



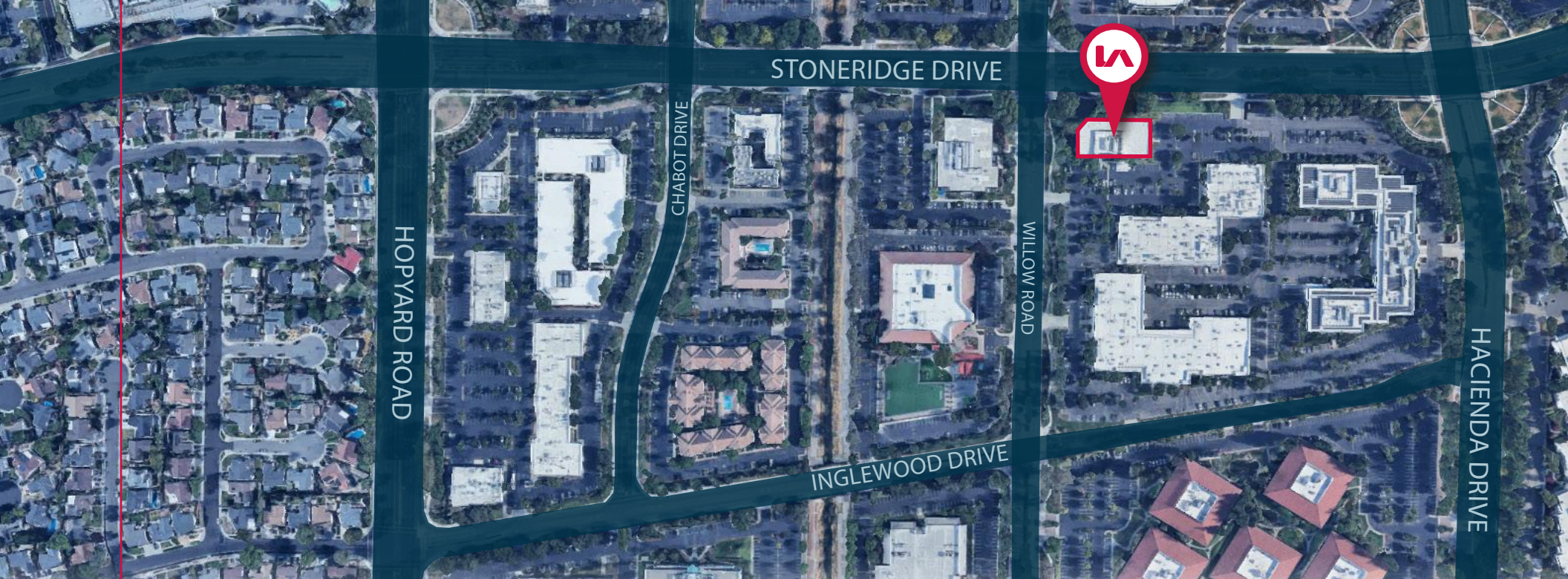
FOR SALE AND LEASE

±250 SF - ±1,270 SF OFFICE SPACES

5890 STONERIDGE DRIVE, PLEASANTON, CA 94588

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

PROPERTY HIGHLIGHTS



Property type: Two-story Office building



Suite 105/110: ±635 SF - ±1,270 SF
Suite 109A: ±250 SF
Suite 109B: ±300 SF



Ground floor suites with an abundance of natural light



Ground floor common conference room
Two (2) common break rooms and restrooms



4/1000 free surface parking



Great amenities within walking distance & close proximity to attractive residential communities



