

For Lease —————
±2,882 RSF — ±20,852 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

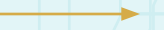
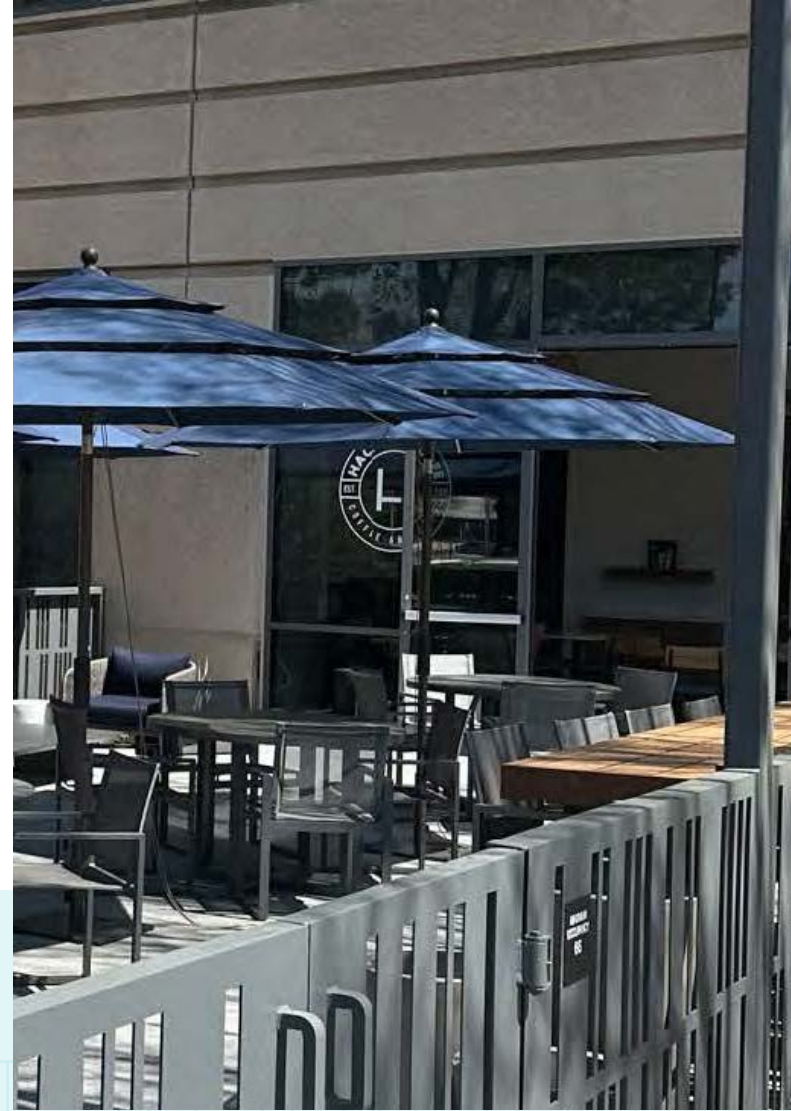


Multiple water features



$\pm 300,701$ SF PROJECT





Discover the Power of CONNECTIVITY



4301 Hacienda Drive

Building Size 99,589 SF
Availability ±2,882 - 20,852 RSF

4305 Hacienda Drive

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

4309 Hacienda Drive

Building Size 99,588 SF
Availability ±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	Square Footage	Virtual Tour
100	±2,882	
130	±12,976	View Space
300	±20,852	View Space
460	±2,882	View Space

