

# 4464 WILLOW ROAD

PLEASANTON | CALIFORNIA

**NEW SPEC UNIT  
READY FOR OCCUPANCY**

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

MICHAEL COPELAND | +1 925 621 3855 | [michael.copeland@cushwake.com](mailto:michael.copeland@cushwake.com) | Lic. 00898210  
JUSTIN GRILLI | +1 925 997 1353 | [justin.grilli@nmrk.com](mailto:justin.grilli@nmrk.com) | Lic. 01410373



**400 AMPS/480 VOLT  
HEAVY POWER**





# 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

DUBLIN BLVD



STONERIDGE DR

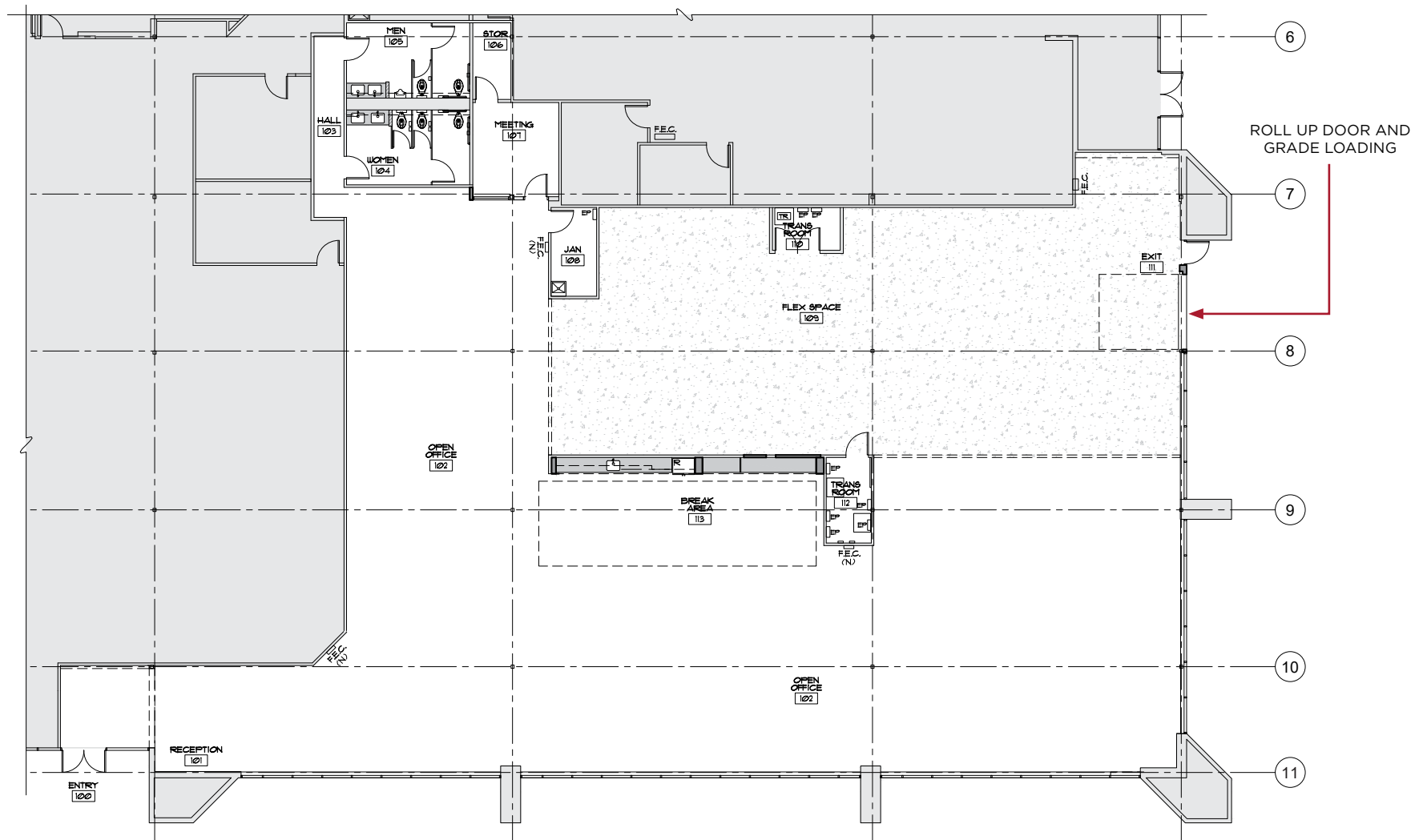
HOPYARD RD



W LAS POSITAS BLVD

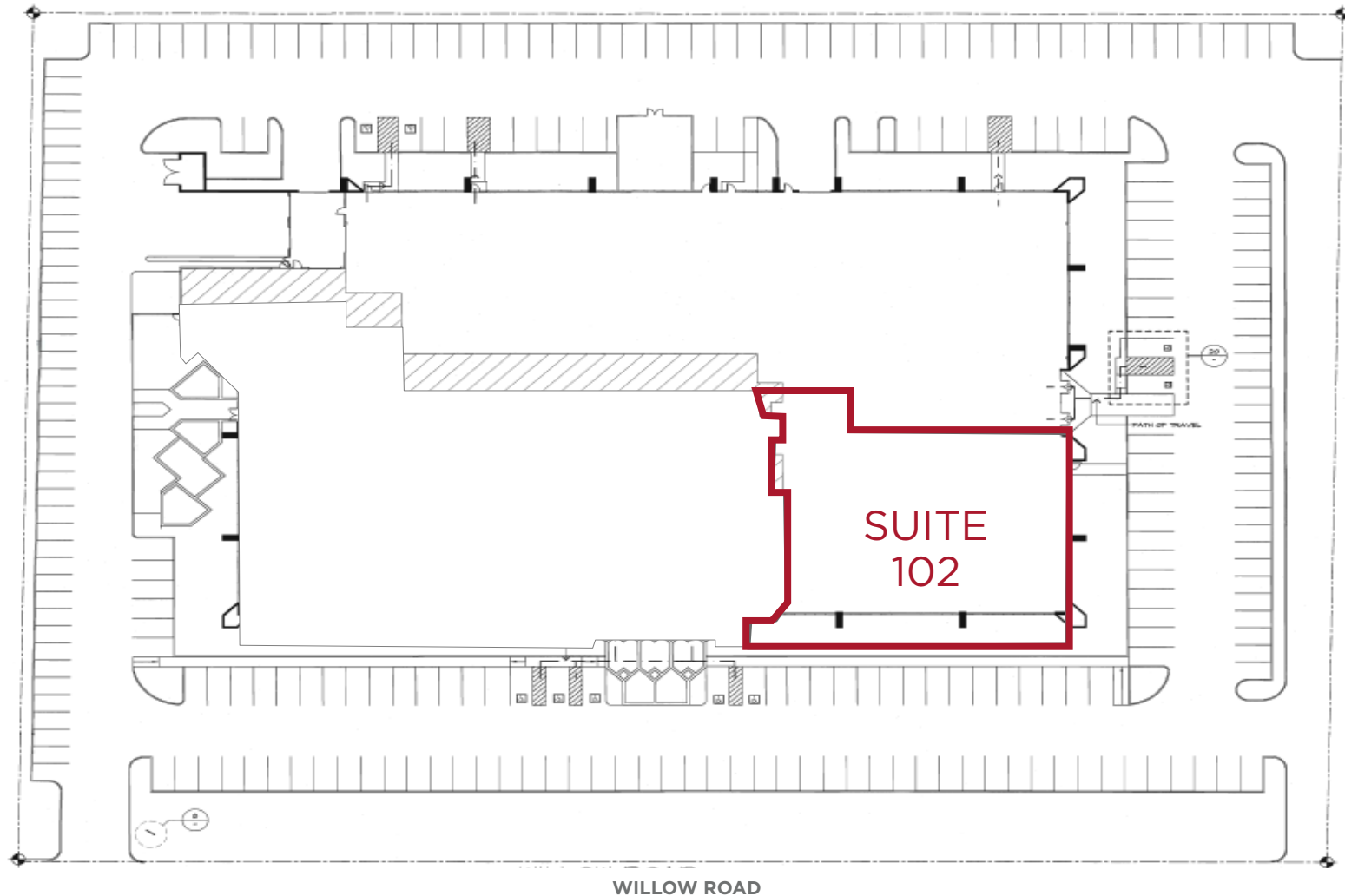


# FLOORPLANS



NEW SPEC BUILD OUT

# SITE PLAN



■ 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  
ROUD TABLE PIZZA  
CHILE'S  
EDDIE PAPA'S  
GOBI MONGOLIAN  
GRILL  
UMI SUSHI  
FAZ  
DANA'S INDO

STONERIDGE  
REGIONAL MALL

WEST DUBLIN



CLUB SPORT  
DOUBLETREE HILTON HOTEL

THE HOME DEPOT  
FEDEX  
STARBUCKS  
TACO BELL

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

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

STARBUCKS DRIVE-THRU

DUBLIN/PLEASANTON



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 FUITI FROZEN YOGURT  
JAMBA JUICE  
COLD STONE CREAMERY  
PHO ASIAN BISTRO

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



# 4464 WILLOW ROAD

PLEASANTON | CALIFORNIA

## MICHAEL COPELAND

Managing Director  
+1 925 621 3855

[michael.copeland@cushwake.com](mailto:michael.copeland@cushwake.com)  
Lic. 00898210

## JUSTIN GRILLI

Senior Managing Director  
+1 925 997 1353

[justin.grilli@nrmk.com](mailto:justin.grilli@nrmk.com)  
Lic. 01410373

TERRENCE J. ROSE, INC.  
REAL ESTATE

INVESTMENT & DEVELOPMENT

1333 N California Blvd, Suite 500  
Walnut Creek, CA  
Main +1 925 935 0770  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

