

FOR LEASE

# THE ARBOR

5860-5880 W.LAS POSITAS  
PLEASANTON, CALIFORNIA

OWNED AND OPERATED BY WEST VALLEY PROPERTIES, INC.

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West Valley Properties, Inc.



CUSHMAN &  
WAKEFIELD

NEWMARK



## HIGHLIGHTS



93,800 SF  
PROJECT SIZE



6.79 AC  
295,749 SF  
LAND SIZE



4/1,000  
PARKING



MONUMENT &  
EYEBROW OPPORTUNITIES  
SIGNAGE

## AVAILABILITY

AVAILABLE SPACE	SQUARE FEET	OCCUPANCY	BUILD OUT	ASKING RENT	STATUS
<b>Building 5860</b>					
Suite 25	12,584 SF	Available Now	90% Office/10% Warehouse	\$2.05/SF/NNN	Vacant
<b>Building 5880</b>					
Suite 37	5,475 SF	Available Now	75% Office/25% Warehouse	\$2.05/SF/NNN	Vacant
Suite 51	5,127 SF	Available Now	Office/Lab/Warehouse	TBD/SF/NNN	Vacant
Suite 52	8,904 SF	Available Now	Office/Lab/Warehouse	TBD/SF/NNN	Vacant
Suite 57	2,780 SF	Available Now	100% Drop Ceiling	\$2.05/SF/NNN	Vacant
Suites 51, 52 & 57	16,811 SF				

## PROPERTY HIGHLIGHTS

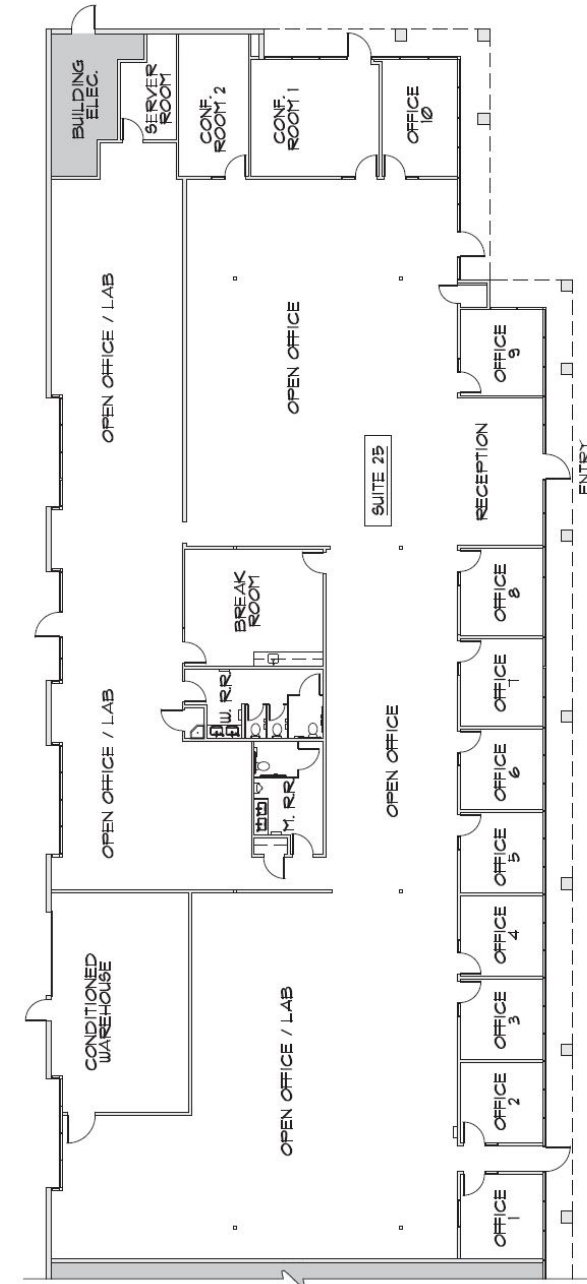
- Preeminent Office-Flex Complex in the Tri Valley
- Attractive Hacienda Business Park Location
- Project Upgrades Completed
- WHEELS (BART Shuttle) Stops Nearby
- Easy access to 1-580 and 1-680
- Close Proximity to Numerous Retail Amenities
- Strong Ownership/Property Management



