

4464 WILLOW ROAD

PLEASANTON | CALIFORNIA



**NEW SPEC UNIT
READY FOR OCCUPANCY**

FOR LEASE: SUITE 102
±10,029 SF OFFICE / FLEX SPACE

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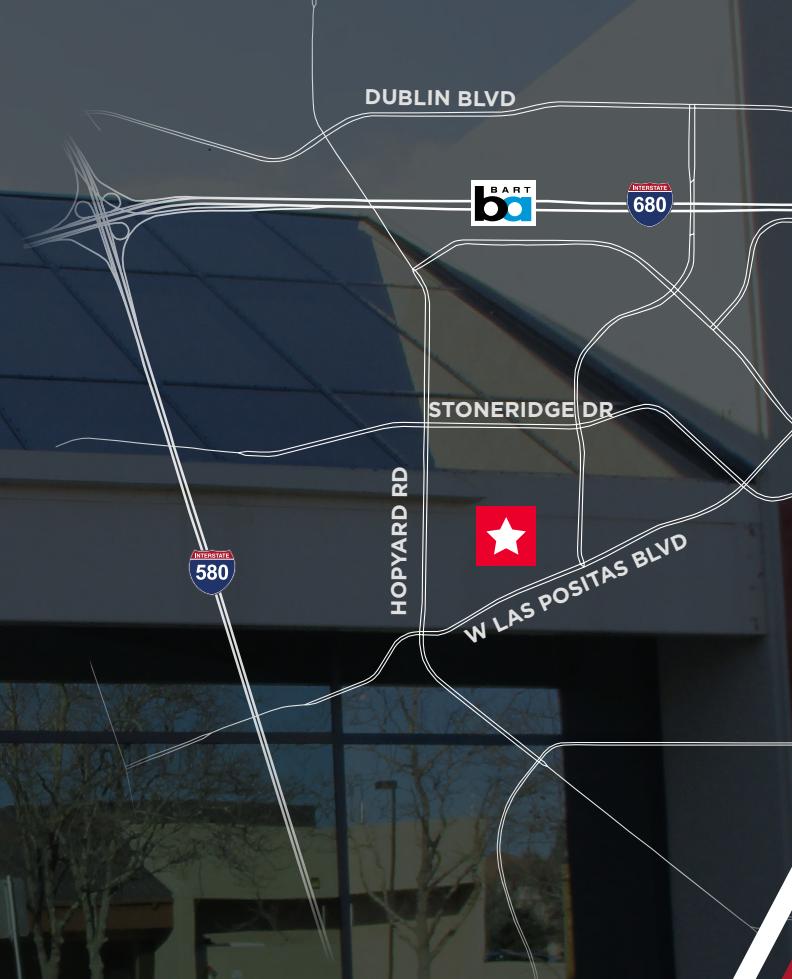
**400 AMPS/480 VOLT
HEAVY POWER**

