

FOR LEASE

4670 Willow Road

PLEASANTON, CA



±12,083 SF AVAILABLE

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PROPERTY HIGHLIGHTS

- Tuscan Villa style construction with courtyard setting and fountain
- Walking distance to BART and numerous amenities
- Excellent freeway access
- Parking: $\pm 3.3/1,000$ RSF
- Prestigious location within Hacienda Business Park
- Three sides of glass





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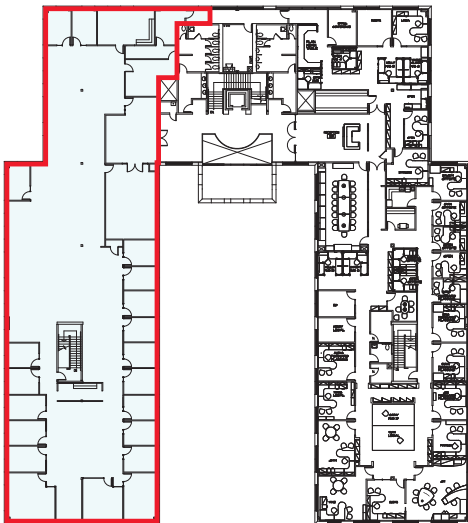
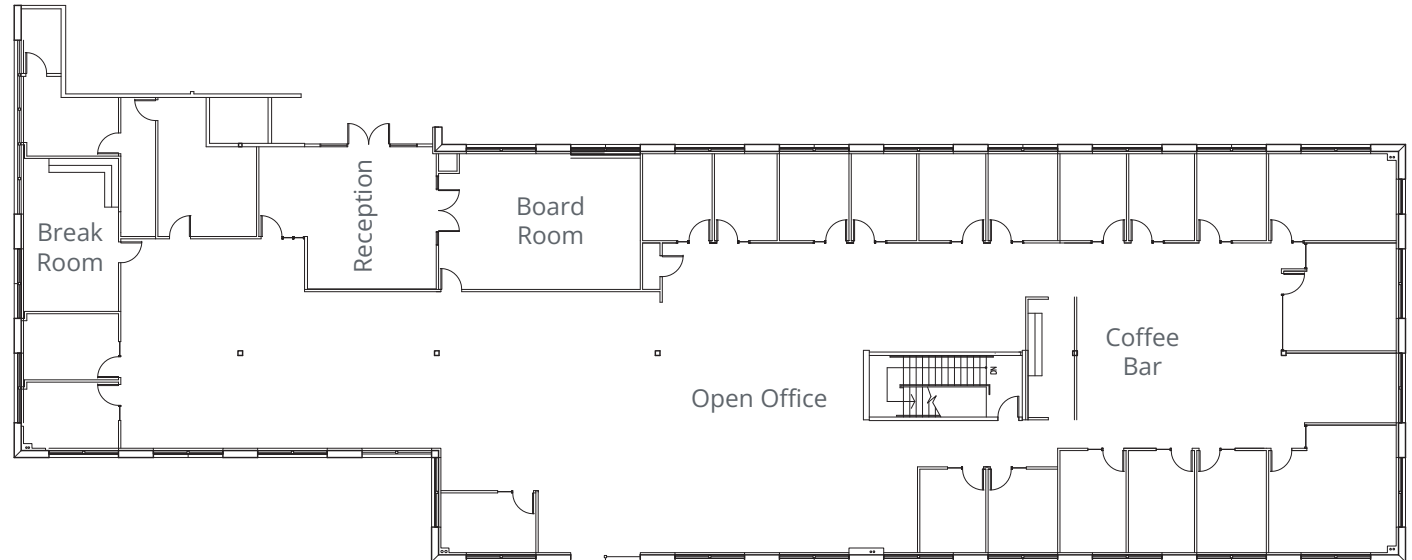
4670 Willow Road

