

HACIENDA TERRACE

Listing Brokers:

IAN THOMAS

925.227.6246

i.thomas@colliers.com

BRIAN LAGOMARSINO

925.227.6235

brian.lago@colliers.com

Owner's Representative:

ANDREW BROWN

650.292.4100

abrown@ecp-llc.com

www.embarcaderocapitalpartners.com

4301, 4305, 4309 HACIENDA DRIVE / PLEASANTON, CALIFORNIA

EMBARCADERO
CAPITAL PARTNERS



HACIENDA TERRACE

PROPERTY
HIGHLIGHTS

01

AERIAL
MAP

03

AVAILABLE
SUITES

05

LOCATION
MAP

02

AMENITIES
MAP

04

FLOOR
PLANS

06



PROPERTY OVERVIEW

Hacienda Terrace is comprised of three 5-story Class A office buildings totaling 303,266 square feet in the heart of Hacienda Business Park - the premier Pleasanton office location. The project is situated on 16+ acres in a superior location with immediate access to Interstate 580 and 680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.



PRESENCE

- > Class A office complex
- > Premier office location in Hacienda Business Park



LOCATION

- > Short walk to Dublin/Pleasanton BART, restaurants and retail services
- > Close to I-580 and 680, Stoneridge Mall and residential communities



FEATURES

- > 303,266 SF project
- > Three 5-story office buildings connected at floors 1 & 2
- > Fully renovated common areas
- > Improvements to building entries, main lobbies, and elevator cabs



AMENITIES

- > On-site conference facility
- > Private terraces on the upper tenant floors
- > Surface and below-grade parking of 4.3/1,000
- > Extensive landscaping
- > Attractive water features
- > Electronic vehicle charging stations
- > On-site café/food service



FUNCTIONALITY

- > State-of-the-art building systems
- > Institutional-quality finishes
- > Building management office
- > On-site security
- > Direct access to BART stops directly in front of building



PROPERTY HIGHLIGHTS



ON-SITE CONFERENCE FACILITY



ZAGSTER BIKE SHARE PROGRAM

HACIENDA TERRACE

LOCATION
MAP



BEST
Workplaces
for CommutersSM



Hacienda Business Park received national recognition from 2017 Best Workplaces for CommutersSM for meeting national standard of excellence criteria.

AERIAL
MAP



4309

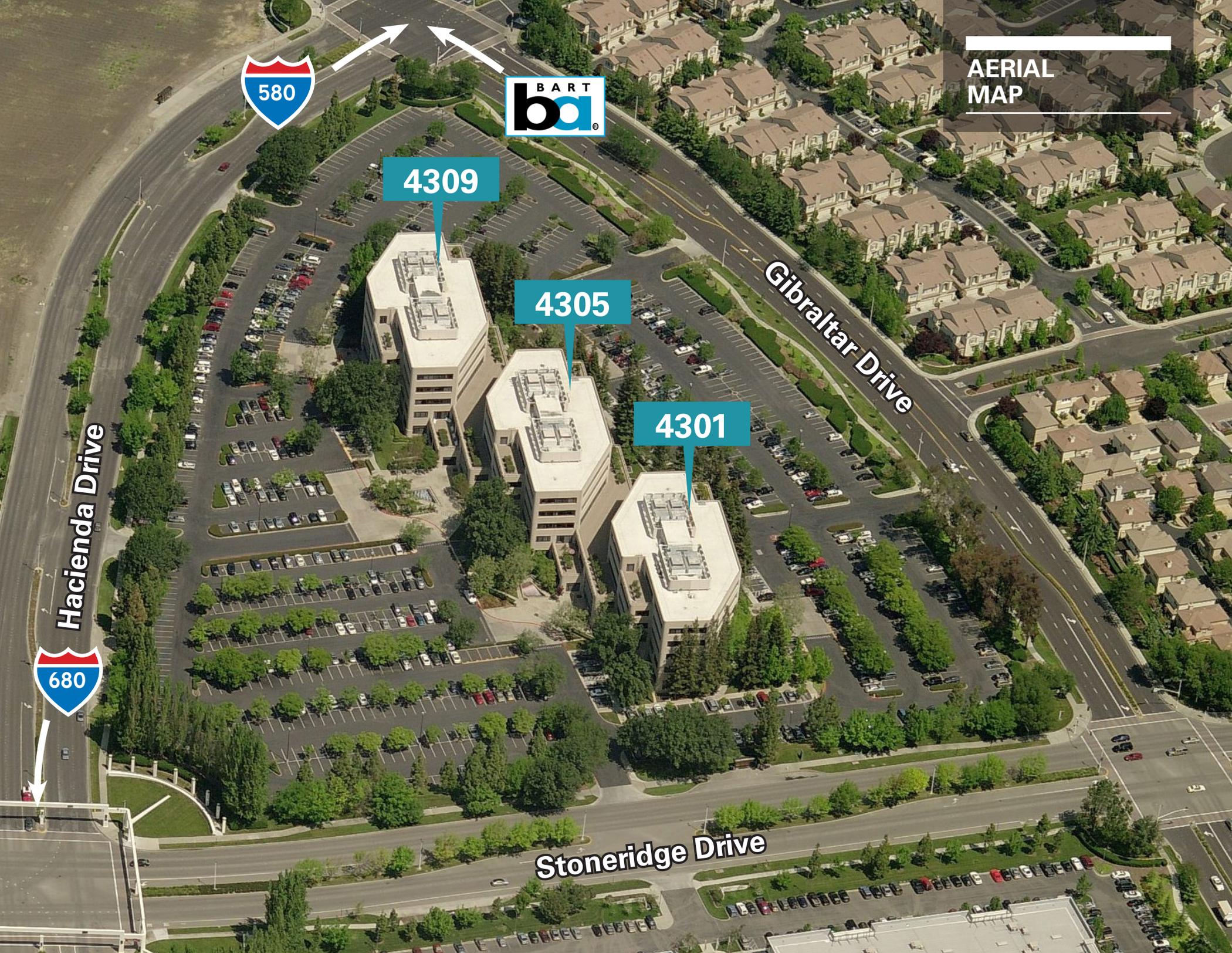
4305

4301

Hacienda Drive

Gibraltar Drive

Stoneridge Drive

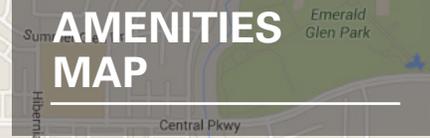


STONERIDGE MALL

- RETAIL**
- Macy's
- Nordstrom
- JCPenney
- Sears
- RESTAURANTS**
- PF Chang's
- Cheesecake Factory

