4155 HOPYARD

Rare Turn-Key Lab & Medical Device Space

±39,874 RSF

Up to ± 206,988 RSF of R&D and Office Space Available

Power to Premises, 800 Amps

Long Term Sublease Available with "Best in Class" Infrastructure and "Like New" Improvements, Term through 6/30/2029

4155

PLEASANTON | CA

CBRE

THE LAB

ONSITE HAZARD CHEMICAL / MATERIAL STORAGE SYSTEM

LABS

ISO8 - ±5,367 SF, With Gown / De-Gown Room ±516 SF

ISO8 ±1,638 SF

Manufacturing & Development Wet Lab - ±805 SF

Non-Classified / Standard Lab - ±370 SF

Incoming Quality Control Lab - ±1,145 SF

Complaints and Decon Lab - ±795 SF

THE WAREHOUSE

± 18'
Clear Height

± 8,137 SF with
Grade-Level Roll Ups

Shipping / Receiving
±2,108 SF

Packing Area
±1,107 SF

IQC Staging Area
±443 SF

THE OFFICE

OFFICE AREA

- Formal and Secured Reception with Product Display Area

- Training Rooms with Multiple Configuration Capabilities

- Hoteling Stations

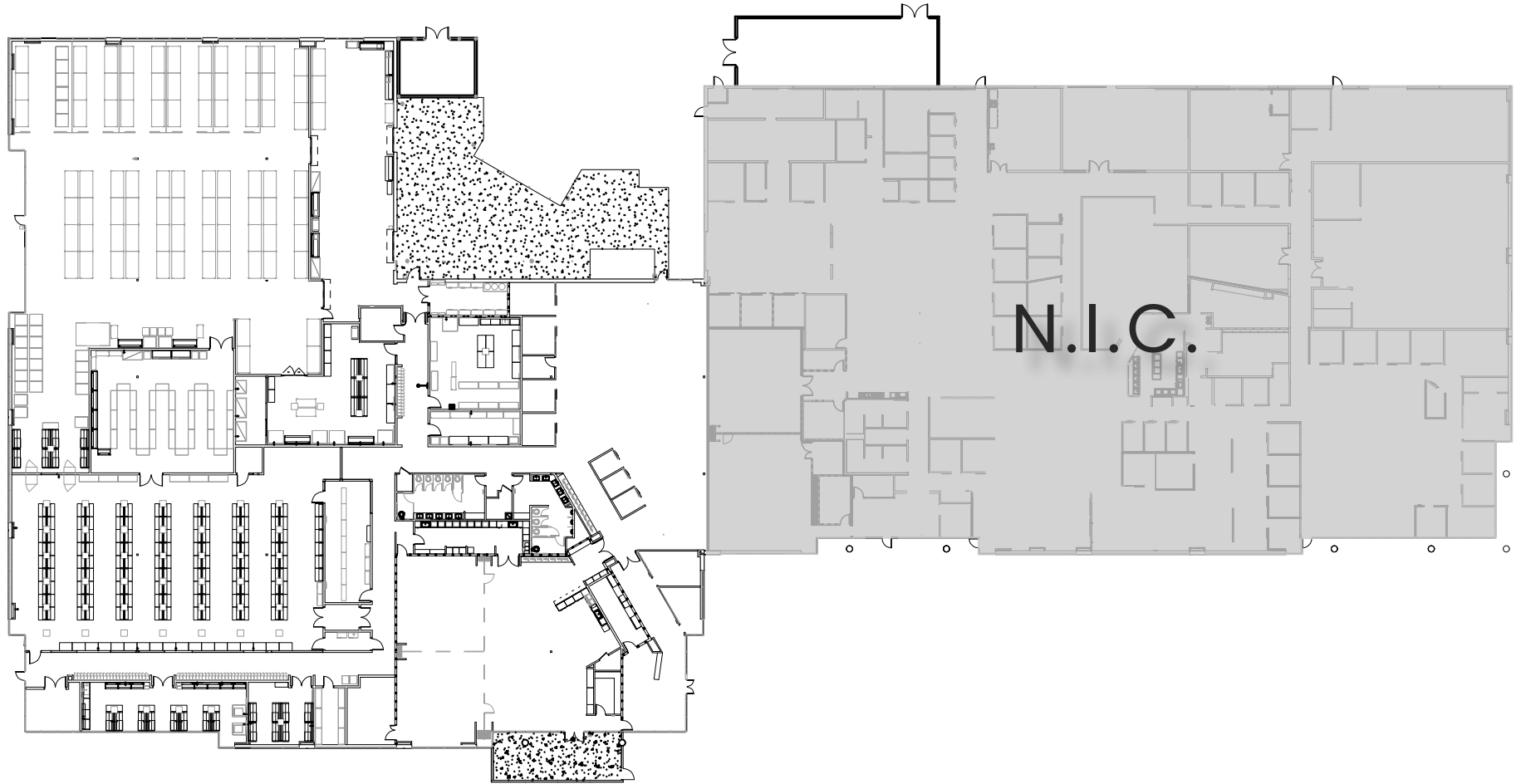- Dedicated Office Area with Huddle Rooms, Private Offices and Small Conference Rooms

BREAK AREA

- Large Break Room / Café Area

- Dedicated / Private Outdoor and BBQ Area

- Self-Contained / Space-Dedicated Restrooms

FLOOR PLAN
±39,874 RSF

N.I.C.

THE AREA

San Francisco

880 Corridor

4155 HOPYARD

- AMADOR BIOSCIENCE — A partner for success
- ANCHOR MOLECULAR
- UNCHAINED LABS
- SIMPSON Strong-Tie
- natus
- ThermoFisher SCIENTIFIC
- ProSomnus SLEEP TECHNOLOGIES
- GATAN AMETEK
- BOSTER antibody and ELISA experts
- Cerebrotech MEDICAL SYSTEMS
- GenTegra
- KALERA safetraces
- PROVIDENCE MEDICAL TECHNOLOGY
- BIO·RAD
- AAT Bioquest
- CepheusBio — Quality Primary Cells Enhancing Your Research
- DIACARTA
- Stanford University
- Veeva
- TESLA
- OMRON
- workday.
- 10x GENOMICS
- bart
- SFJ Pharmaceuticals
- Abbott
- CLOROX
- apton biosystems
- bart
- Roche
- gritstone ONCOLOGY
- INSCRIPTA — The Digital Genome Engineering Company
- PURIGEN BIOSYSTEMS
- SAFEWAY
- Diagnostic BioSystems
- STATE COMPENSATION INSURANCE FUND
- JOHN MUIR HEALTH
- KAISER PERMANENTE
- ImmunoScience, Inc.
- ZEISS
- abbvie
- ORACLE
- astex
- snowflake

680
680
580

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4155
HOPYARD

4155 HOPYARD ROAD
PLEASANTON, CA

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