

For Lease —————
±2,882 RSF — ±12,976 RSF
THREE CLASS A OFFICE BUILDINGS

H **HACIENDA
TERRACE**



4301, 4305 & 4309 HACIENDA DRIVE
PLEASANTON, CA

SPIEKER KEECH
HACIENDA

**CUSHMAN &
WAKEFIELD**

Discover Your PERFECT FIT

Hacienda Terrace offers modern, flexible, and amenity-rich Class A office space the heart of Hacienda Business Park in Pleasanton. Comprised of three five-story buildings totaling $\pm 300,701$ SF, the project is situated on ± 16 acres within Hacienda Business Park—Pleasanton's most sought-after corporate address. Tenants benefit from immediate access to I-580, I-680, and public transit, along with a full array of nearby amenities. The property features efficient floor plates, state-of-the-art building systems, a 4.3/1,000 parking ratio, and private landscaped terraces.



Three 5-story office buildings connected at floors 1 & 2



Surface & below-grade parking with EV Charging



On-site Cafe



State-of-the-art building systems



Fitness Center



On-site security



Direct access to BART stops



Outdoor Patio & Private terraces for upper tenant floors



Multiple water features



$\pm 300,701$ SF PROJECT





Discover the Power of CONNECTIVITY



4301 Hacienda Drive

Building Size 99,589 SF
Availability ±2,882 - 12,976 RSF

4305 Hacienda Drive

Building Size 122,300 SF
Availability ±4,398 - 4,899 RSF

4309 Hacienda Drive

Building Size 99,588 SF
Availability ±4,153 - 9,316 RSF

01

- The Cheesecake Factory
- P.F. Chang's
- California Pizza Kitchen
- Go Fish Poke Bar
- VillaSport Fitness
- Bay Club Pleasanton
- Sprouts
- Raley's

02

- BJ's Restaurant
- Cinnabon
- Wetzel's Pretzels
- Charleys
- Chipotle
- Safeway
- Trader Joe's
- Lululemon
- Allbirds
- Nike

03

- Oasis Restaurant
- Elia
- Oyo
- Nonni's Bistro
- Brava Garden Eatery
- McKay's Taphouse
- Inklings Coffee & Tea
- The Press Cafe
- 9Round Fitness
- Trader Joe's

04

- Future Costco

05

- Alameda County Fairgrounds

06

- Livermore Municipal Airport



Availabilities



4301 Hacienda Drive

Suite	SF	Virtual Tour
130	±12,976	View Space
460	±2,882	View Space

4305 Hacienda Drive

Suite	SF	Virtual Tour
300	±4,398	
450	±4,899	

4309 Hacienda Drive

Suite	SF	Virtual Tour
110	±7,459	
350	±6,049	
400	±9,316	
450	±7,996	
550	±4,153	



Floor Plan

4301 Hacienda Drive

Suite 130

±12,976 RSF

- Double glass door entry
- Open ceiling with 17' clear height
- Reception with polished concrete floors
- 10 private offices with full glass walls
- 3 conference rooms
- 1 large training room
- 5 collaborative areas
- Modern open kitchen/break room



