

 **STONERIDGE
PLACE**

Listing Brokers:

IAN THOMAS

925.227.6246

i.thomas@colliers.com

JASON CHANDLER

925.227.6224

jason.chandler@colliers.com

Owner's Representative:

ANDREW BROWN

650.292.4100

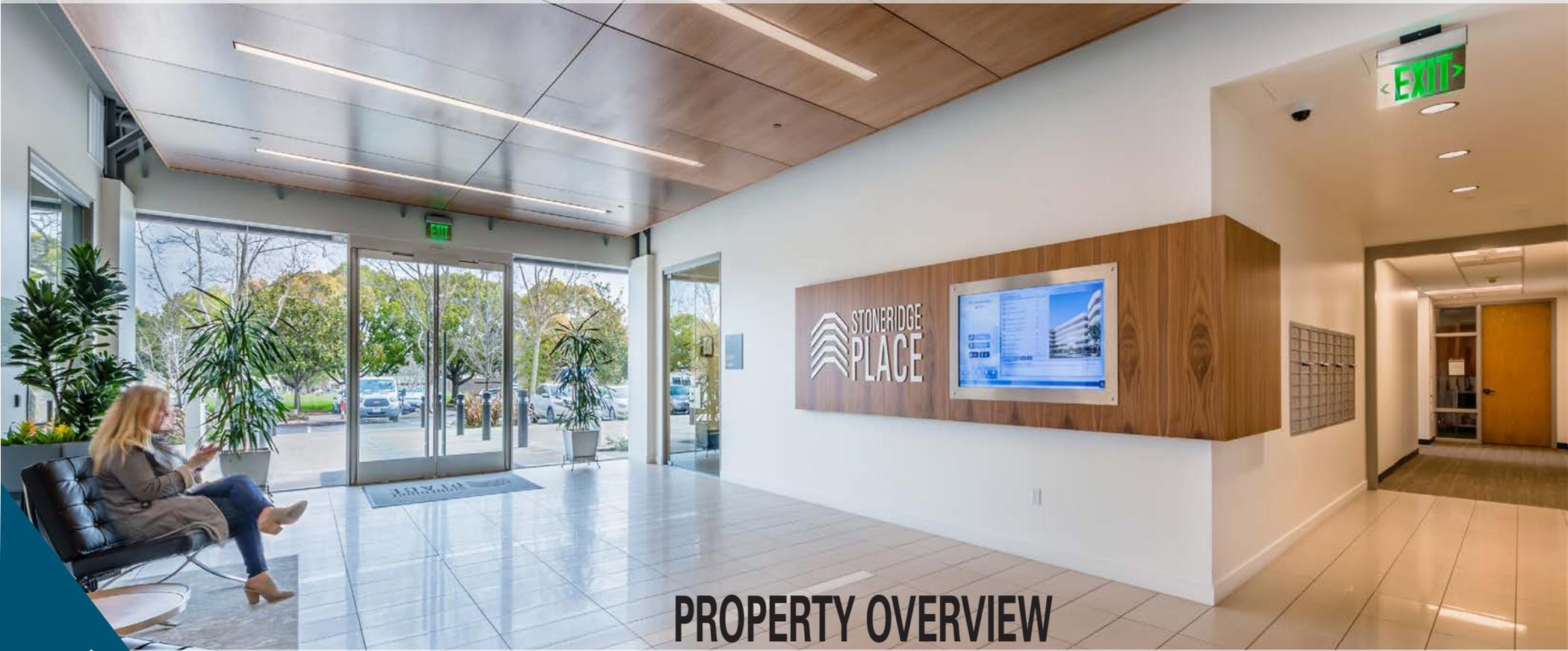
abrown@ecp-llc.com

www.embarcaderocapitalpartners.com

7901 STONERIDGE DRIVE / PLEASANTON, CALIFORNIA

EMBARCADERO
CAPITAL PARTNERS





**NEWLY RENOVATED
LOBBY**

PROPERTY OVERVIEW

Stoneridge Place is a five-story, Class A office project located in the heart of Pleasanton, CA. Situated at the key intersection of Stoneridge Drive and Foothill Road, the property has excellent access to Interstates 580 and 680 and is a short walk from the West Dublin/Pleasanton BART station. The property is also within walking distance of Stoneridge Shopping Center which is home to more than 165 shops and restaurants. The building was renovated in 2017 and features efficient, flexible floor plates, and generous glass lines that provide abundant natural light. Onsite amenities include above-standard surface parking, electric vehicle (EV) charging stations, and a café.



