



Signature CENTER / 4900 & 5000 HOPYARD ROAD Pleasanton, CA



NEWMARK

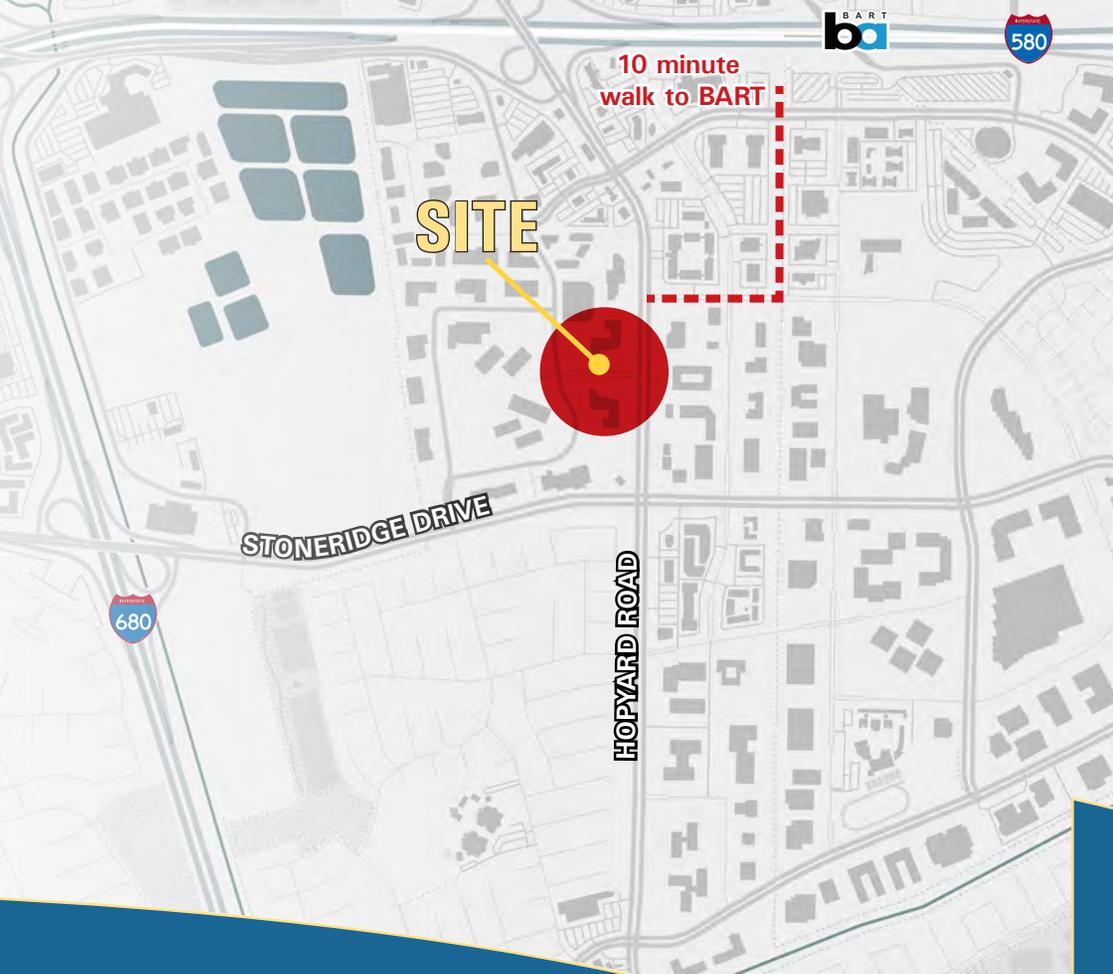
KGIP

 **Principal**[®]



PROPERTY HIGHLIGHTS

- LEED Gold Certified Property
- Two premier Class A office buildings totaling $\pm 258,681$ square feet
- Easy access to I-580 and I-680 via Hopyard Road and Stoneridge Drive
- Adjacent to the Clorox Company Campus
- Unique architecture with excellent visibility from Hopyard Road
- Onsite property management and fitness facility
- Proximity to banks, restaurants and other retail amenities
- 4 per 1000 parking ratio; portion of parking is in a secured, covered garage
- Flexible suite layouts and lease terms
- Energy Star Rated building
- Recently remodeled lobby areas
- Common conference room available to tenants free of charge
- EV charging stations available at both 4900 and 5000 Hopyard



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

AMENITIES AERIAL



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710



PROJECT AMENITIES

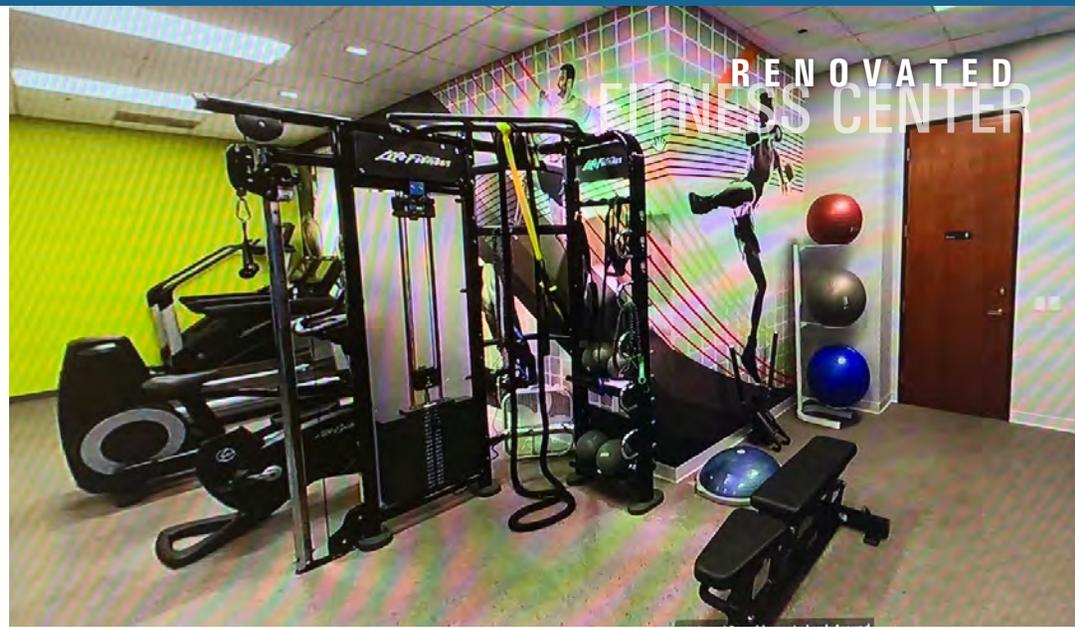
NEW CONFERENCE ROOM



Event Catering Area



Free large common conference room seating up to 30



RENOVATED FITNESS CENTER



ABUNDANT COVERED PARKING



SMALL CONFERENCE ROOM

EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710



AVAILABLE SPACES



4900 Hopyard Road

SUITE 375 | ±2,237 RSF Three offices, open area, storage.

SUITE 250 | ±2,991 RSF *MARKET READY COMPLETE* - Double Door entry off of elevator lobby.
Five offices, open area, break room

SUITE 275 | ±3,270 RSF Conference Room, kitchen, two offices, open area.

SUITE 200 | ±7,206 RSF Double Door entry off of elevator lobby. Thirteen offices, conference room, kitchen and open space.

EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

AVAILABLE SPACES

5000 Hopyard Road



SUITE 290 | ±925 RSF
All open area, directly adjacent to the building common conference room

SUITE 318 | ±1,033 RSF
Two offices, kitchen, open area

SUITE 230 | ±1,205 RSF
Open area.

SUITE 105 | ±1,375 RSF
Two offices, open area.

SUITE 260 | ± 1,454 RSF
2 offices, open area and kitchen

 **SUITE 300** | ±2,107 RSF
MARKET READY COMPLETE - Three offices, conference room, kitchen, open area. Ready for Immediate Occupancy.

SUITE 430 | ±3,300 RSF
Nine offices, conference room, open area.

SUITE 402 | ±3,408 RSF
Seven offices, conference room, kitchen, open area

SUITE 160 | ±3,522 RSF
Ground Floor Double Door entry from building lobby. Combination of office and open area.

SUITE 305 | ±4,031 RSF Double Door entry off of elevator lobby. Six offices, large conference rooms, open area. Contiguous with Suite 315 for up to 10,876 RSF.



SUITE 480 | ±4,448 RSF Nine offices, two conference rooms, breakroom.



SUITE 335 | ±5,255 RSF *VIRTUAL TOUR AVAILABLE*
MARKET READY COMPLETE - Double Door entry off of elevator lobby. Nine offices, conference room, kitchen and open area.



SUITE 450 | ±6,585 RSF *VIRTUAL TOUR AVAILABLE*
Double Door entry off of elevator lobby. Combination of offices and open area, conference room and kitchen.

SUITE 315 | ±6,845 RSF *VIRTUAL TOUR AVAILABLE*
MARKET READY COMPLETE - Double Door entry off of elevator lobby. Open ceiling, polished concrete lobby and above standard improvements. Combination of offices, open area and conference room with kitchen.



SUITE 400 | ±7,320 RSF *VIRTUAL TOUR AVAILABLE*
FULLY FURNISHED - Double Door entry off of elevator lobby. Eight offices, large conference room, open area, kitchen and storage.