HACIENDA CROSSINGS

- RETAIL**
- Regal Cinemas IMAX
- Barnes & Noble
- Bed Bath & Beyond
- TJ Maxx
- RESTAURANTS**
- Starbucks
- Applebee's
- Lazy Dog
- Mimi's Café
- Jamba Juice



PLEASANTON SQUARE

- RETAIL**
- Bev Mo
- The Home Depot
- RESTAURANTS**
- In-N-Out Burger
- Taco Bell
- Starbucks

METRO 580

- RETAIL**
- Walmart
- Kohl's
- Sport Chalet
- RESTAURANTS**
- Subway
- Red Robin
- McDonald's
- BANKS**
- Patelco Credit Union

HACIENDA TERRACE

TRADER JOE'S PLAZA

- RESTAURANTS**
- Caffino
- McDonald's
- El Gallo Taqueria
- Big Apple Bagels
- Quiznos

GATEWAY SQUARE

- RESTAURANTS**
- Eddie Papa's
- Round Table Pizza
- Chili's
- Kinder's
- The Cheese Steak Shop

CROSSROADS

- RESTAURANTS**
- Starbucks
- Jamba Juice
- Subway
- Sweet Tomatoes
- Carl's Jr.
- Red Smoke Grill
- Honeybake & Deli
- BANKS**
- Wells Fargo

HACIENDA PLAZA

- RETAIL**
- Hacienda Cleaners
- RESTAURANTS**
- Sweet & Savory

Rentable SF**Address****Suite****Available****1,446****4305****345****Now**

Small view space with 1 conference room, 2 window line offices, 2 internal offices and open space.

1,582**4305****410****September 2018**

Suite features 3 glasslined private offices, kitchen and open space.

1,617**4309****440****May 2018**

Suite features one private office, one conference room, kitchen/break room, and open bull pen area.

2,154**4309****435****Now**

Suite features 6 private offices and conference room on the glassline, kitchen and open area.

2,902**4301****460****Now**

End cap suite with 3 sides of glass, conference room and 2 offices on the glassline, kitchen/workroom, IT room, & open space

3,520**4305****300****August 2018**

Premium elevator lobby suite featuring a double door entry, large conference room, small conference room, kitchen, server/telco room, storage room and expansive bullpen area with balcony access.

4,073**4309****170****Now**

Prominent ground floor location, with double glass door entry, formal reception, glass lined conference room and 5 glass lined private offices, open space and kitchen breakroom.

5,038**4309****300****Now**

Suite features prominent double door entry, 8 private offices (7 on the glass line), kitchen/breakroom, IT phone room, and open space.

5,354**4301****120****December 2018**

Suite features prominent lobby entry, 2 large conference rooms, 7 glass line private offices, 3 interior private offices, breakroom, and workroom/storage room.

7,459**4309****180****Now**

Suite features double door glass entry off the lobby, full glass conference room, polished concrete floor entry, expansive glass line, 5 private offices, open modern kitchen, and data/storage room.

7,869**4301****210****September 2018**

Suite features double entry directly off elevator landing, large executive conference room, 9 interior private offices, large kitchen/breakroom, work room, IT & storage rooms, and generous open area with extensive glassline.

12,106**4301****130****Now**

New premium Class "A" spec office space featuring two (2) main lobby entrances with polished concrete floors and open ceilings of over 18 feet in height, multiple conference rooms, private offices with full glass side-lights and an open plan allowing for collaboration and/or cubicle bullpen areas, along with an open ceiling break room.

20,178**4301****300****May 2018**

Full floor opportunity with four sides of glass with expansive views, 20 window-lined private offices, multiple conference rooms, work room, IT/server room and kitchen.

