

FOR LEASE

5601 ARNOLD ROAD

DUBLIN, CA



SUITE 303 | ±6,402 SF CLASS A OFFICE

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1333 N California Blvd, #500, Walnut Creek, CA 94596 | [cushmanwakefield.com](https://www.cushmanwakefield.com)

PROPERTY HIGHLIGHTS

■ SIGNAGE

Building signage available

■ FLEXIBLE FLOOR PLATES

Floor plates allow for expansive column free spaces

■ BUILDING SYSTEM

Redundant HVAC capacity ideal for
Lab Use

■ FLOOR-TO-CEILING GLASS

Glass lines that allows for abundant natural light

■ 12' CEILING HEIGHT

Provides ample room for modern tenant build-outs



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BUILDING DESCRIPTION

| | |
|-------------------|-------------------------------------|
| Address | 5601 Arnold Road Dublin, CA 94568 |
| Square footage | ±130,824 RSF |
| Year Built | 2000 |
| Number of Floors | Four (4) |
| Avg. Floor Plate | ±32,000 SF |
| Ceiling Heights | Slab-to-Slab - 12' |
| Parking | 4/1,000 |
| On-Site Amenities | Showers in First Floor Restrooms |

BUILDING SYSTEMS

| | |
|------------|--|
| Electrical | 6,000 Amps, 3-Phase, 4 Wire, 480/277 Volts |
| HVAC | Four (4) 130 tonnage and Two (2) 60 tonnage, total of Six (6) automated building mangement system for control monitoring |
| Elevators | Two (2) standard - 2,500 lbs capacity One (1) freight - 5,000 lbs capacity |

UTILITY PROVIDERS

| | |
|--------------|------------------|
| Fiber Optics | Comcast and AT&T |
|--------------|------------------|



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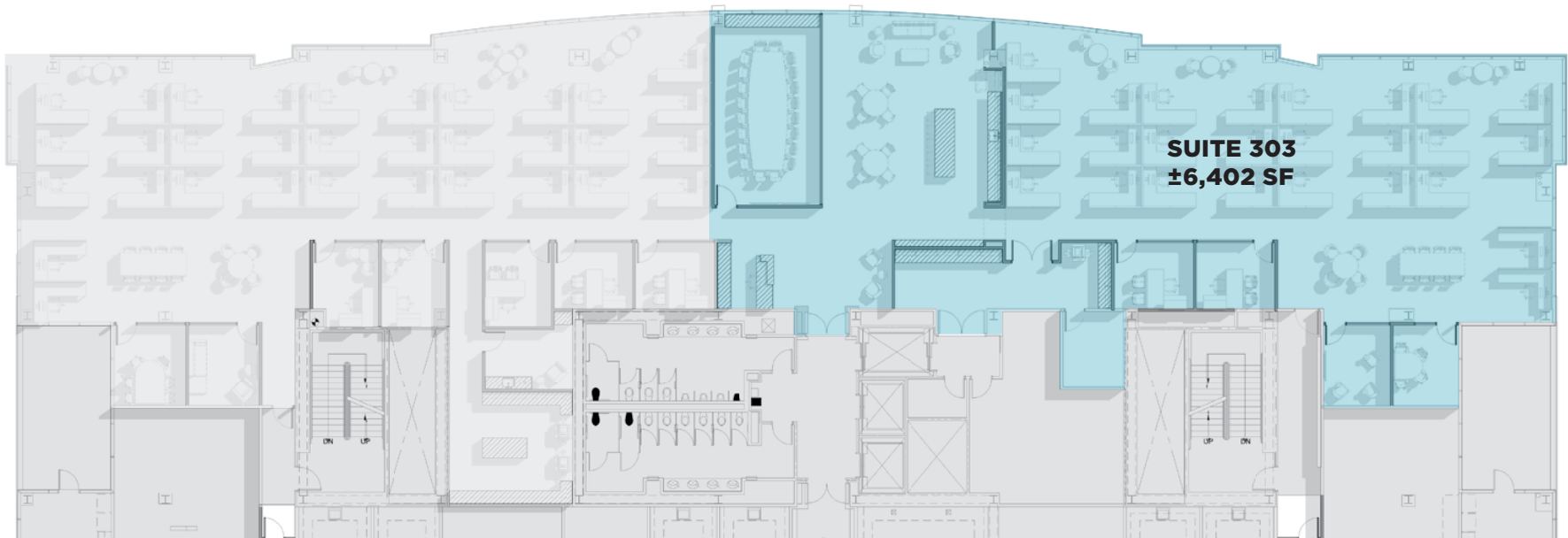
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SUITE 303 - ±6,402 RSF

