FOR LEASE

THE ARBOR

5860-5880 W.LAS POSITAS

PLEASANTON, CALIFORNIA



OWNED AND OPERATED BY WEST VALLEY PROPERTIES, INC.

Ample Power

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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	RSF	OCCUPANCY	BUILD OUT	POWER	ASKING RENT	STATUS
Bulding 5860						
Suite 25	12,584 SF	Available Now	90% Office/10% Warehouse	600amps/208	$1.95/SF/NNN	Vacant
Building 5880						
Suite 37	5,475 SF	Available Now	75% Office/25% Warehouse	200amps/208	$1.95/SF/NNN	Vacant
Suite 49	5,395 SF	Available Now	75% Office/25% Warehouse	200amps/208	$1.95/SF/NNN	Vacant
Suite 51	5,127 SF	Available Now	Office/Lab/Warehouse/ Class 100 Clean Room	200amps/208	$1.95/SF/NNN	Vacant
Suite 52	4,183 SF	Available Now	50% Office/50% Warehouse	200amps/208	$1.95/SF/NNN	Vacant
Hypothetical Plans - Exact square footages can be adjusted to fit specific requirements.						
Suite 49	6,889 SF	Available Now	75% Office/25% Warehouse	200amps/208	Call for Quote	Vacant
Suite 51 & 52	8,732 SF	Available Now	60% Office/40% Warehouse	400amps/208	Call for Quote	Vacant
Suite 49, 51 & 52	14,334 SF	Available Now	60% Office/40% Warehouse	*600amps/208	Call for Quote	Vacant

**Up to 2,000 Amps Available*

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

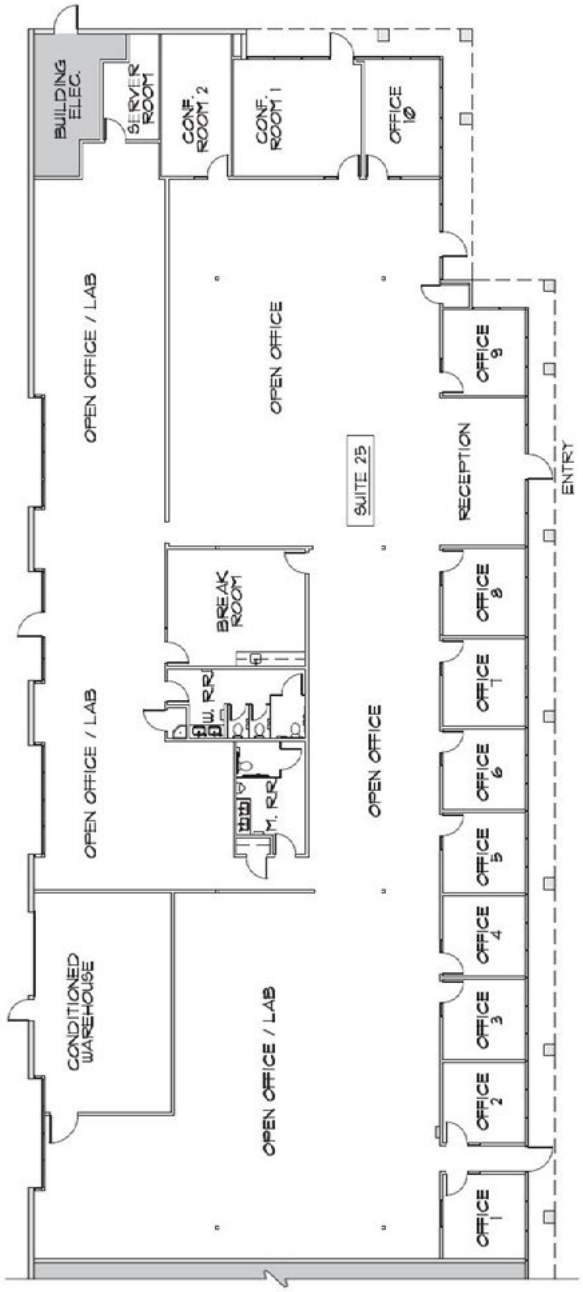


FLOOR PLAN

BUILDING 5860 | SUITE 25

- 12,584 SF
- Lab Space in Place, Conditioned Warehouse
- 4 Roll Up Doors
- Class A Improvements in Place
- Power: 600 Amps/120/208