AVAILABLE SUITES

**ZAGSTER BIKE
SHARE
PROGRAM**



**ON-SITE
FULL SERVICE
DELI**

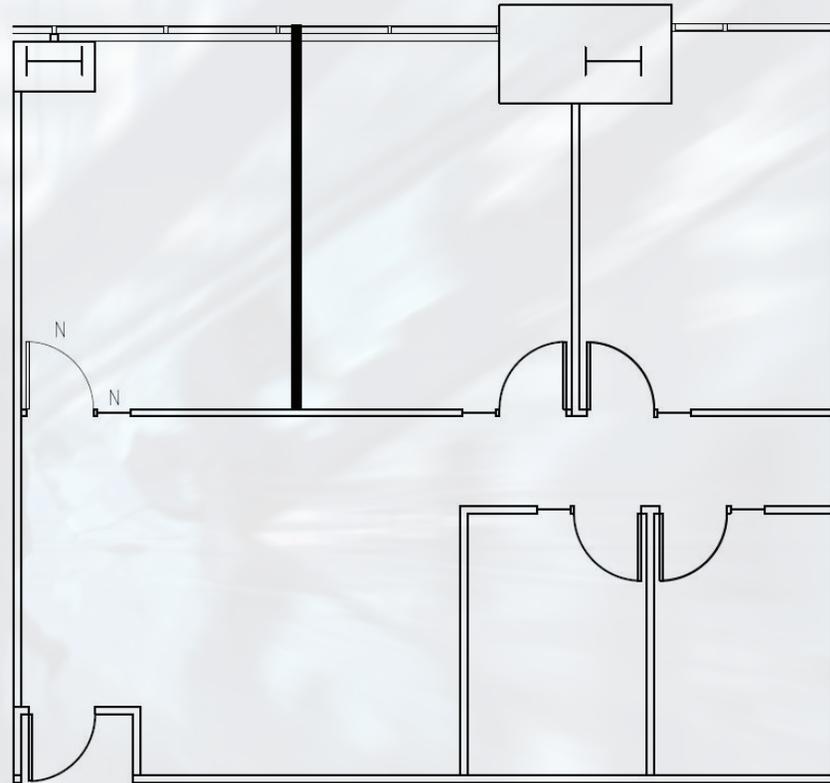


**PROJECT
SHOWERS
& LOCKERS**

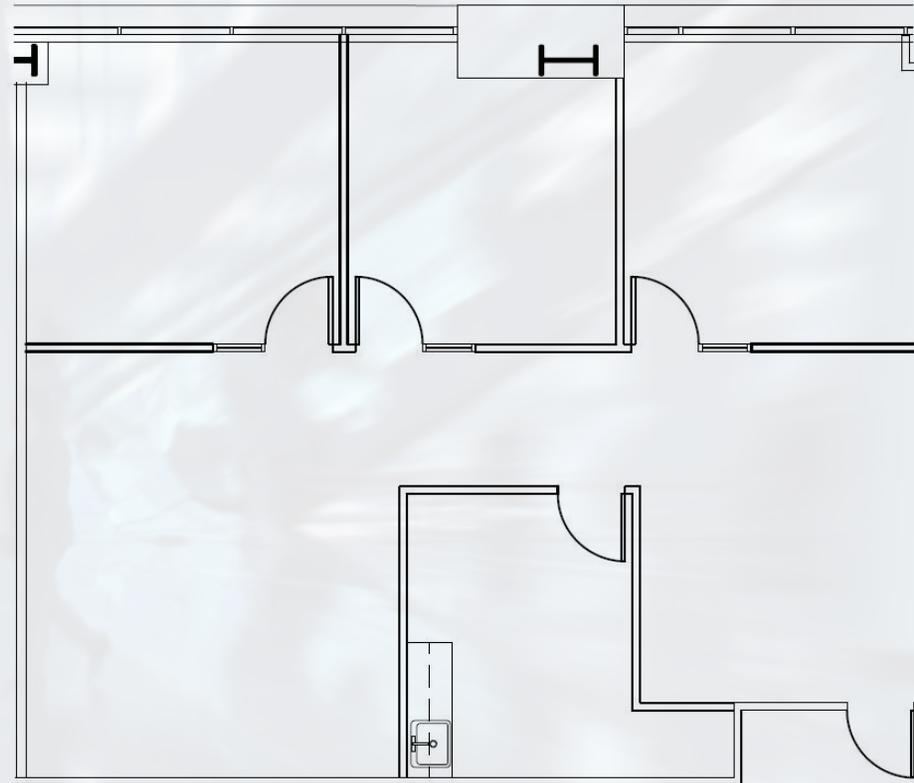


**COMMON
CONFERENCE
FACILITY**

