

# 4155 HOPYARD

**FULL  
BUILDING  
SUBLEASE  
AVAILABLE**

**RARE TURN-KEY LAB &  
MEDICAL DEVICE  
HEADQUARTERS**

**BUILDING POWER**

**2000A MAIN  
CB 277/480V**

**AVAILABLE WITHIN  $\pm 30$  DAYS  
OF MASTER LANDLORD CONSENT**

**LONG TERM SUBLEASE AVAILABLE  
WITH "BEST IN CLASS" INFRASTRUCTURE AND  
"LIKE NEW" IMPROVEMENTS, TERM THROUGH  
6/30/2029**

**$\pm 38,037$  TO  
 $\pm 76,074$  SF**

**CURRENTLY  
DEMISED TO**

**$\pm 38,037$  SF  
["SOUTHERN" SIDE]**

**AND**

**$\pm 39,874$  SF  
["NORTHERN" SIDE]**

**=76,074 SF**

**UP TO  $\pm 200,000$  SF OF  
R&D AND OFFICE SPACE  
AVAILABLE VIA DIRECT  
SPACE FROM LANDLORD**

**CBRE**

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# THE LABS

ONSITE HAZARD  
CHEMICAL / MATERIAL  
STORAGE SYSTEM

## LABS



Multiple ISO8 Labs -  
Gown /De-Gown Room



Non-Classified /  
Standard Lab



Molding Shop



Manufacturing &  
Development Wet Lab



Complaints and  
Decon Lab



Grinder Room



Incoming Quality  
Control Lab



R&D Wet Lab



Complaint Lab



Machine Shop





# THE WAREHOUSE



± 18'  
Clear Height



Grade-Level  
Roll Ups



Shipping /  
Receiving



Packing  
Area



IQC  
Staging Area







# THE OFFICE

## OFFICE AREA

- Formal and Secured Reception with Product Display Area
- Training Rooms with Multiple Configuration Capabilities
- Hoteling Stations
- Dedicated Office Area with Huddle Rooms, Private Offices and Small Conference Rooms

## BREAK AREA

- Large Break Room / Café Area
- Dedicated / Private Outdoor and BBQ Area
- Self-Contained / Space-Dedicated Restrooms
- Two On-Site Showers

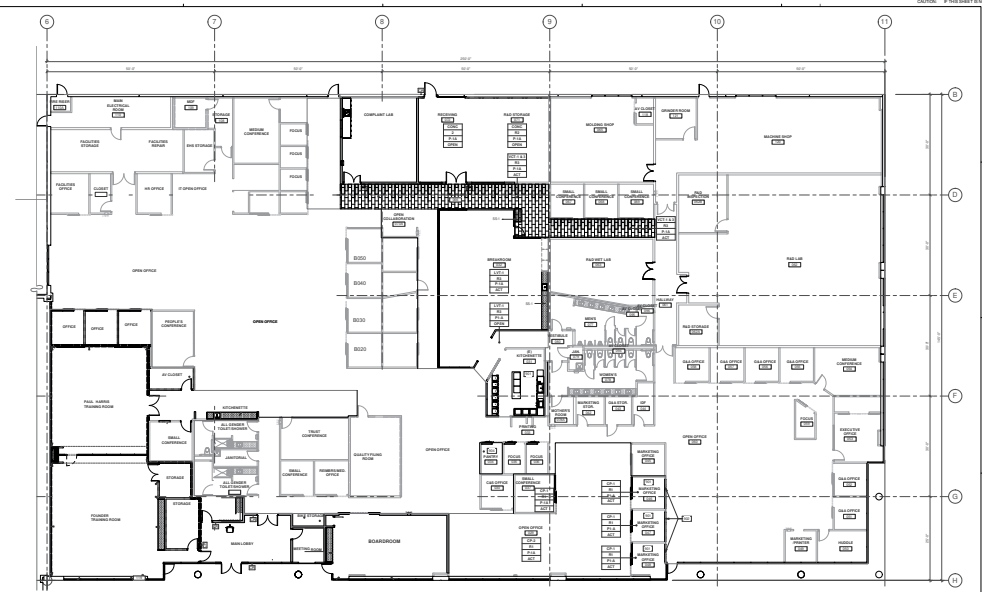
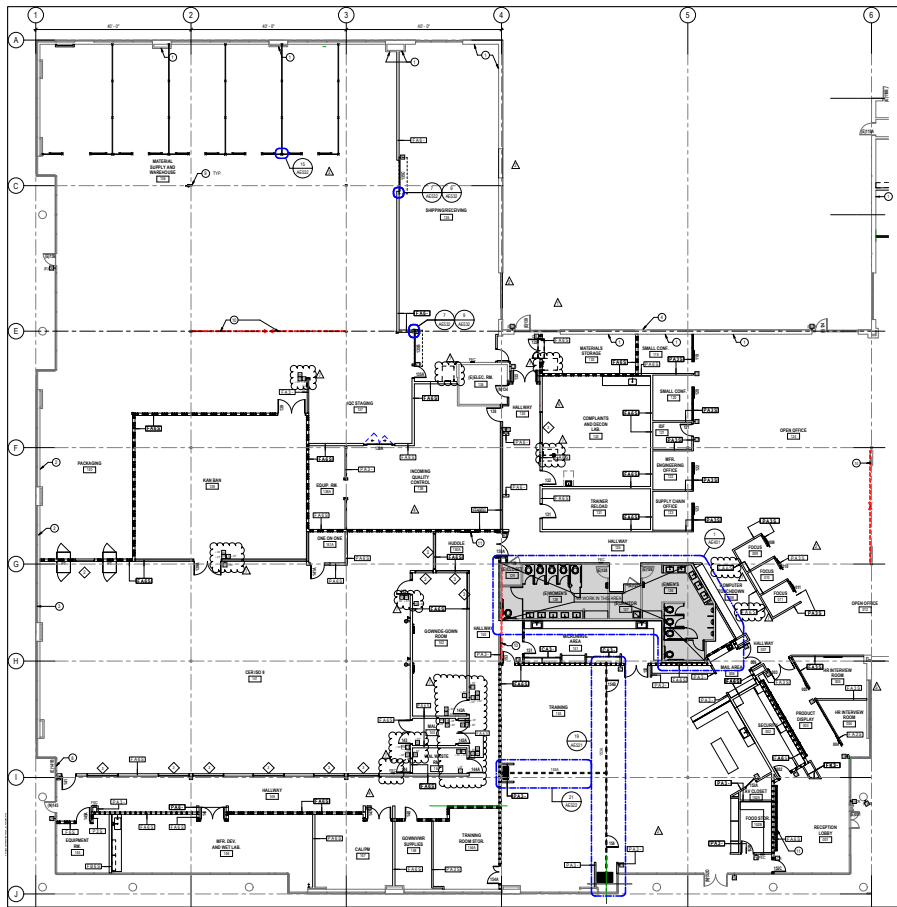


# FLOOR PLAN

±38,037 TO ±76,074 SF

UP TO ±200,000 SF

AVAILABLE VIA DIRECT SPACE FROM LANDLORD



\*FLOORPLANS NOT TO SCALE



# PROPERTY PHOTOS





# THE AREA

18 Miles  
to Fremont





# 4155 HOPYARD

4155 HOPYARD ROAD  
PLEASANTON, CA

**CBRE**

## CONTACT INFO

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