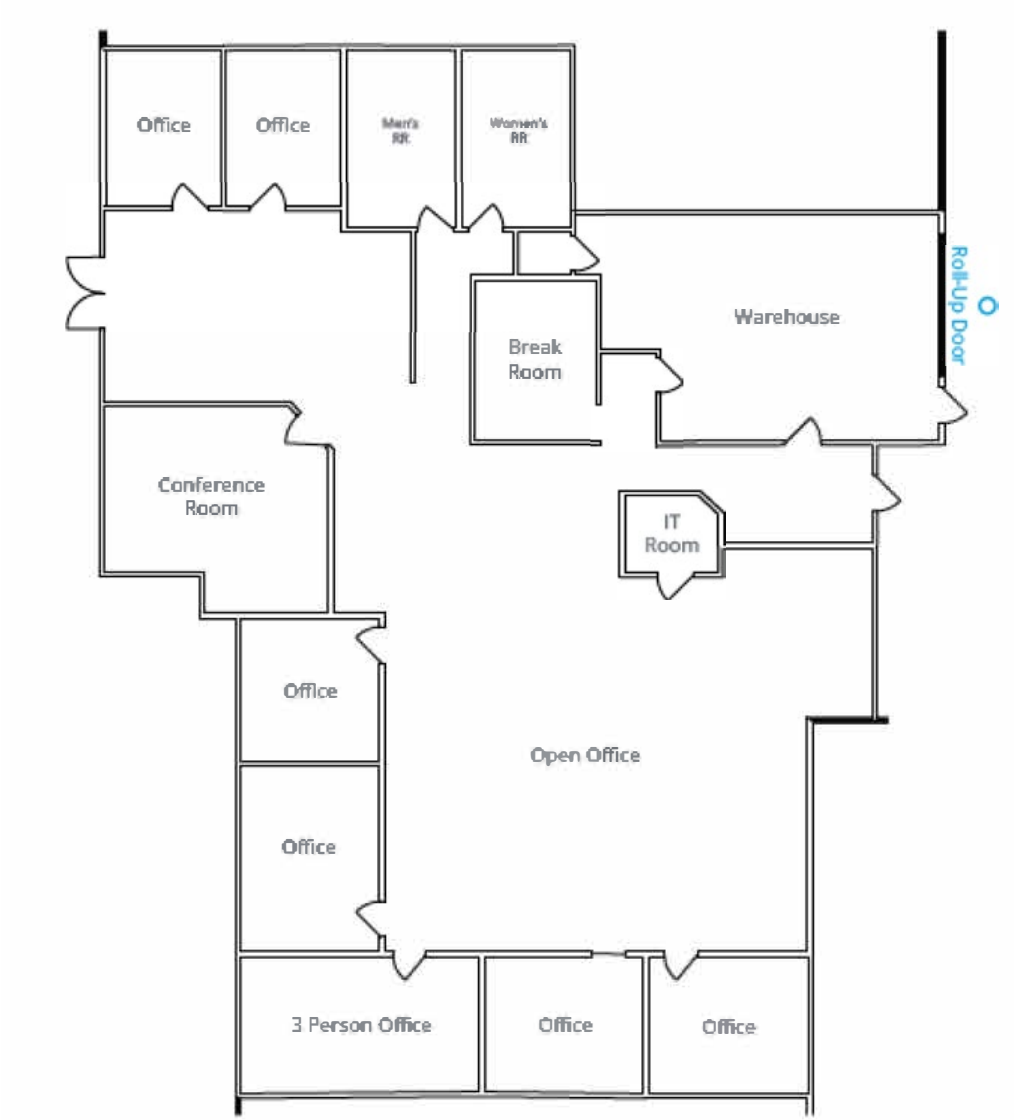


FLOOR PLAN

BUILDING 5880 | SUITE 37

- 5,475 SF
- Conditioned Warehouse
- 1 Roll Up Door
- 7 Offices
- Conference Room
- Break Room
- Bullpen