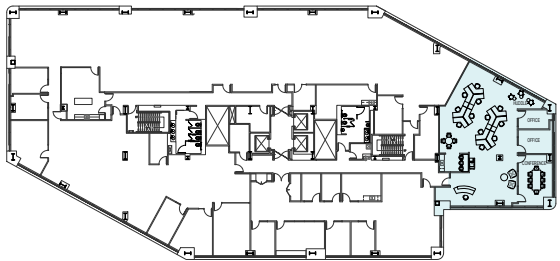
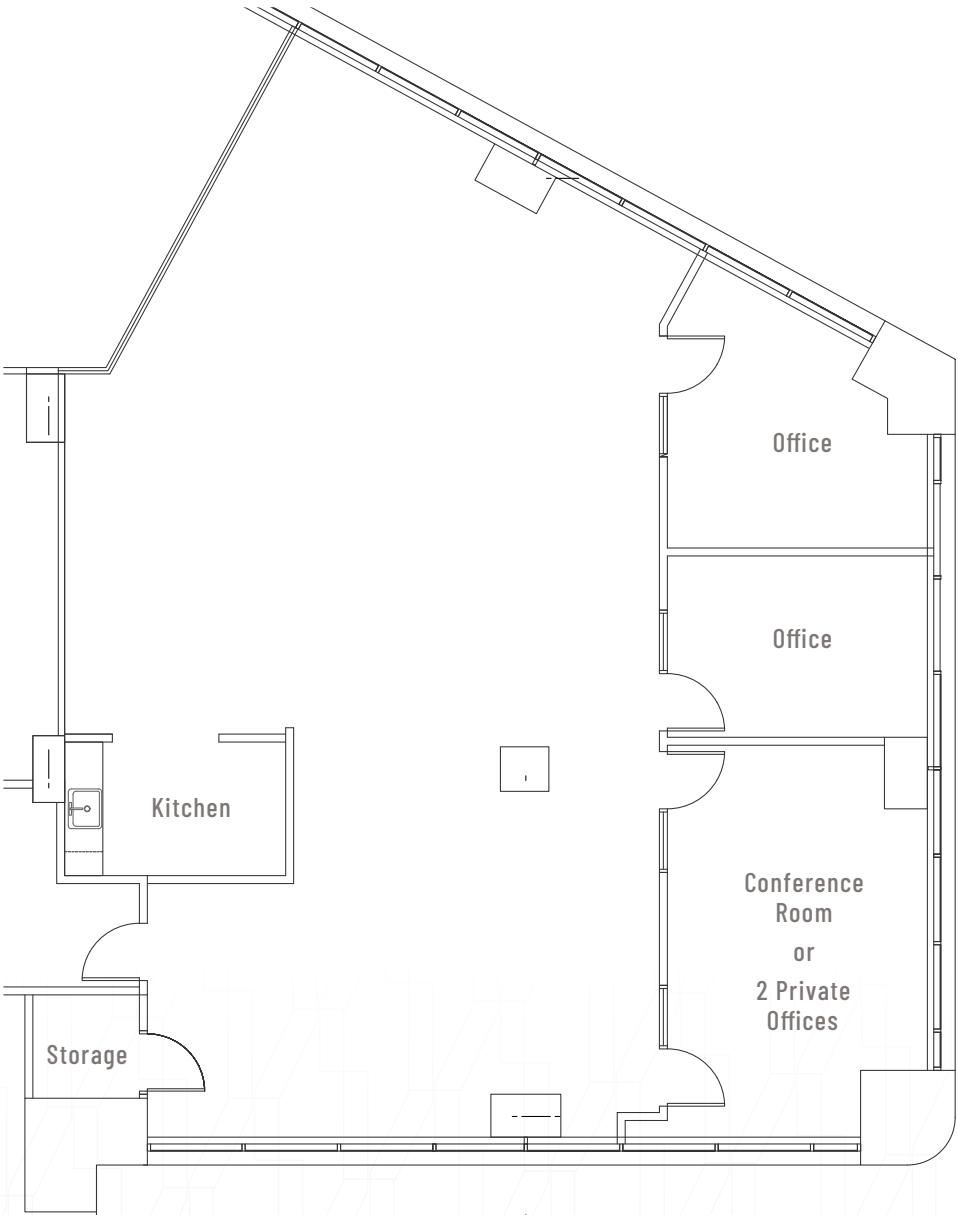
Floor Plan

4301 Hacienda Drive

Suite 460

±2,882 RSF

- End cap suite
- Three sides of glass
- Glass-lined corner conference room
- 2 offices on the glass line
- Modern kitchen/breakroom



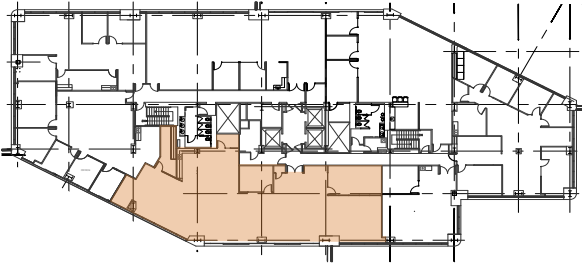
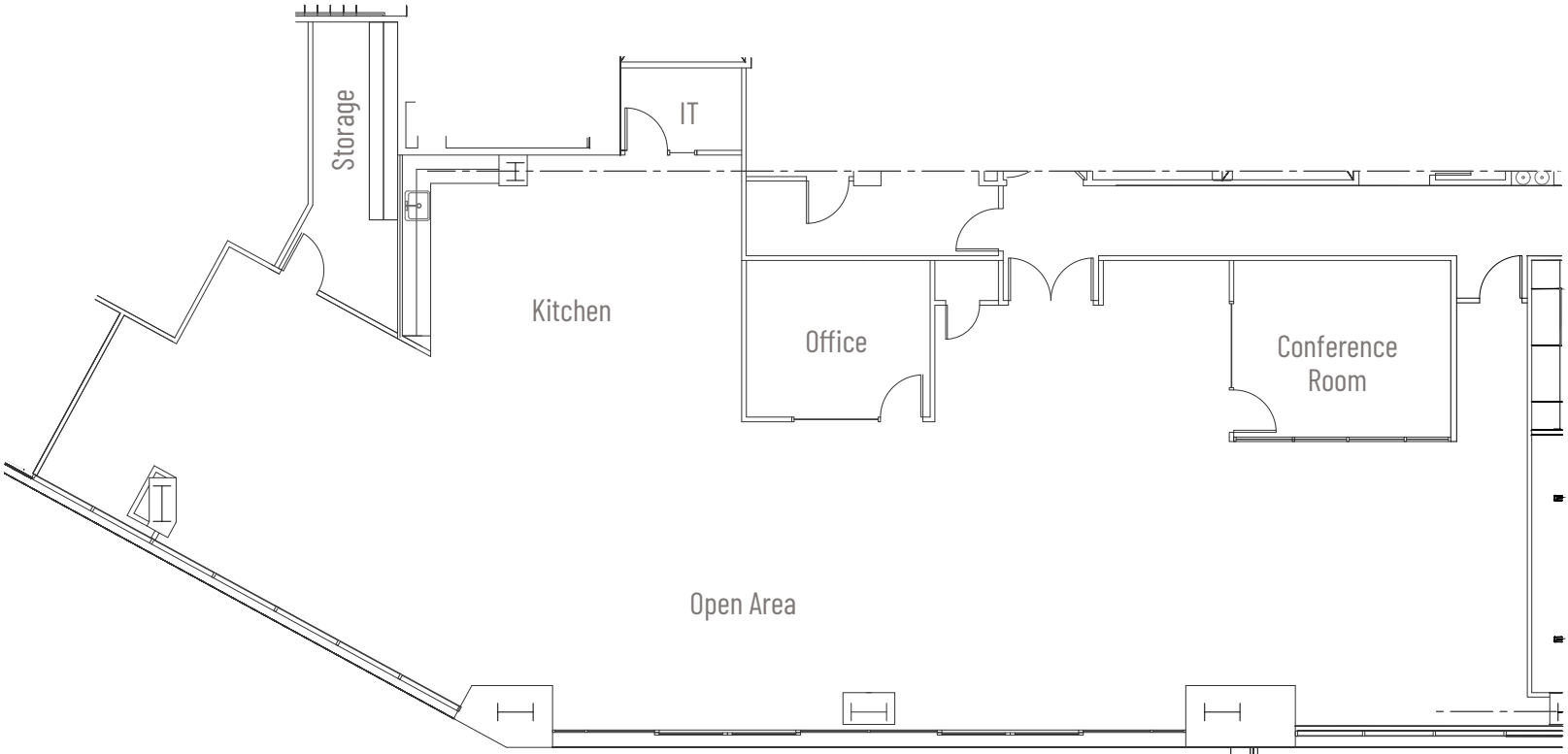
Floor Plan