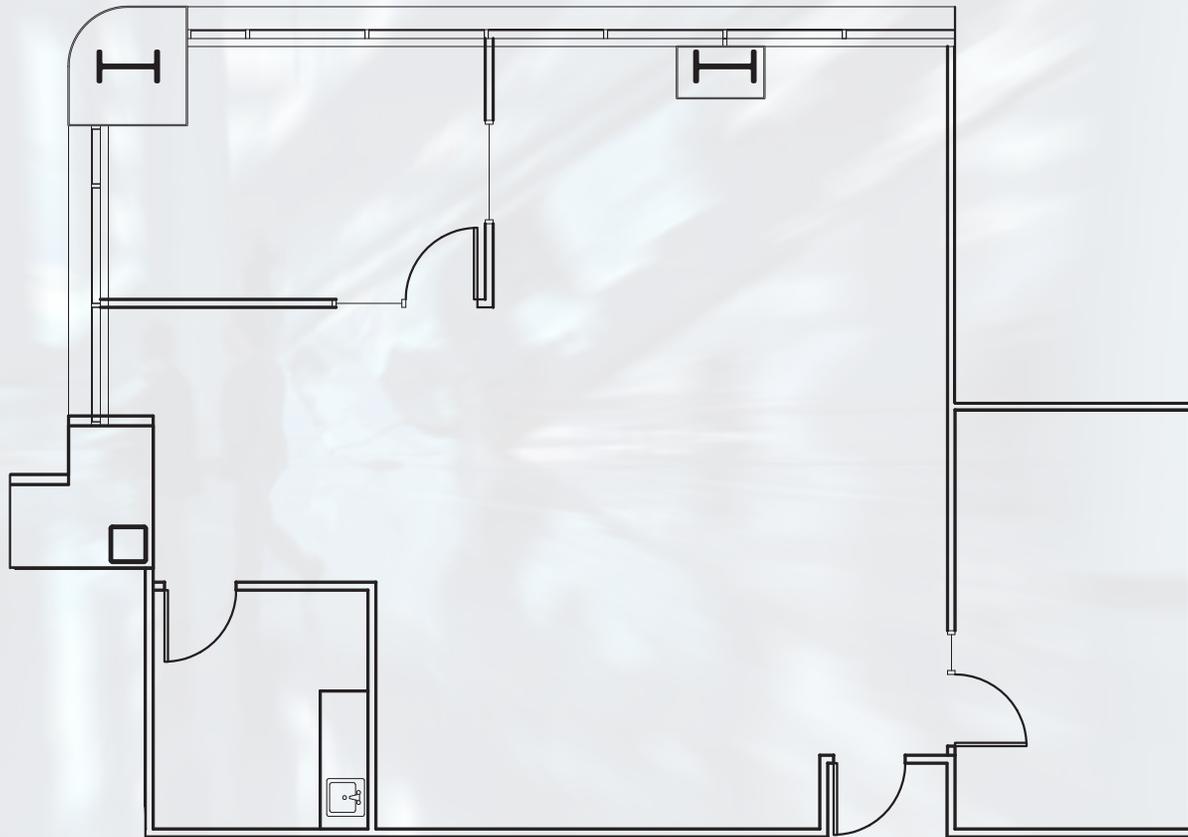
1,446 RSF



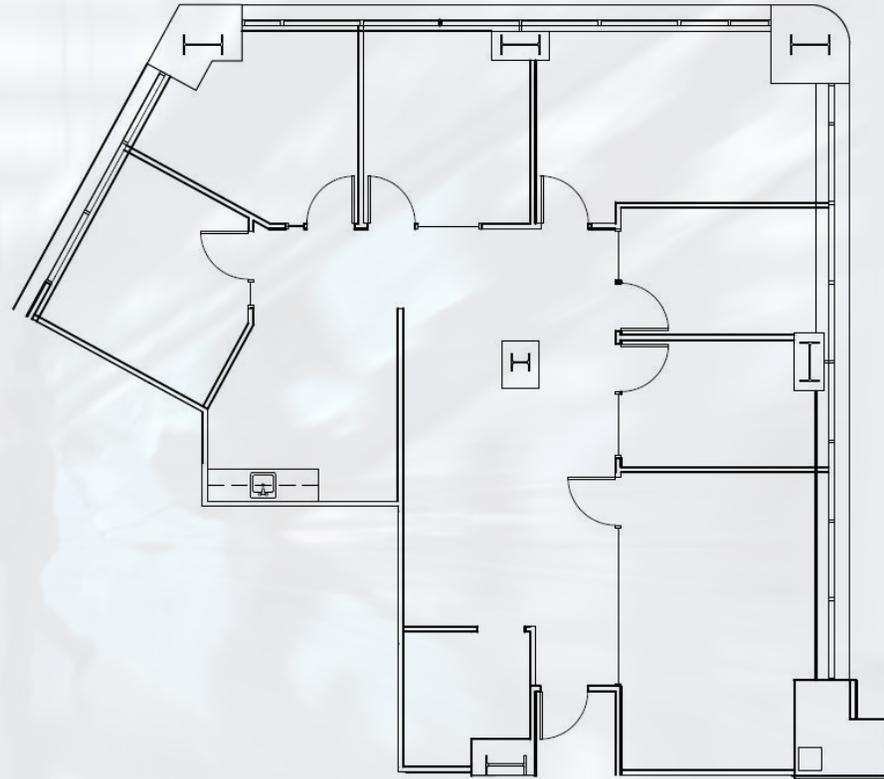
1,582 RSF



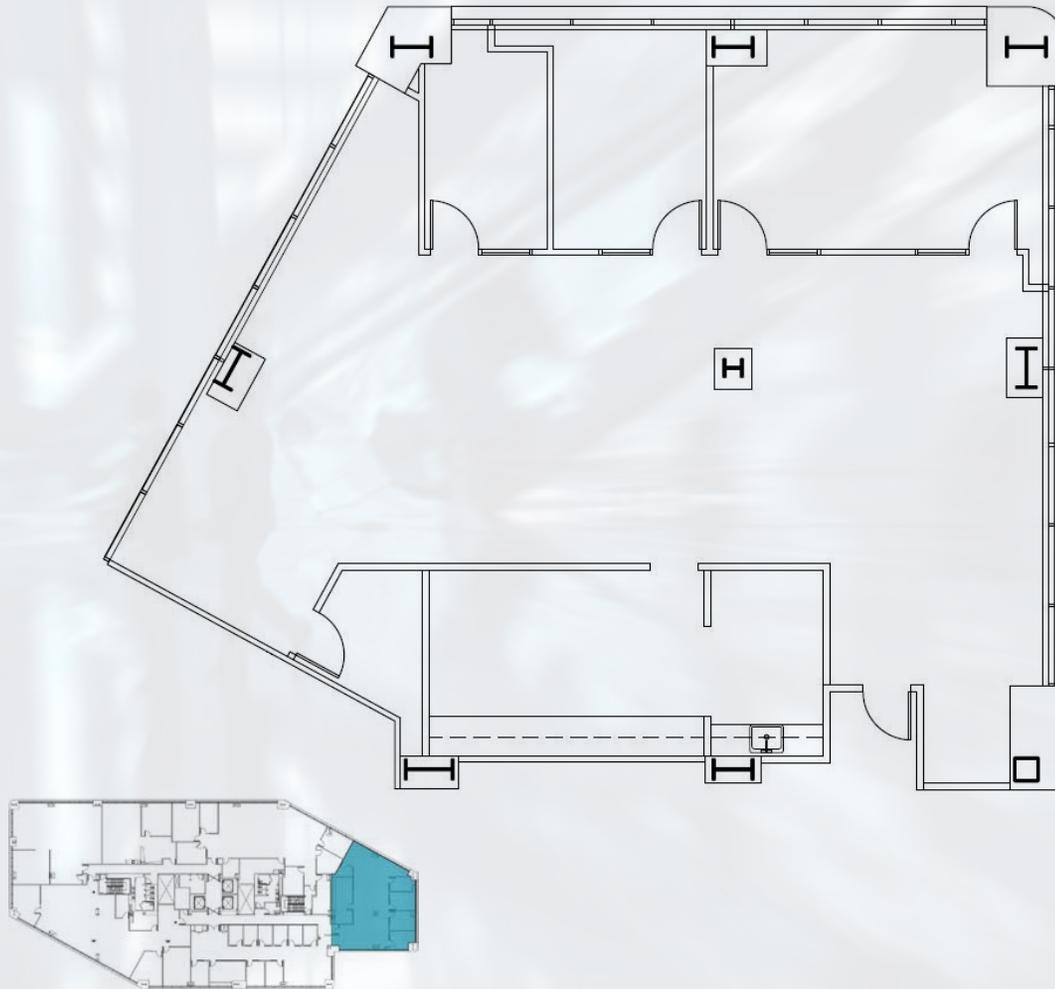
1,617 RSF



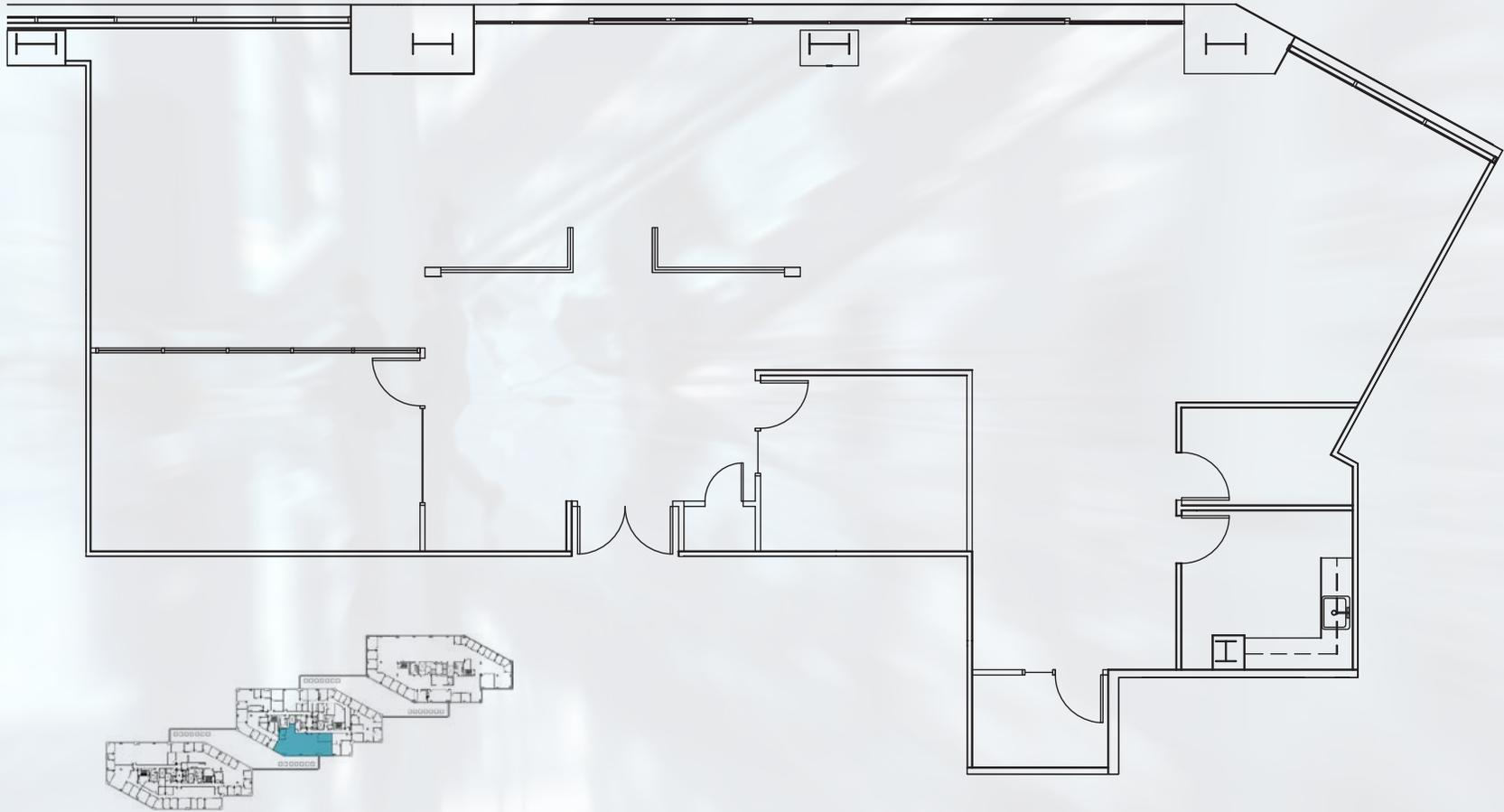
2,154 RSF



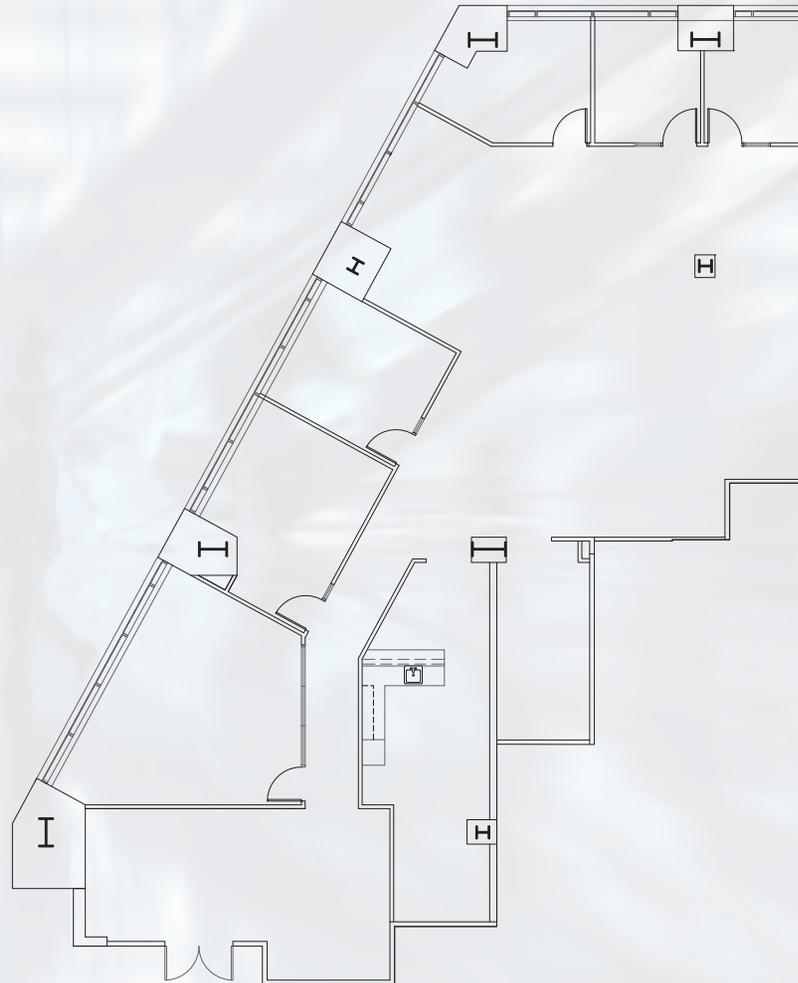
