

HACIENDA TERRACE

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4301, 4305, 4309 HACIENDA DRIVE / PLEASANTON, CALIFORNIA

EMBARCADERO
CAPITAL PARTNERS



HACIENDA TERRACE

PROPERTY
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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

Gibraltar Drive

Hacienda 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

AMENITIES MAP

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**

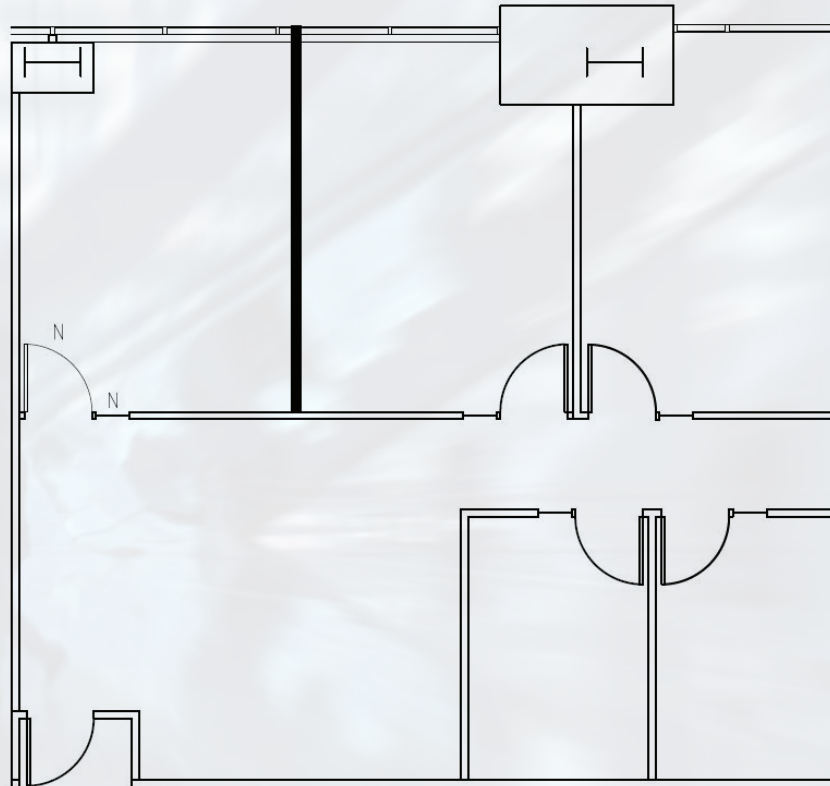


**PROJECT
SHOWERS
& LOCKERS**

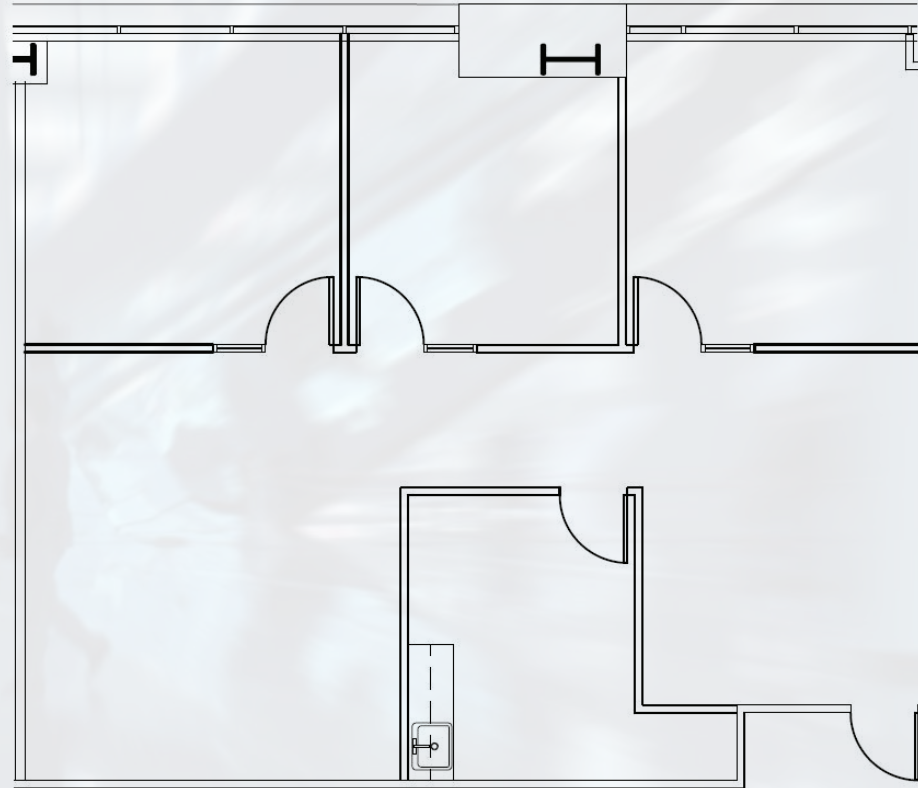


**COMMON
CONFERENCE
FACILITY**

1,446 RSF



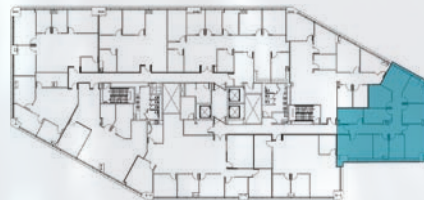
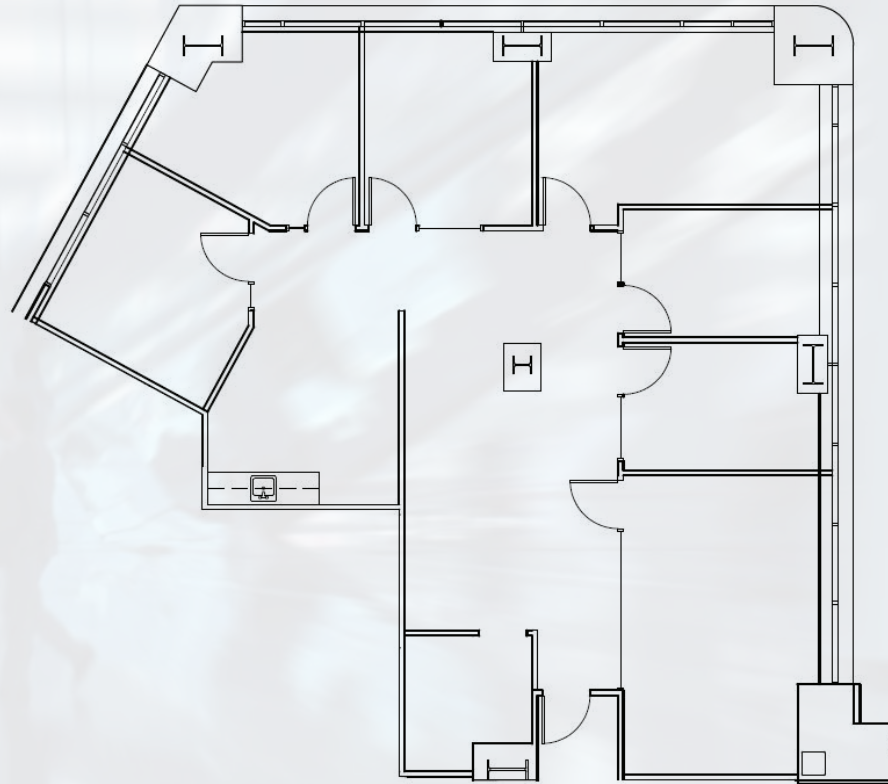
1,582 RSF