4305 Hacienda Drive

Suite 300

±4,398 RSF

- Direct lobby access
- Open kitchen
- IT room
- Storage
- Open creative area for benching work/stations



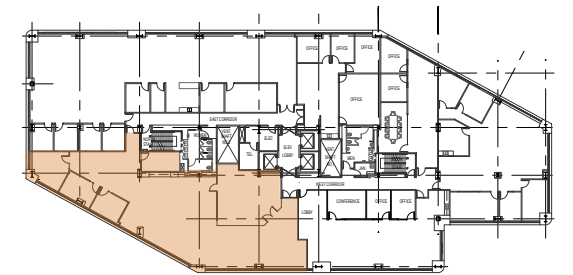
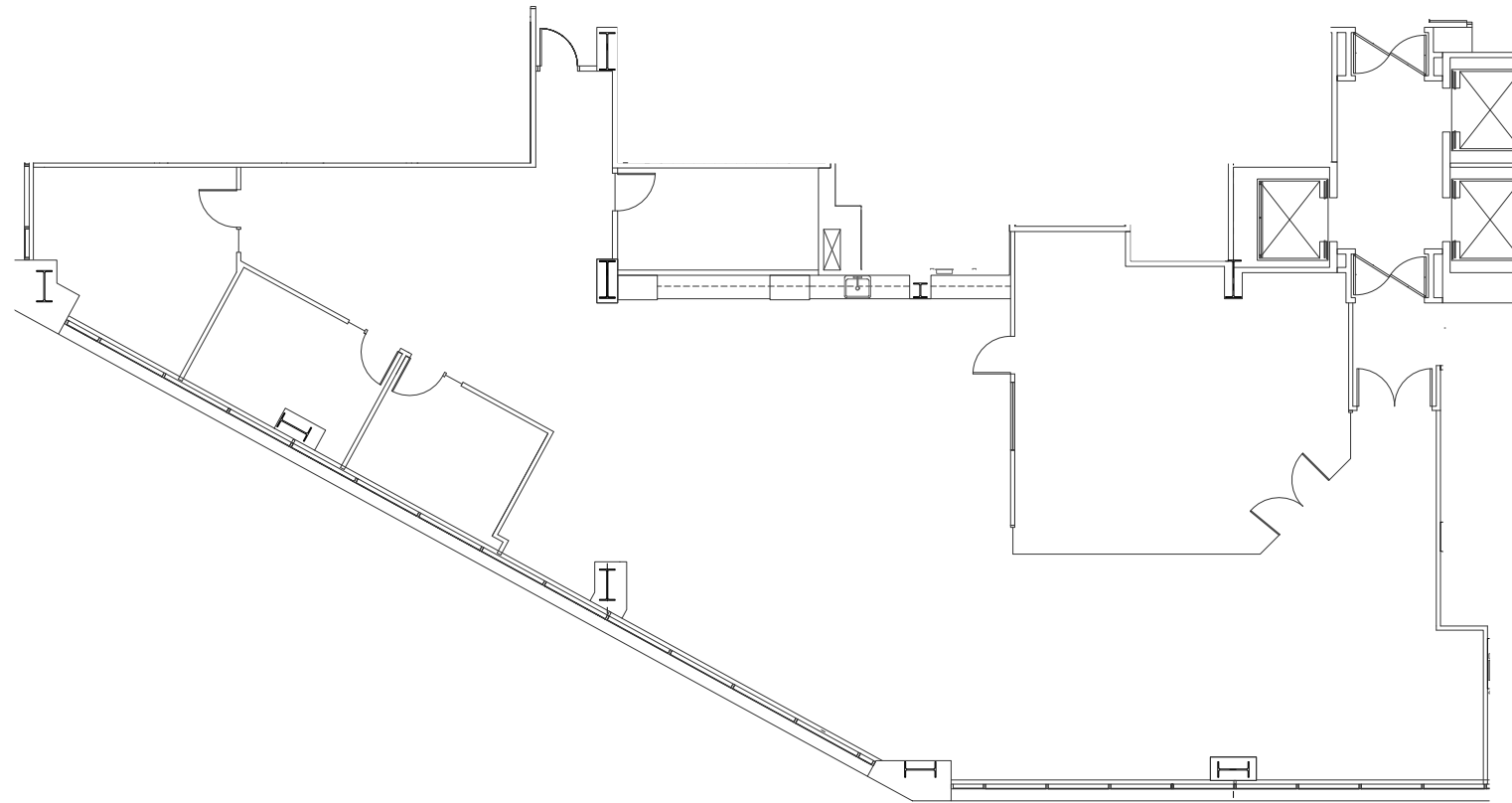
Floor Plan

