

# SYCAMORE TERRACE

*Own Your Class “A” Office  
Headquarters in Pleasanton’s  
Prestigious Bernal Corporate Park*

6601 KOLL CENTER PKWY, PLEASANTON, CA

# FREESTANDING, CLASS A, ±70,636 SF HEADQUARTERS OFFICE PROPERTY



*The three (3) story ‘image’ property will be sold to the discerning user looking for quality location and business synergy.*

PROPERTY INFORMATION

BUILDING SIZE	±70,636 SF
LOT SIZE (AC)	±4.42 AC
LOT SIZE (SF)	±192,535 SF
YEAR BUILT	1988
STORIES	3
SALE TYPE	User
TOTAL PARKING	278 total spaces
PARKING	4/1,000 RSF
ZONING	PUD-I/C-O
APN	946-4557-20-3

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SYCAMORE  
TERRACE

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

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Rimini Street

### *Your Occupancy*

The property is currently 100% leased to Rimini Street (RMNI-NASDAQ) until January 2027. Occupancy in advance of January 2027 subject to successful termination of the in-place lease agreement. Income and Lease Documentation available with NDA.

The Property is unpriced and tours available with advanced notice.

## SYCAMORE TERRACE

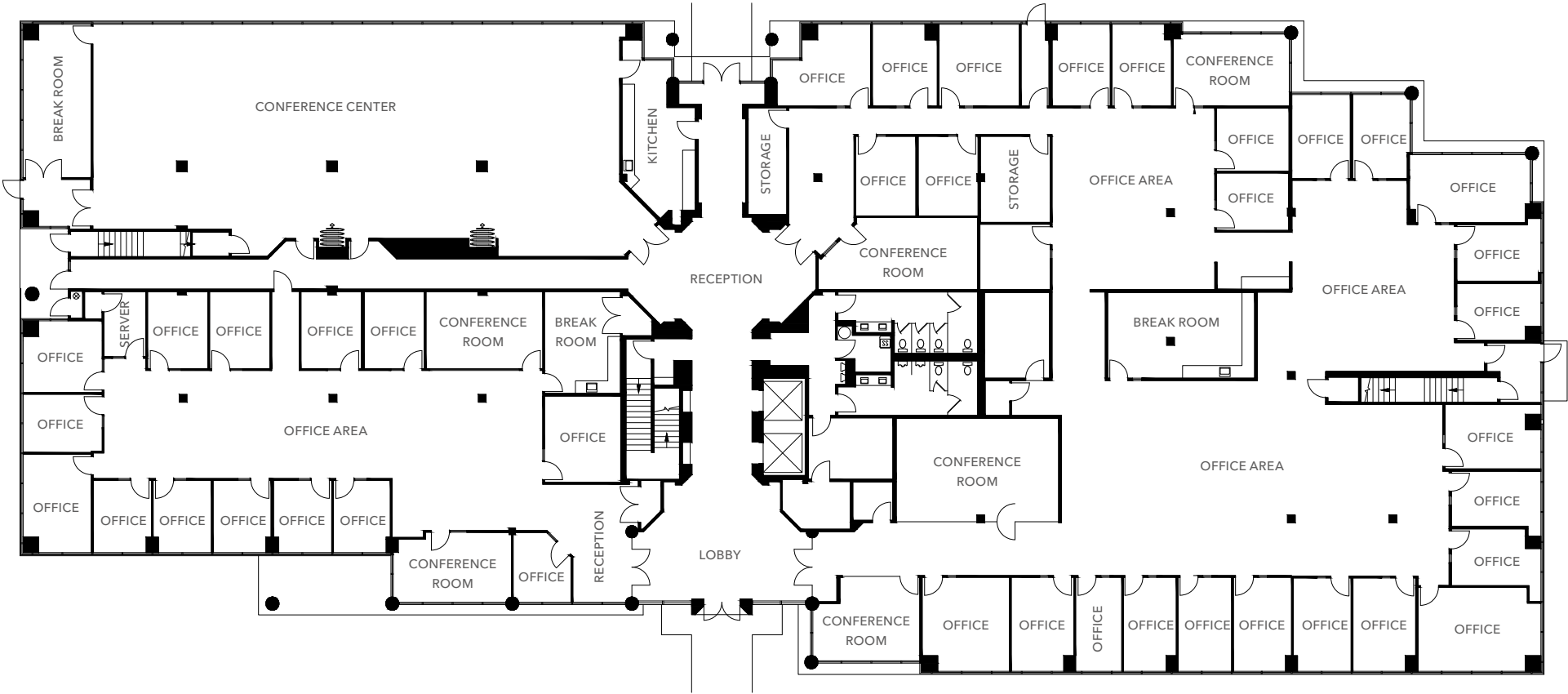
*Located in southern Pleasanton's prestigious Bernal Corporate Park, this property offers immediate access to I-680 and key Bay Area destinations:*

