



FOR LEASE > 3,011 - 18,264± SF AVAILABLE

5050 Hopyard Road

PLEASANTON, CA

IAN THOMAS
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COLLIERS INTERNATIONAL
3825 Hopyard Road, Suite 195
Pleasanton, CA 94588
www.colliers.com

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Available

Suite 203 - 3,011± SF

Corner suite with flexible layout surrounded by glassline

Suite 205 - 7,012± SF

Large conference room, 4 private offices, kitchen and large open bullpen.

Suite 201 - 10,724± SF (divisible to 7,713± SF)

"Tech space" features reception, board room, 2 large conference rooms, 2 small conference rooms, 6 private offices, kitchen and large bullpen.

Suite 180 - 12,377± SF (divisible to 3,852± SF)

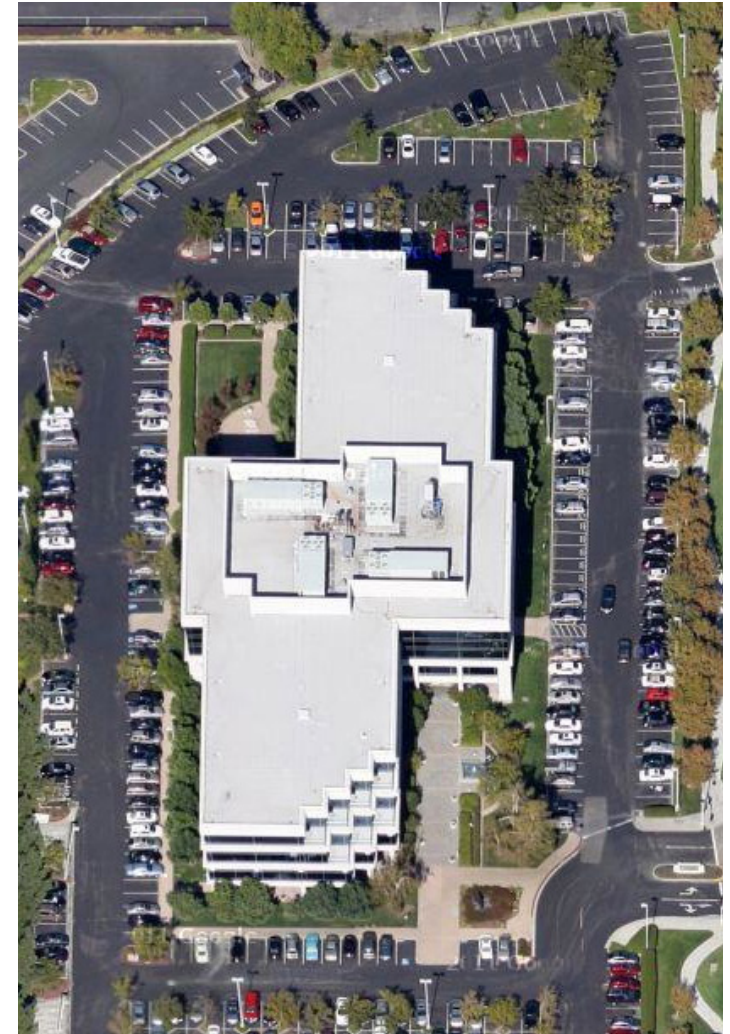
Pleasanton's premier first floor suite featuring glass entrance doors and extensive perimeter private offices.

Suite 200 - 18,264± SF

Unique second floor space featuring dedicated elevator lobby entrance with panoramic, Pleasanton views and a flexible layout is available. Building monument signage available on Hopyard Road.