4305 Hacienda Drive

Suite 450

±4,899 RSF

- Double door entry off elevator landing
- 4 Private offices
- Conference room
- Open office area



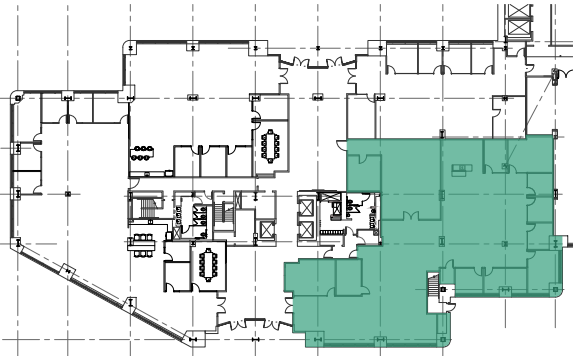
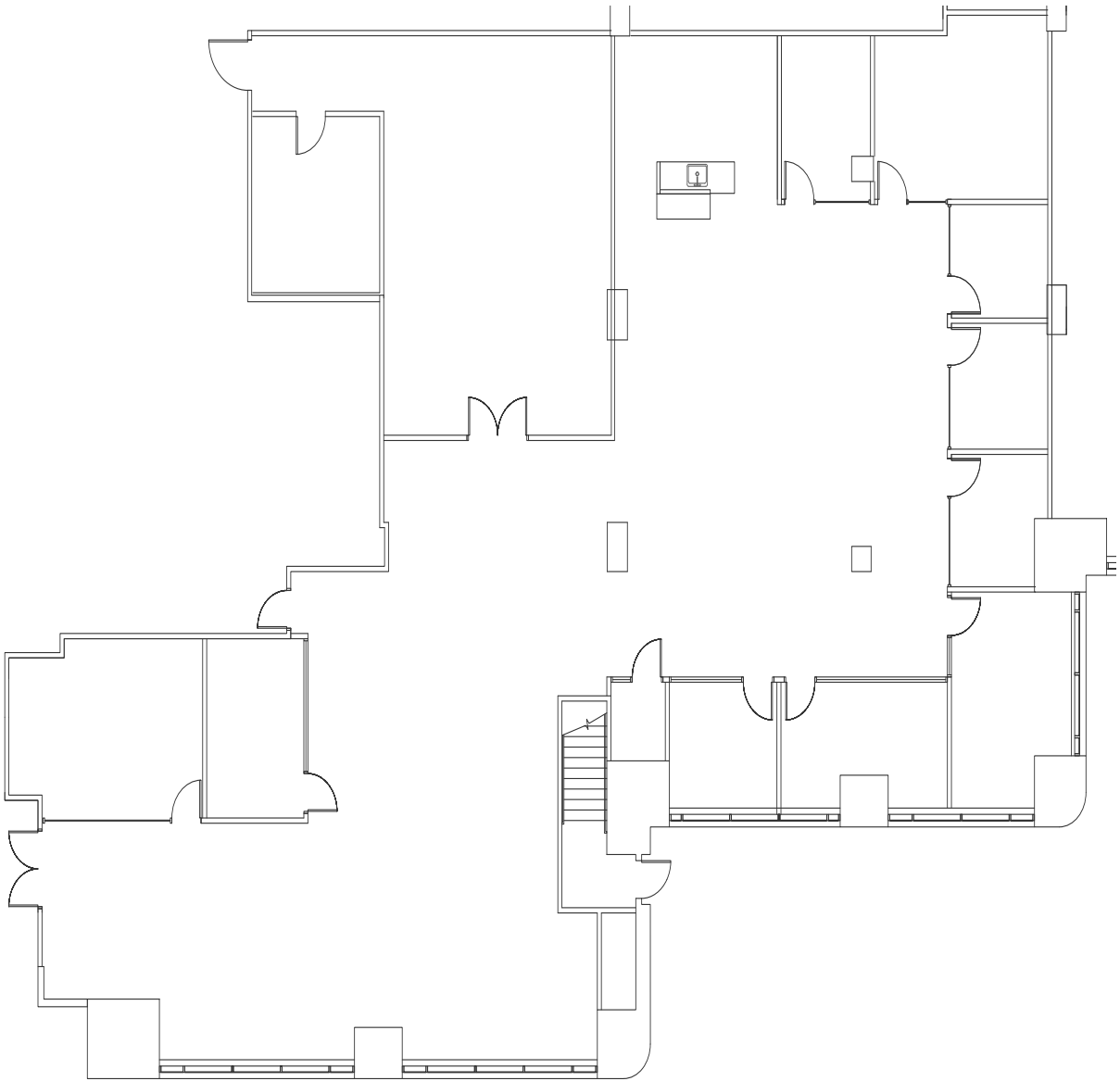
Floor Plan