4305 Hacienda Drive

Suite	Square Footage
300	±4,398
450	±4,899

4309 Hacienda Drive

Suite	Square Footage	Virtual Tour
400	±9,316	



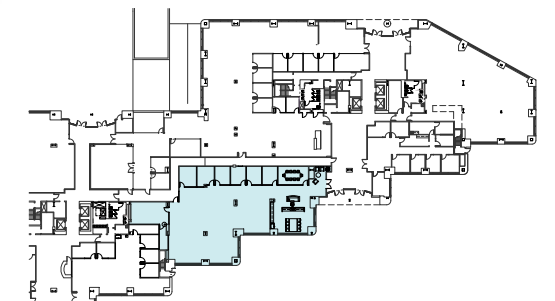
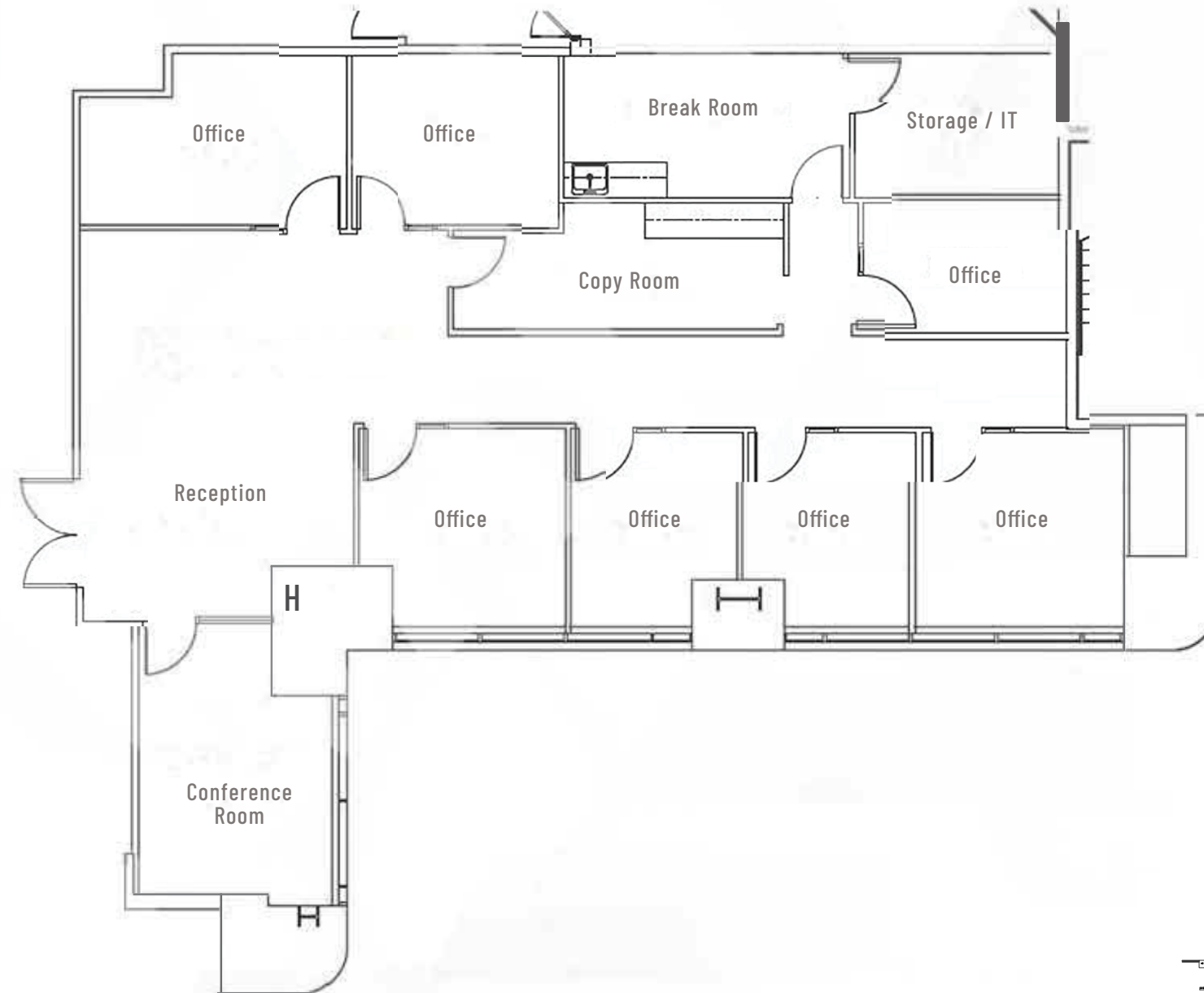
Floor Plan