Highlights

- > Walking distance to major amenities including restaurants, hotels, banks and many other services
- > BART 2 1/2 blocks away
- > 134,000± SF premier class "A" office building
- > On-site management
- > Showers and lockers
- > 3.3/1,000 parking (covered parking available)
- > Balconies on upper floors
- > Fountain, artwork and plaza seating located around building exterior
- > Individual zoned electrical and lighting for after hours access via telephone
- > Card-key security
- > 12% Load Factor



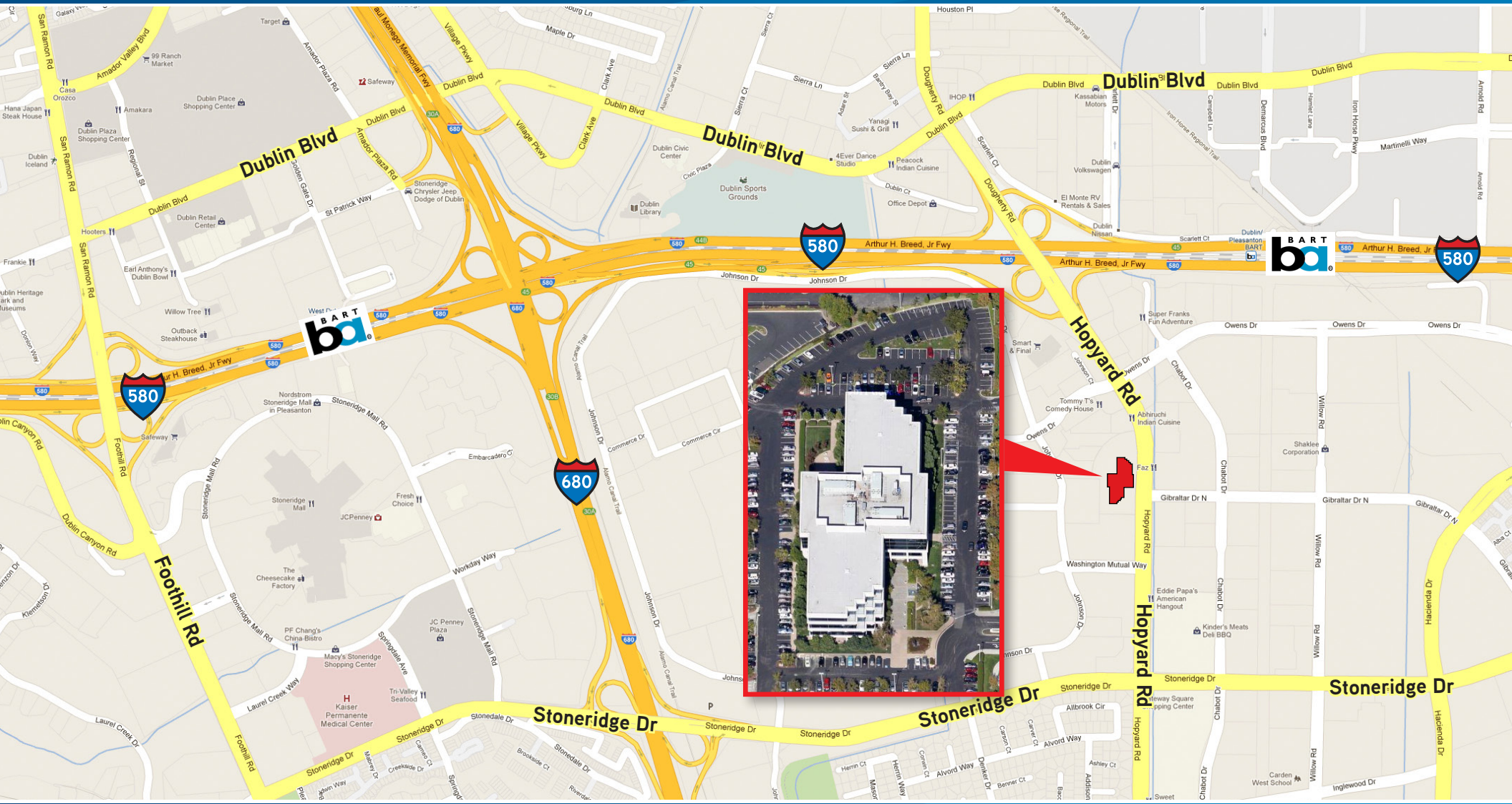
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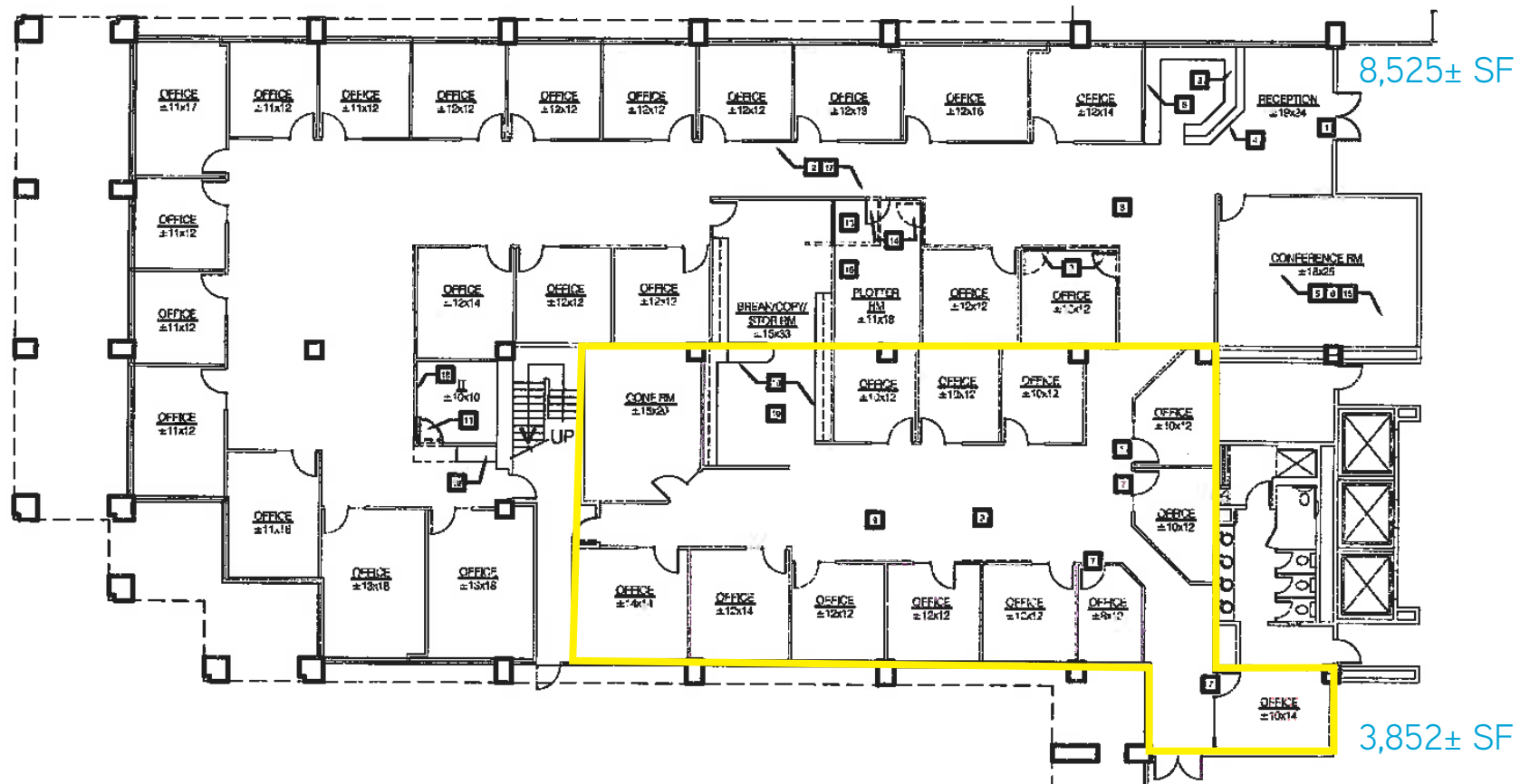
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Suite 180 - 12,377± SF (divisible to 8,525± SF or 3,852± SF)