4309 Hacienda Drive

Suite 110

±7,459 RSF

- Double glass entry off main lobby
- 8 private offices
- 2 conference rooms
- Training room
- Storage room
- Modern/open kitchen
- Open space for workstations



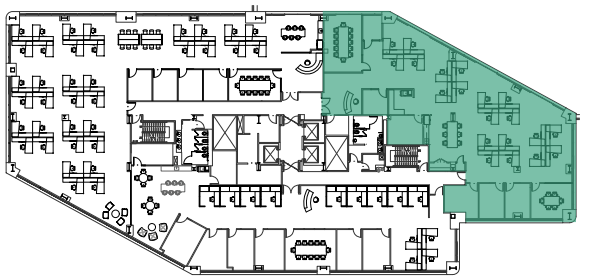
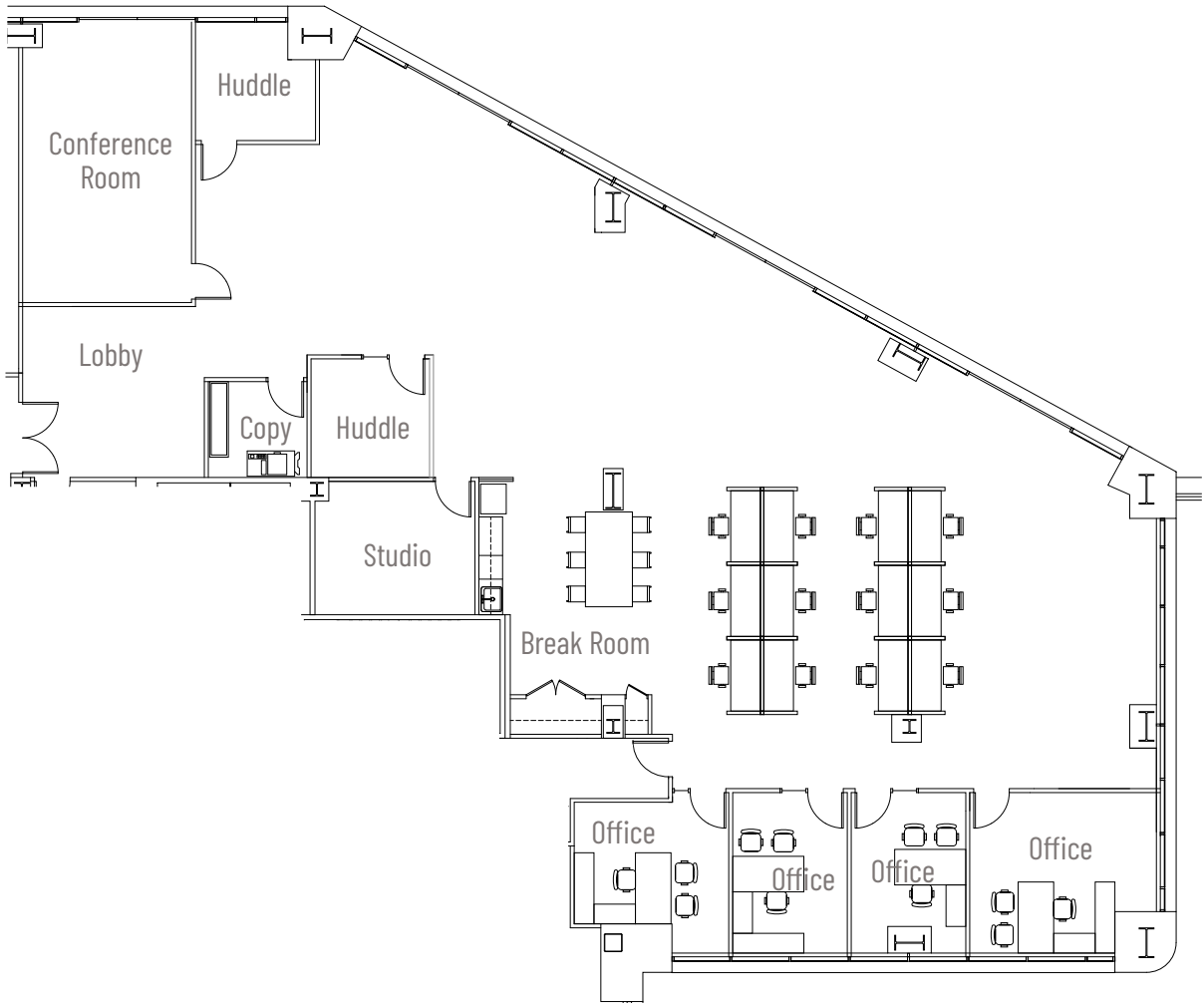
Floor Plan