SUITE 100 | ±8,271 RSF
Potentially contiguous to ±11,846 RSF. Ground floor double door entry with heavy office build out.

SUITE 200 | ±9,644 RSF
Mix of offices and open area.

SUITE 270 | ±11,616 RSF Mostly open space with 3 sides of window line and double door entry off of the elevator landing.

EXCLUSIVE AGENTS

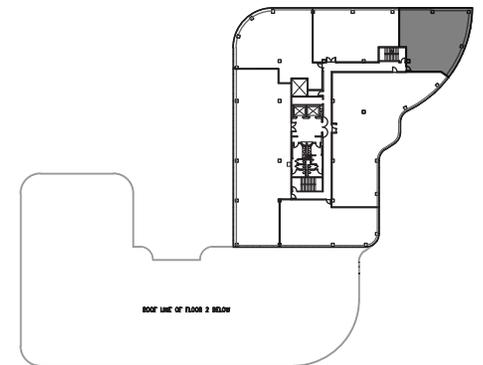
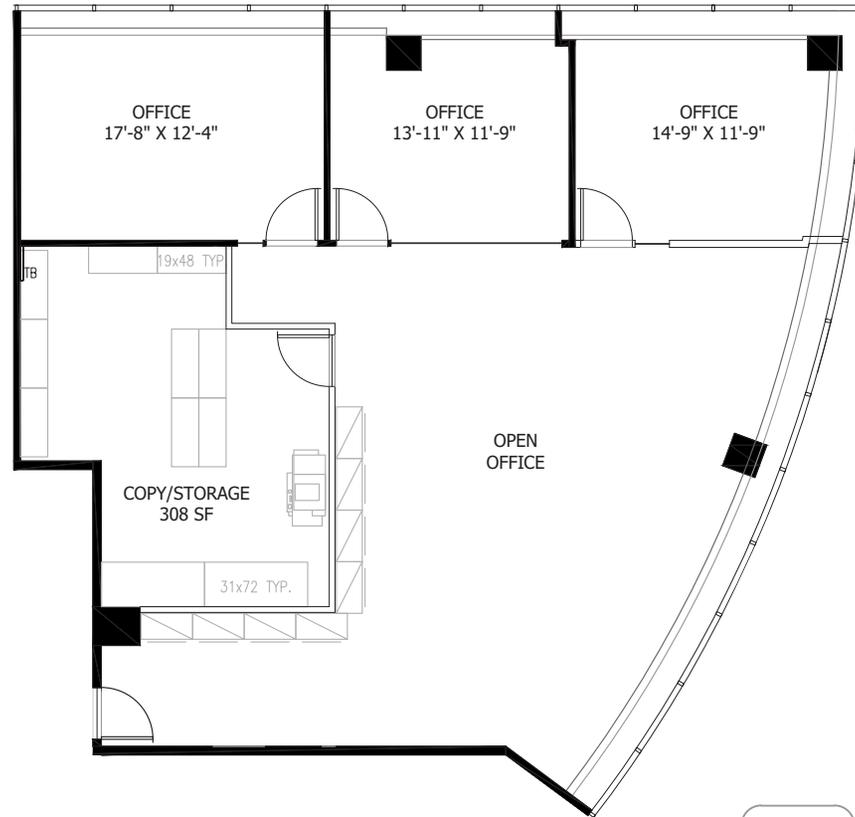
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



4900 Hopyard Road
 Suite 375
 ±2,237 RSF



EXCLUSIVE AGENTS

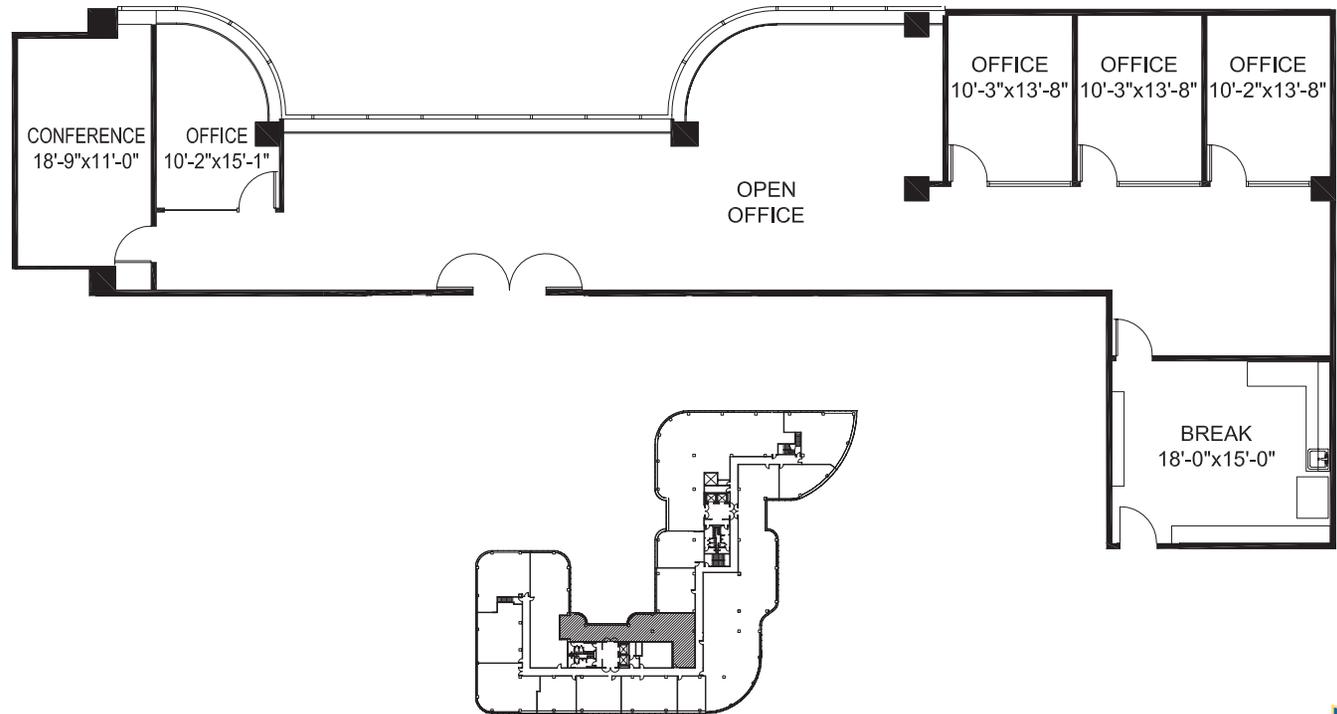
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



4900 Hopyard Road
 Suite 250
 ±2,991 RSF



EXCLUSIVE AGENTS

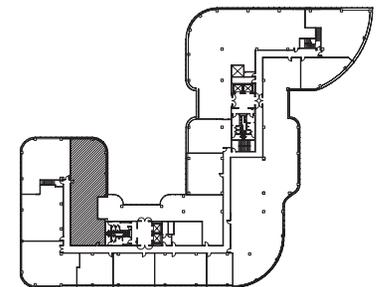
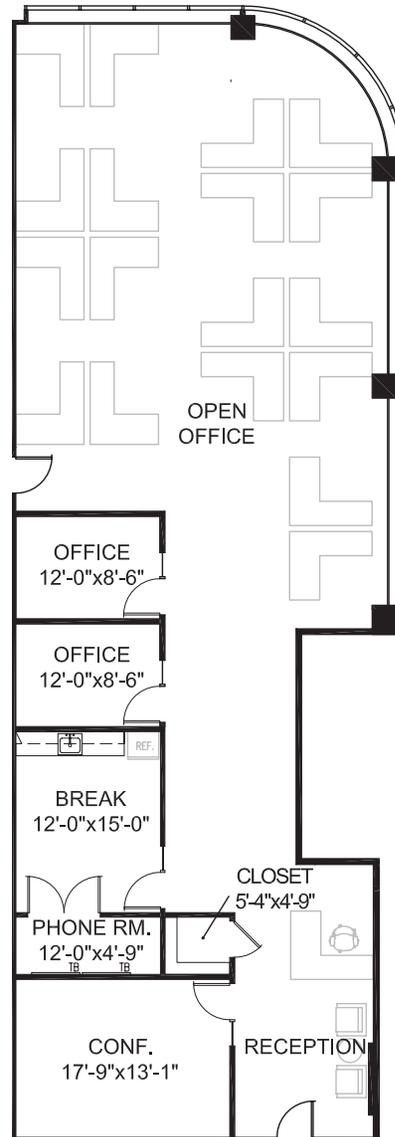
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



