



PLEASANTON LABS



DAN WATSON

925.467.0903
dan.watson@nmrk.com
CA RE License #01438710

JEFF MORGENSTERN

925.467.0905
jeff.morgenstern@nmrk.com
CA RE License #01275910

JENNIFER VERGARA

650.358.5265
jennifer.vergara@nmrk.com
CA RE License #01355979

MARY HINES

650.358.5271
mary.hines@nmrk.com
CA RE License #01281208

THE PROJECT



4 building
Life Science/R&D campus
totaling ±295,482
square feet



Project can accommodate an
array of uses including lab,
R&D, warehousing and more



Walking distance to restaurants
and retail amenities



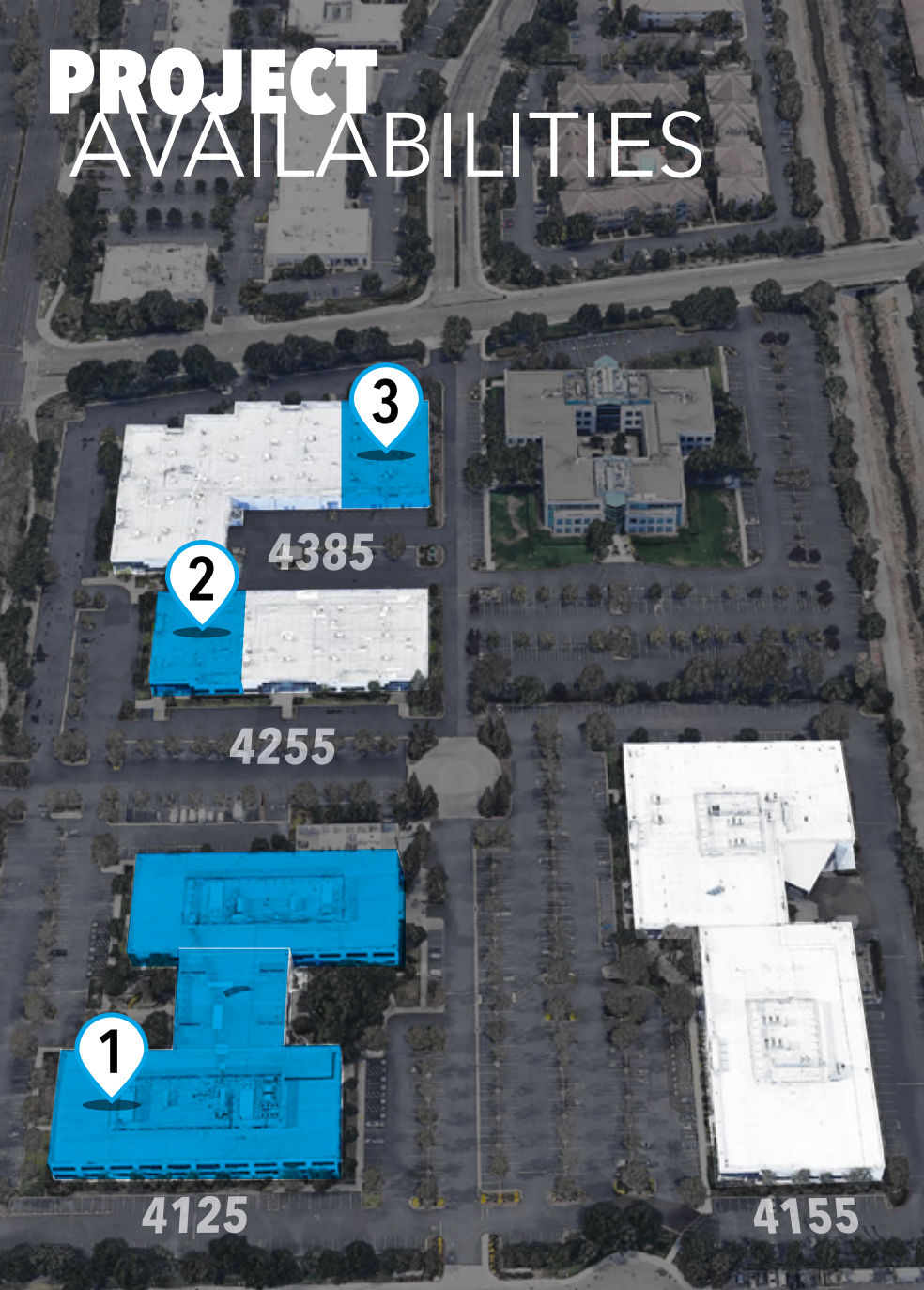
Excellent freeway
access to I-580
and I-680