4309 Hacienda Drive

Suite 350

±6,049 RSF

- Double door entry
- Reception area
- Space with 3 sides of glass and direct access to shared terrace
- Large board room on glass with terrace access
- 2 huddle rooms
- Modern/open breakroom area
- 4 window lined private offices
- Open area for workstations with terrace access
- Workroom/Studio
- Copy room
- Server room



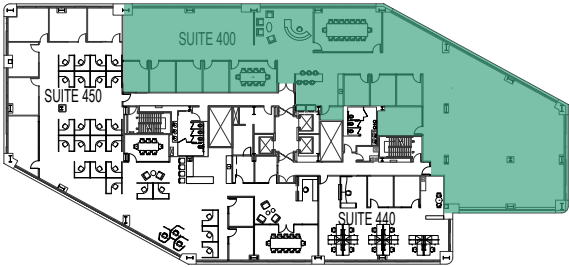
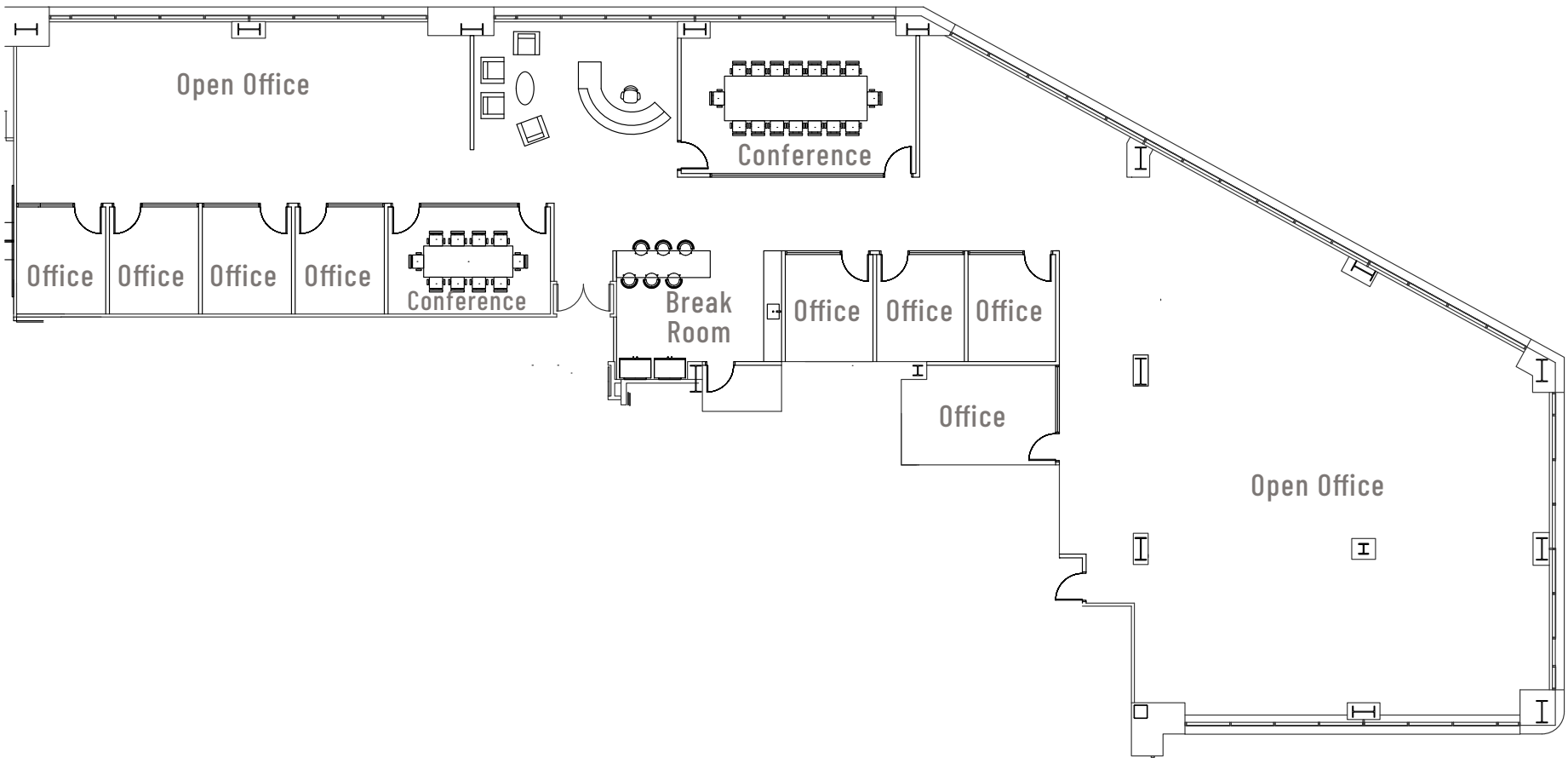
Floor Plan