4900 Hopyard Road
 Suite 275
 ±3,270 RSF



EXCLUSIVE AGENTS

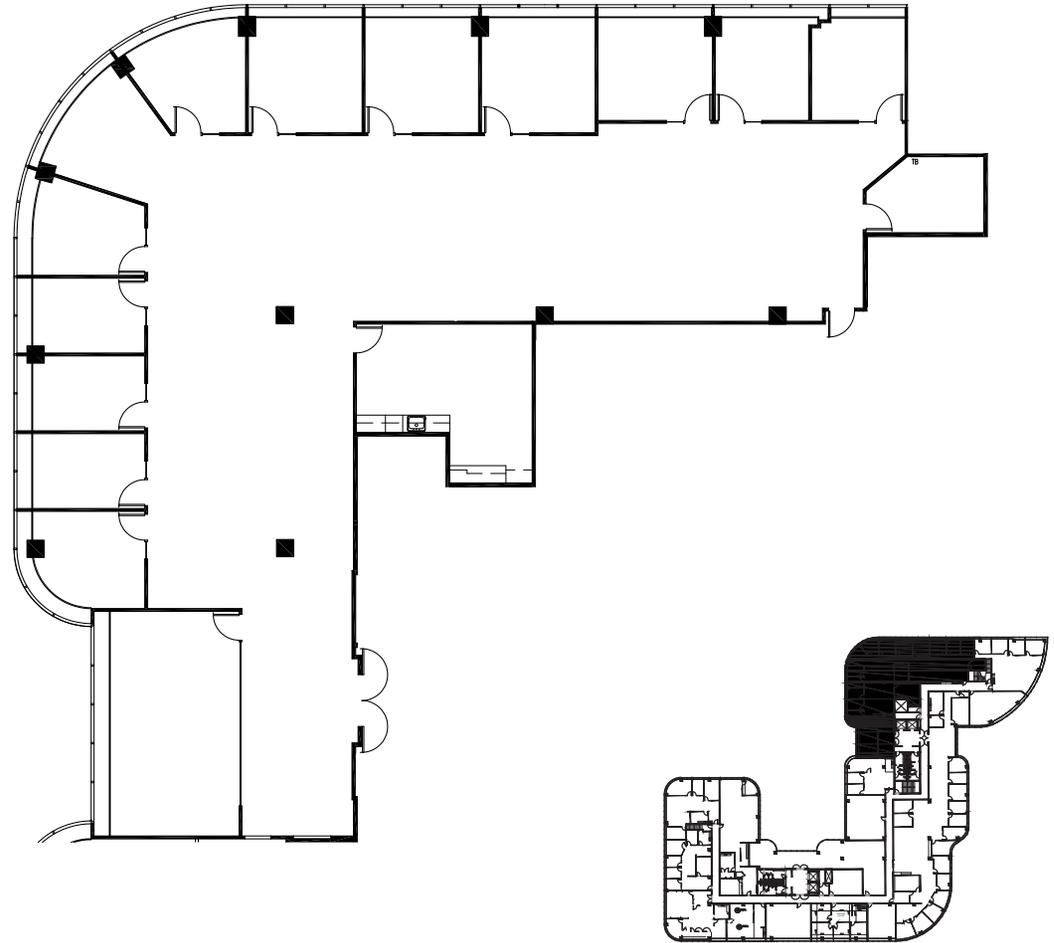
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



4900 Hopyard Road
Suite 200
±7,206 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

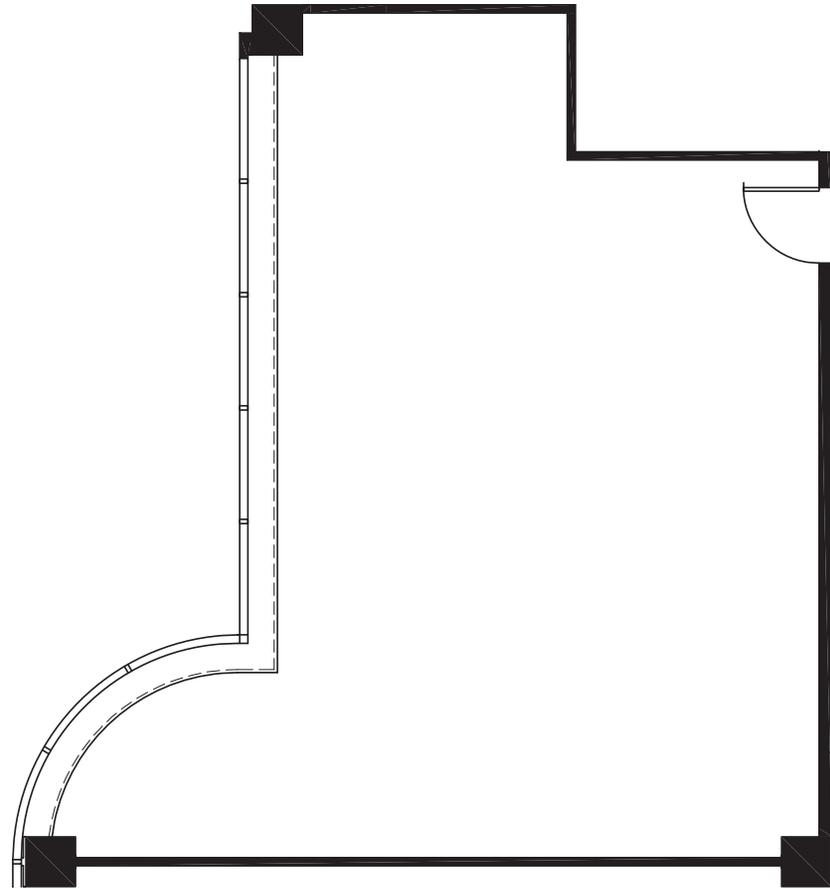
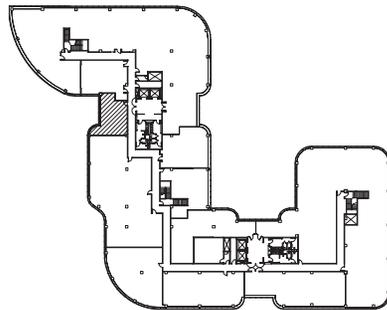
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 290
±925 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

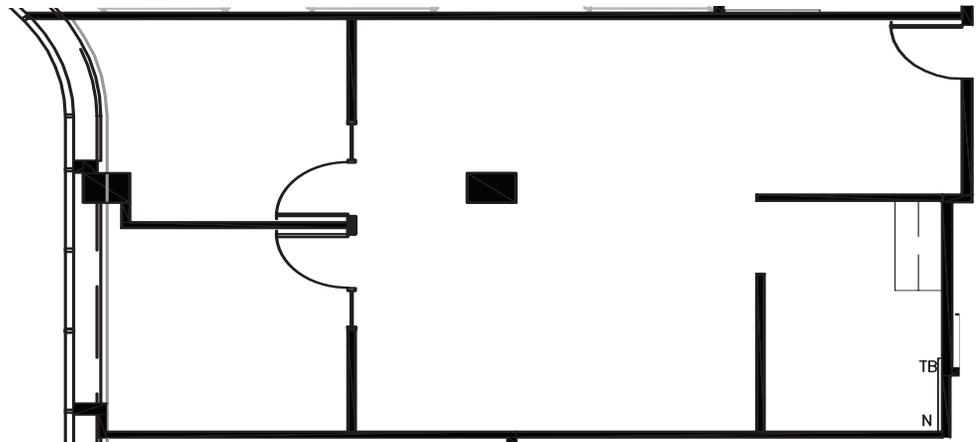
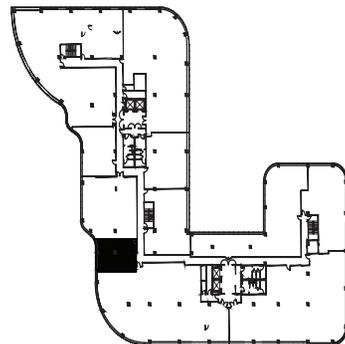
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 318
± 1,033 RSF

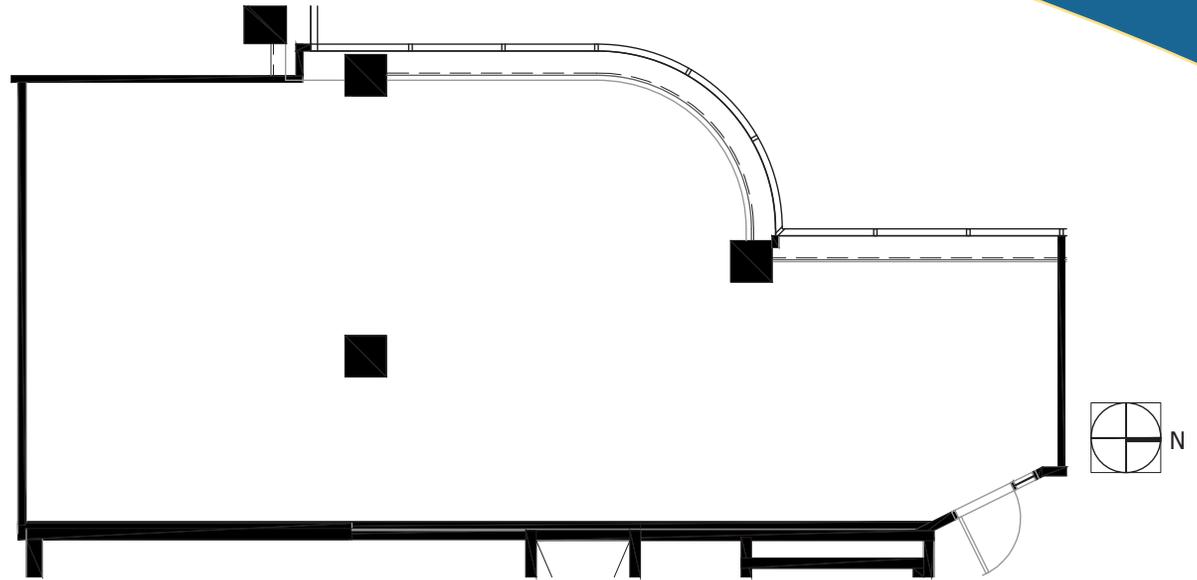


EXCLUSIVE AGENTS

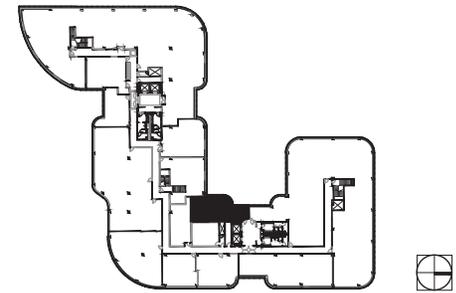
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road
Suite 230
± 1,205 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