 **CUSHMAN &
WAKEFIELD**

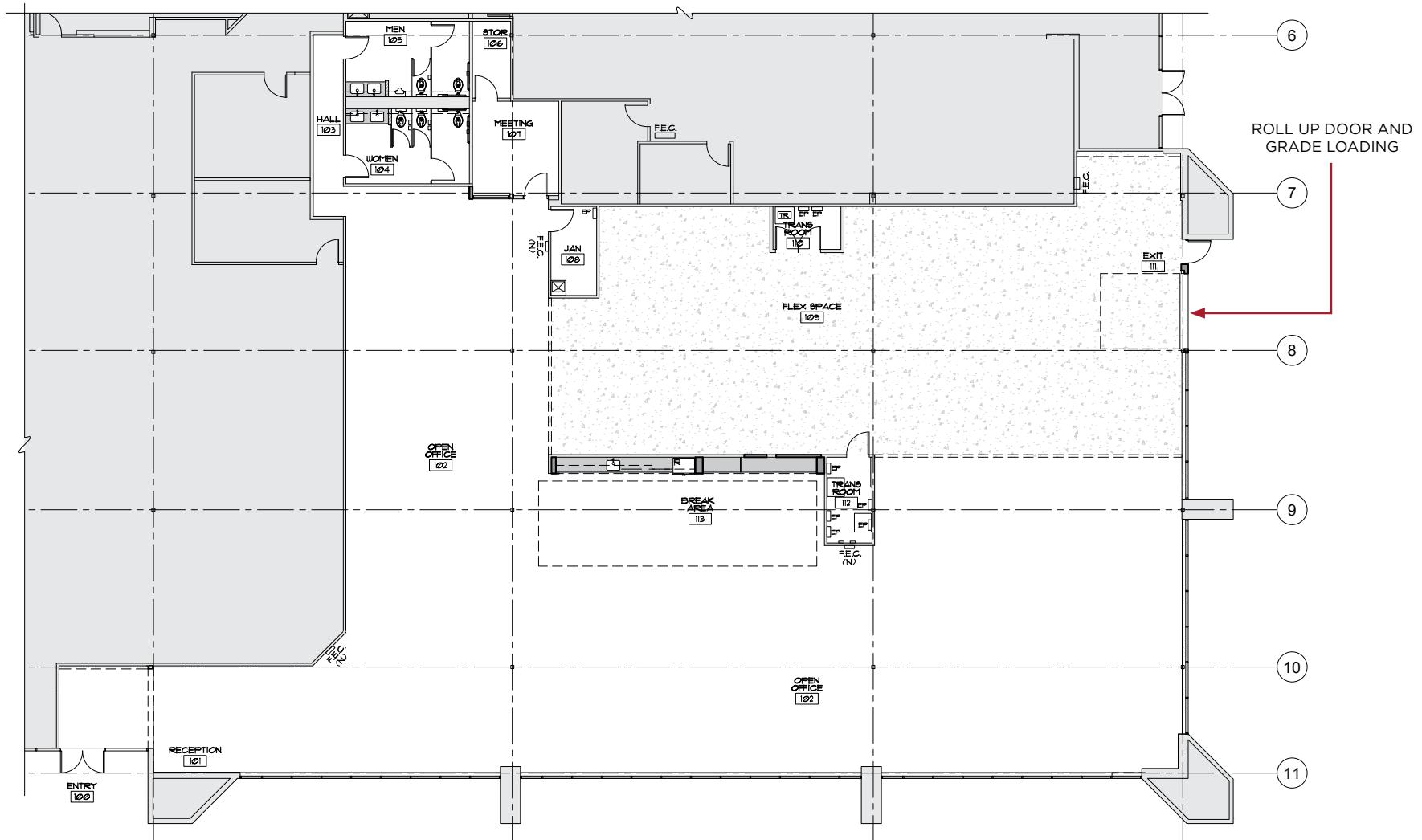
PROPERTY HIGHLIGHTS

Available: Preeminent Office / Flex Space

- ±10,029 SF, 25% Warehouse, Roll-Up Door with Grade loading, 15' Clear Heights
- Asking Rent- \$2.35NNN Operating Expenses \$0.36
- Corner Unit with Direct Access in Two Locations
- Building and Monument Signage
- Ample Parking 4/1000
- Breakroom
- Heavy Power: 400 Amps/480 Volt
- Low Net to Gross Operating Expenses
- Attractive Window Line
- Restrooms
- Professionally Managed