- Conference room
- Four (4) private offices
- Kitchen/break area
- Open office work space



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.

■ 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)

■ 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)

■ 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.

■ 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)

■ 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.

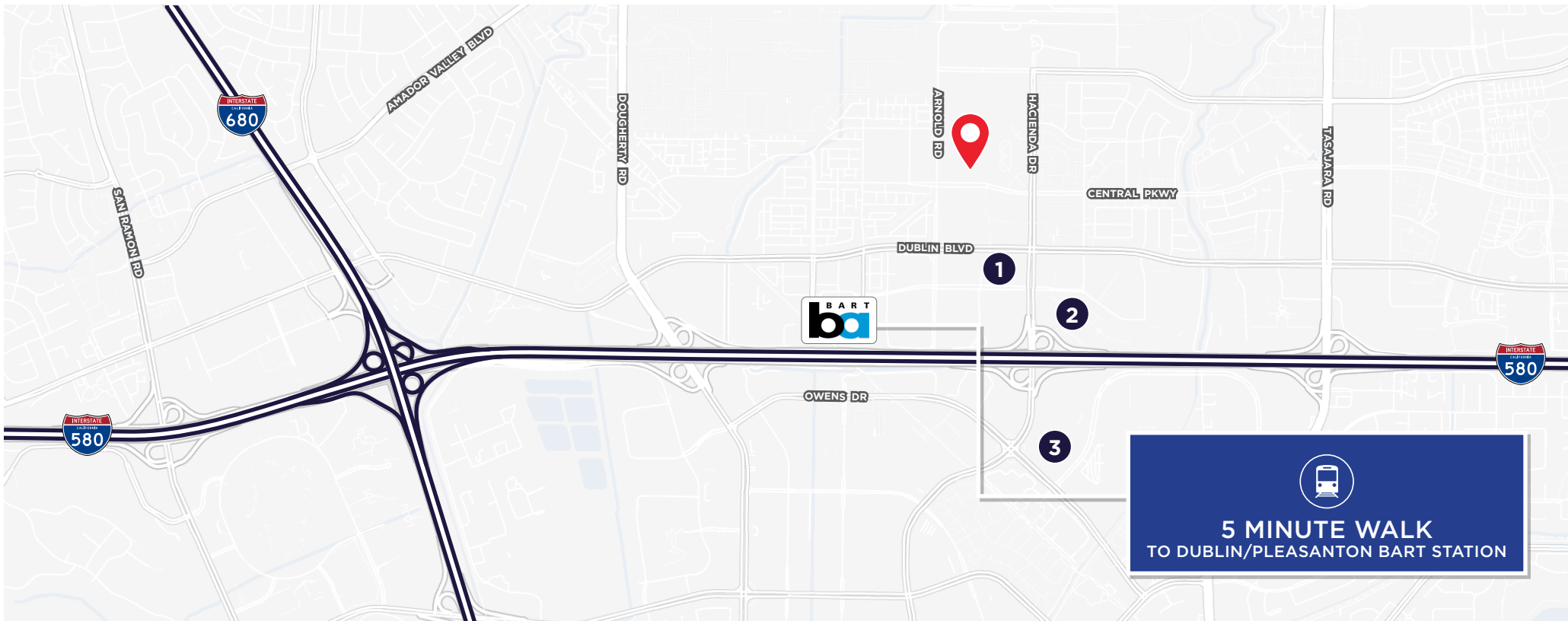
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AREA AMENITIES