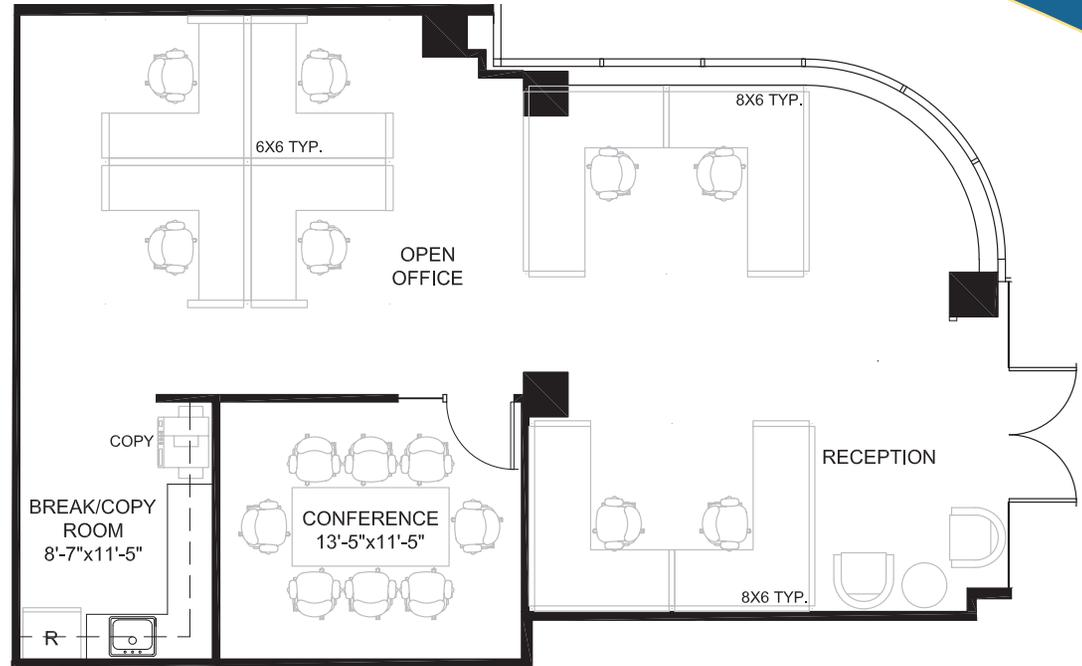
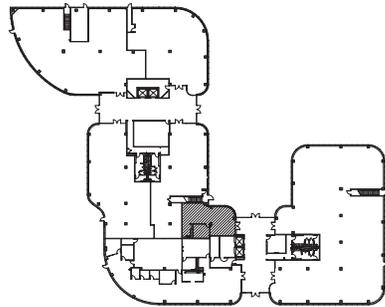
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 105
± 1,375 RSF



HYPOTHETICAL

EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

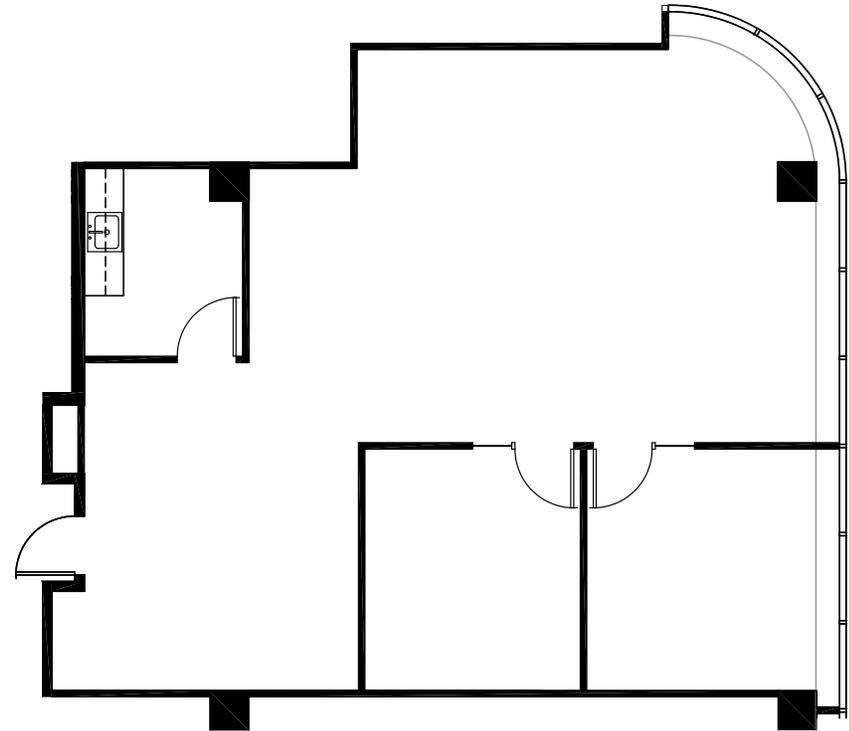
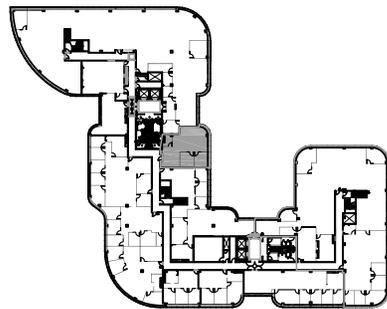
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 260
± 1,454 RSF



HYPOTHETICAL

EXCLUSIVE AGENTS

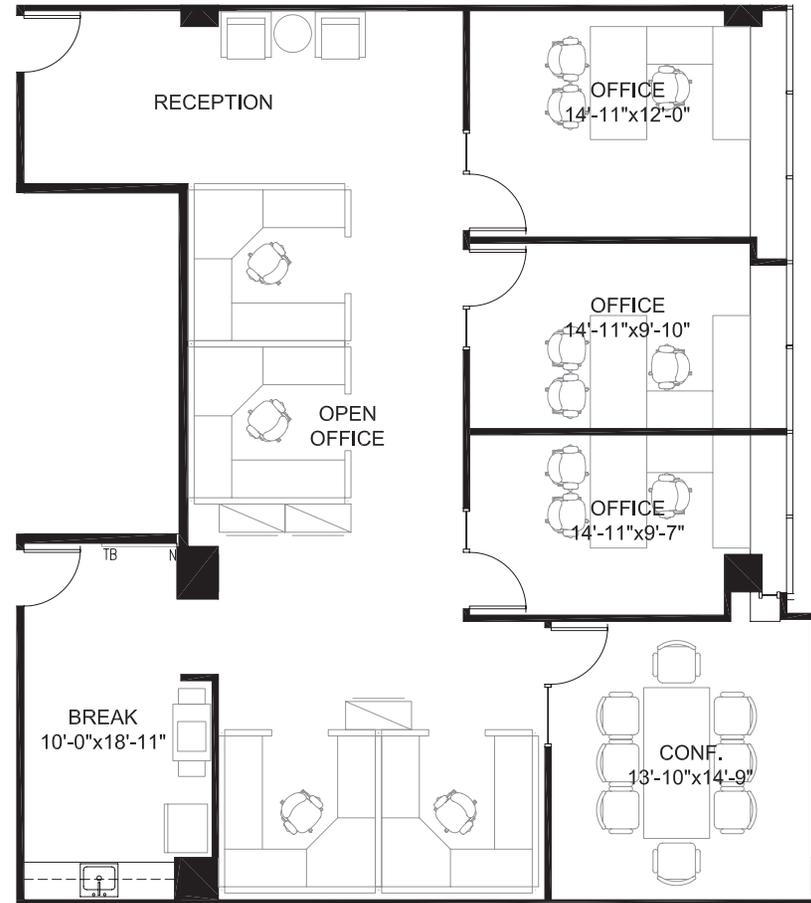
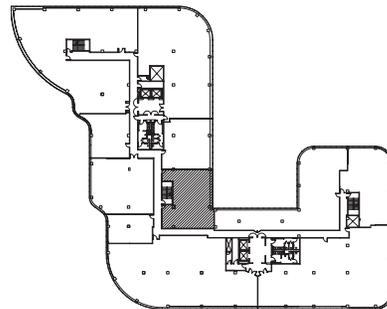
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road
Suite 300
±2,107 RSF