BUILDING LOCATION

- > Prime location in the “580 Corridor” of San Francisco’s East Bay at the intersection of Stoneridge Drive and Foothill Road
- > Within walking distance of the West Dublin/Pleasanton BART station
- > Proximate to Stoneridge Shopping Center – home to more than 165 retail, restaurant, and entertainment options



BUILDING AMENITIES

- > Five-story, Class A office building comprising ±174,000 RSF
- > Newly remodeled building lobby and entry; exterior improvements underway
- > Efficient, flexible floor plates
- > Generous glass lines that provide abundant natural light
- > Onsite property management and engineering team
- > Zagster Bike Share Program
- > Abundant surface parking
- > EV Charging Stations
- > Onsite Avanti Market

PROPERTY HIGHLIGHTS



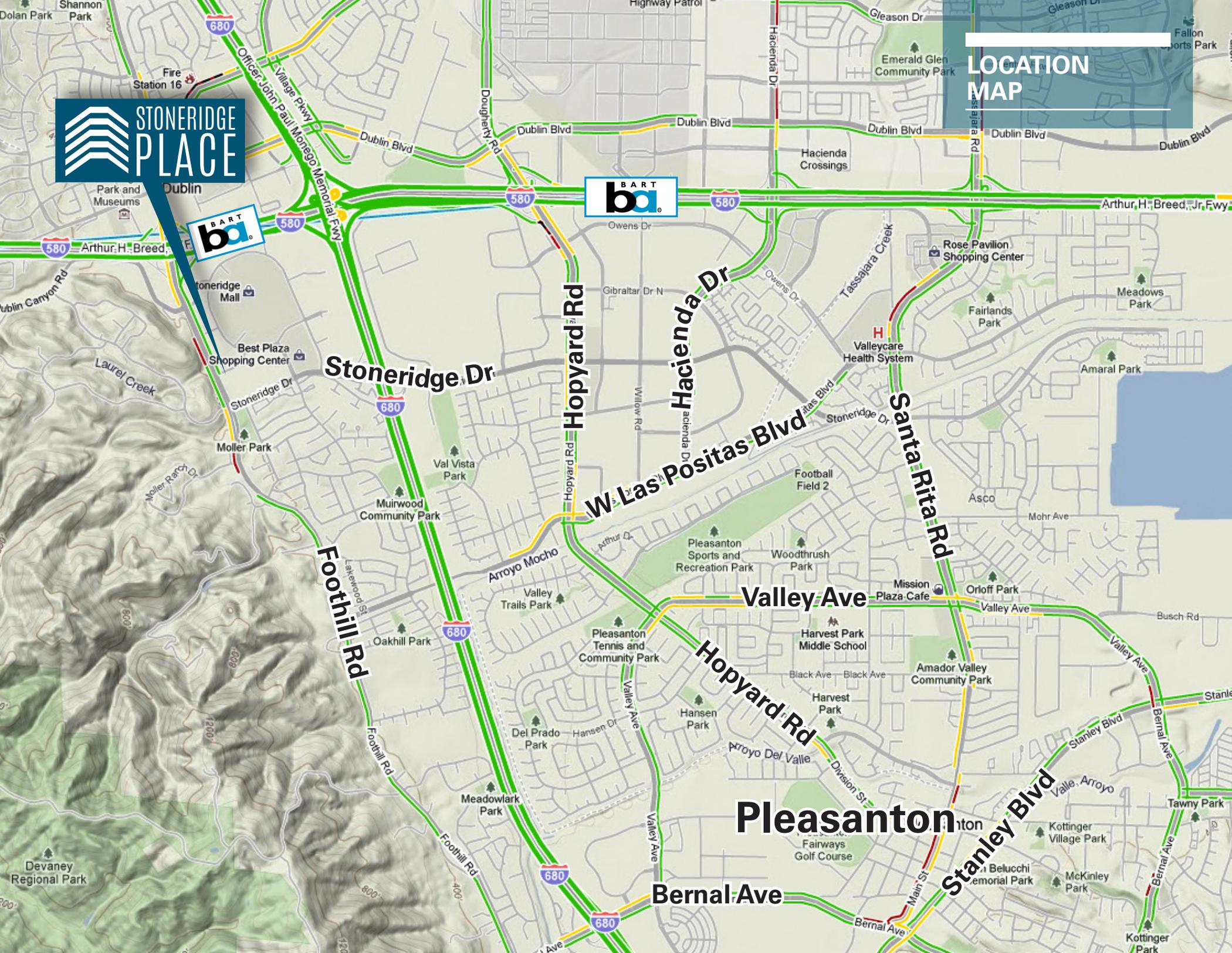
CONCEPTUAL ENTRY REFRESH - EXTERIOR ENTRANCE RENOVATIONS UNDERWAY



NEWLY RENOVATED LOBBY



ZAGSTER BIKE SHARE PROGRAM



AERIAL
MAP

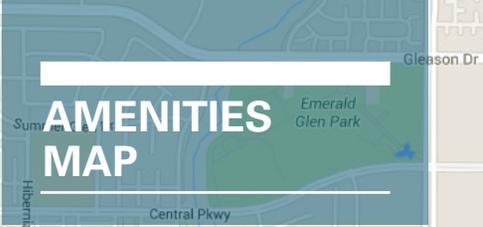
Laurel Creek Way



Foothill Road



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

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

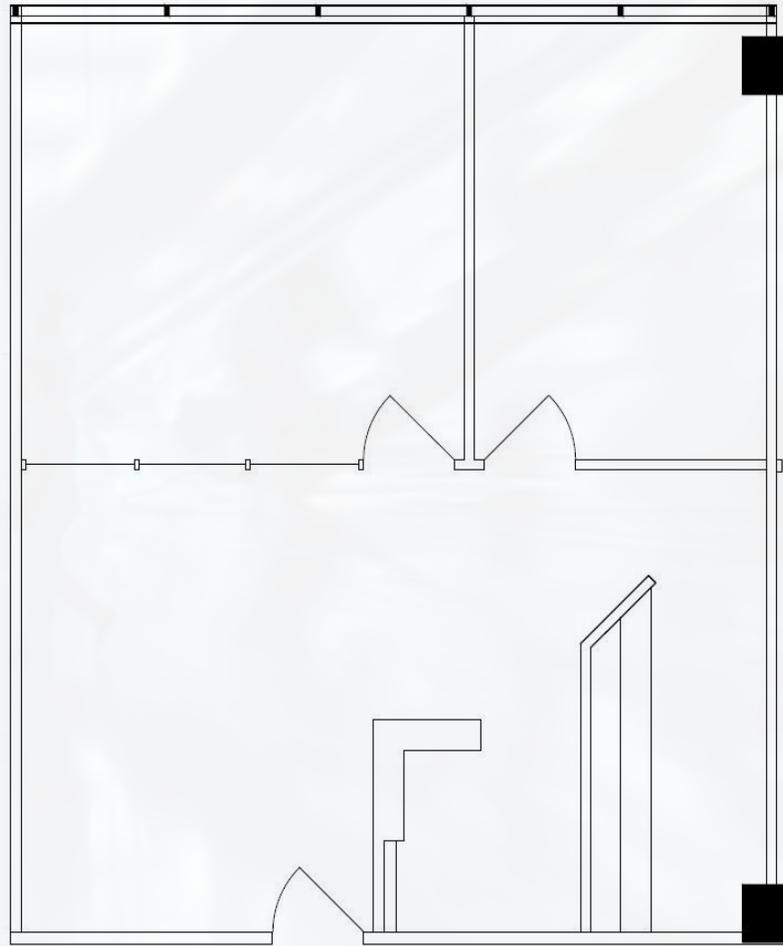
- RETAIL**
- Hacienda Cleaners
- RESTAURANTS**
- Sweet & Savory