Easy access to BART and I-580/I-680



Located within the prestigious Hacienda Business Park



Professionally managed

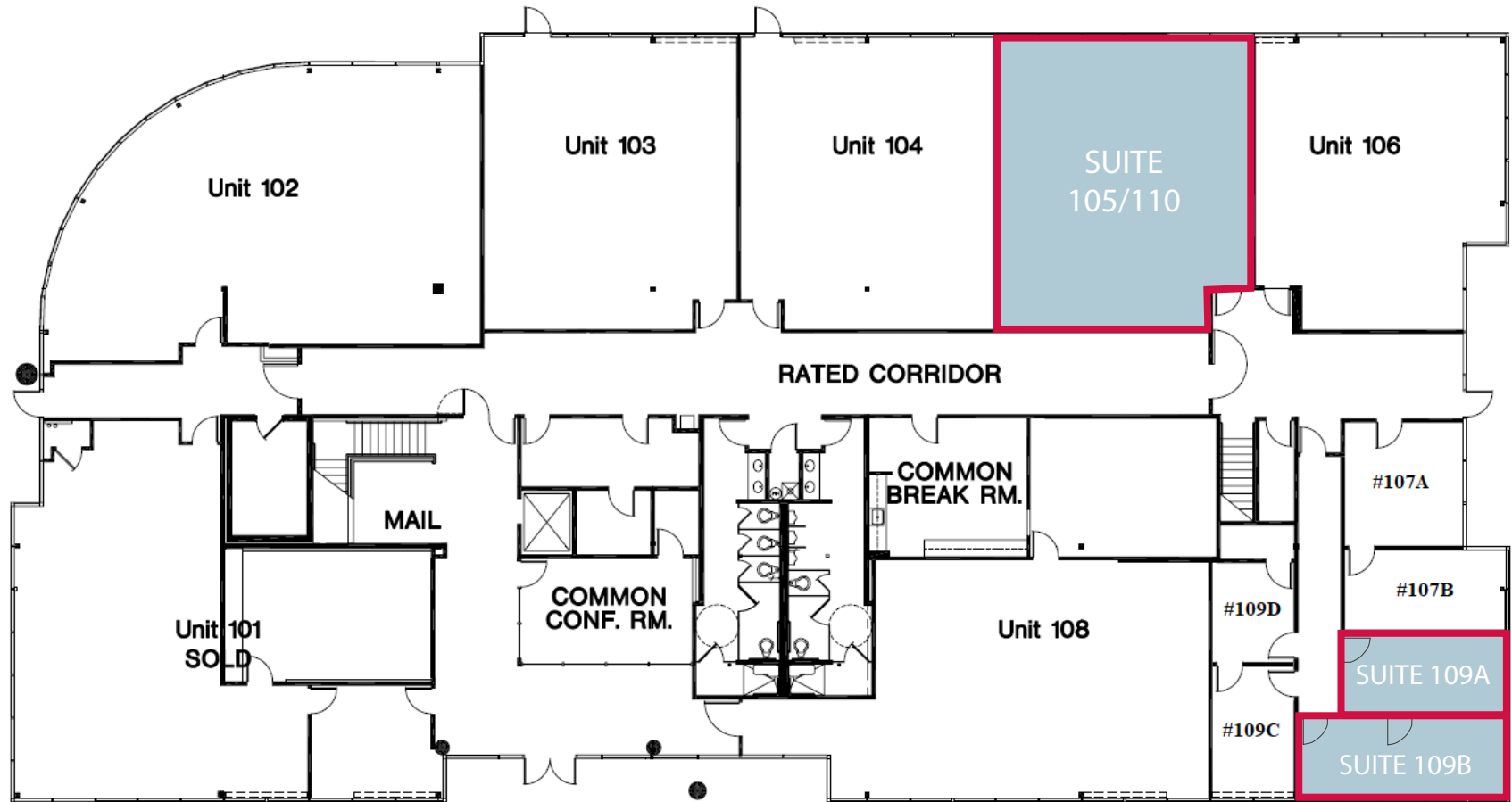


Call Brokers for pricing

5890

STONERIDGE DRIVE

- Suite 105/110: ±1,270 SF is available **FOR SALE**
- Suite 105: ±635 SF is available **FOR LEASE**
- Suite 109 A: ±250 SF is available **FOR LEASE**
- Suite 109 B: ±300 SF is available **FOR LEASE**