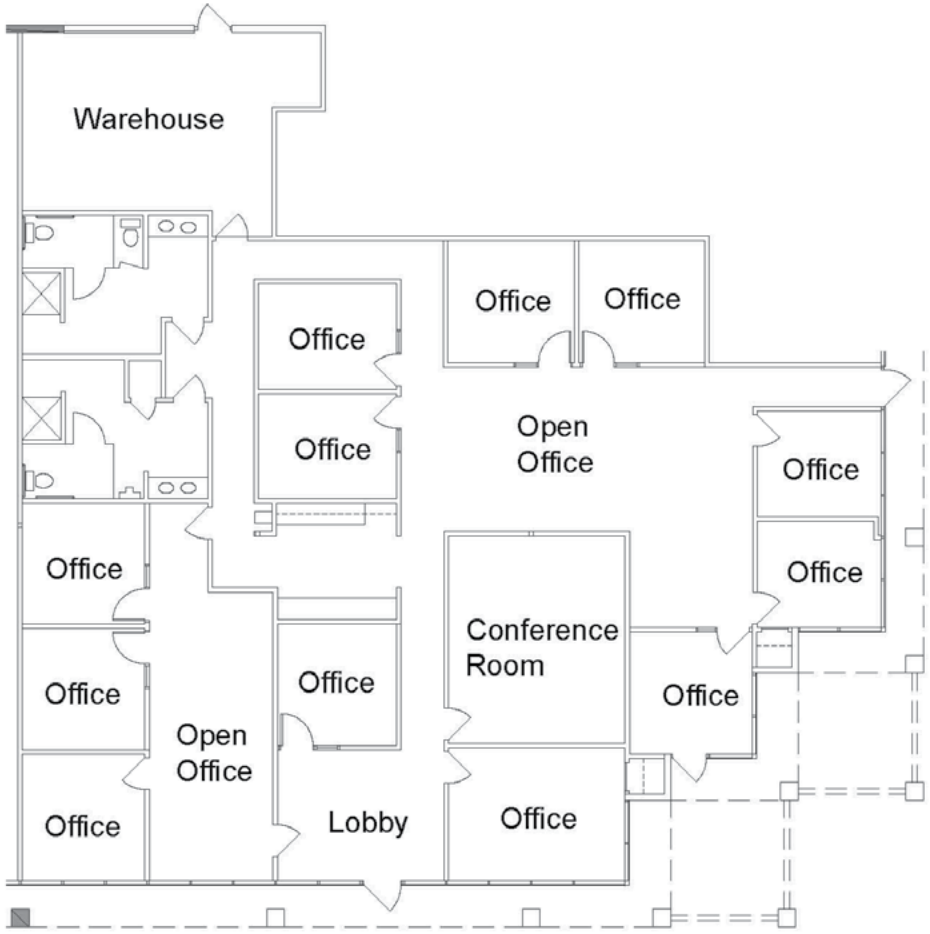




FLOOR PLAN

BUILDING 5880 | SUITE 49

- 5,395 SF
- 25% Conditioned Warehouse
- Multiple Private Offices
- 2 Restrooms with Showers
- Training/Conference Room
- Demo/Studio or Dry Lab