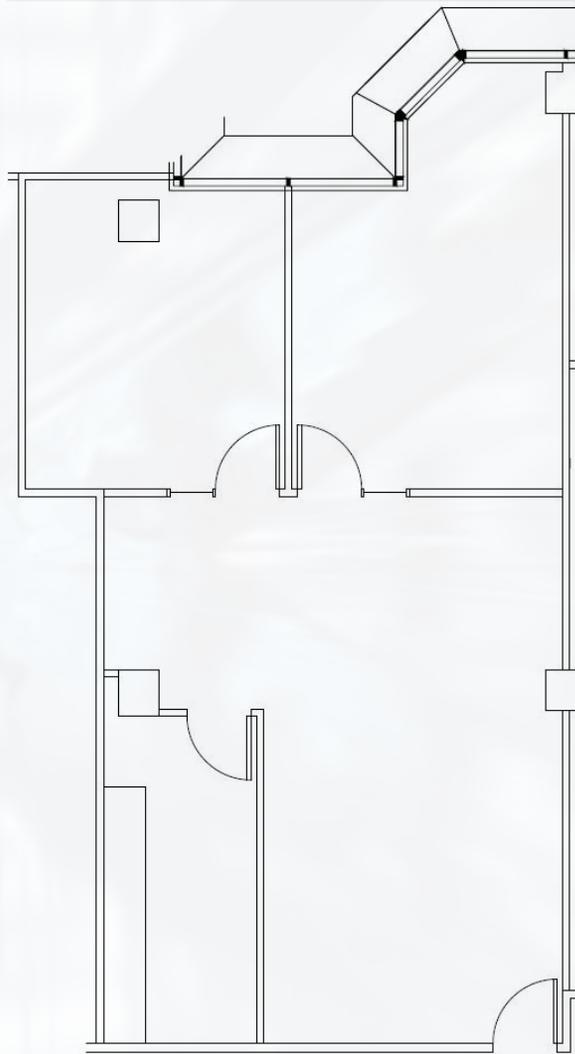
AVAILABLE SUITES

Rentable SF	Suite Number	Available
890	201	Now
Suite features entry off elevator landing, two private offices and open area.		
1,145	550	Now
Suite features two (2) private offices, storage/copy room and open bullpen area.		
1,156	100-B	June 2018
Suite features reception and open area.		
1,568	507	Now
Suite features conference room and three (3) private offices and cube area.		
1,601	403	Now
Suite features glass conference room, three (3) private offices, kitchen and open bullpen.		
2,472	504	Now
Suite features five (5) private offices, glass walled conference room, kitchen and IT room. Fifth floor corner suite with spectacular view.		
3,961	100-A	June 2018
Ground floor corner office space with premium glass line and low bay-depths.		
4,507	200	Now
Suite features eight (8) private offices, full-height glass walled conference room, kitchen, server room, bullpen and generous reception with double door entry off elevator lobby. Private offices on glassline have full-height glass walls. Interior large private easily demised to create a ninth private office.		
4,510	220	August 2018
End cap suite features nine (9) private offices, two (2) conference rooms, kitchen, copy room, IT and open area.		
8,722	360	Now
Suite features double door entry off elevator lobby, glass conference room, small conference room, eleven (11) private offices, kitchen, copy/IT room and open bullpen for cubes.		
13,016	400	Now
Suite features reception area, two (2) conference rooms, fourteen (14) private offices, kitchen, production room, IT/storage room, expansive glass line, and large open office spaces.		

