

AVAILABLE OFFICE SPACE FOR LEASE IN PLEASANTON, CA

- PROPERTY ADDRESS: 5758 WEST LAS POSITAS BLVD, PLEASANTON, CA
- AVAILABLE SPACE: TWO FURNISHED OFFICE SUITES TOTALING \pm 6,300 SF
- LEASE OPTIONS: SUITE 1 (\pm 2,300 SF), SUITE 2 (\pm 4,000 SF), OR BOTH TOGETHER
- AVAILABILITY: IMMEDIATE
- TYPE: PROFESSIONAL OFFICE SPACE WITH FLEXIBLE CONFIGURATIONS

PLEASANTON OFFERS AN IDEAL LOCATION FOR BUSINESSES SEEKING OFFICE SPACE IN THE BAY AREA. WITH ITS PROXIMITY TO MAJOR HIGHWAYS AND BART, COMPANIES ENJOY CONVENIENT ACCESS TO SAN FRANCISCO, OAKLAND, AND SILICON VALLEY WHILE BENEFITING FROM A LOWER COST OF OPERATIONS COMPARED TO CORE URBAN CENTERS.



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EXCLUSIVE CONTACT

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VICINITY MAP | SAN FRANCISCO BAY AREA



VICINITY MAP | CITY OF PLEASANTON



PORTFOLIO VIDEO PRESENTATION



***5758 W. Las Positas Blvd.
Pleasanton, CA 94588***

[WATCH THE VIDEO: Click Here](#)

THE OFFERING

Dutra Enterprises, Inc., has been retained as the exclusive agent for the lease of the 2 suites office space located in Pleasanton, CA ("Property").

The Property comprises a total of 6,300 square feet strategically located in the city of Pleasanton, one of the most dynamic communities in the San Francisco Bay Area. Pleasanton Ranks #2 in Quality of Life Nationally. Pleasanton has ranked #2 in the nation in quality of life on the U.S. Social Progress Map, which measures outcomes that directly impact daily life, including safety, health, education, and access to opportunity. This offering includes 2 available suites:

Suite 1 – ±2,300 SF

| | |
|-------------------------|---|
| Private Offices | 4 (±144 SF each, furnished) |
| Executive Office | 1 (±204 SF, furnished) |
| Conference Room | 1 (±144 SF, furnished; tenant's sole use) |
| Bullpen | ±1,334 SF with 8 cubicles |
| Kitchenette | Includes sink |
| Security | Card-reader secured corridor access |

Suite 2 – ±4,000 SF

| | |
|-------------------------|--|
| Private Offices | 5 (±144 SF each, furnished) |
| Executive Office | 1 (±288 SF, furnished) |
| Conference Rooms | 2 small (±144 SF each) + 1 large (±216 SF), furnished; tenant's sole use |
| Bullpen | ±2,233 SF with 16 cubicles |
| Storage Room | Dedicated to suite |
| Security | Card-reader secured corridor access |

PROPERTY FACTS

BUILDING AMENITIES

- Receptionist on-site (8 AM–4 PM)
- Both suites are fully furnished
- Four shared, fully furnished conference rooms (scheduled through receptionist)
- Men's & Women's restrooms on both floors, plus all-gender restroom
- Single-occupancy restroom with shower
- Security cameras in parking lot and entrances

LOCATION OVERVIEW

- Centrally located in Pleasanton, a premier Tri-Valley business hub
- Easy access to I-680 and I-580 freeways
- Proximity to BART, ACE Train, and major corporate campuses (Workday, Oracle, Kaiser)
- Walkable and short drive to retail, dining, and services

PROPERTY DESCRIPTION

5758 West Las Positas Blvd.

3D
STRATEGIES 



Located at 5758 West Las Positas in Pleasanton, this professional office building offers flexible leasing options with fully furnished suites designed to support productivity and growth. Suite 1 ($\pm 2,300$ SF) and Suite 2 ($\pm 4,000$ SF) each feature private executive offices, dedicated conference rooms, spacious bullpens with cubicles, and kitchenettes, all secured with card-reader access for added security.

Tenants also benefit from on-site reception services, ample conference space, convenient parking, and modern restroom facilities, including all-gender and shower-equipped options. With the ability to lease either suite individually or combine them for maximum space, businesses can enjoy a turnkey office solution in a highly desirable Pleasanton location.