Ample parking at
3.9 spaces per 1,000
square feet



PROJECT AVAILABILITIES

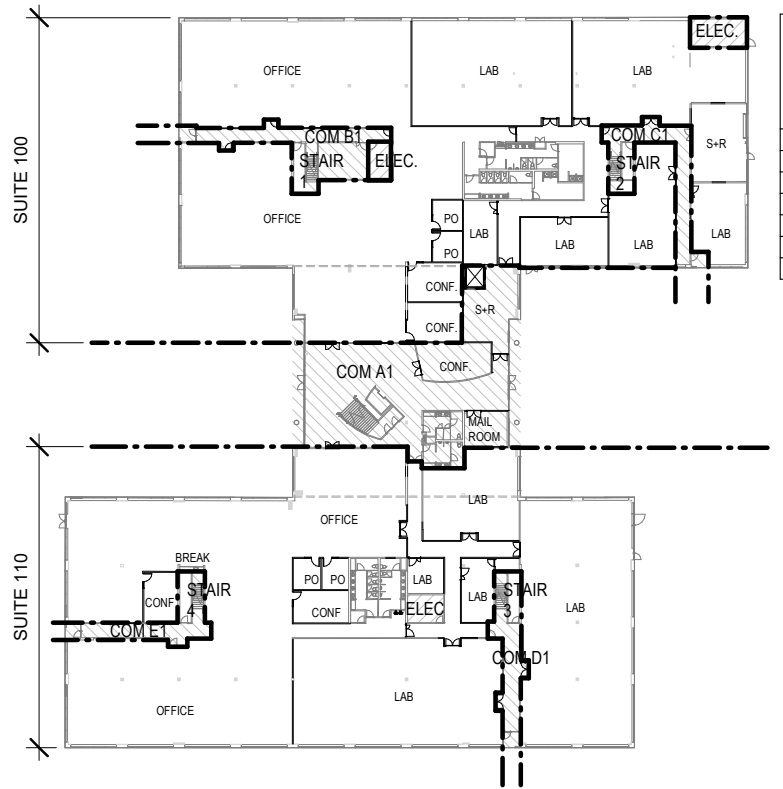


BUILDING	SUITE	RSF	NOTES
4125	Full Building	±127,678	Full Building Available. Dock and roll up door available. (Divisible to ±10,000 SF)
4255	100	±10,899	Warm shell condition, warehouse with one roll up. * Speculative market ready improvements complete in June 2024
4385	150	±19,516	Warm shell condition. Two roll up doors available.

HIGHLIGHTS

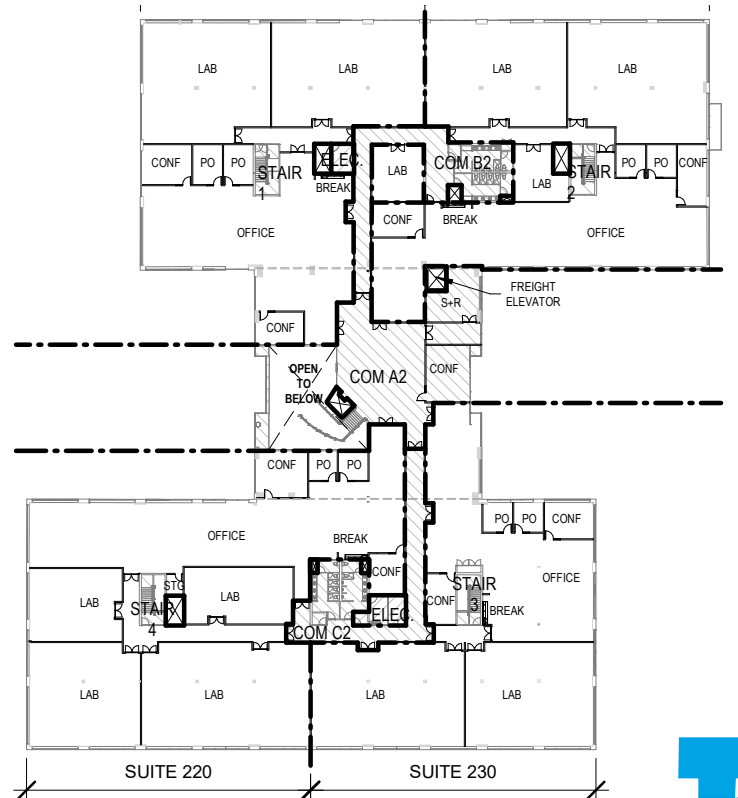
- + Life Science/Lab Space Available
- + Superior Glass Line
- + Efficient floor plates, divisible to ±10,000 RSF