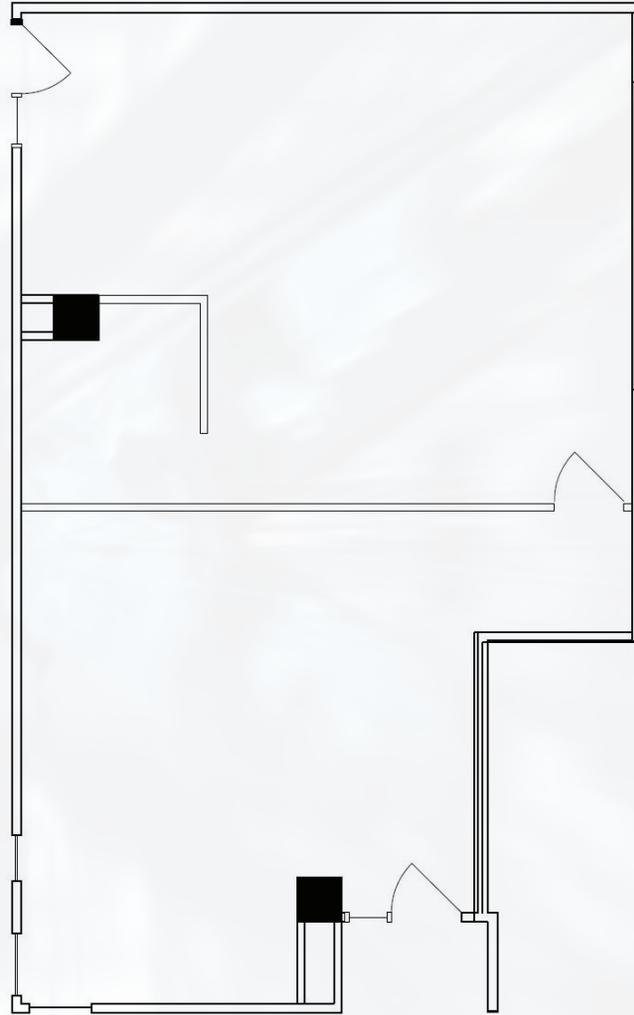
890 RSF



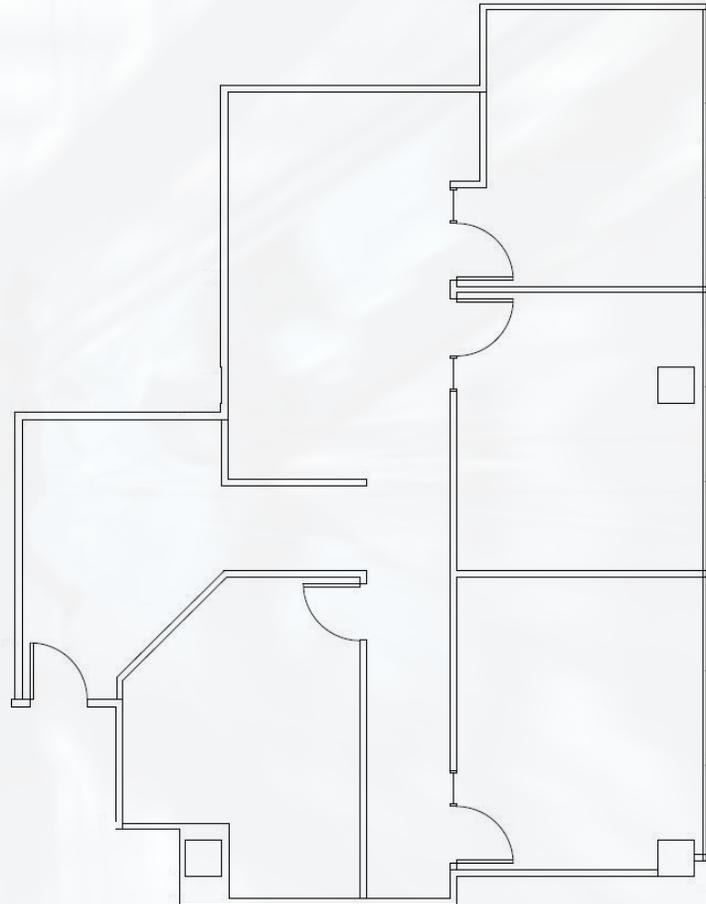
1,145 RSF



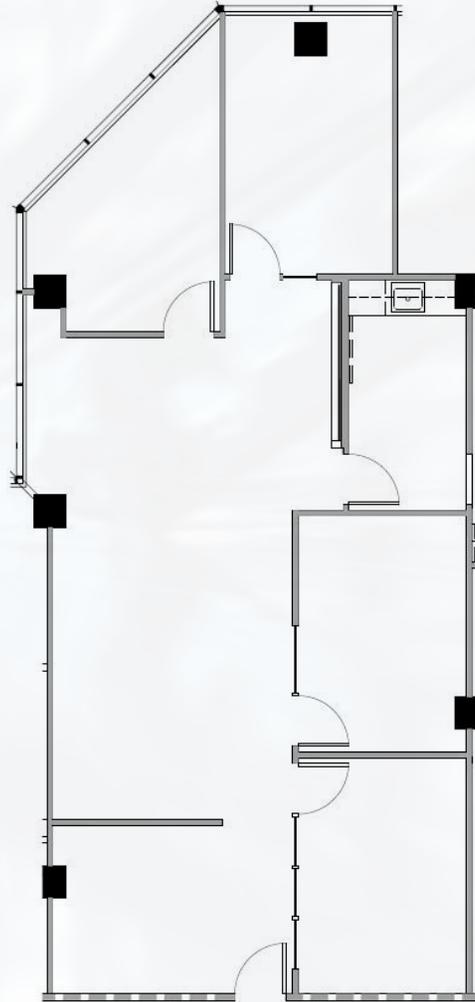
1,156 RSF



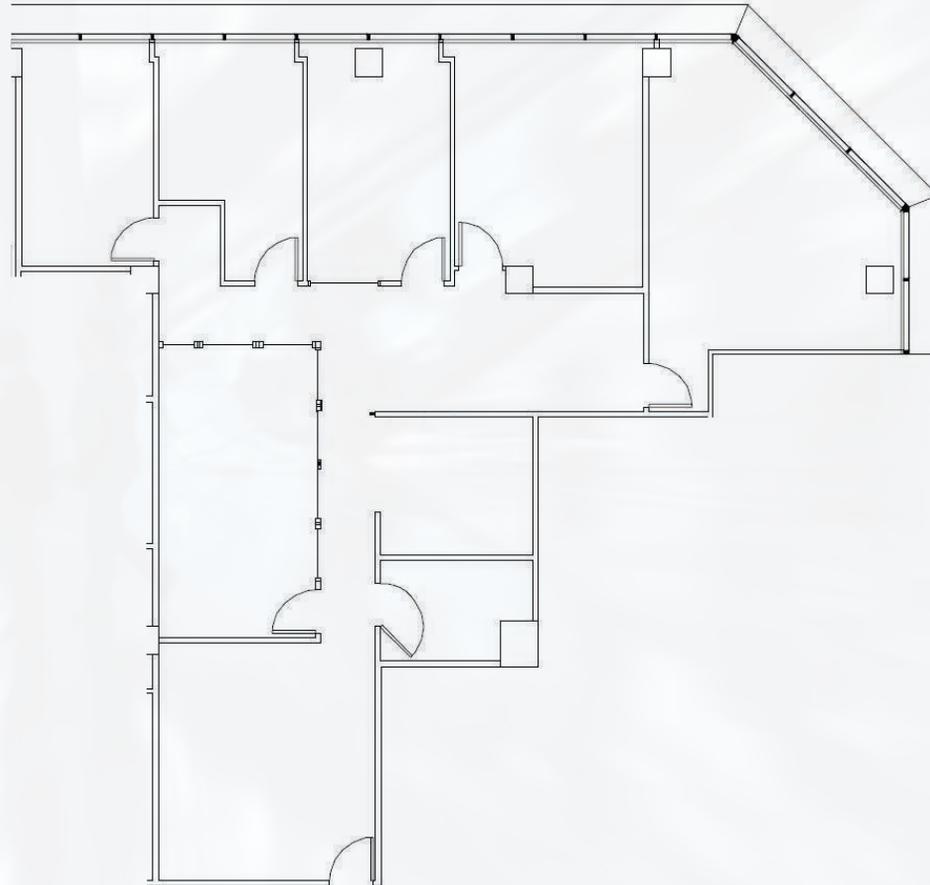