# FLOOR PLAN

## BUILDING 5860 | SUITE 25

- 12,584 SF
- Lab space in place, conditioned warehouse
- 4 roll up door
- Class A improvements in place
- Power: 600 amps/120/208



THE ARBOR

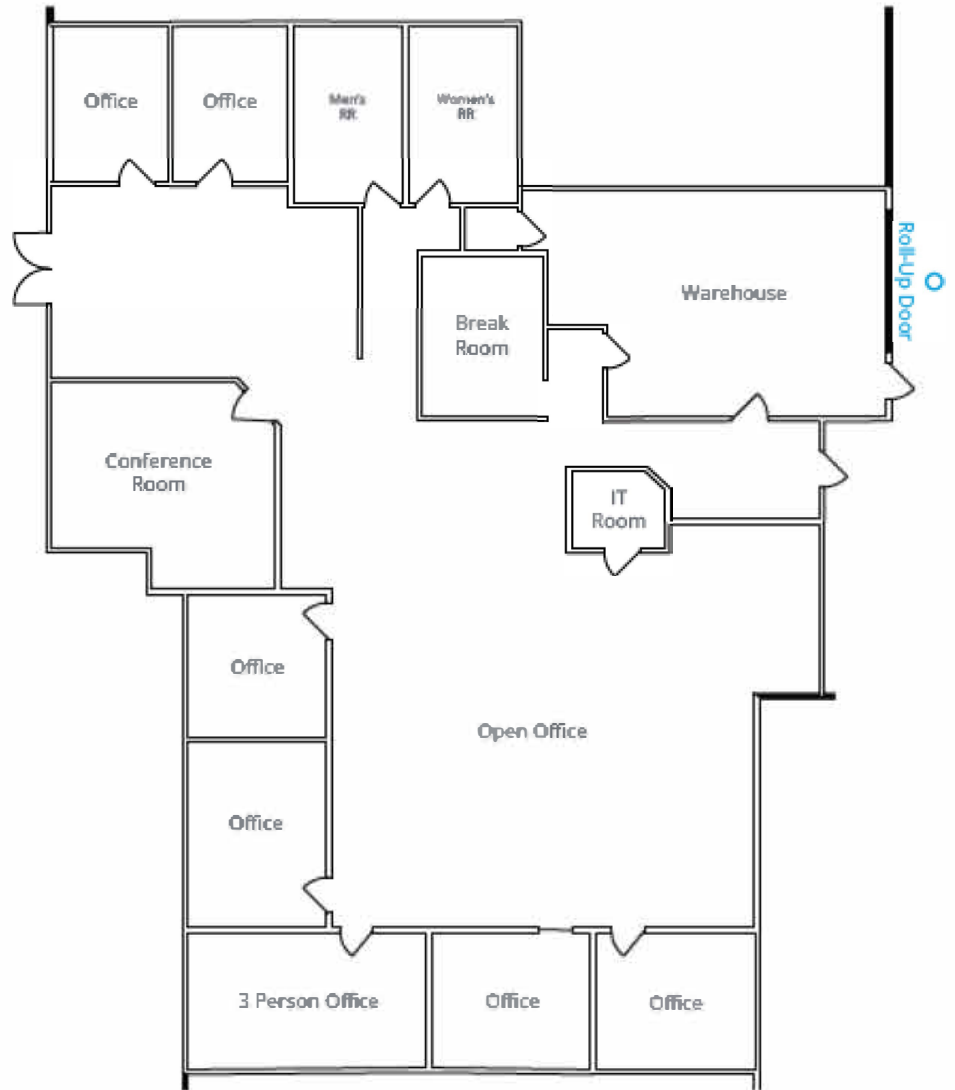
# FLOOR PLAN

## BUILDING 5880 | SUITE 37

- 5,475 SF
- Conditioned warehouse
- Roll up door
- 7 Offices
- Conference Room
- Break Room
- Bullpen