DOWNTOWN PLEASANTON	1.8 miles
I-580 X I-680 INTERCHANGE	4.3 miles
DUBLIN/PLEASANTON BART STATION	4.5 miles
WALNUT CREEK BART STATION	20.6 miles
OAKLAND AIRPORT	21.8 miles
DOWNTOWN WALNUT CREEK	22.1 miles
LAFAYETTE BART STATION	23.2 miles
SAN JOSE AIRPORT	24.9 miles
DOWNTOWN SAN JOSE	29.3 miles
DOWNTOWN BERKELEY BART STATION	31.7 miles
DOWNTOWN SAN FRANCISCO	38.7 miles
SAN FRANCISCO AIRPORT	41.1 miles



FIRST FLOOR PLAN

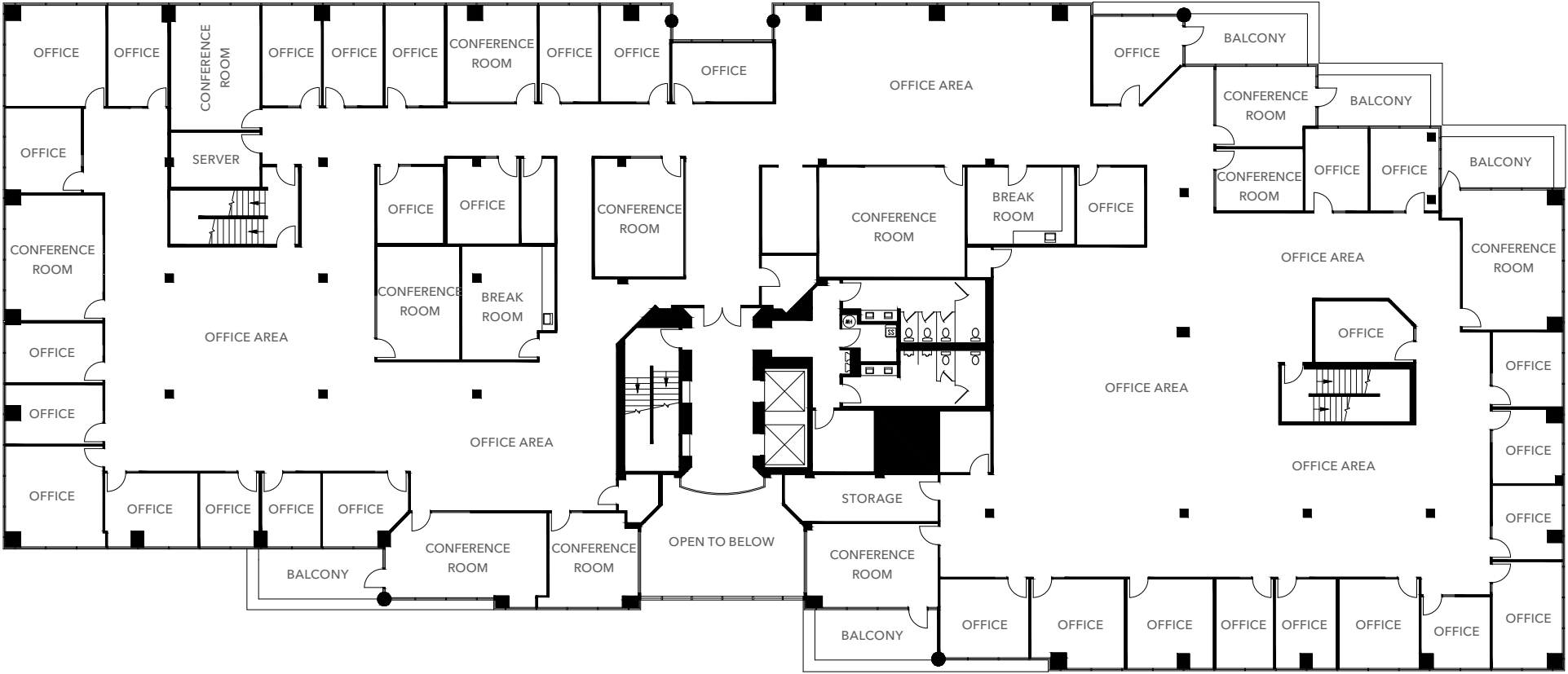
±24,498 SF  
TOTAL SIZE



Floor plan not to scale

SECOND FLOOR PLAN

*±23,206 SF*  
TOTAL SIZE



Floor plan not to scale

THIRD FLOOR PLAN

*±22,932 SF*  
TOTAL SIZE



Floor plan not to scale



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*Exclusively listed by*

IAN THOMAS

925.905.1105

ian.thomas@kidder.com

LIC N° 1279455

JASON CHANDLER

925.905.1103

jason.chandler@kidder.com

LIC N° 1394441

[KIDDER.COM](https://www.kidder.com)

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