PROPERTY PHOTOS

5758 West Las Positas Blvd.

3D
STRATEGIES 



PROPERTY PHOTOS

5758 West Las Positas Blvd. | Common Areas

3D
STRATEGIES 



PROPERTY PHOTOS

5758 West Las Positas Blvd. | Common Areas

3D
STRATEGIES 



PROPERTY PHOTOS

5758 West Las Positas Blvd. | Suite 1

3D
STRATEGIES 



PROPERTY PHOTOS

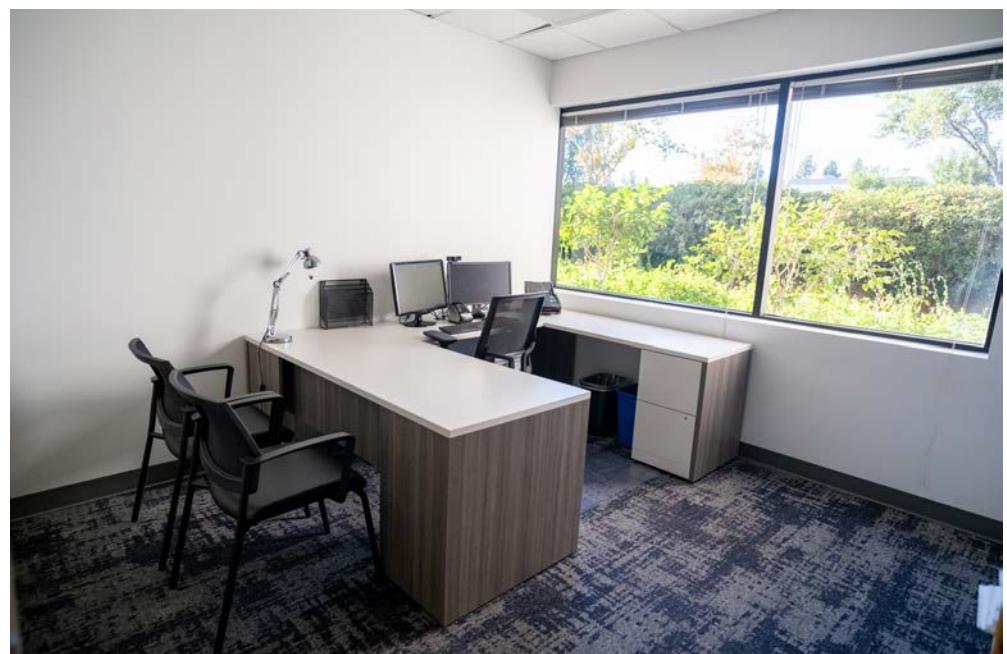
5758 West Las Positas Blvd. | Suite 1



PROPERTY PHOTOS

5758 West Las Positas Blvd. | Suite 2

3D
STRATEGIES 



PROPERTY PHOTOS

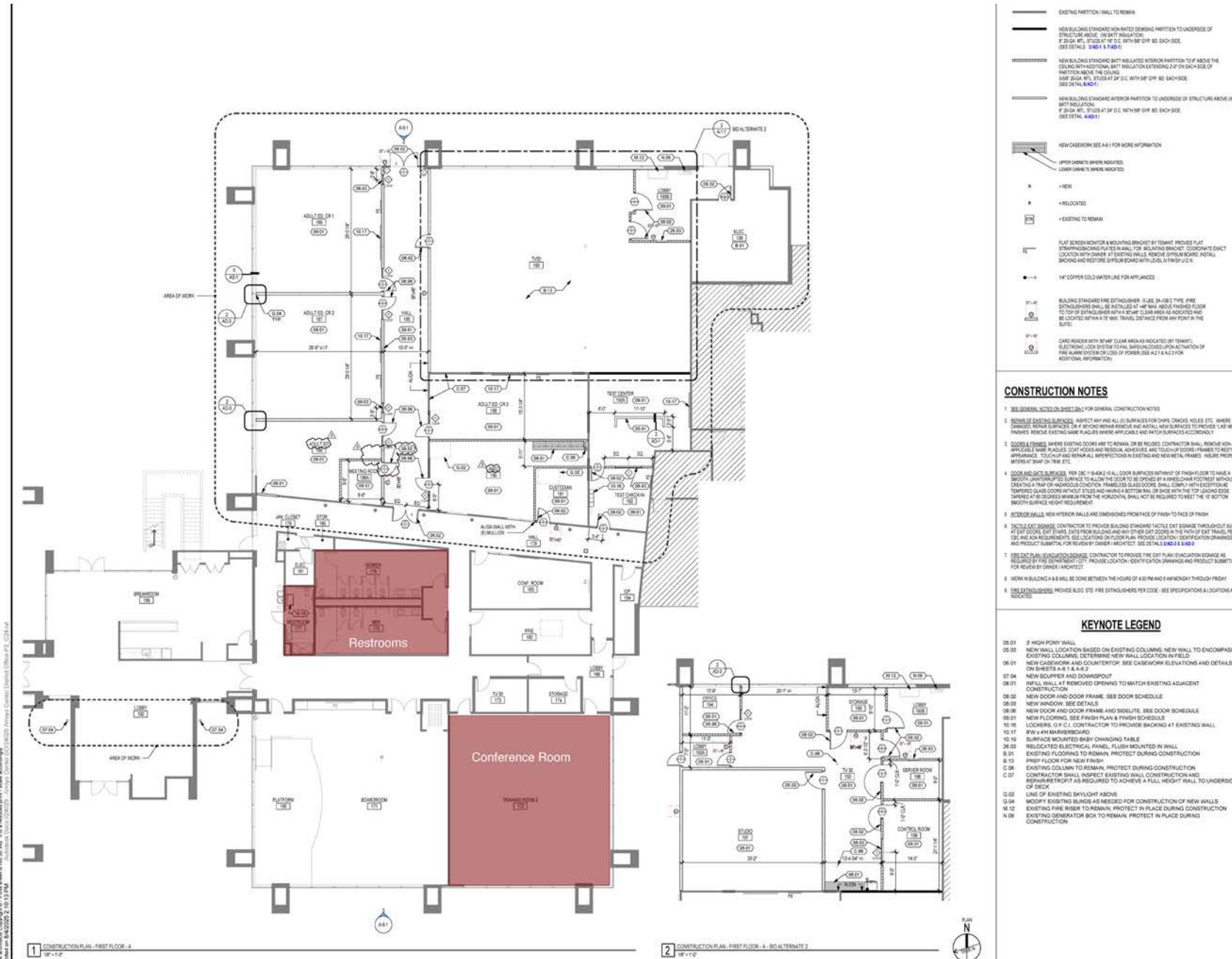
5758 West Las Positas Blvd. | Suite 2

3D
STRATEGIES 



FLOOR PLANS

5758 West Las Positas Blvd. | Amenities Plan First Floor A

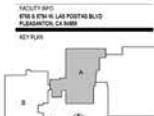


1901 Harrison Street, Suite 1000, Oakland, CA 94607
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CONSULTANT

PROJECT NAME
**DISTRICT OFFICE
PROJECT AT ARROYO
CENTER PHASE 2**



| PROJECT ISSUE DATE: 2024/12/06 | | |
|--------------------------------|-----|-----------------------|
| DATE | NO. | REVISIONS |
| 2024/12/06 | | PLAN CHECK SUBMITTAL |
| 2025/06/01 | 1 | PLAN CHECK REISSUANCE |
| 2025/07/01 | | IBO DOCUMENTS |
| 2025/08/01 | 3 | IBO ADDENDUM NO. 1 |