1 Persimmon Place



2 Hacienda Crossings



3 Metro 580



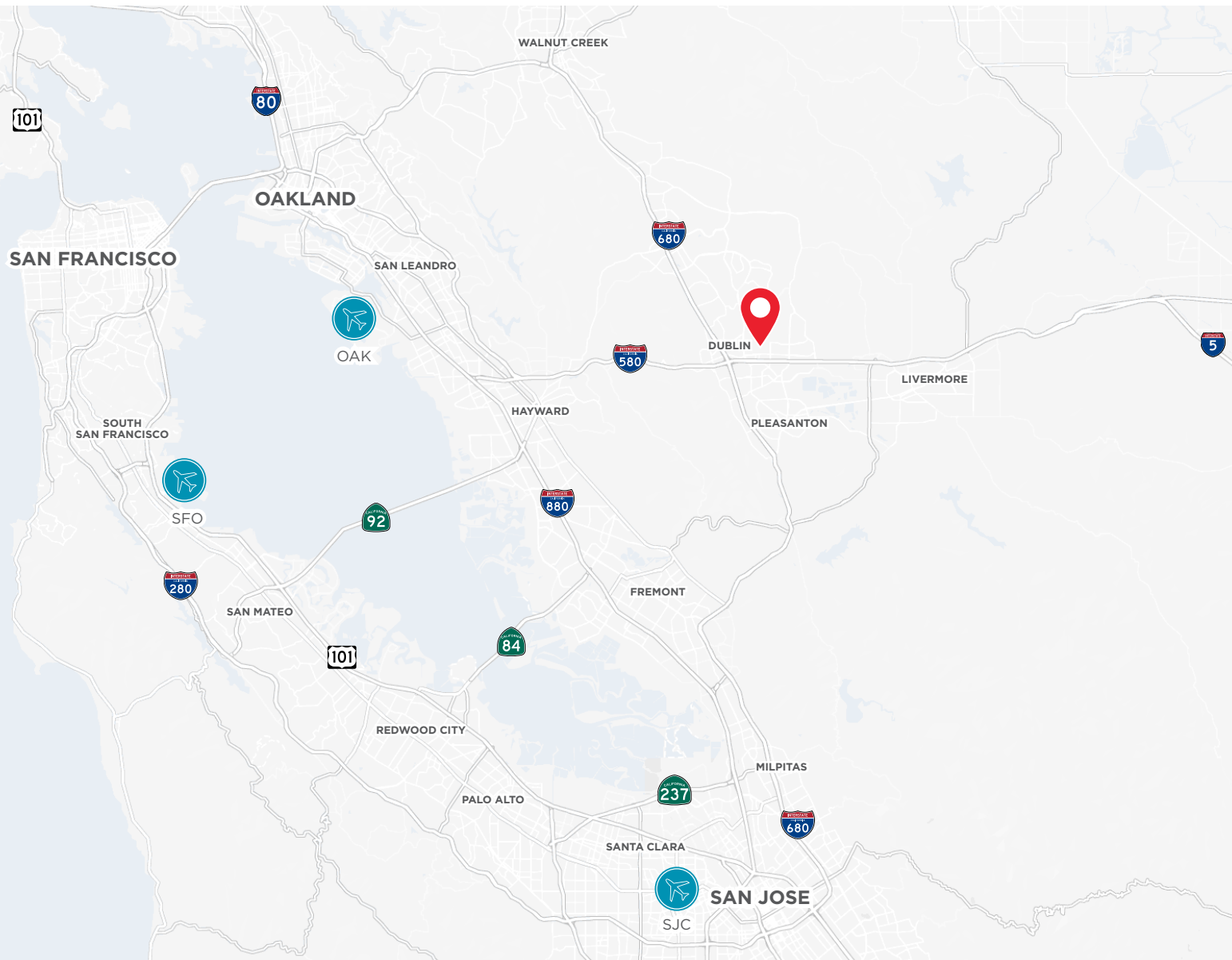
BAY AREA ACCESSIBILITY

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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