FIRST FLOOR

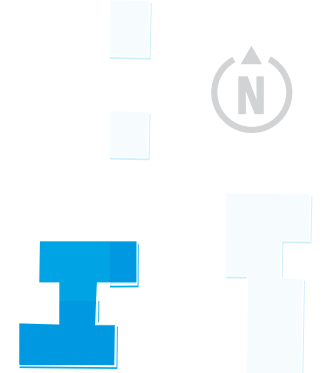


+ Potential Floorplan

SECOND FLOOR



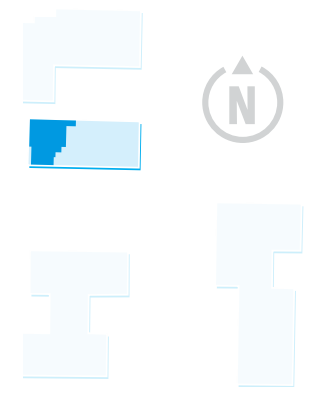
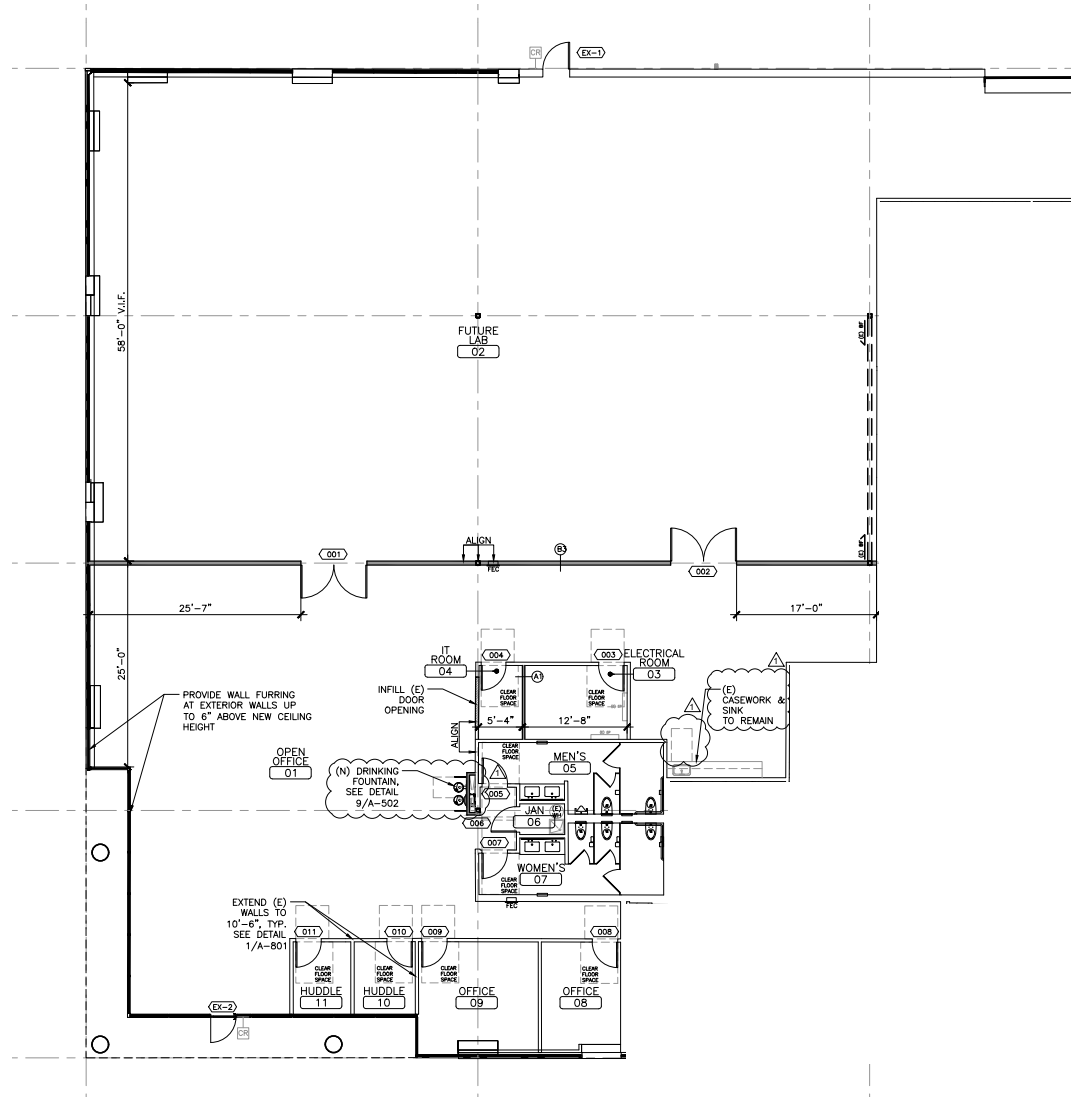
+ Potential Floorplan