KEYNOTE LEGEND

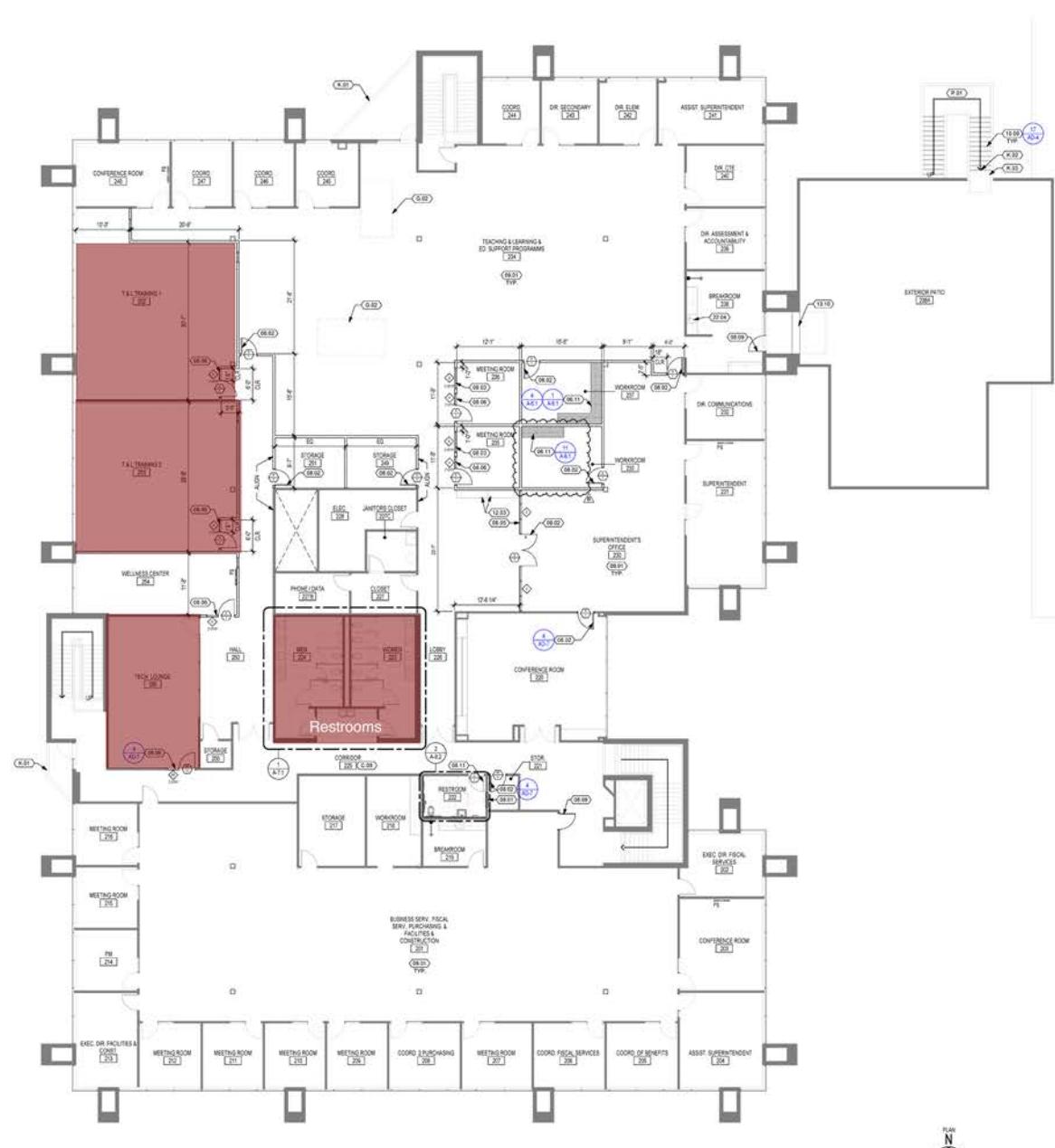
DRAFTER: CW
PM: ACE
SHEET TITLE: CONSTRUCTION

3-SHEET NUMBER

FLOOR PLANS

5758 West Las Positas Blvd. | Amenities Plan Second Floor B

3D
STRATEGIES



EXISTING PARTITION (WALL) TO REMAIN
NEW 1-HOUR STANDARD UNRATED DOORING PARTITION TO UNDERSIDE OF SUSPENDED CEILING
3'-0" 20-GA. MTL. STUD AT 16' O.C. WITH 5/8" TYPE "X" GYP. BD. EACH SIDE.
(SEE DETAIL: 34-A & 34-B)

NEW 1-HOUR STANDARD BATT INSULATED INTERIOR PARTITION TO 16' ABOVE THE CEILING
3'-0" 20-GA. MTL. STUD AT 24' O.C. WITH 5/8" TYPE "X" GYP. BD. EACH SIDE.
(SEE DETAIL: 34-C)

NEW 1-HOUR STANDARD UNRATED DOORING PARTITION TO UNDERSIDE OF SUSPENDED CEILING
3'-0" 20-GA. MTL. STUD AT 24' O.C. WITH 5/8" GYP. BD. EACH SIDE.
(SEE DETAIL: 34-D)