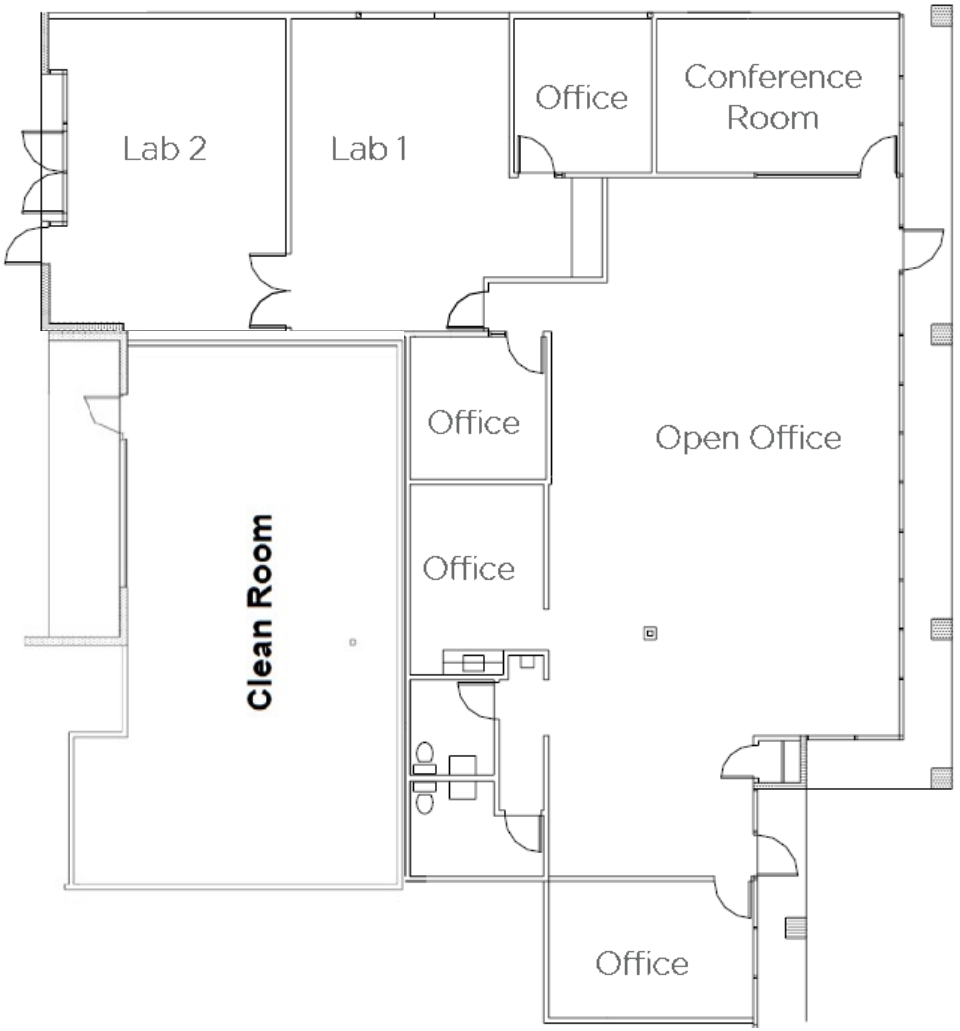


FLOOR PLAN

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
- Clean Room Video





FLOOR PLAN

BUILDING 5880 | SUITE 52

- 4,183 SF
- 50% Conditioned Warehouse
- 1 Roll Up Doors
- Private Offices, Conference Room, Break Room, Bullpen