4309 Hacienda Drive

Suite 400

±9,316 RSF

- Double door entry off elevator landing
- Reception area
- 8 private offices
- 2 conference rooms
- Break room area
- Open office area
- Storage room



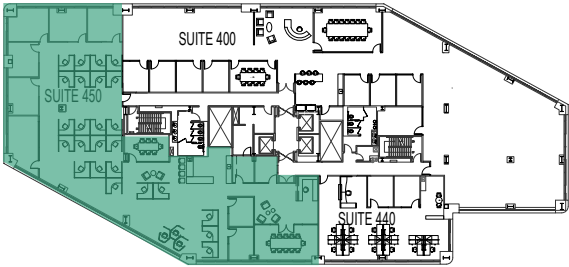
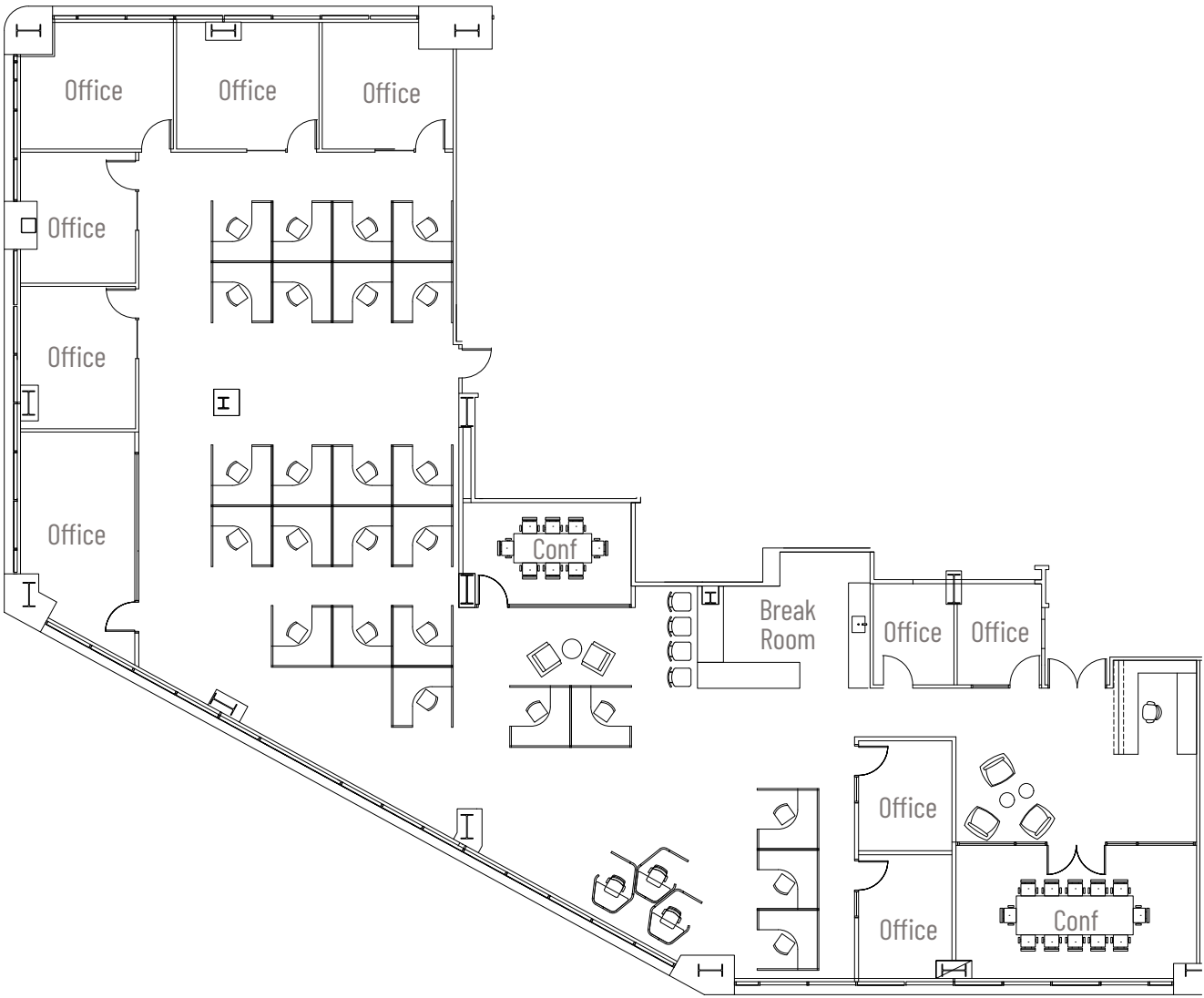
Floor Plan