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SUITE 250 - ±12,083 RSF

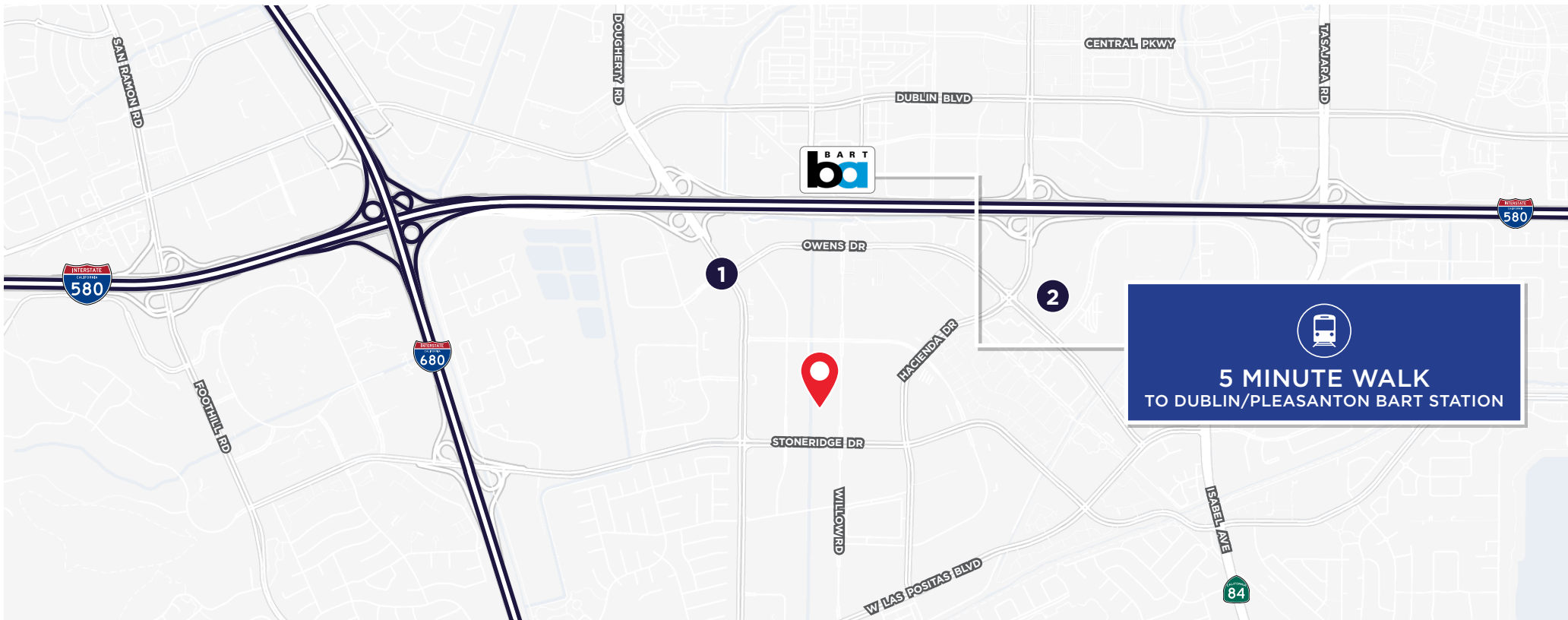
- » Extensive Glass-Line
- » Private Offices
- » Break Room
- » Board/Conference Room



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AREA AMENITIES

1 Pleasanton Square

2 Metro 580



AREA OVERVIEW: TRI-VALLEY

■ INNOVATION

Two national laboratories and a supportive ecosystem of incubators, accelerators, coworking spaces and a locally-focused venture fund make the Tri-Valley and ideal place to start and scale a company.

■ SPACE TO GROW

Class A office, flex R&D and high-quality industrial space at less than half of the cost of San Francisco and Silicon Valley means more money available for investing your business.

■ TALENT

60% of working adults in the Tri-Valley have a bachelor's degree or higher, compared to 46% for the Bay Area as a whole (Source: Tri-Valley Rising, 2018)

■ INVESTMENT CAPITAL

Early stage companies doubled the amount raised from 2017 to 2018m while the median deal size grew from \$2.1M in 2013 to \$6.9M in 2018. 220 investment groups have invested in Tri-Valley since 2016. (Source: The Mirador View)

■ ECONOMIC GROWTH

The Tri-Valley is growing faster than San Francisco, Silicon Valley, California and the US—thanks to the expanding tech, life sciences and manufacturing industries (Source: Tri-Valley Rising, 2018)

■ QUALITY OF LIFE

With high-quality schools, walkable downtowns, scenic parks, nature preserves, and close-knit communities—the Tri-Valley offers the ingredients for an enriching life outside of work.