2,902 RSF



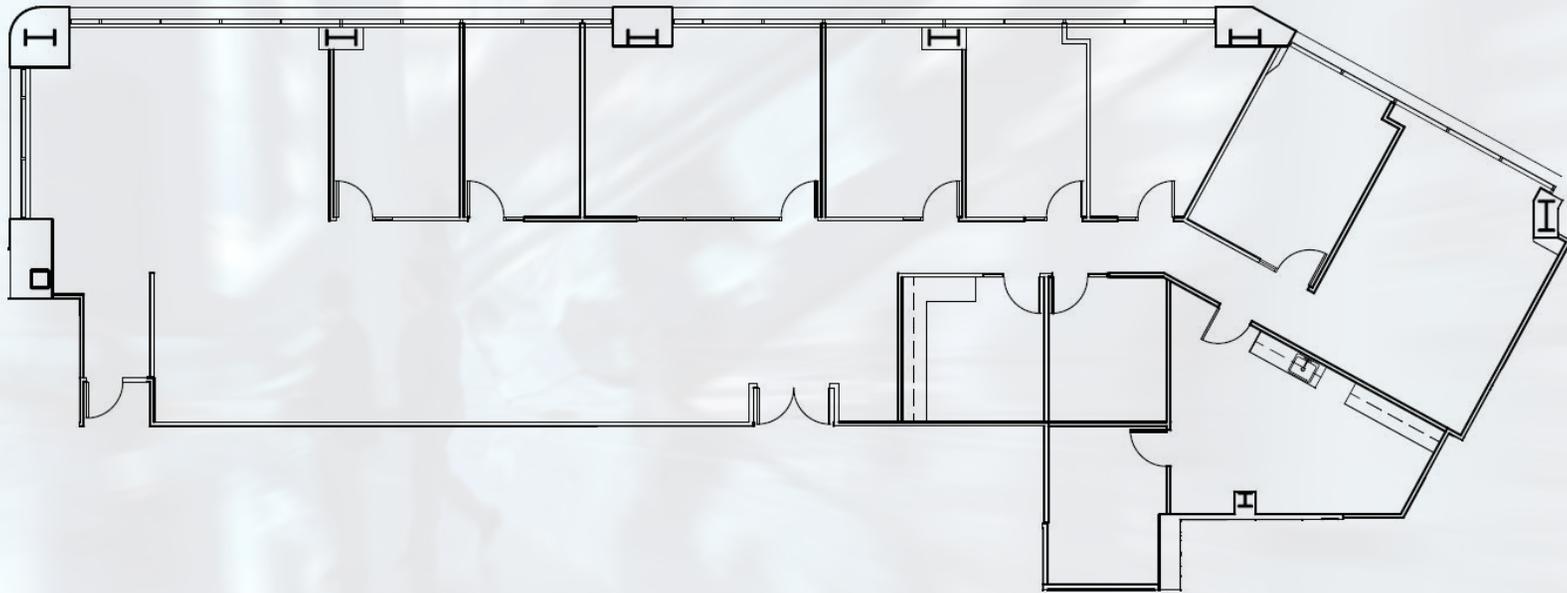
3,520 RSF



4,073 RSF



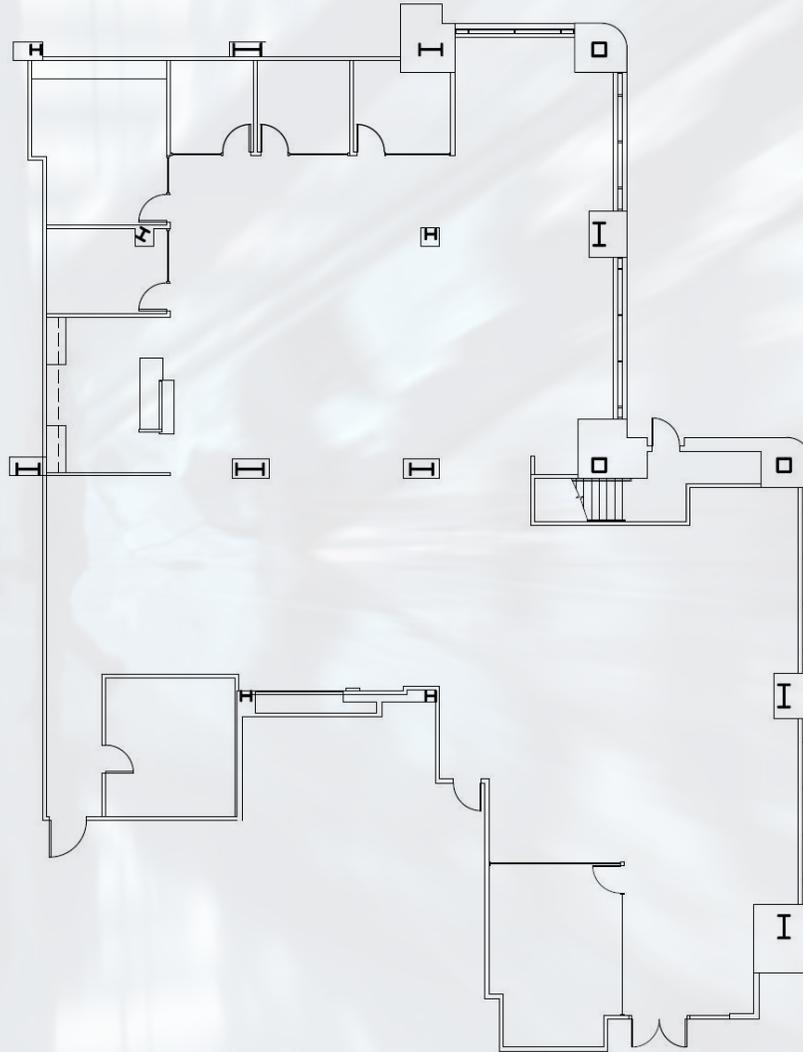
5,038 RSF



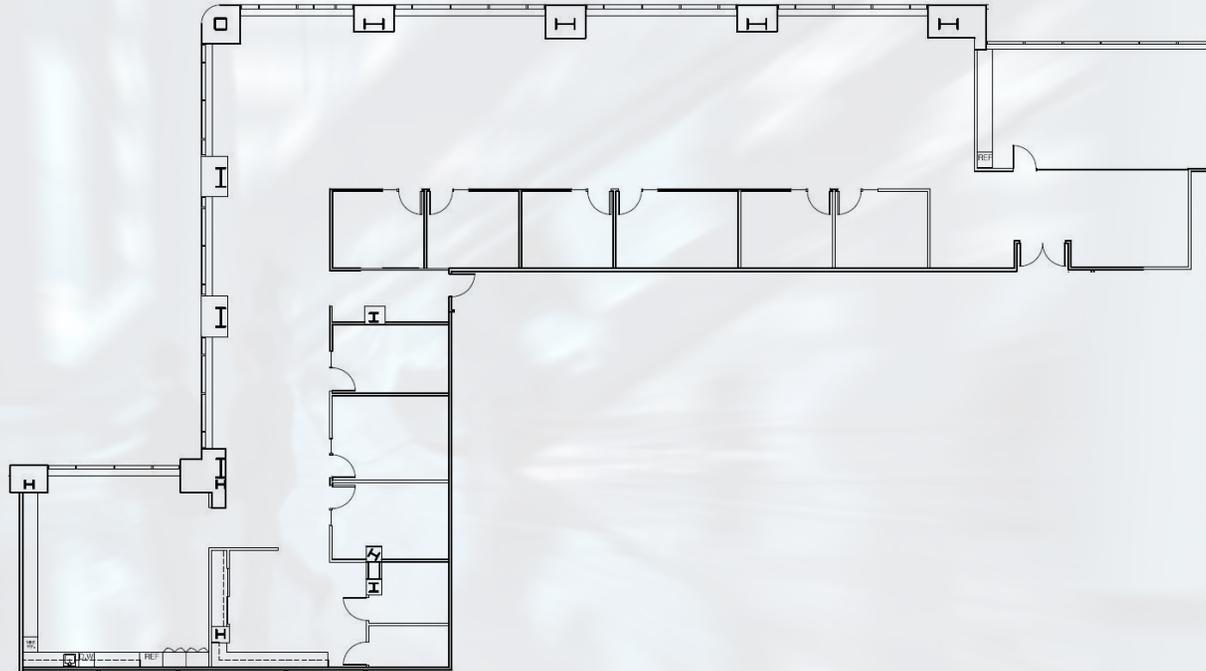
5,354 RSF



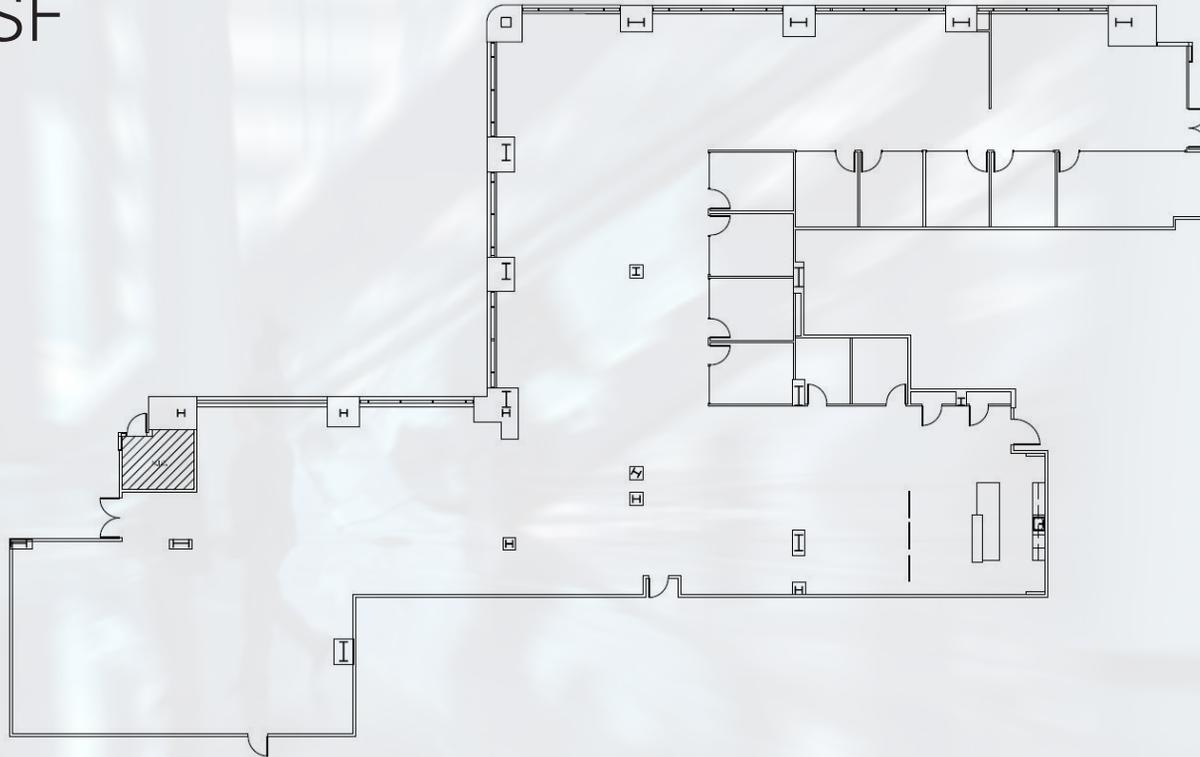
7,459 RSF