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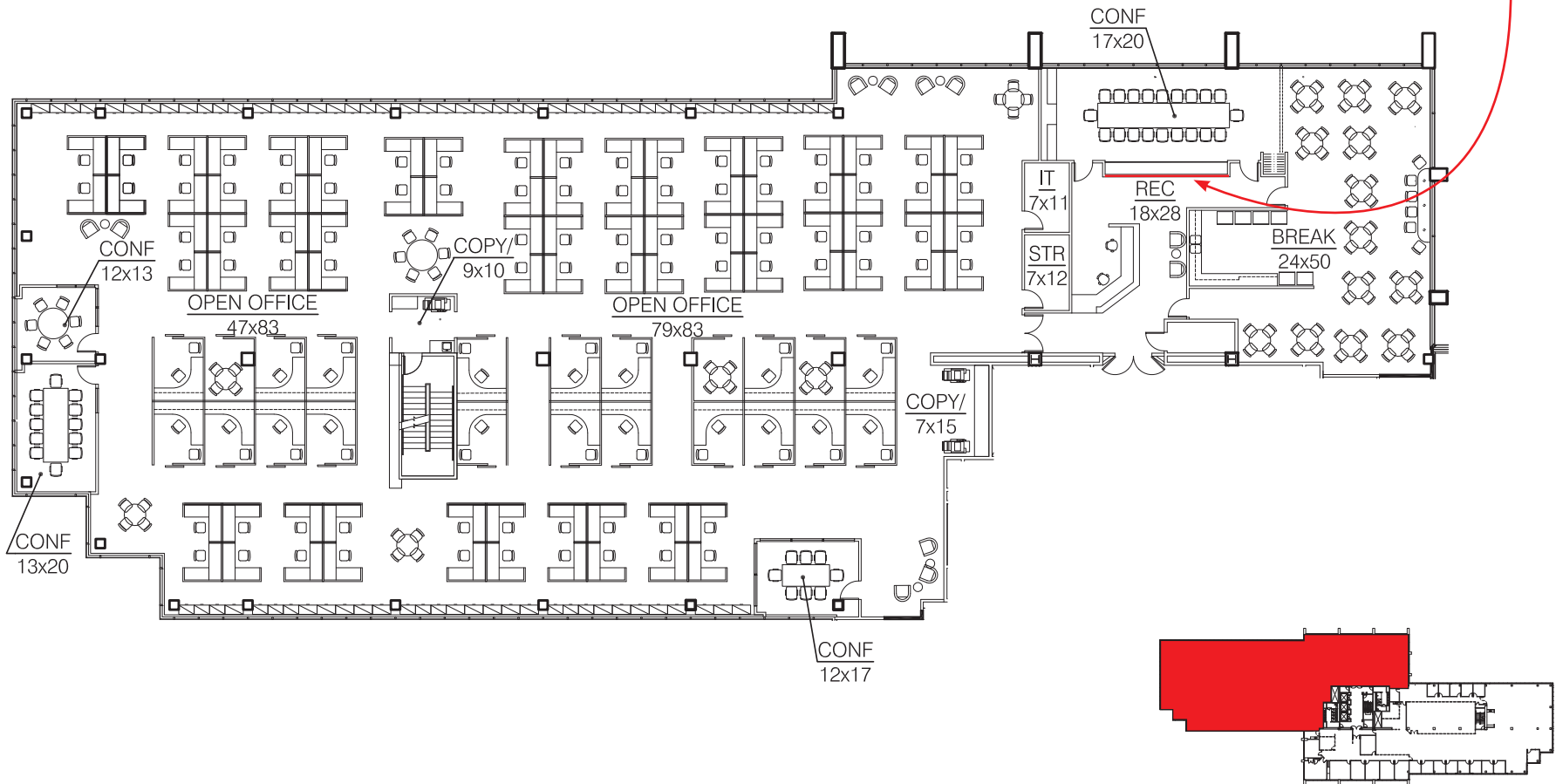
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Suite 200 - 18,264± SF