1,568 RSF



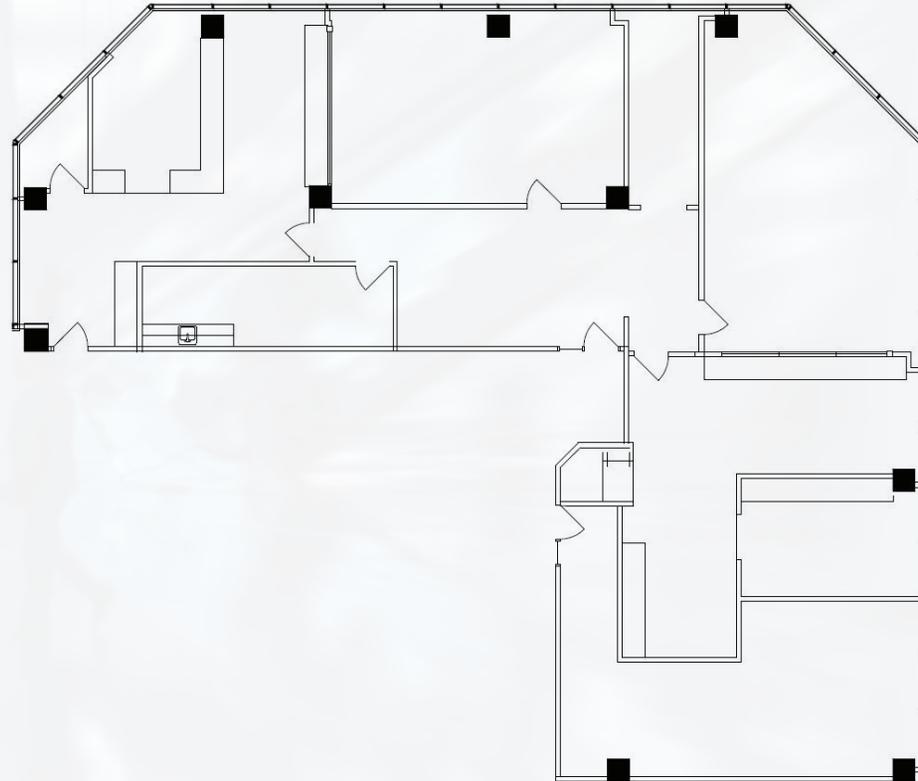
1,601 RSF



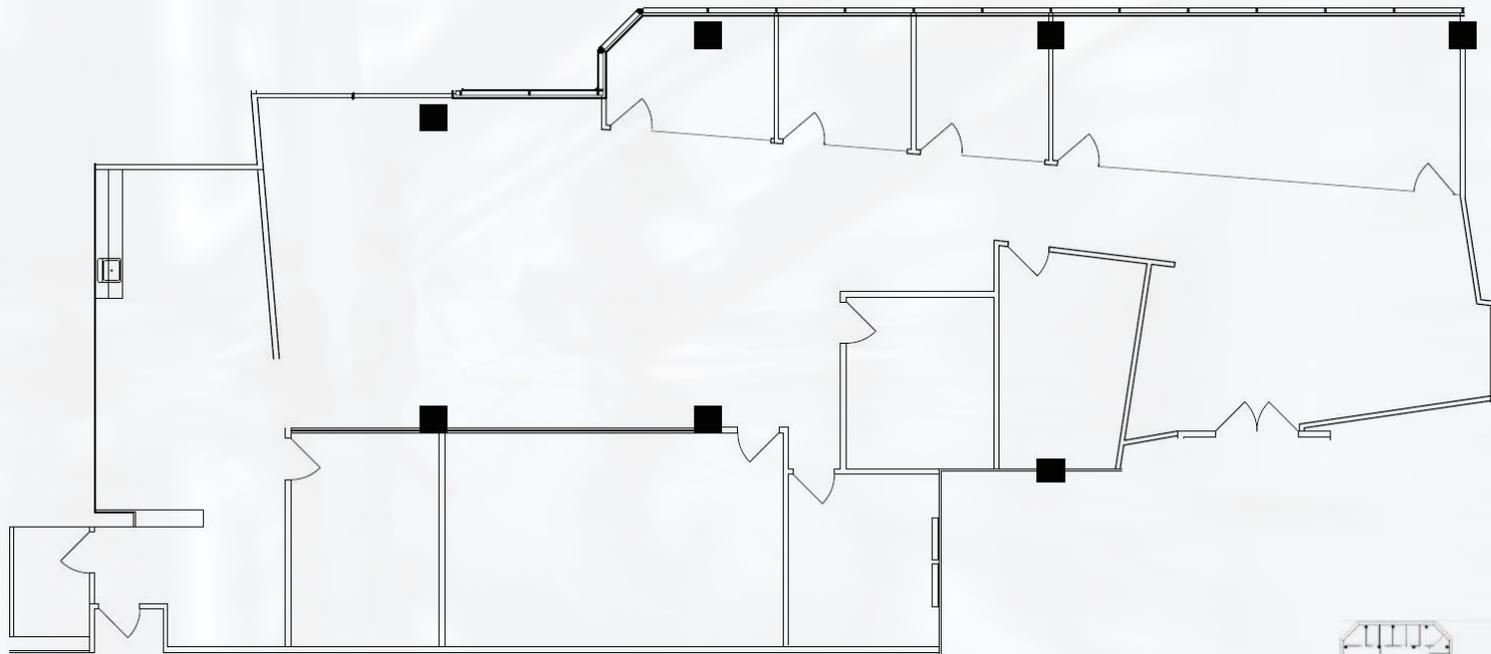
2,472 RSF



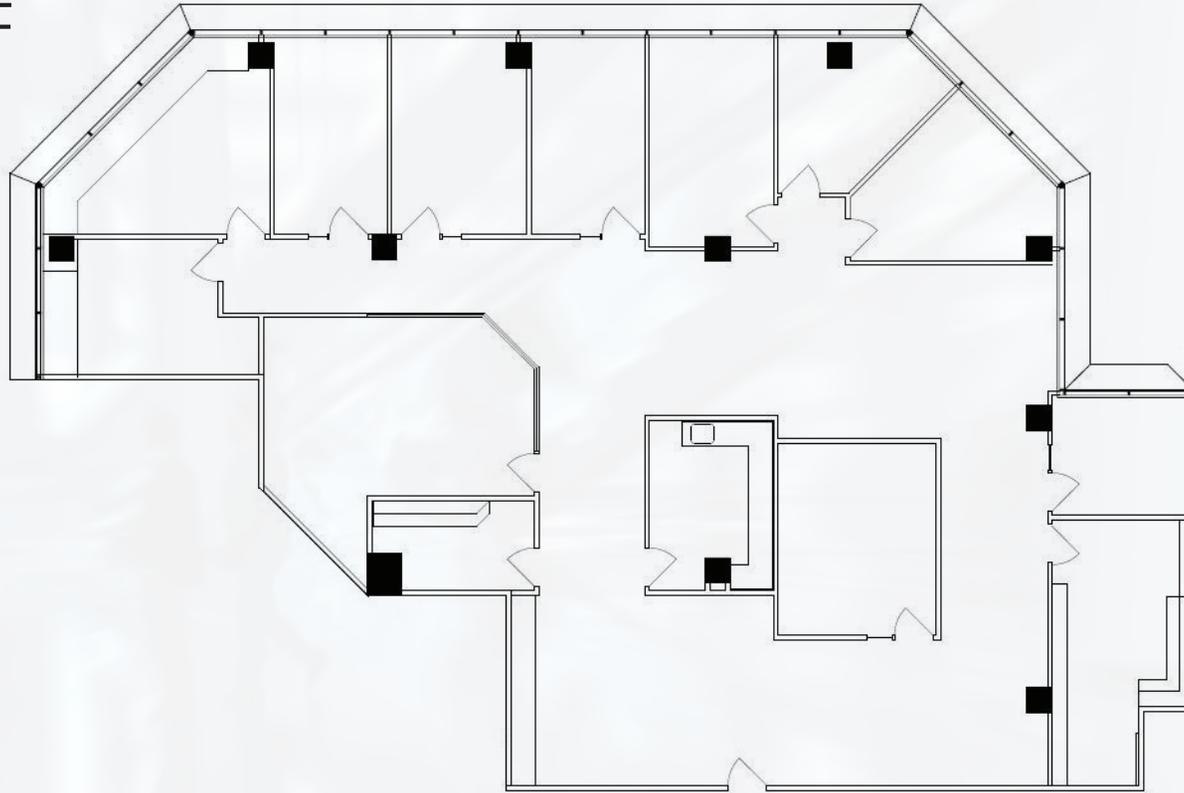
3,961 RSF



4,507 RSF



4,510 RSF