EXCLUSIVE AGENTS

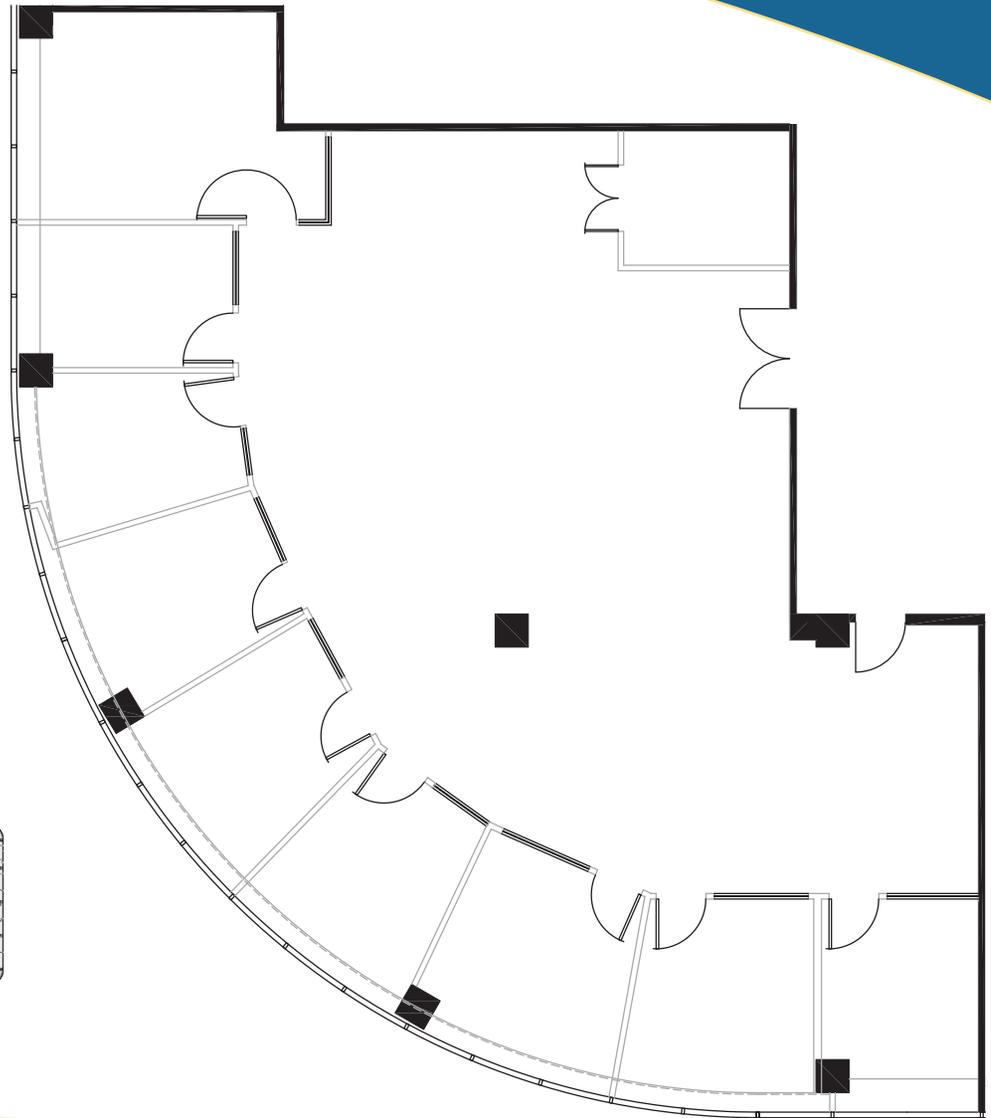
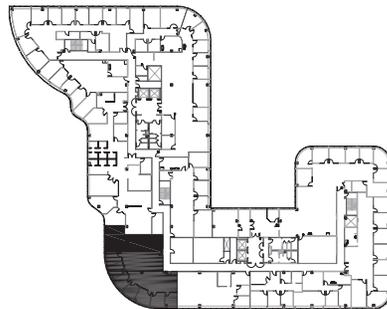
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road
Suite 430
±3,300 RSF



EXCLUSIVE AGENTS

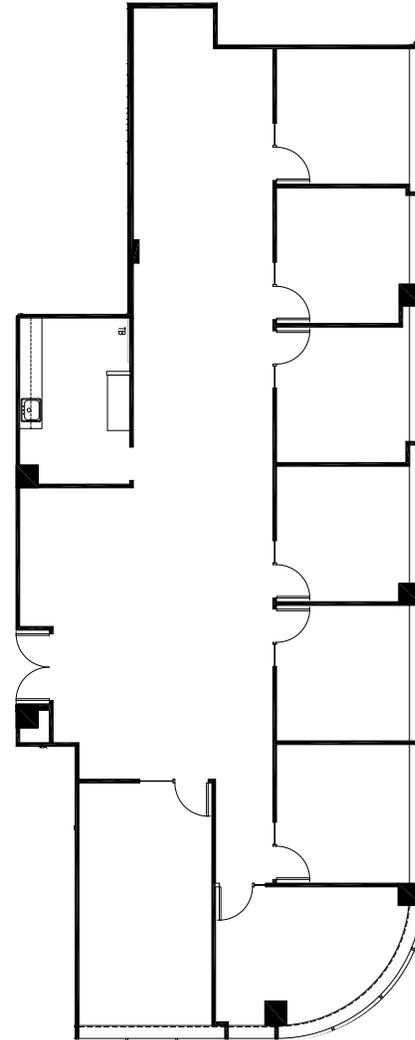
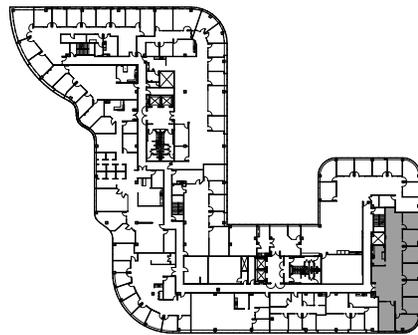
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road
Suite 402
±3,408RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

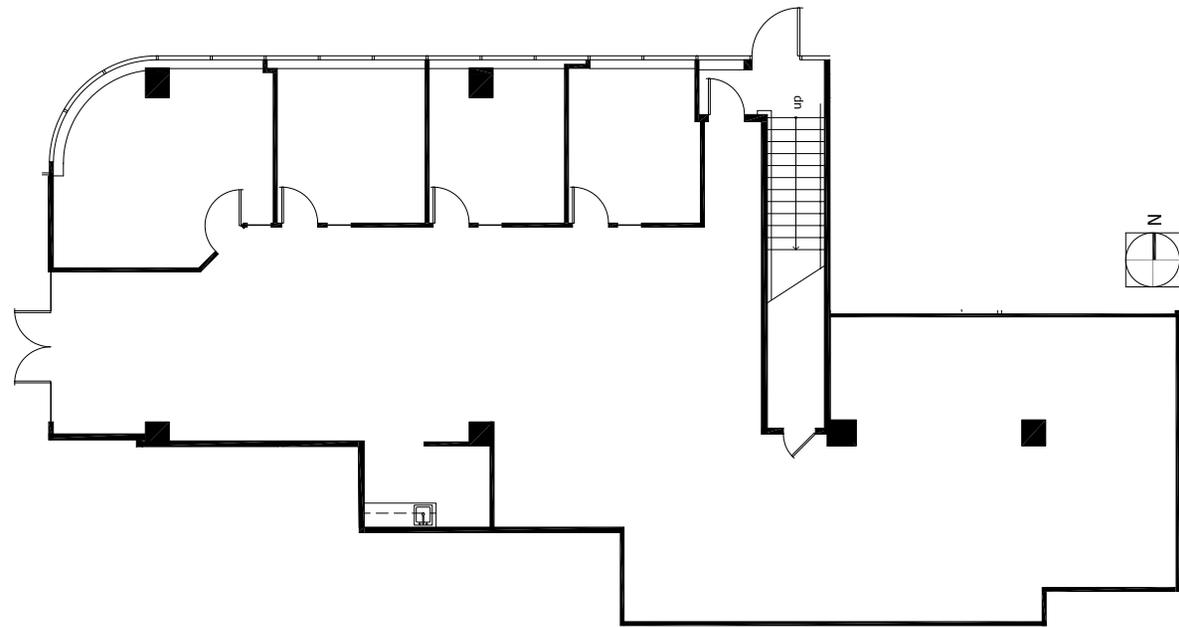
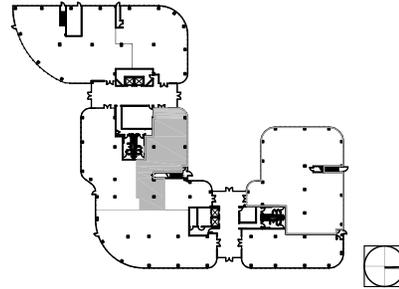
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 160
±3,522 RSF



