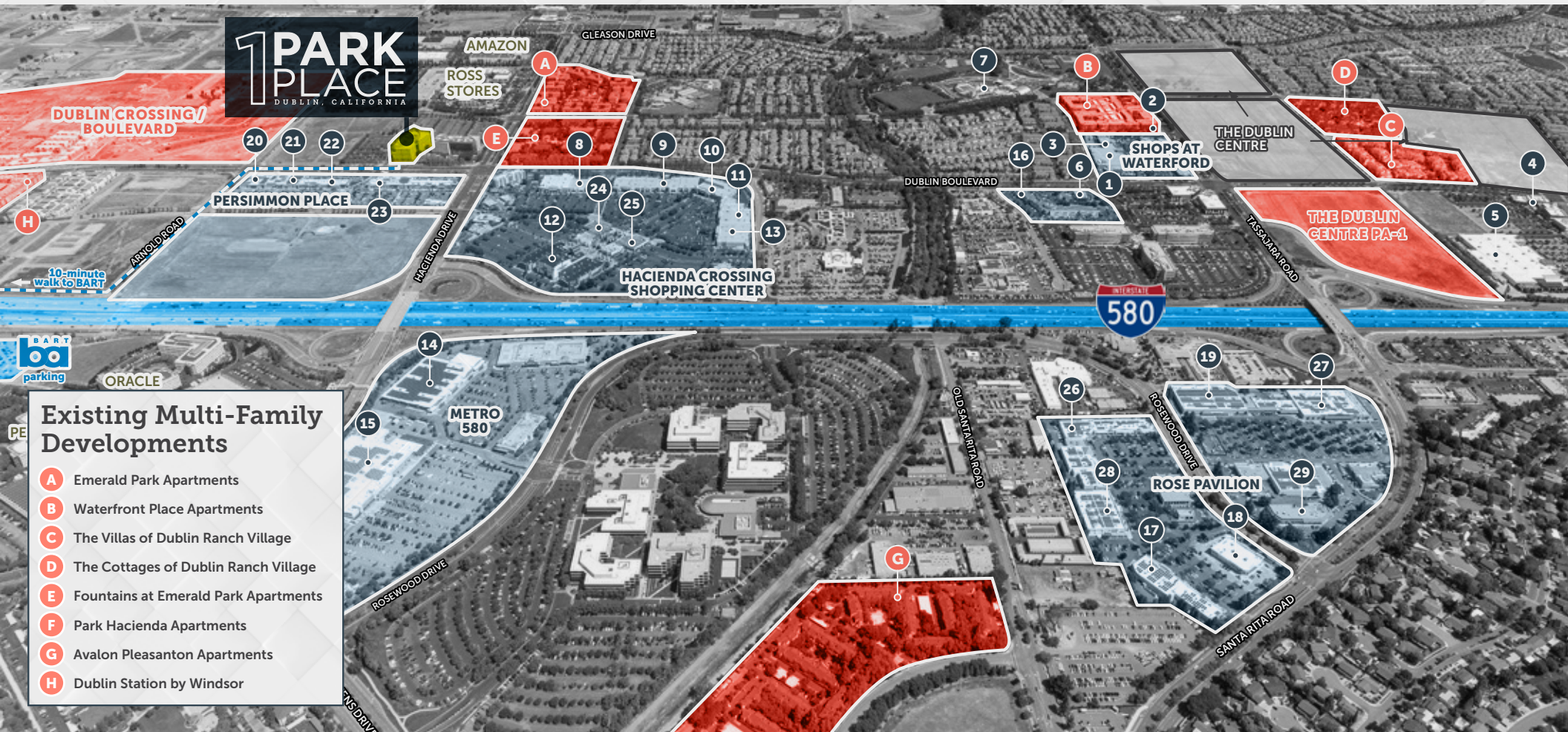
1 PARK PLACE

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1 Park Place Offers Immediate Proximity To Transit, Multi-Family Housing, and Retail & Dining Amenities