7,869 RSF



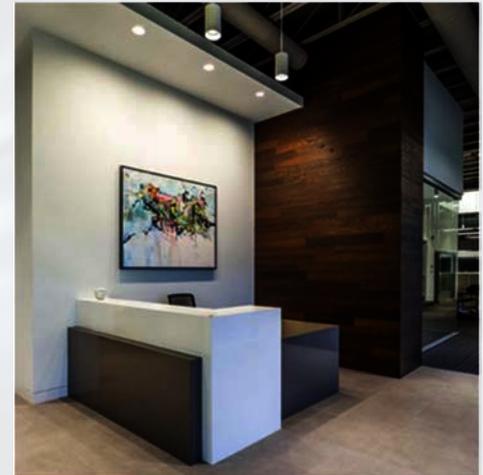
12,106 RSF



12,106 RSF HYPOTHETICAL FURNITURE PLAN



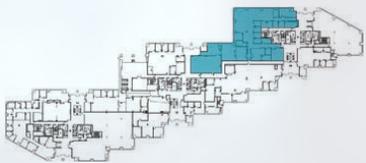
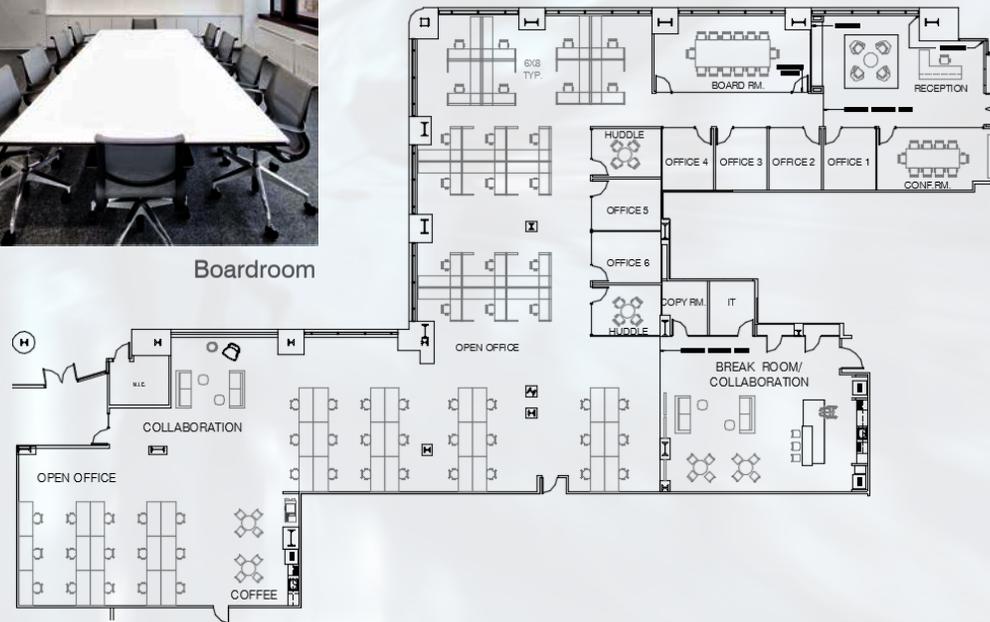
Boardroom



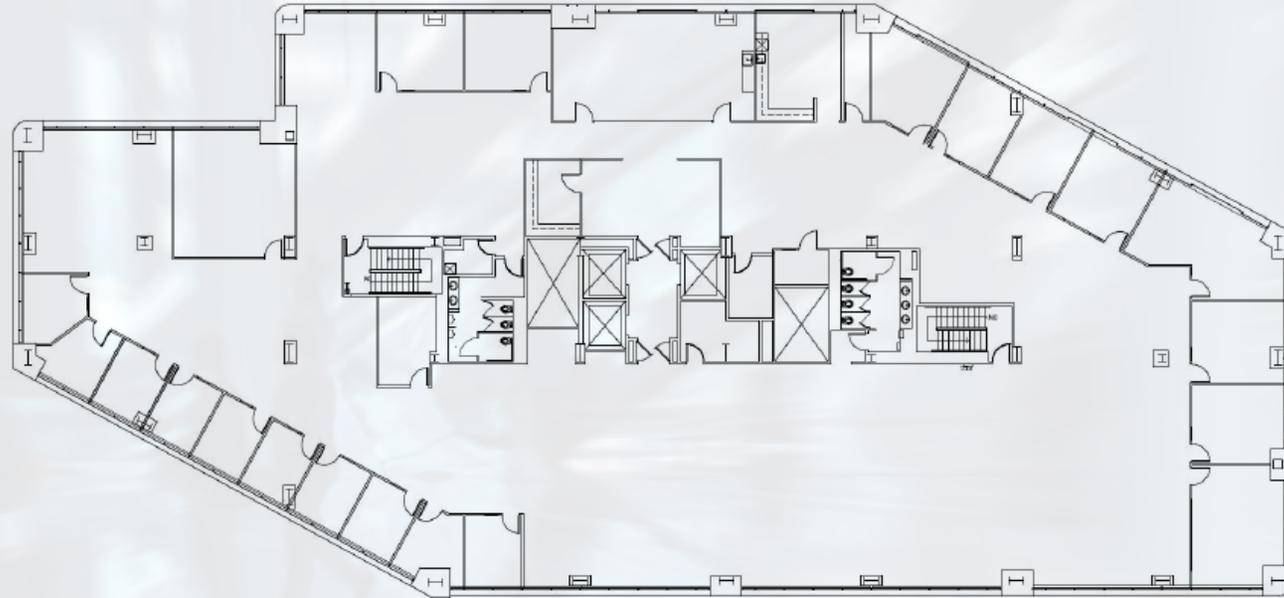
Reception



Break Room



20,178 RSF





IAN THOMAS

Senior Vice President
925.227.6246
i.thomas@colliers.com
CA License No. 01279455

BRIAN LAGOMARSINO

Senior Vice President
925.227.6235
brian.lago@colliers.com
CA License No. 01127659

ANDREW BROWN

Director of Leasing
650.292.4100
abrown@ecp-llc.com
www.embarcaderocapitalpartners.com

EMBARCADERO
CAPITAL PARTNERS

3825 Hopyard Road, Suite 195, Pleasanton, CA 94588 / colliers.com

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