## THE ARBOR



## FLOOR PLAN

### BUILDING 5880 | SUITE 51

- 5,127 SF
- 2 labs, SPECS TBD
- Double man door
- 3 offices, conference room, break room, bullpen
- Class 100 Clean Room, 1,000 SF
- Deionized Water, Air, Nitrogen



# FLOOR PLAN

## BUILDING 5880 | SUITE 52

- 8,904 SF
- 2 labs, SPECS TBD
- Conditioned warehouse
- 2 roll up doors
- 8 office, conference room, break room, bullpen
- Deionized Water, Air, Nitrogen



## THE ARBOR





# PHOTO GALLERY

BUILDING 5880 | SUITE 52

THE ARBOR

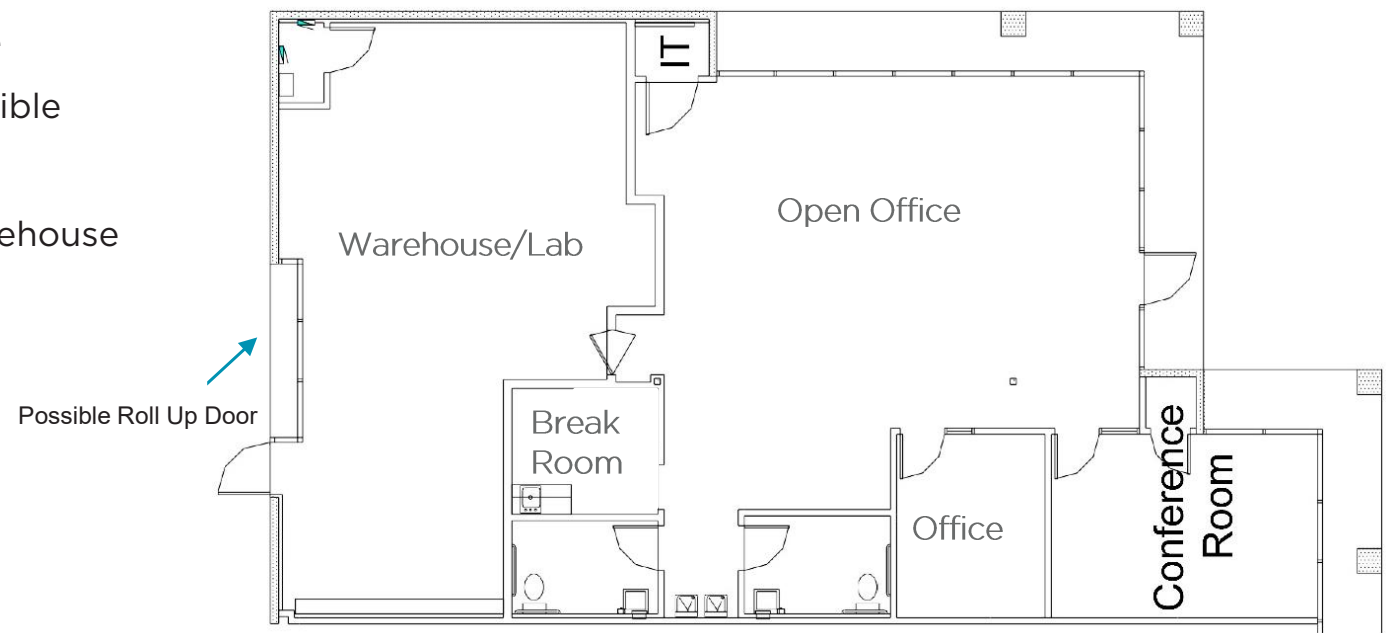




## FLOOR PLAN

### BUILDING 5880 | SUITE 57

- 2,780 SF
- 100% drop ceiling
- Class A improvements in place
- 20% lab and roll up door possible
- Power: 200 amps/120/208
- Insulated and conditioned warehouse



# THE ARBOR



## PHOTO GALLERY





# THE ARBOR



ARTHUR H. BREED, JR FWY



5860-5880 W LAS POSITAS BLVD  
PLEASANTON, CA



DONALD P. DOYLE HWY



TENANT AMENITIES



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