Retail / Entertainment

- | | | | | | |
|----------------------|-----------------------|---------------------|--------------------------------|------------------------|--------------------------------|
| 1 Safeway | 6 Bank of America | 11 T.J. Maxx | 16 Koi Palace / Ulferts Center | 21 Nordstrom Rack | 26 Vim + Vigor Fitness |
| 2 Peets Coffee | 7 Dublin Waterpark | 12 Regal Stadium 20 | 17 Trader Joe's | 22 Chipotle | 27 99 Ranch Market |
| 3 Starbucks | 8 PGA Tour Superstore | 13 Best Buy | 18 CVS | 23 Whole Foods | 28 Restoration Hardware Outlet |
| 4 Buffalo Wild Wings | 9 Barnes & Noble | 14 Kohl's | 19 Macys | 24 Five Guys Burgers | 29 Baskin Robbins |
| 5 Lowe's | 10 Old Navy | 15 Walmart | 20 HomeGoods | 25 Cold Stone Creamery | 25 Cold Stone Creamery |



Existing Multi-Family Developments

- A Emerald Park Apartments
- B Waterfront Place Apartments
- C The Villas of Dublin Ranch Village
- D The Cottages of Dublin Ranch Village
- E Fountains at Emerald Park Apartments
- F Park Hacienda Apartments
- G Avalon Pleasanton Apartments
- H Dublin Station by Windsor

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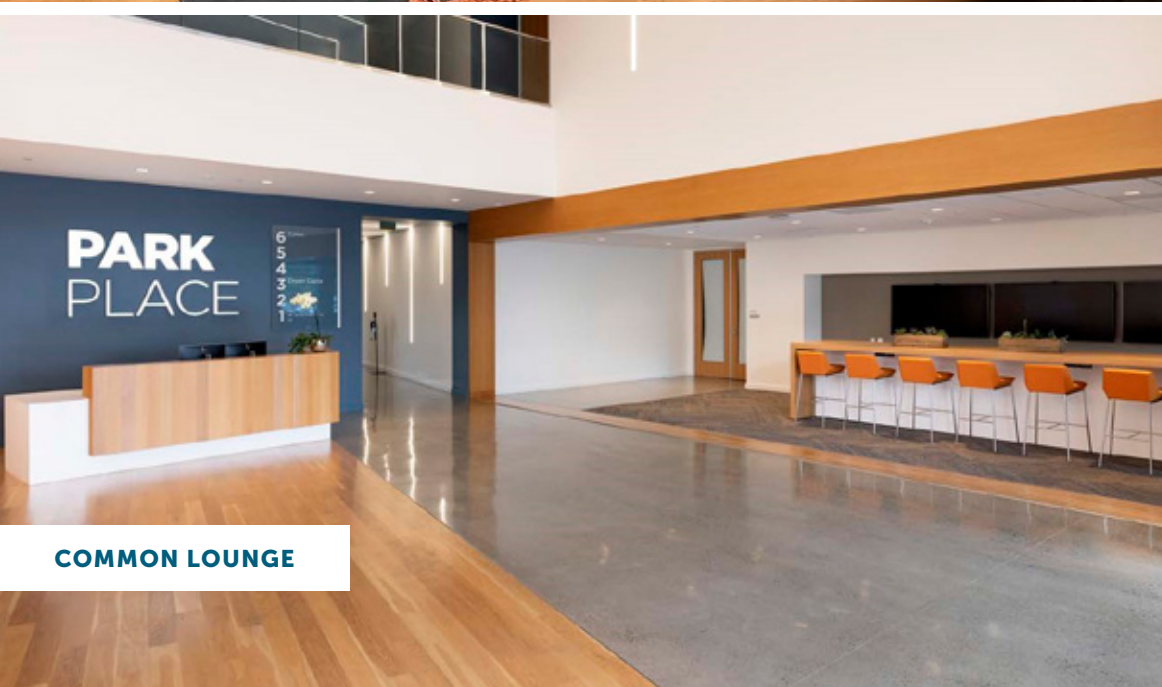
LOCAL AMENITIES