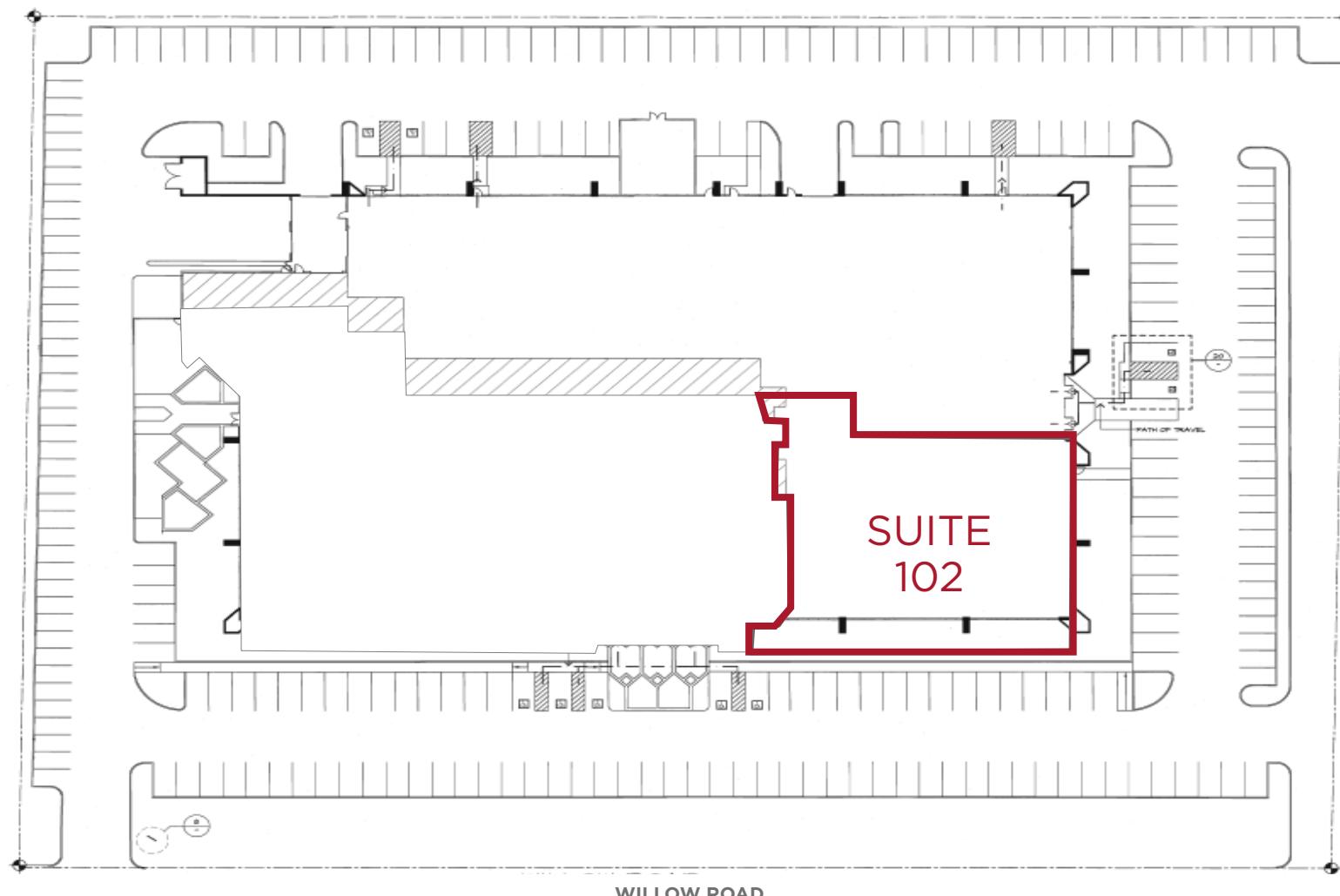


FLOORPLANS



NEW SPEC BUILD OUT

SITE PLAN



▲ N

◆ Suite 102: ±10,029 SF

SPEC UNIT RENDERING



CONNECTIVITY



AVERAGE MORNING
COMMUTE TIME
FROM
SOUTH SAN JOSE
45 MINUTES

AVERAGE MORNING
COMMUTE TIME
TO
SOUTH SAN JOSE
45 MINUTES

AMENITIES NEARBY

JIMMY JOHN'S
ROUND TABLE PIZZA
CHILE'S
EDDIE PAPA'S
GOBI MONGOLIAN
GRILL
UMI SUSHI
FAZ
DANA'S INDO

STONERIDGE
REGIONAL MALL

WEST DUBLIN



INTERSTATE
680

STARBUCKS
AAPPA KADAI
JAMBA JUICE
RIGATONI'S
SUBWAY
HONEY BAKED CAFÉ
POCKET SUSHI
NISHAHIRA SUSHI
CURRY KONA

CLUB SPORT
DOUBLETREE HILTON HOTEL

THE HOME DEPOT
FEDEX
STARBUCKS
TACO BELL

BURGER KING
NATION'S
GOTTA EATTA PITA

RED ROBIN BURGERS
WALMART
KOHLS

LAZY DOG RESTAURANT
ON THE BORDER MEXICAN
GRILL
FIVE GUYS
JOHNNY GARLIC'S
TUTTI FRUTTI FROZEN YOGURT
JAMBA JUICE
COLD STONE CREAMERY
PHO ASIAN BISTRO

DUBLIN/PLEASANTON



IN-N-OUT BURGER
BEVMO!
SMART & FINAL
CHICK-FIL-A

STARBUCKS DRIVE-THRU

URBAN PLATES
WHOLE FOODS
CHIPOTLE MEXICAN GRILL
THE HABIT BURGER GRILL
PACIFIC CATCH
STARBUCKS

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TERRENCE J. ROSE, INC.
REAL ESTATE
INVESTMENT & DEVELOPMENT

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