EXCLUSIVE AGENTS

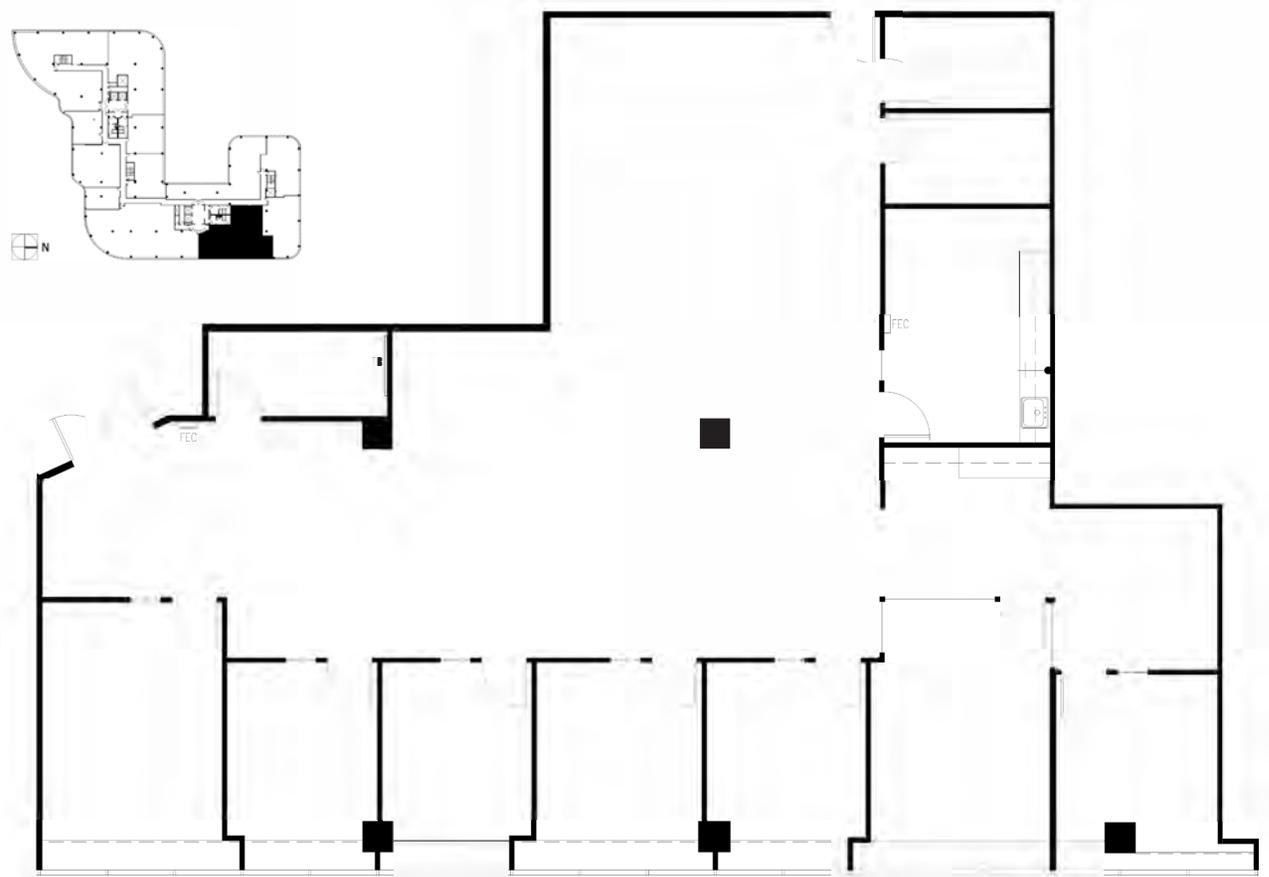
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road
Suite 305
±4,031 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

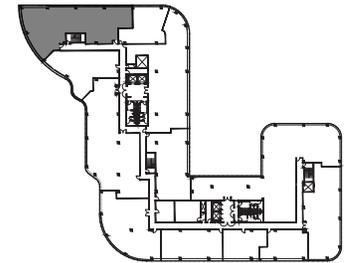
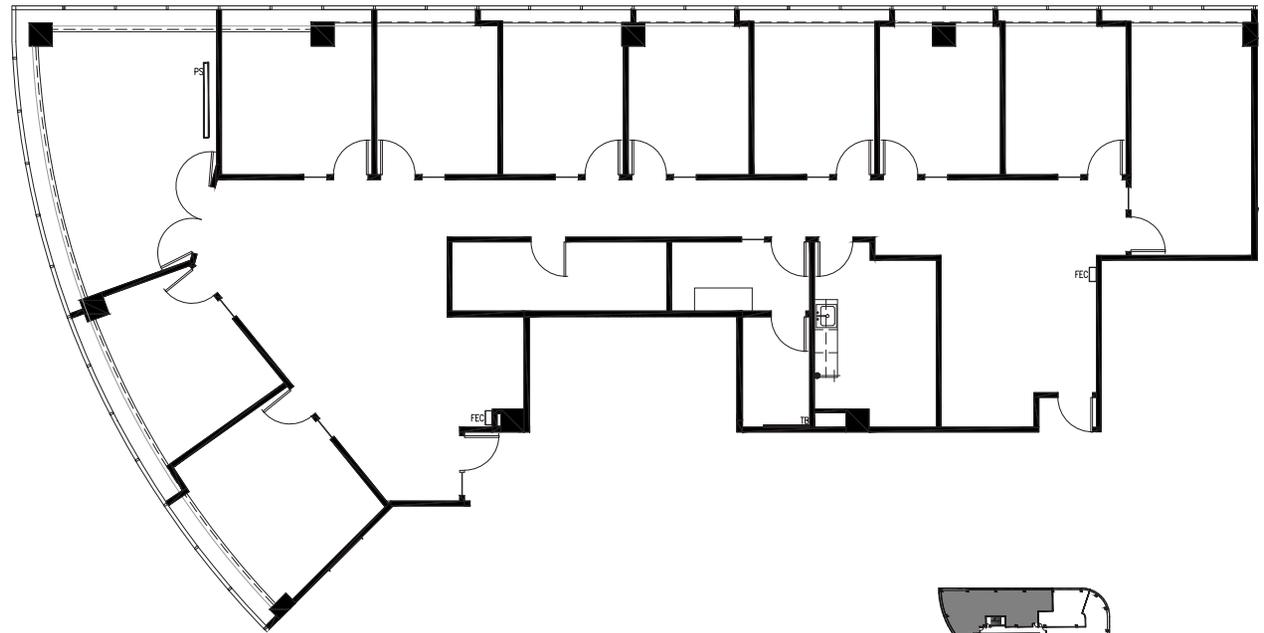
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 480
±4,448 RSF



EXCLUSIVE AGENTS

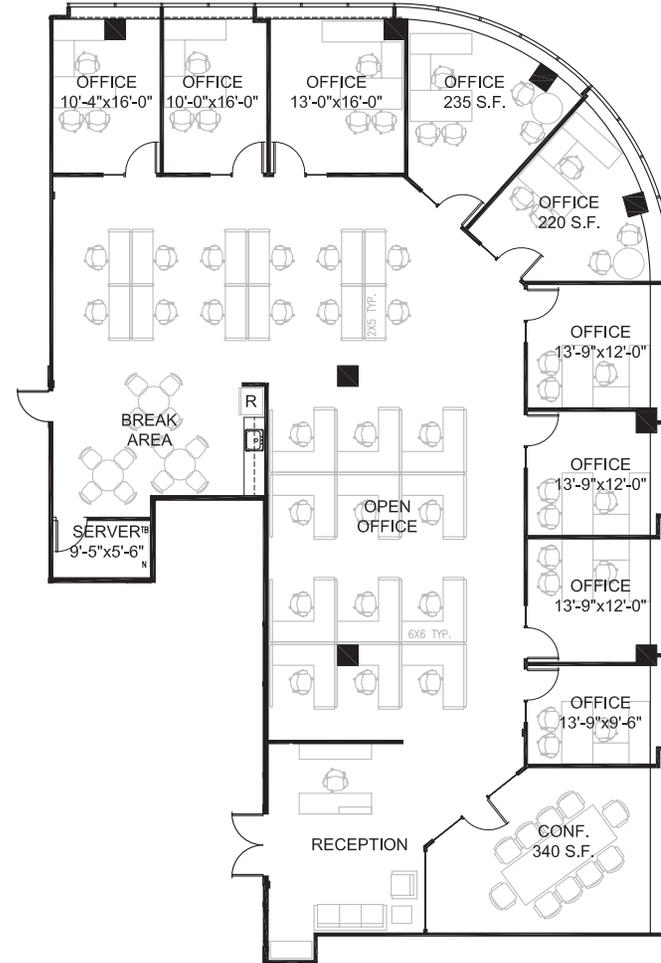
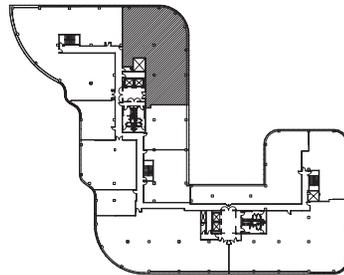
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road
 Suite 335
 ±5,255 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