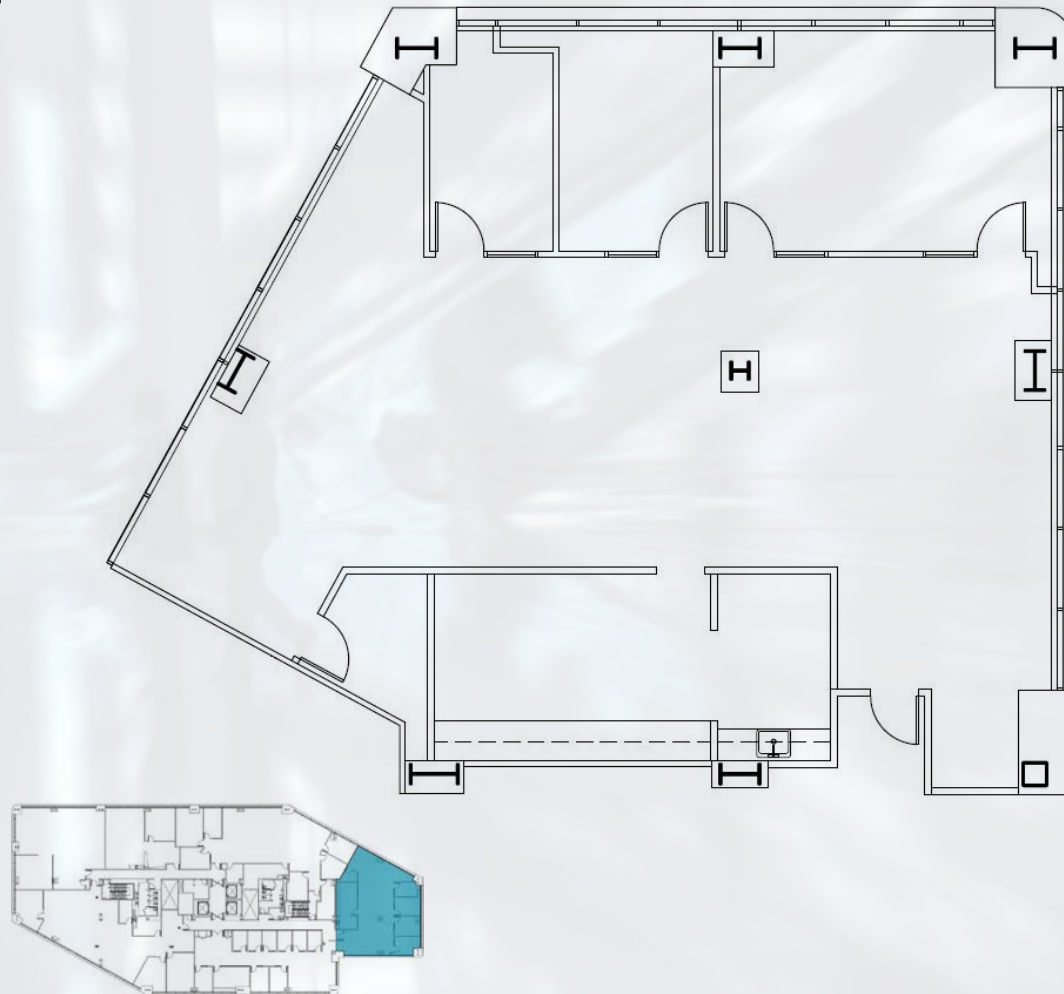
1,617 RSF



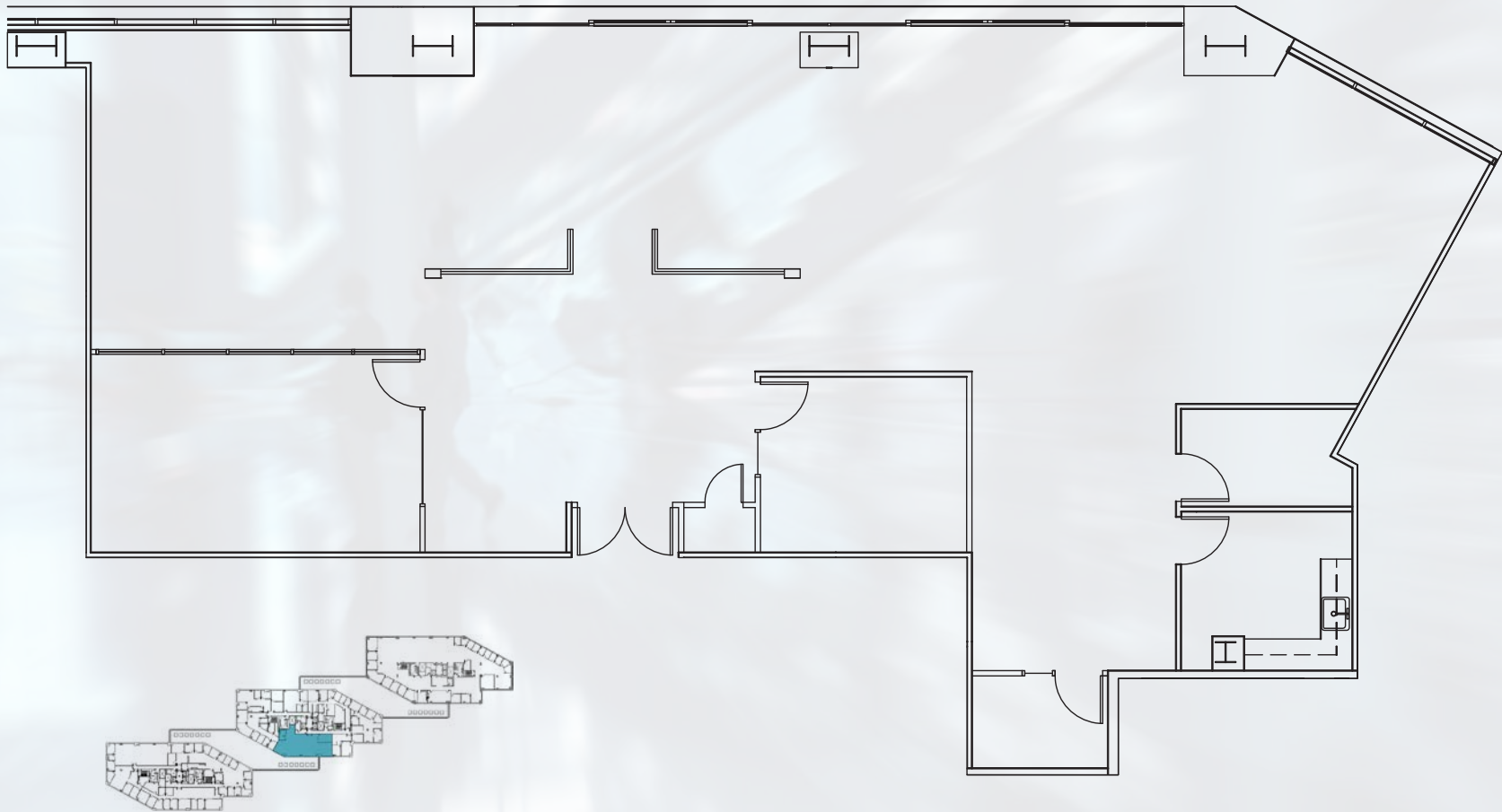
2,154 RSF



2,902 RSF