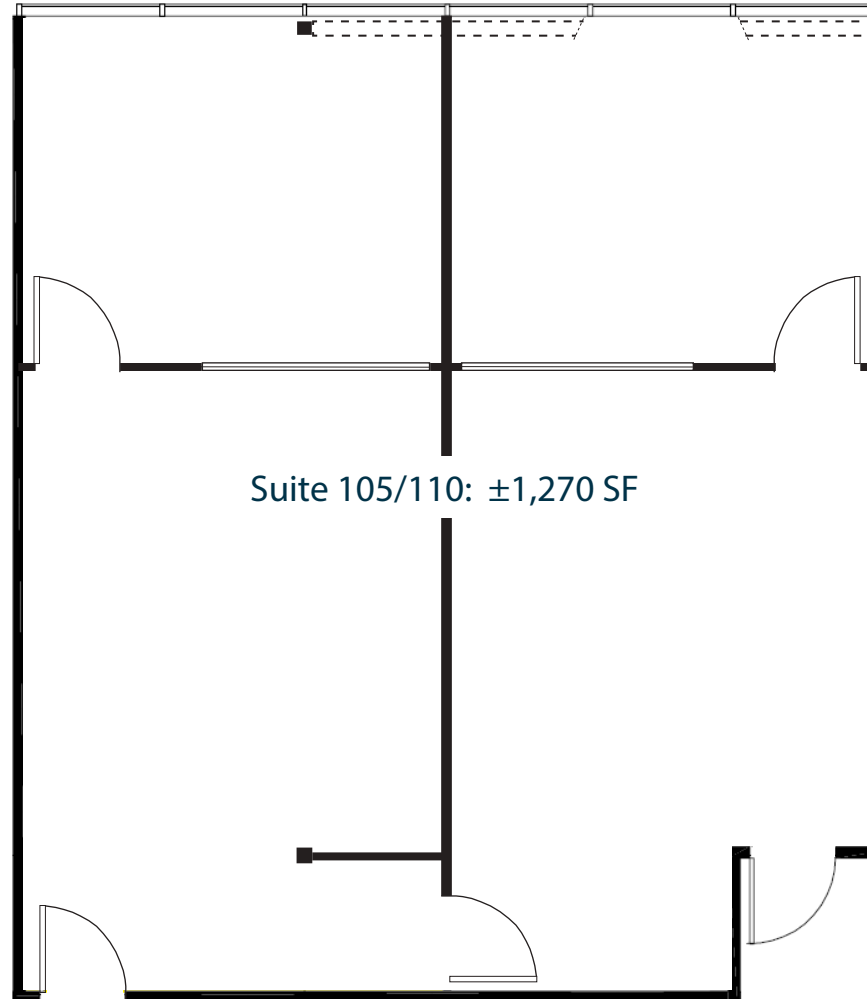


SITE PLAN

5890
STONERIDGE DRIVE

Suite 105/110: ±1,270 SF is available **FOR SALE**

- HOA dues are \$1,281.48/month

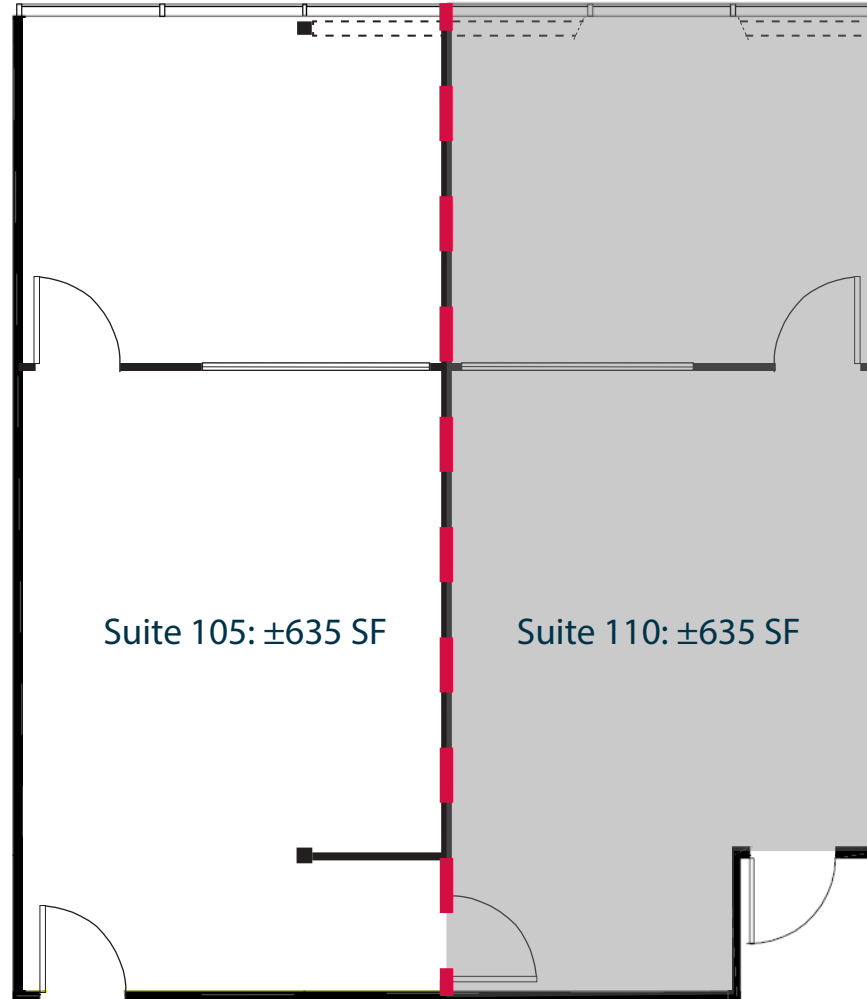


FLOOR PLAN FOR SALE

5890
STONERIDGE DRIVE

Suite 105: ±635 SF is available **FOR LEASE**

- can be expandable to ±1,270 SF



FLOOR PLAN FOR LEASE

5890
STONERIDGE DRIVE



SUITE 110 VIRTUAL TOUR



SUITE 105 VIRTUAL TOUR

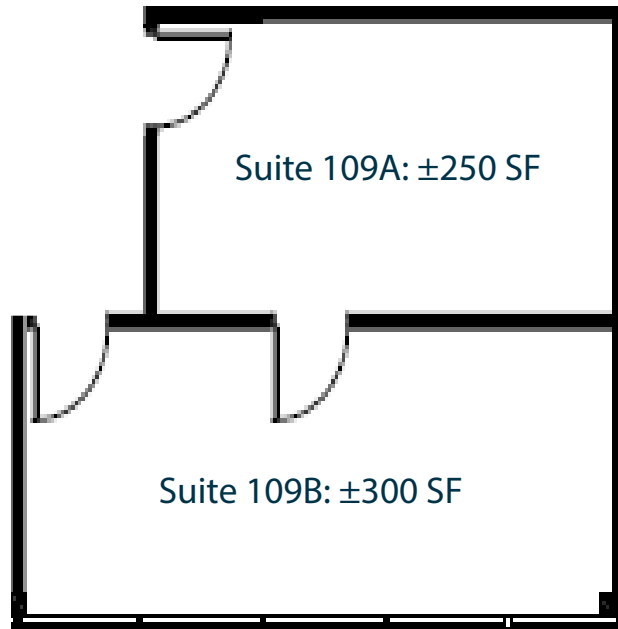


SUITE 105/110

*Suite 109 A: ±250 SF is available (\$695/month Full Service) **FOR LEASE**

*Suite 109 B: ±300 SF is available (\$795/month Full Service) **FOR LEASE**

*can be leased together for \$1,350/month Full Service



COMMON AREAS



FOR SALE AND LEASE

250±SF - 1,270±SF OFFICE SPACES AVAILABLE

5890 STONERIDGE DRIVE | PLEASANTON, CA 94588



Mark Rinkle

Principal

mrinkle@lee-associates.com

925-737-4145

LIC NO 01512632



Kirsten Johnsen

Principal

kjohnsen@lee-associates.com

925-519-7818

LIC NO 02133540

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Lee & Associates - East Bay, Inc., its affiliates, or by the Seller. The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of Lee & Associates - East Bay, Inc. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.