HIGHLIGHTS

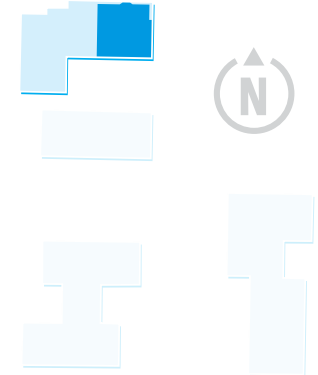
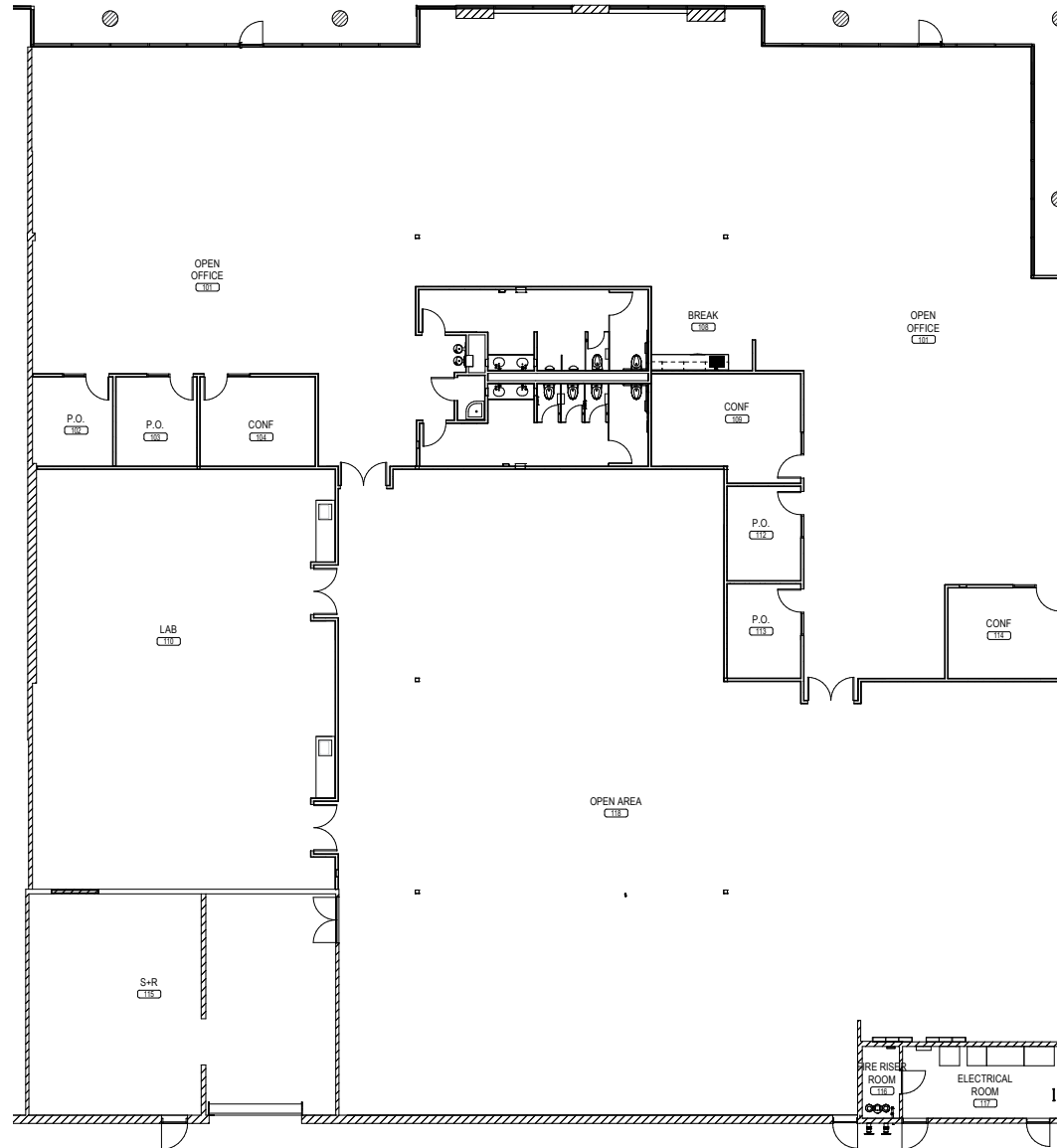
- + Warm Shell Condition
- + One (1) Grade-Level Door
- + Hopyard Road Monument Signage Available





HIGHLIGHTS

- + Warm Shell Condition
- + Two (2) roll up doors
- + Immediate proximity to multiple retail amenities.



+ Potential Floorplan

Amenities MAP

1 STONERIDGE MALL

- Macy's
- Apple Store
- Kaiser Permanente
- California Pizza Kitchen
- PF Chang's
- Cheesecake Factory

2 PLEASANTON SQUARE

- Bev Mo
- Smart & Final
- The Home Depot
- In-N-Out Burger
- Taco Bell
- Starbucks

3 GATEWAY SQUARE

- The Draft Sports Pub
- Round Table Pizza
- Chili's
- The Organic Coup
- Cheese Steak Shop

4 HACIENDA CROSSINGS

- Regal Cinema IMAX
- Barnes & Noble
- Market Tavern Dublin
- TJ Maxx
- Starbucks
- Five Guys
- Best Buy
- Applebee's
- Lazy Dog
- Jamba Juice

5 METRO 580

- Walmart
- Kohl's
- L & L Hawaiian
- McDonald's
- Patelco Credit Union

6 CROSSROADS

- Starbucks
- Jamba Juice
- Subway
- Honey Baked Ham
- Pocket Sushi
- Carl's Jr.
- Wells Fargo
- Chase

7 HOTELS

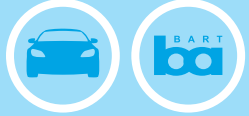
- Pleasanton Marriott
- Residence Inn
- Sheraton Pleasanton
- Holiday Inn

8 DUBLIN BOULEVARD

- Burma Burma
- Hana Japan
- Country Waffles
- Paiks Noodle
- Casa Orozoco
- Inc 82 Brewing