NEW 1-HOUR STANDARD ONE-HOUR RATED PARTITION TO UNDERSIDE OF STRUCTURE ABOVE
9' 25-1/2" MTL. STUDS AT 24' O.C. WITH 5/8" GYP. BD. EACH SIDE.
(SEE DETAIL: 34-E)

NEW 1-HOUR STANDARD INTERIOR PARTITION TO UNDERSIDE OF STRUCTURE ABOVE
9' 25-1/2" MTL. STUDS AT 24' O.C. WITH 5/8" TYPE "X" GYP. BD. EACH SIDE.
(SEE DETAIL: 34-F)

NEW 1-HOUR STANDARD PARTIAL HEIGHT PARTITION. +E 2' H. WITH GYP. BD.
(SEE DETAIL: 34-G)

NEW OPERABLE PARTITION
(SEE DETAIL: 34-H)

NEW CASEWORK SEE A-1 FOR MORE INFORMATION
UPPER CABINETS WHERE ROOFTED
LOWER CABINETS WHERE ROOFTED

+ NEW
+ RELOCATED
+ EXISTING TO REMAIN
SMOKE ACTIVATED MAGNETIC HOLD OPEN DEVICE CONNECTED TO FIRE ALARM SYSTEM RELEASE UPON ACTIVATION OF FIRE ALARM SYSTEM OR LOSS OF POWER.
FLAT SCREEN MONITOR & MOUNTING BRACKET TO TENANT PROVIDE AT STRAIGHTBACKING PLATES IN WALL FOR MOUNTING BRACKET. COORDINATE EXACT LOCATION WITH OWNER. AT EXISTING HALL, REMOVE GYPSUM BOARD. INSTALL BACKPLATE AND MOUNT MONITOR. AT EXISTING HALL, REMOVE GYPSUM BOARD. INSTALL BACKPLATE AND MOUNT MONITOR.
1/2" COPPER COLD WATER LINE FOR APPLIANCES

CONSTRUCTION NOTES

- REFACE OF EXISTING SURFACES. INSPECT ANY AND ALL (E) SURFACES FOR CHIPS, CRACKS, HOLES, ETC. WHERE APPROPRIATE, REMOVE EXISTING SURFACES AND REPAIR. REPAIR SURFACES AS NEEDED. REPAIR SURFACES AS NEEDED. REMOVE EXISTING SURFACES WHERE APPROPRIATE AND PATCH SURFACES ACCORDINGLY.
- DOORS & FRAMES WHERE EXISTING DOORS ARE TO REMAIN OR TO BE RELOCATED, CONTRACTOR SHALL REMOVE HINGES, REMOVE EXISTING PLATES, COAT HOODS AND RESIDUAL ADHESIVE AND TOUCH-UP DOORS' FRAMES TO RESTORE APPROPRIATE SURFACE. REMOVE HINGES AND REPAIR ALL IMPREGNATED EXISTING HINGES AND METAL FRAMES. INSURE PROPER MITERS AT SWEEP ON TRIM, ETC.
- TYPE "X" GYPSUM BOARD. ALL PURPOSE BOARD IN FIRE RATED BUILDINGS SHALL BE TYPE "X" U.L.N.
- DOOR AND DOOR SURFACES. PER UBC 118.4(2)(A) ALL DOOR SURFACES INTRUFT OF FRESH DOOR TO HAVE A SMOOTH UNPENETRATED SURFACE TO ALLOW THE DOOR TO SWING BY A HINGELESS DOORSET WITHOUT OBSTRUCTION. THIS IS NOT TO BE CONFUSED WITH THE REQUIREMENT FOR A SMOOTH SURFACE ON THE EXTERIOR OF THE DOOR. TEMPERED GLASS DOORS WITHOUT STYLES AND HAVING A BOTTOM HALO SHOW WITH THE TOP LEADING EDGE PENETRATING THE SURFACE. THE HINGELESS DOORSET, SHALL NOT BE REQUIRED TO REST THE 1/2" BOTTOM SURFACE HEIGHT REQUIREMENT.
- INCORPORATE HALL/WALL TUTORIAL WALLS AS DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH.
- TACTILE EXTINGUISHER CONTRACTOR TO PROVIDE BUILDING STANDARD TACTILE EXIT SIGNS THROUGHOUT SUITE AT EACH DOORS EXIT STAIRS, EXIT FROM BUILDING AND ANY OTHER EXIT DOORS IN THE PATH OF EXIT TRAVEL. PER UBC 118.4(2)(A) THE EXIT SIGN SHALL BE PLACED IN A LOCATION THAT IS EASILY READABLE AND IN ACCORDANCE WITH DRAWINGS AND PRODUCT SUBMITTAL FOR REVIEW BY OWNER/ARCHITECT. SEE DETAILS 34-C & 34-D
7. FIRE EXIT PLAN/EVACUATION SIGNAGE. CONTRACTOR TO PROVIDE FIRE EXIT PLAN/EVACUATION SIGNAGE AS REQUIRED BY FIRE DEPARTMENT. CITY PROVIDE LOCATION / IDENTIFICATION DRAWINGS AND PRODUCT SUBMITTAL FOR REVIEW BY OWNER/ARCHITECT.