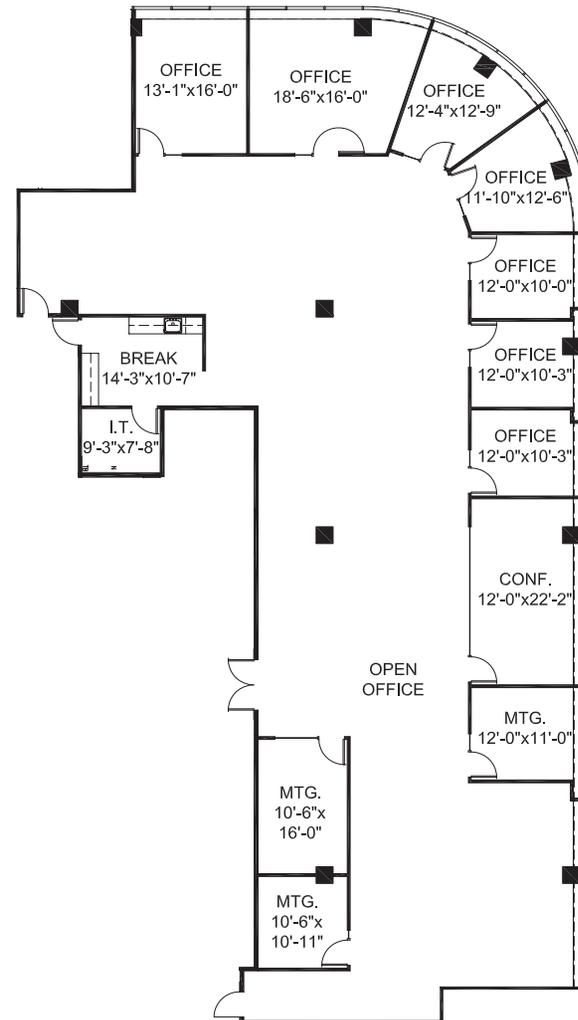
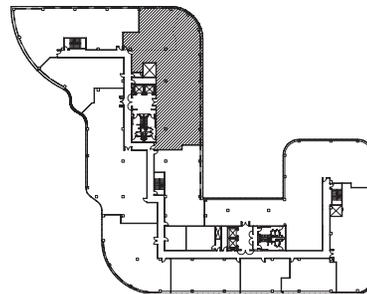
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 450
±6,585 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

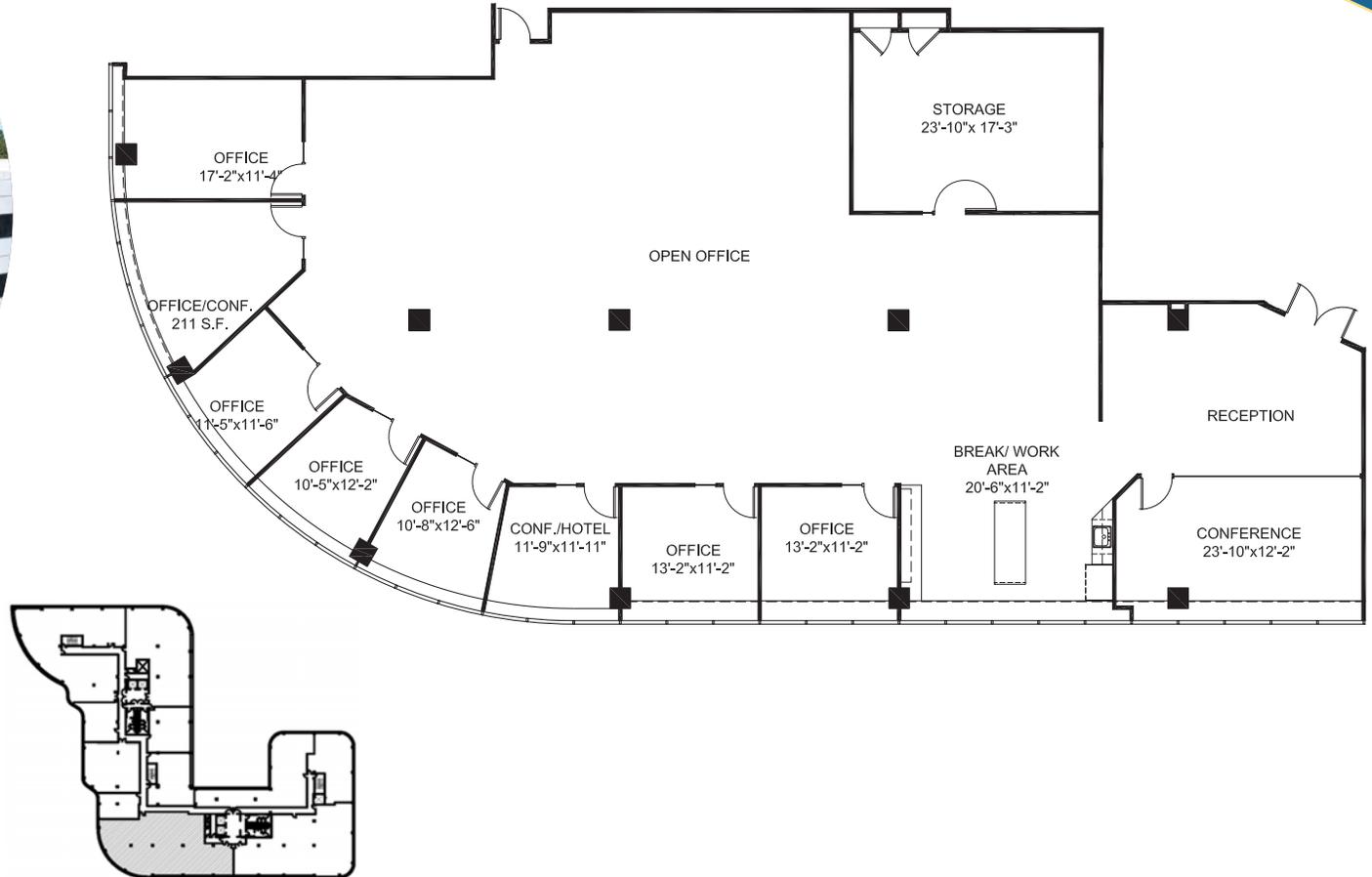
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 315
±6,845 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

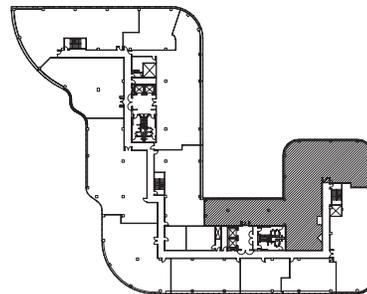
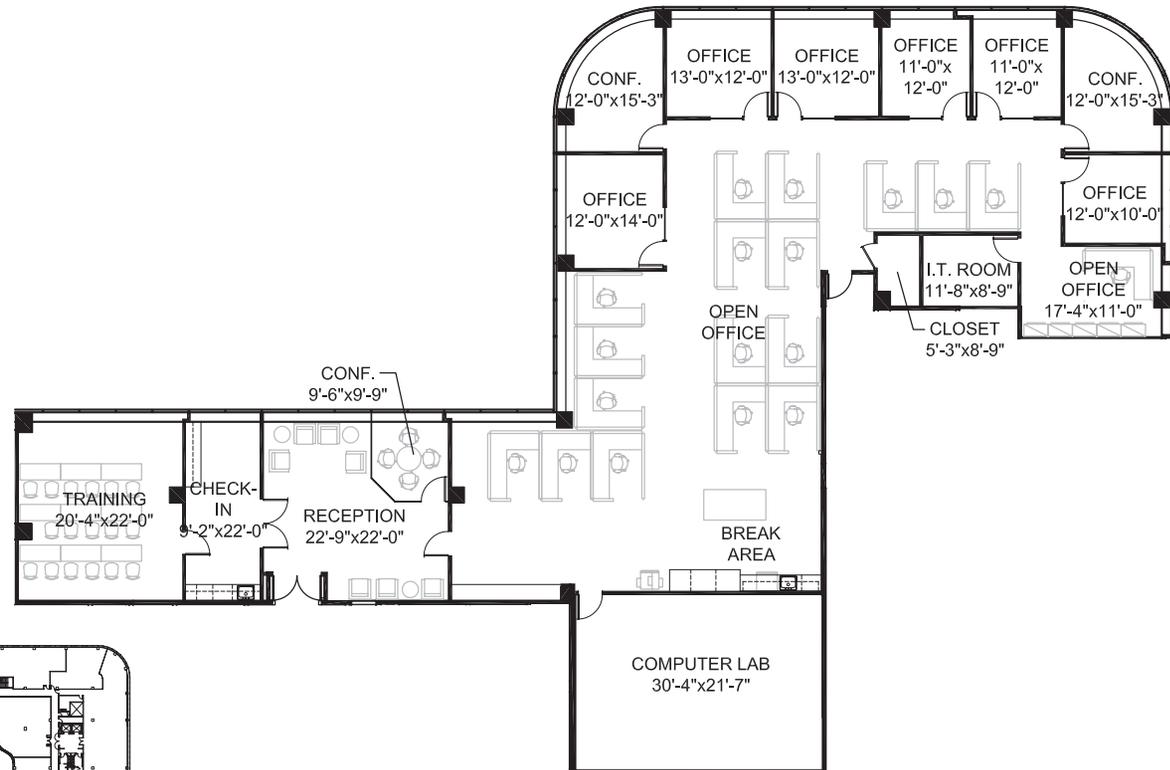
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 400
±7,320 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