4309 Hacienda Drive

Suite 450

±7,996 RSF

- Double door glass entry
- Exposed ceiling throughout with 13'5 clear height
- Large conference room on the glass
- Smaller interior conference room
- 10 private offices (6 of which are on the glass line)
- Modern/open kitchen



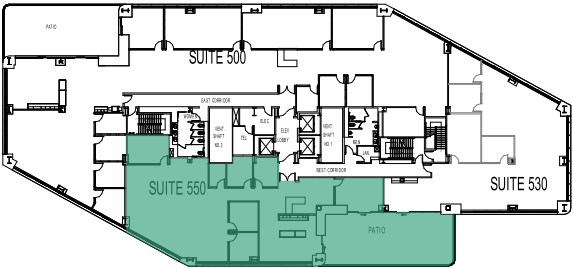
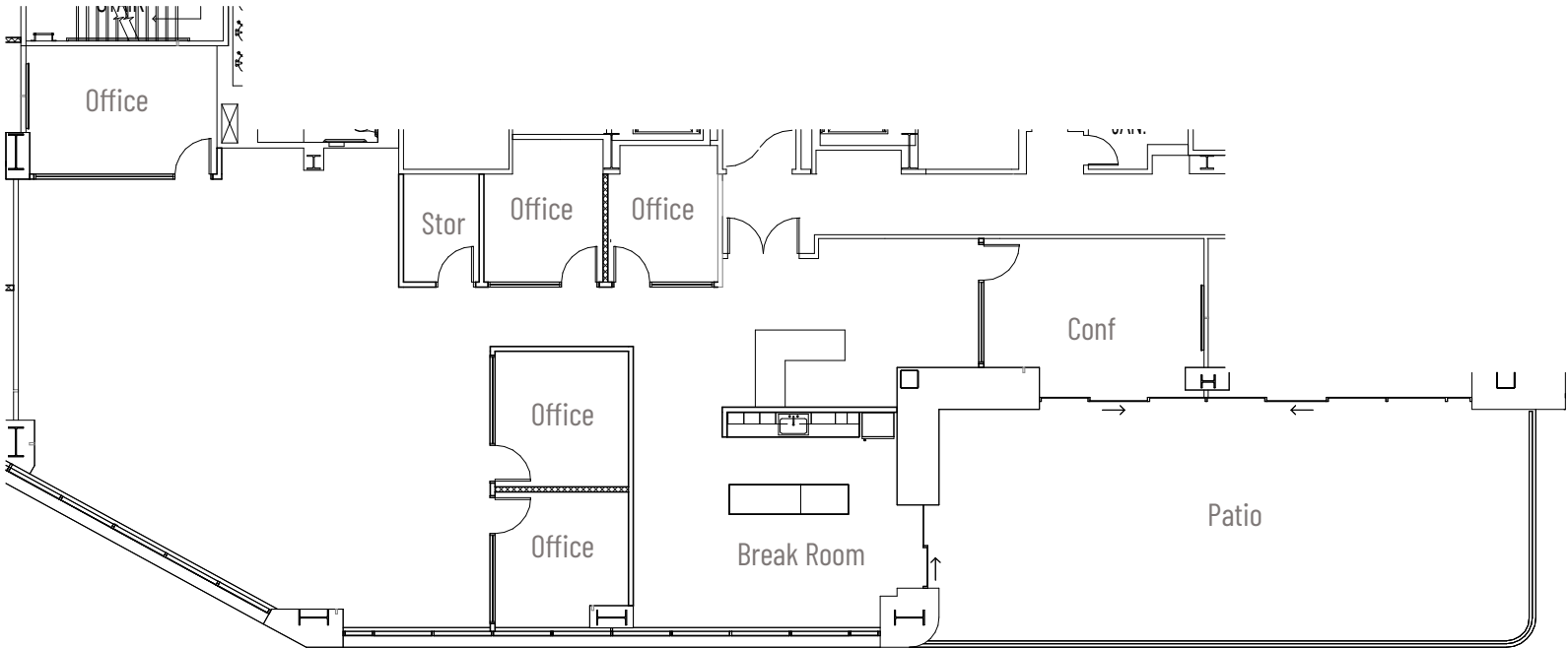
Floor Plan

4309 Hacienda Drive

Suite 550

± 4,153 RSF

- Double door entry off elevator landing
- Reception area
- Modern, open kitchen on the glass line with terrace access
- 5 private offices
- 1 conference room
- 1 IT/Storage room
- Open space
- Open ceilings throughout





For more information, please contact:

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SPIEKER KEECH
HACIENDA



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