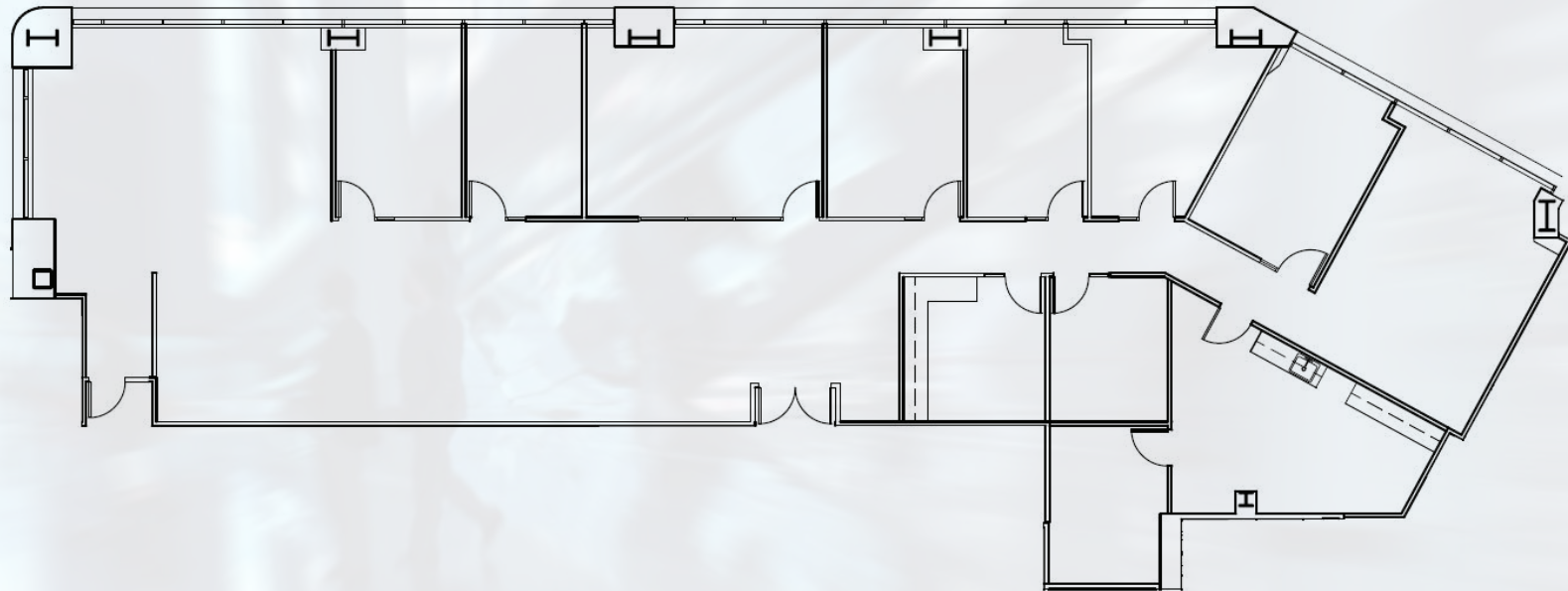
3,520 RSF



4,073 RSF



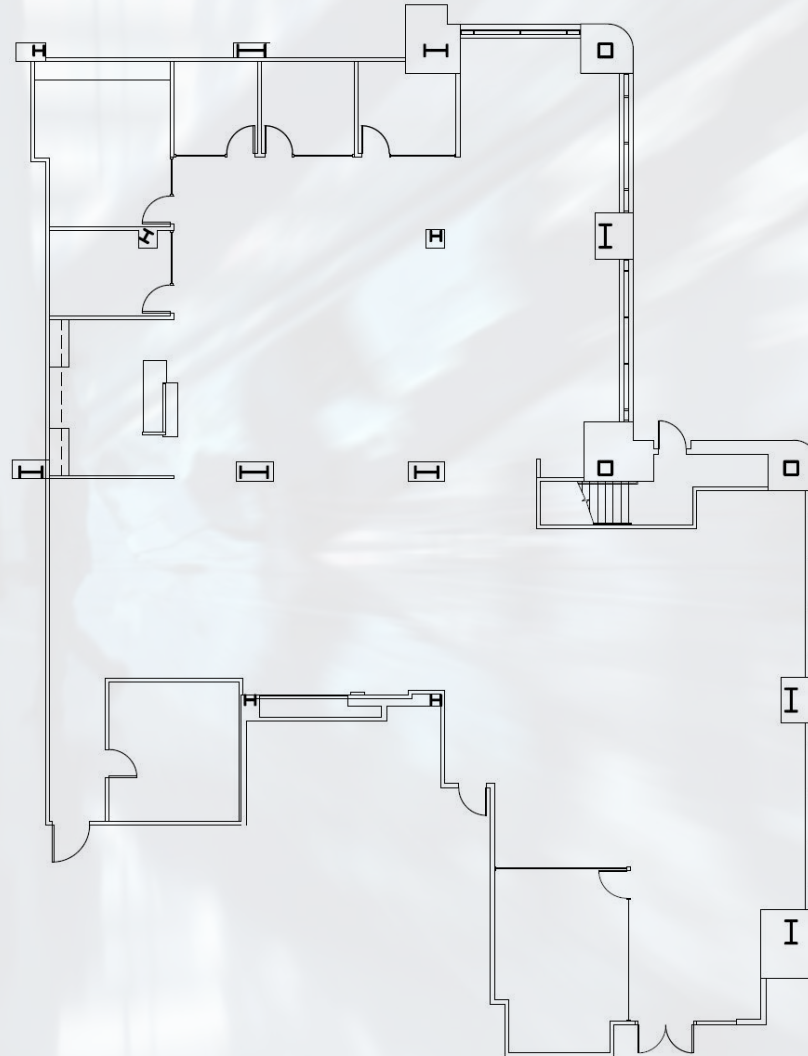
5,038 RSF