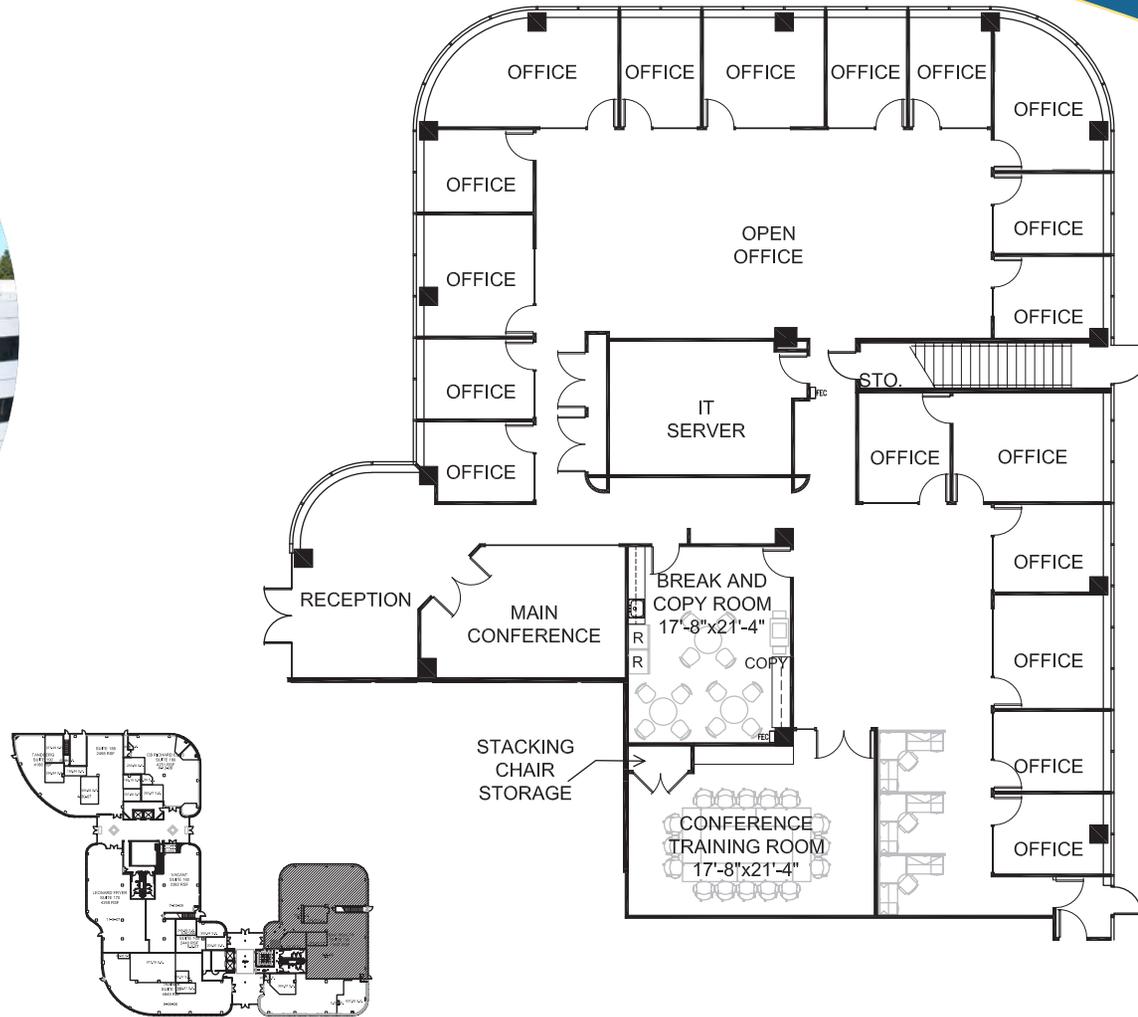
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 100
±8,271 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

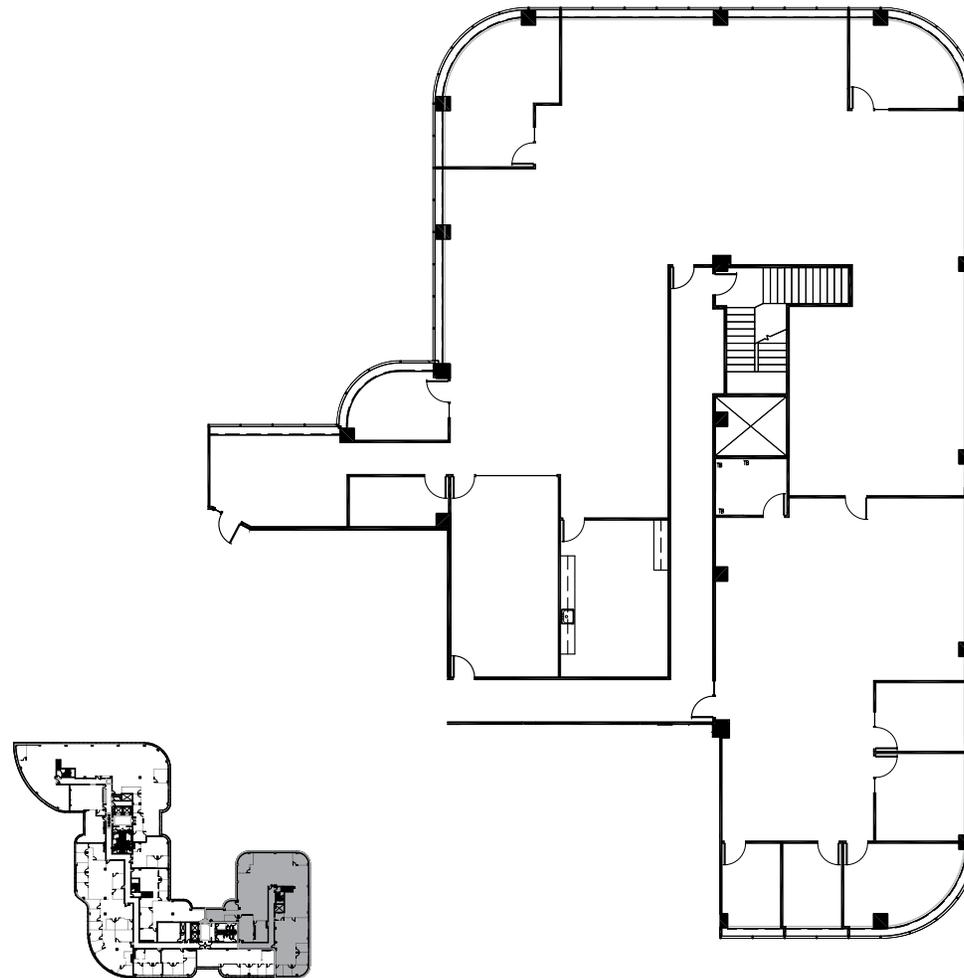
DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road

Suite 200
±9,644 RSF



EXCLUSIVE AGENTS

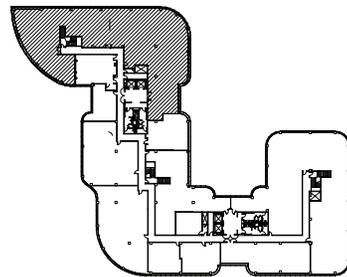
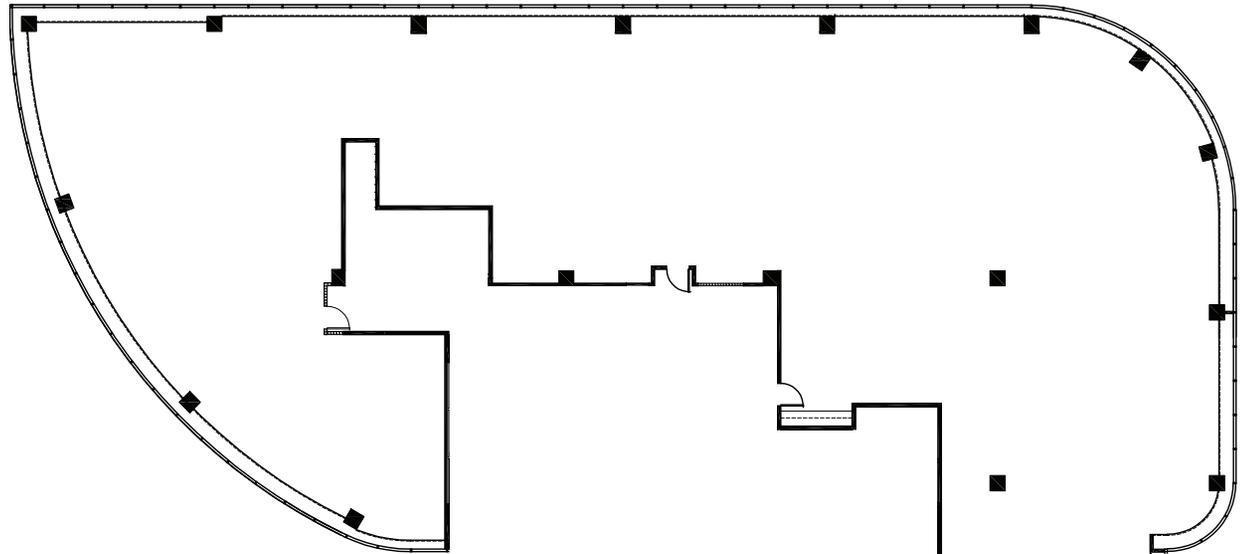
JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

FLOORPLANS



5000 Hopyard Road
Suite 270
± 11,616 RSF



EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JEFF.MORGENSTERN@NMRK.COM | CA RE LICENSE #01275910

DAN WATSON EXECUTIVE VICE PRESIDENT 925.467.0903 | DAN.WATSON@NMRK.COM | CA RE LICENSE #01438710

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Signature CENTER / 4900 & 5000 HOPYARD ROAD Pleasanton, CA



NEWMARK

KGIP

 **Principal**[®]