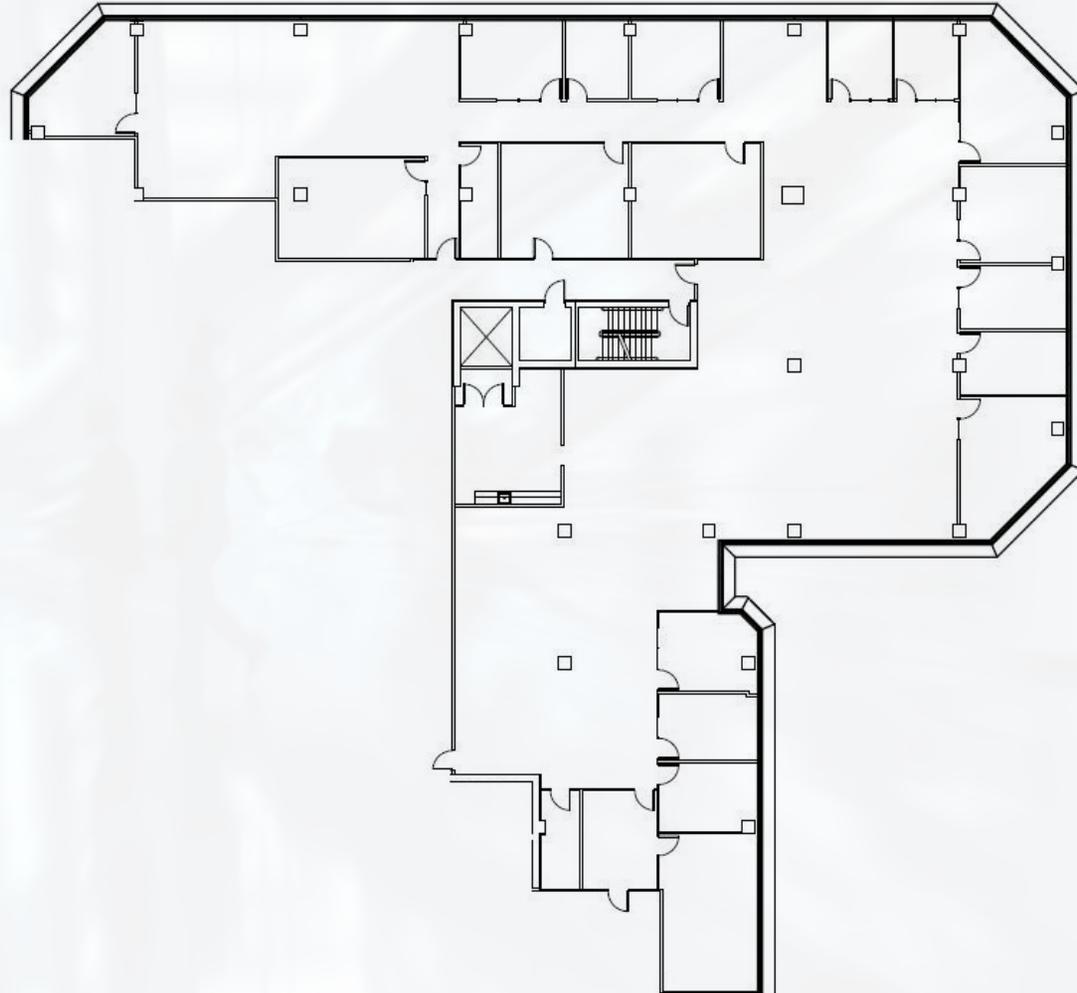


FLOOR PLANS
FLOOR 3, STE 360

8,722 RSF



13,016 RSF





STONERIDGE PLACE

IAN THOMAS

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

JASON CHANDLER

Vice President
925.227.6224
jason.chandler@colliers.com
CA License No. 01394441

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

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