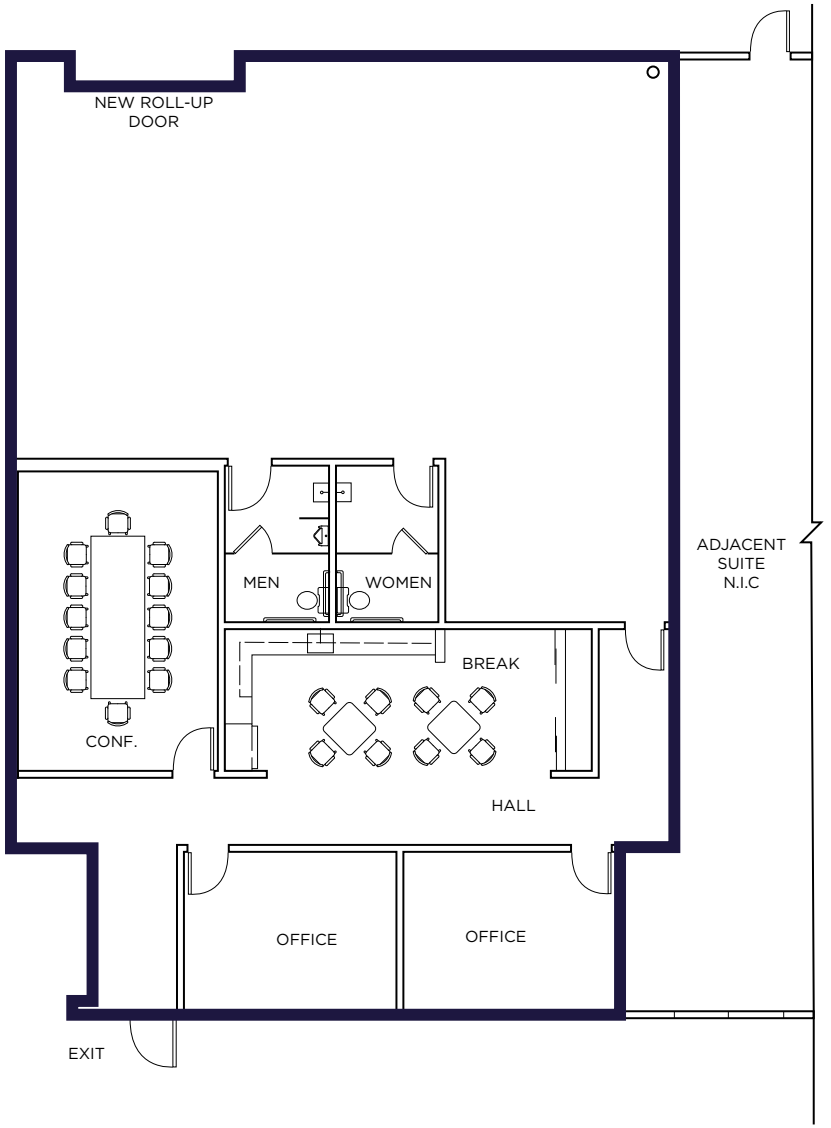




PHOTO GALLERY

BUILDING 5880 | SUITE 52













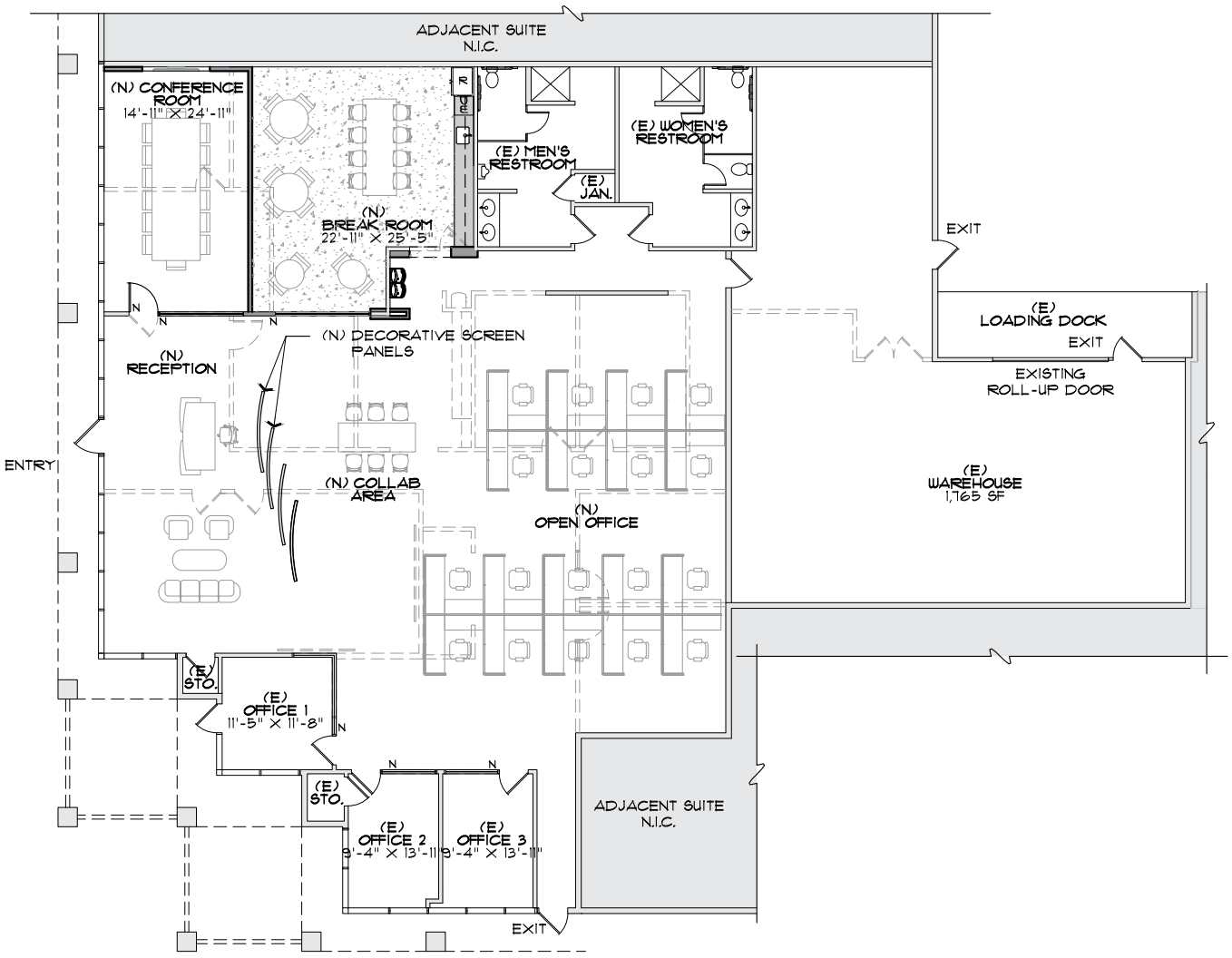


FLOOR PLAN

BUILDING 5880 | SUITE 49

- 6,889 SF
- 25% Conditioned Warehouse
- Multiple Private Offices
- 2 Restrooms with Showers