PROJECT LOCATION



COMMUTE TIMES

SAN FRANCISCO

Drive Time: 45 min
BART: 50 min

OAKLAND AIRPORT

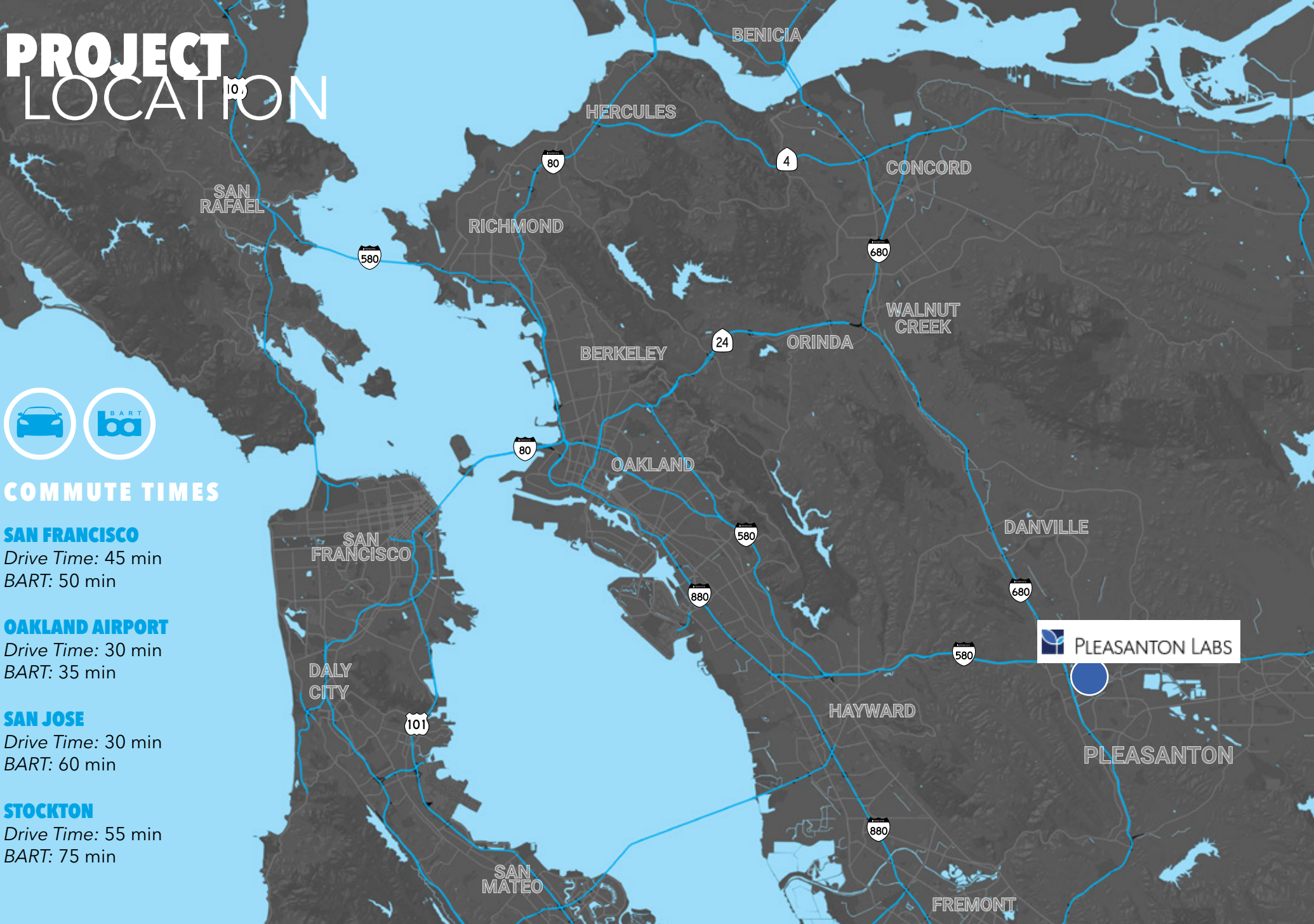
Drive Time: 30 min
BART: 35 min

SAN JOSE

Drive Time: 30 min
BART: 60 min

STOCKTON

Drive Time: 55 min
BART: 75 min





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