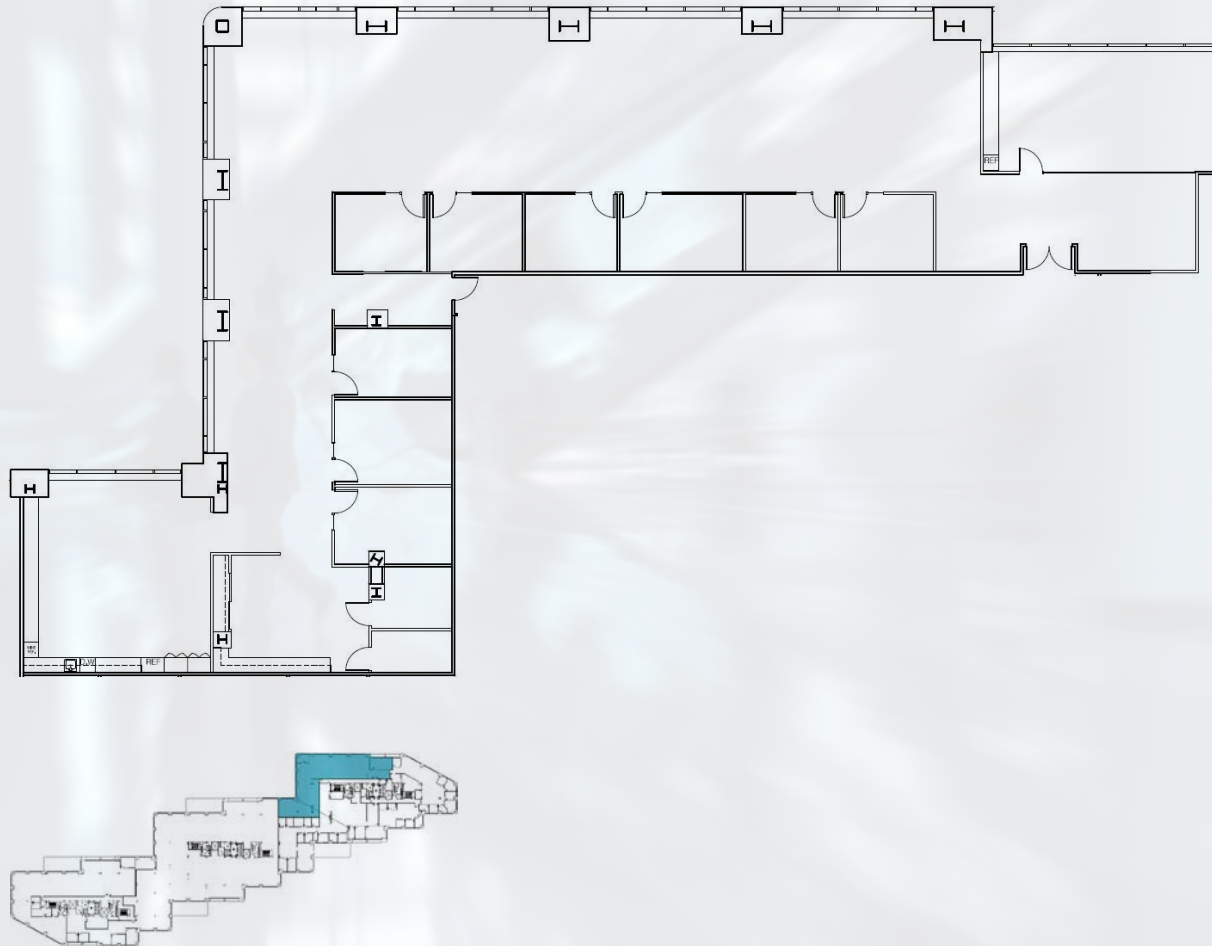
5,354 RSF



7,459 RSF



7,869 RSF



12,106 RSF



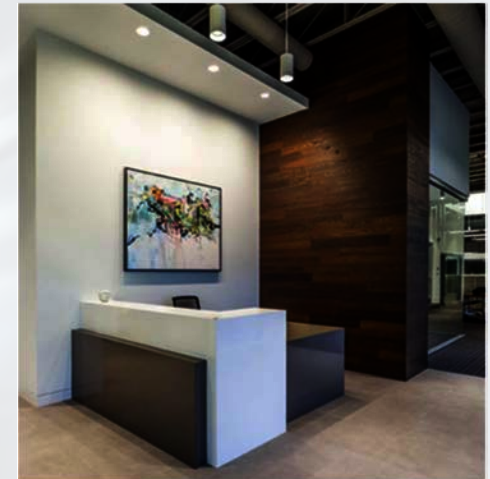