- Training/Conference Room
- Demo/Studio or Dry Lab

HYPOTHETICAL PLAN



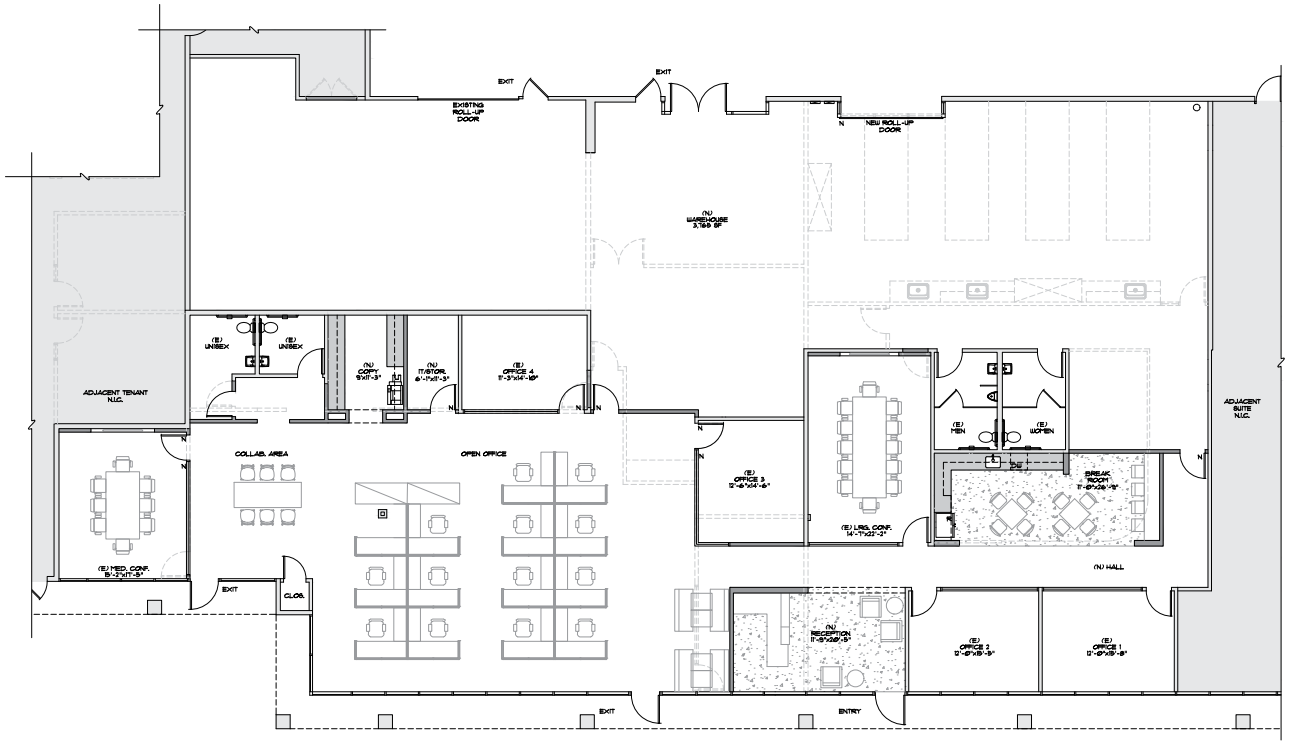


FLOOR PLAN

BUILDING 5880 | SUITES 51& 52

- 8,732 SF
- 40% Conditioned Warehouse
- 2 Sets of Restrooms
- 2 Roll Up Doors
- 400 Amps/208V (More Power Available)