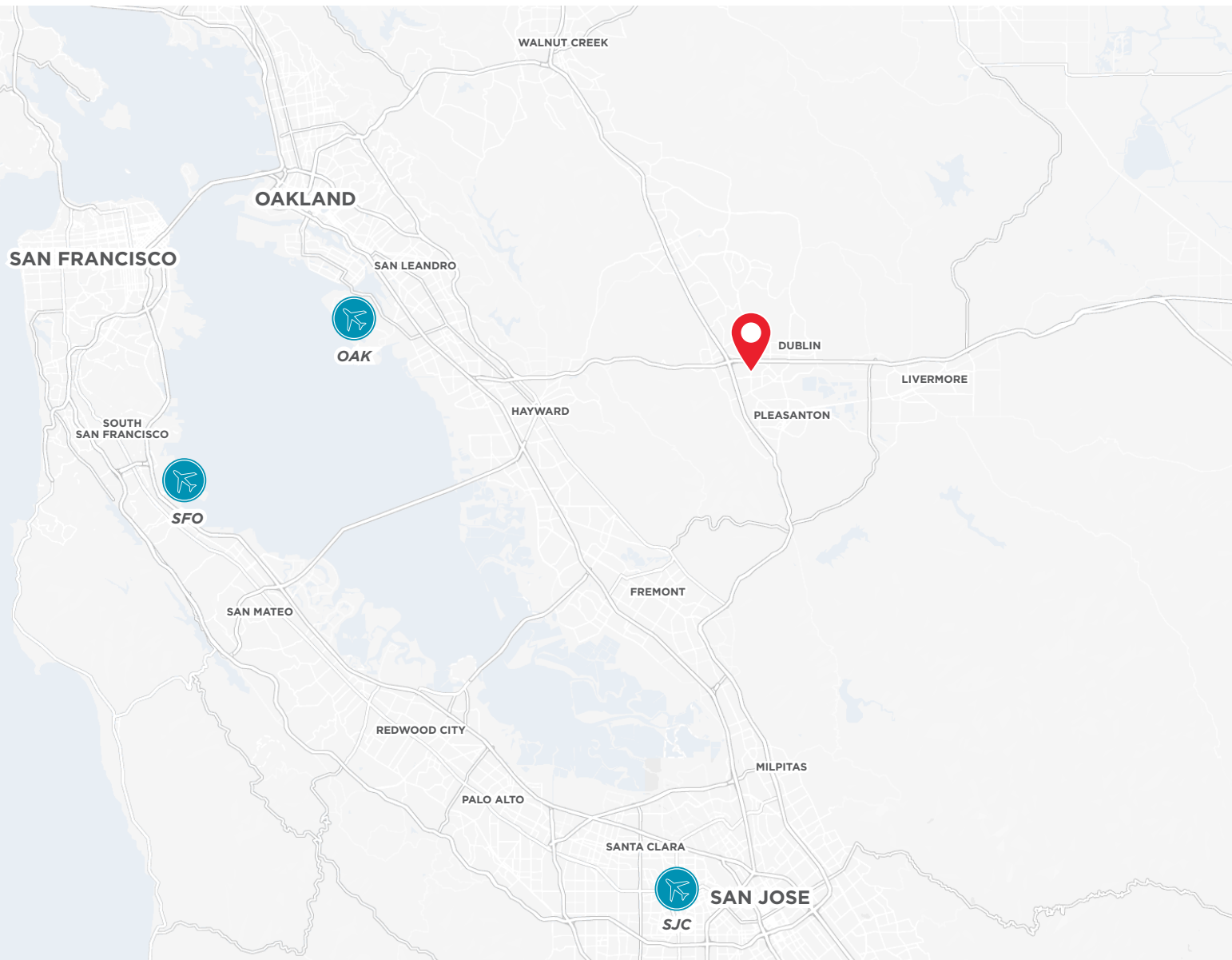
BAY AREA ACCESSIBILITY

AIRPORTS

Oakland	20 Miles
San Jose	30 Miles
San Francisco	40 Miles

CITIES

Fremont	20 Miles
Silicon Valley	35 Miles
San Francisco	37 Miles



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