FLOOR PLANS

BLDG 4301, STE 130

12,106 RSF HYPOTHETICAL FURNITURE PLAN



Boardroom

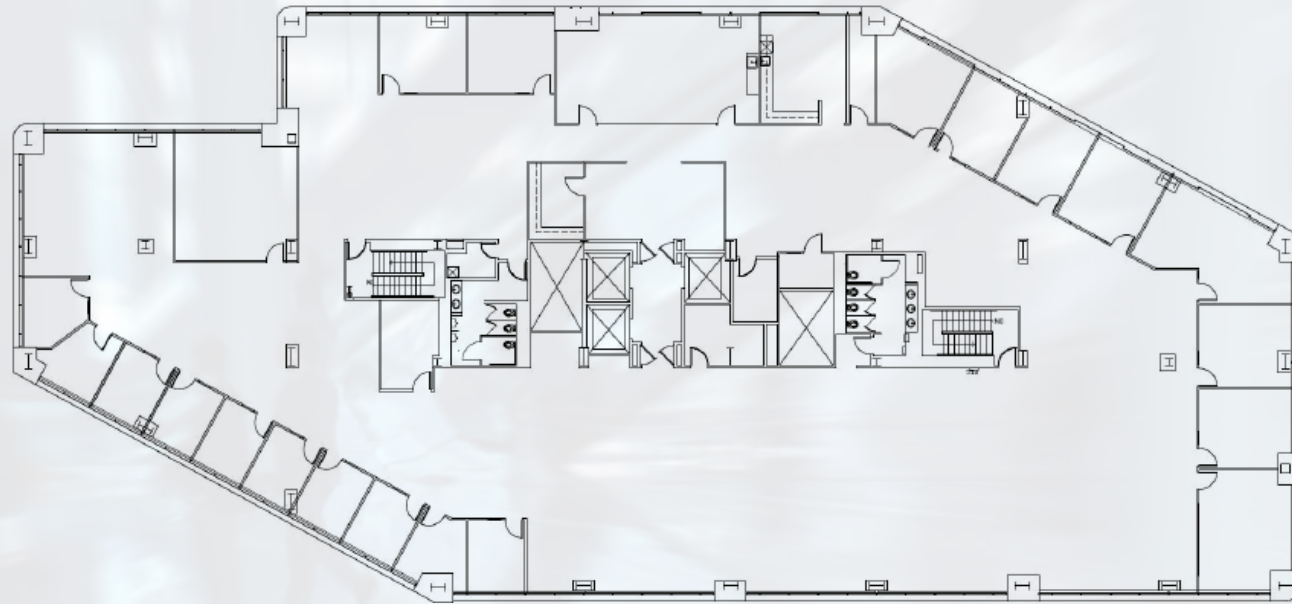


Reception



Break Room

20,178 RSF





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