HYPOTHETICAL PLAN



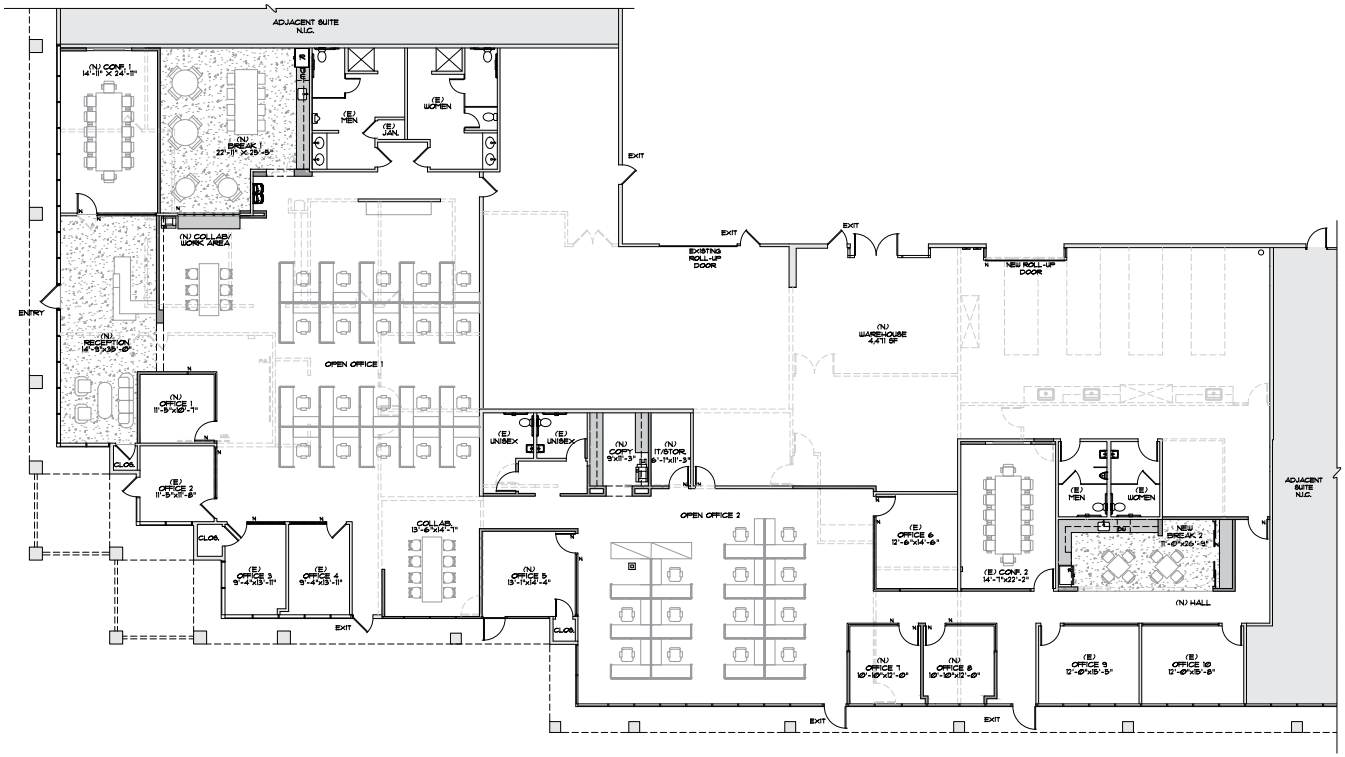


FLOOR PLAN

BUILDING 5880 | SUITES 49, 51& 52

- 14,334 SF
- 40% Conditioned Warehouse
- 2 Roll Up Doors
- 600 Amps/208V (Up To 2000 Amps Can Be Made Available)