KEYNOTE LEGEND

- 6.0.11 UPPER AND LOWER CASEWORK WITH NO BACKSPLASH. SEE CASEWORK ELEVATIONS AND DETAILS.
6.0.12 HALLWAY - REMOVED OPENING TO MATCH EXISTING ADJACENT CONSTRUCTION.
- 6.0.02 NEW DOOR AND DOOR FRAME. SEE DOOR SCHEDULE
- 6.0.03 NEW INTERIOR STOREROOM SYSTEM. SEE WINDOW TYPES
- 6.0.05 NEW DOOR AND DOOR FRAME AND SIDELITE. SEE DOOR SCHEDULE
- 6.0.06 REINSTALL EXISTING DOOR
- 6.0.11 HALLWAY - REMOVE AT EXISTING DOOR
- 6.0.01 NEW FLOORING. SEE FLOOR PLAN & FRESH SCHEDULE
- 6.0.09 NEW CONTRACTING STAIRS AT EXISTING STAIR
- 6.0.12 NEW CONTRACTING STAIRS AT APPROPRIATE LENGTH
- 12.0.23 GLASS DISPLAY CASE, O.F.O.I.
- 6.0.04 PROVIDE PIPE INSULATION AT EXISTING SINK
- C.0.01 CONTRACTOR TO REPAIR EXISTING CORRIDOR CONSTRUCTION AND REPAIR/RETROFIT AS REQUIRED TO ACHIEVE 1-HOUR RATED CONSTRUCTION. ANY PENETRATING CORRIDOR WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH 1-HOUR RATED REQUIREMENTS.
- G.0.02 ALTER GUARDRAIL TO BE 42" HIGH MIN. AND REDUCE SCUPPER OPENING TO 4" MAX.
- K.0.01 EXISTING NON CONFORMING OPEN STAIR
- K.0.03 EXISTING NON CONFORMING HANDRALS
- P.0.01 EXISTING NON CONFORMING STAIRS. TECHNICALLY INFEASIBLE REQUIRES STRUCTURAL ALTERATIONS.

CHAPTER: CM
REF ID: 8896
PAGE NO: 32/36
SHEET NUMBER:
CONSTRUCTION PLAN -
SECOND FLOOR - B

A-1.3

PROJECT AT
ARROYO CENTER

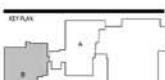
PLEASANTON
UNIVERSITY SCHOOL DISTRICT

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CONSULTANT



PROJECT ISSUE DATE: 2020/12/21
REVISIONS:
2020/12/21 1.00 PLAN SUBMITTAL
2020/12/21 1.00 DRAWING SUBMITTAL
2020/12/21 1.00 DOCUMENTS
2020/12/21 1.00 CLO.DOC. 2

DISCLAIMER

While the information contained herein has been provided in good faith and in an effort to provide prospective buyers with relevant property data, it should not be considered a substitute for a thorough due diligence investigation.

The information contained herein has been obtained from sources we believe to be reliable; however, 3D Strategies has not verified, and will not verify, any of the information contained herein, nor has 3D Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

3D Strategies has not made any investigation, and makes no warranty or representation, with respect to the subject property, the future projected financial performance of the property, the property's development potential, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with Local, State and Federal regulations, or the physical condition of the improvements of the subject property.



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