1 PARK PLACE
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BEST IN CLASS AMENITIES



COMMON LOUNGE



CONFERENCE ROOM



LOCKERS AND SHOWERS



BIKE STORAGE ROOM



LARGE GYM

OUTDOOR SPACE WITH BARBEQUE AND KITCHEN AMENITIES



Design: RMW architecture & interiors | Photography: @John Sutton

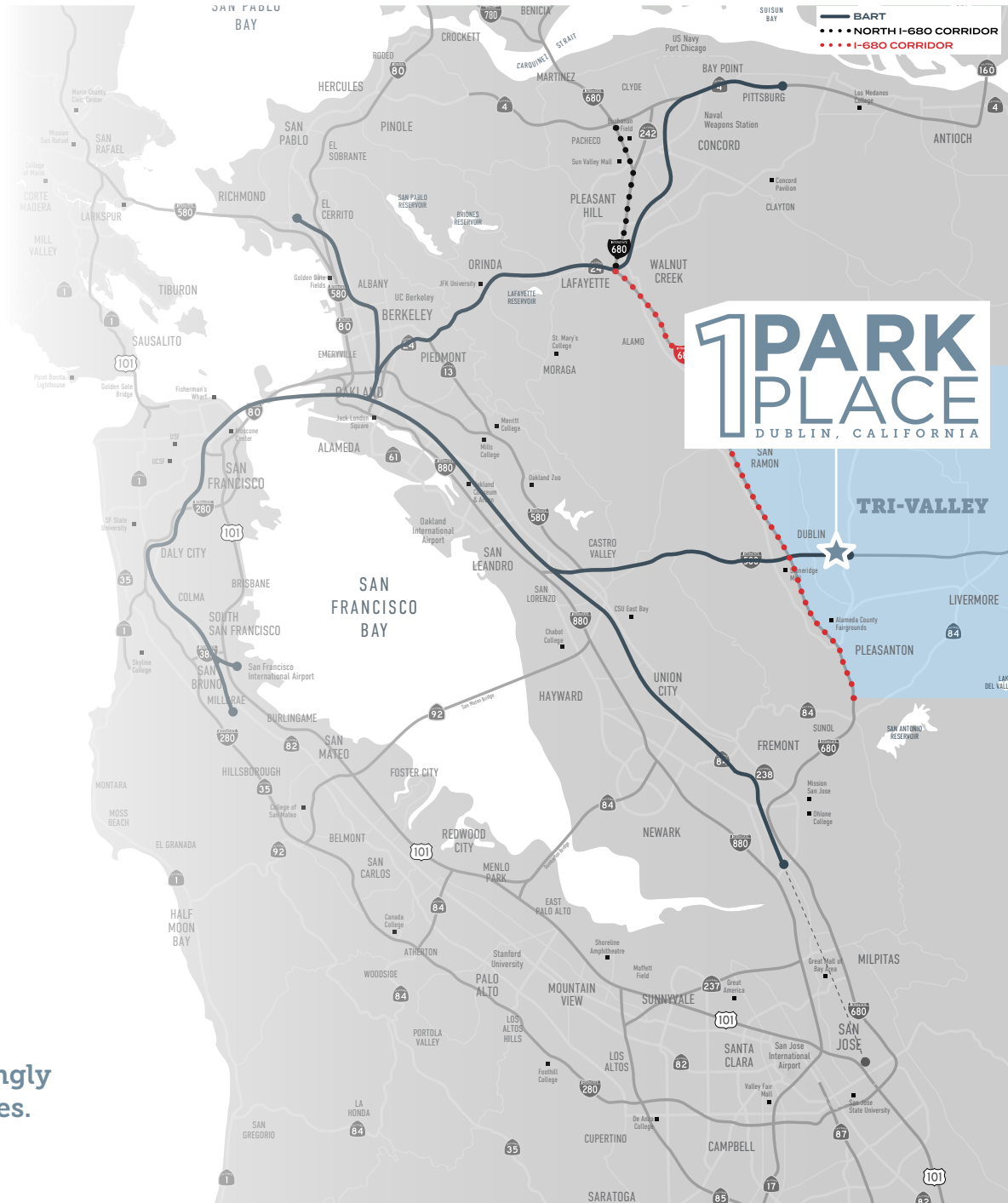


OUTDOOR



HIGHLY LANDSCAPED

BART Travel Times



Destination	Travel Times
Dublin BART Station	3 min.
West Dublin/Pleasanton	3 min.
Castro Valley	15 min.
Bay Fair	20 min.
San Leandro	23 min.
Oakland Airport	46 min.
12th Street/Oakland City Center	40 min.
San Francisco Downtown	50 min.

Throughout The Bay Area, Transit Is Increasingly Important For Businesses And Their Employees.

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