Glass Feature Wall



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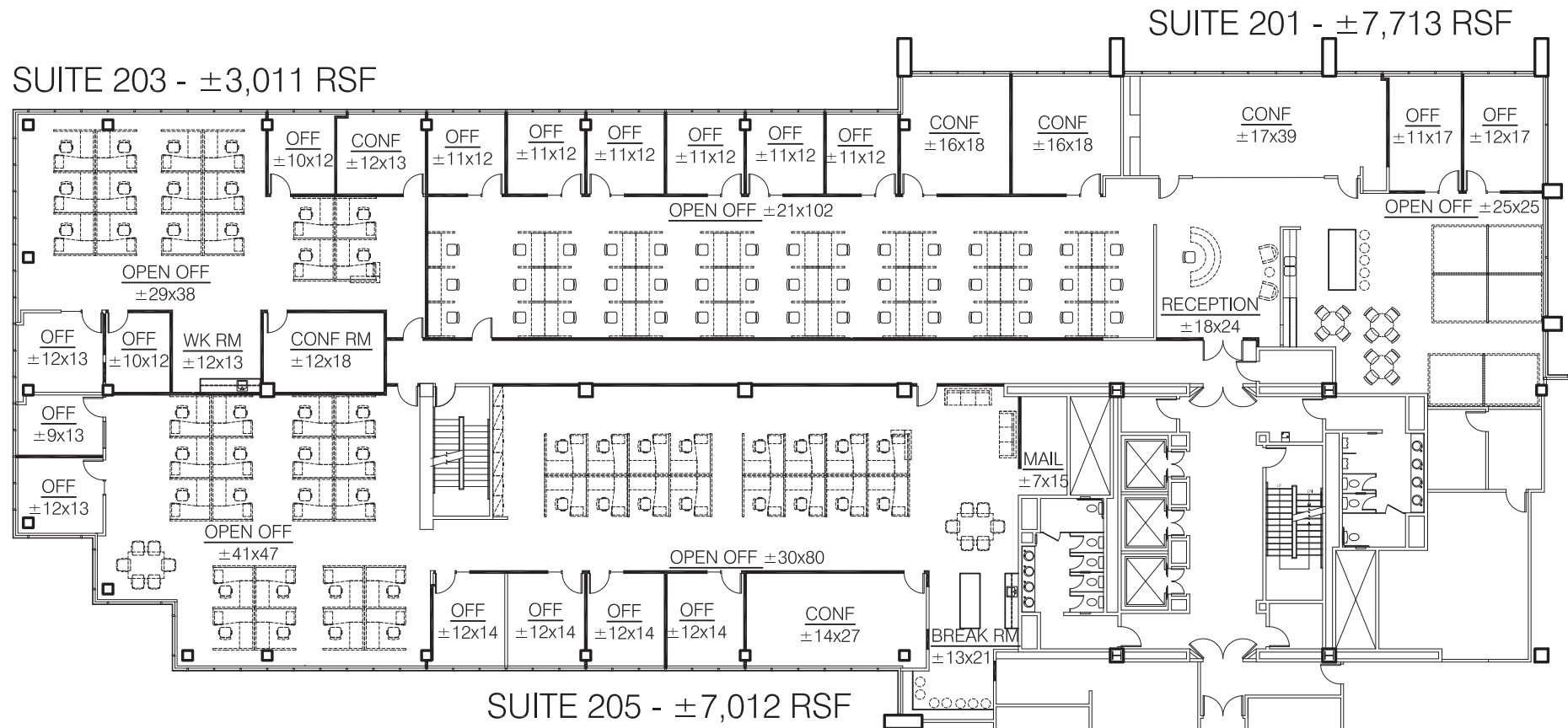
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Second Floor Subdivide - Suites 201, 203, 205 (Hypothetical)



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