HYPOTHETICAL PLAN





THE ARBOR





PHOTO GALLERY



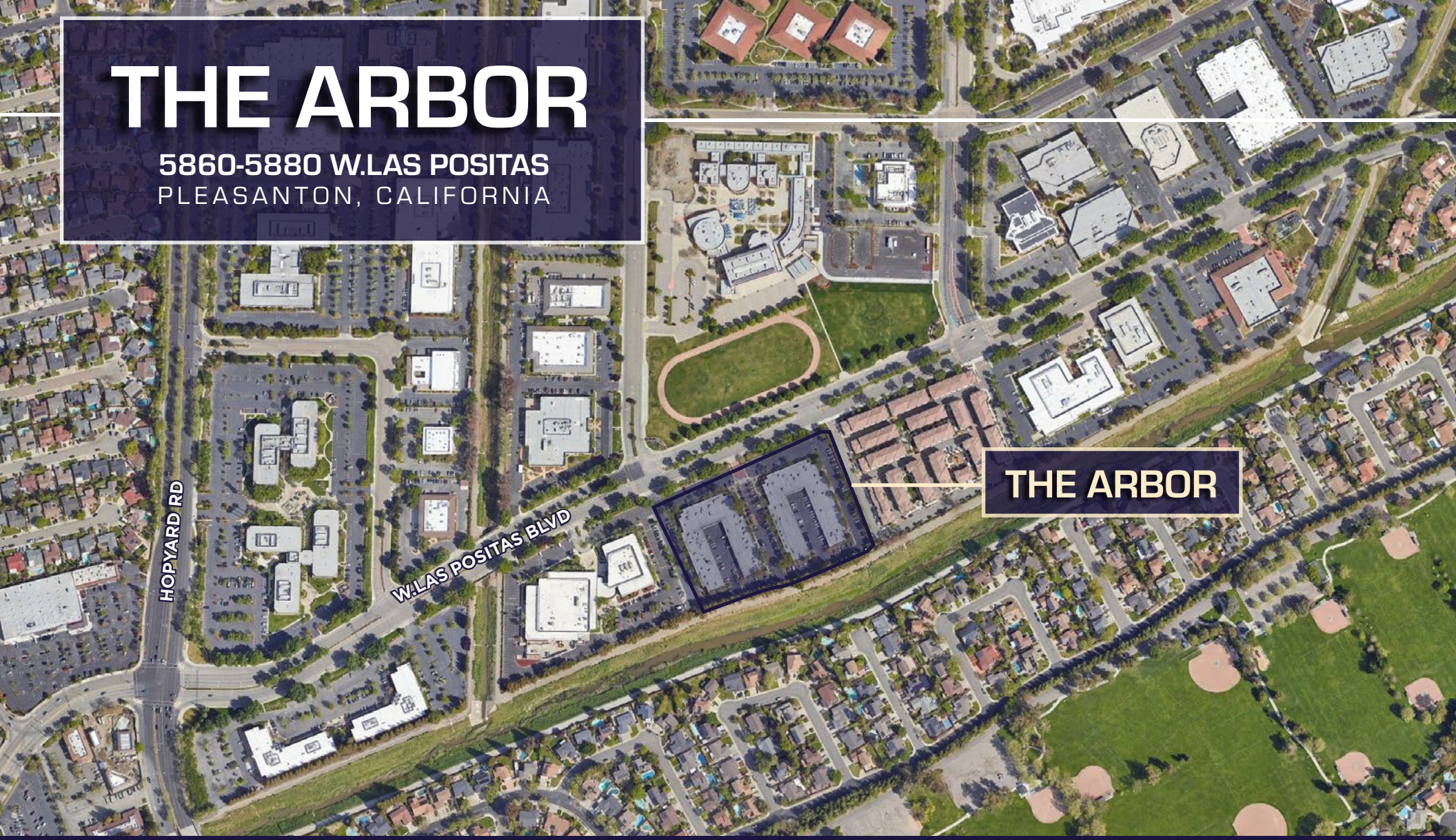
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TENANT AMENITIES

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CUSHMAN & WAKEFIELD NEWMARK

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