4301 Hacienda Drive

Suite 100

±2,882 RSF

- 2 sides of glass
- 4 offices on the glass line
- Break room
- Building lobby exposure
- Double door, glass entry off main lobby



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



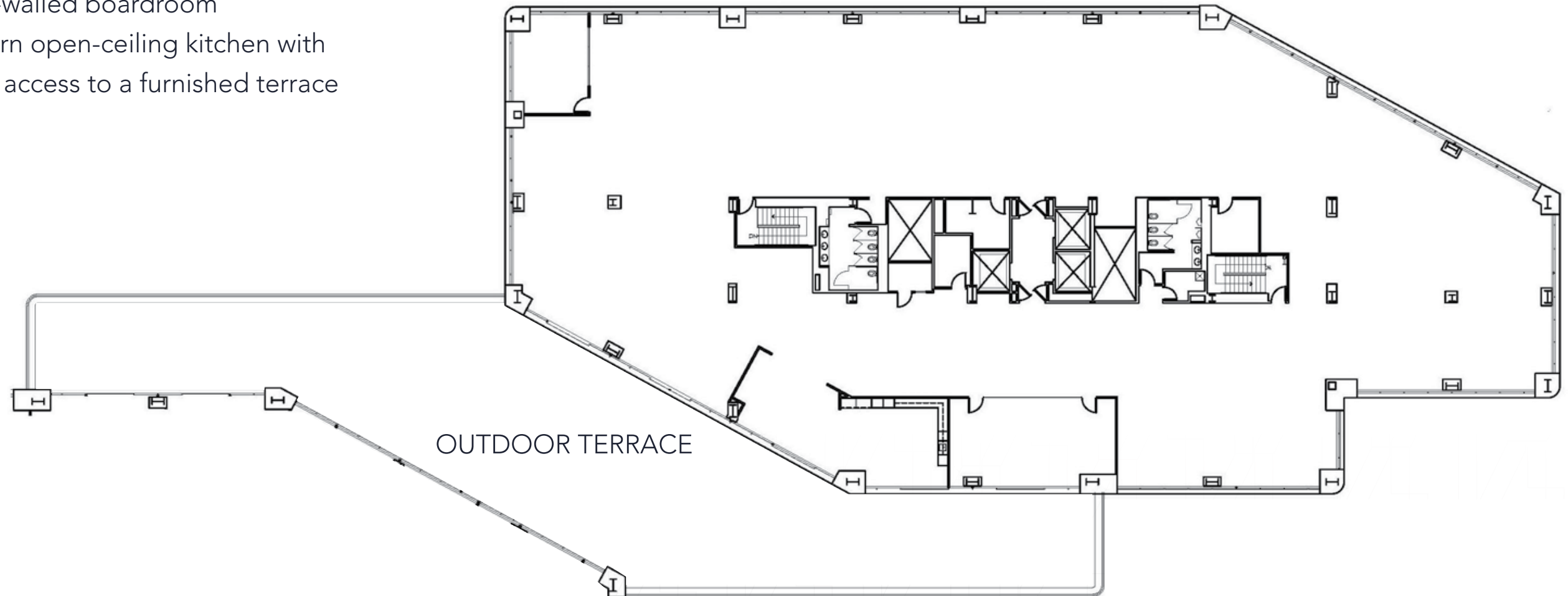
Floor Plan

4301 Hacienda Drive

Suite 300

±20,852 RSF

- Dedicated, brandable elevator landing
- Expansive glass line
- Reception with polished concrete floors
- Glass-walled boardroom
- Modern open-ceiling kitchen with direct access to a furnished terrace



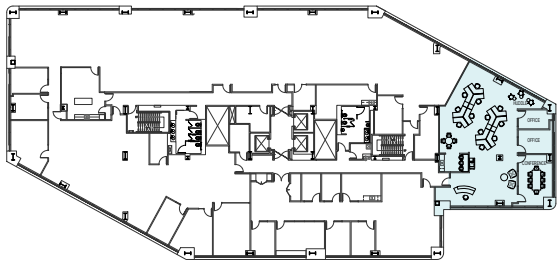
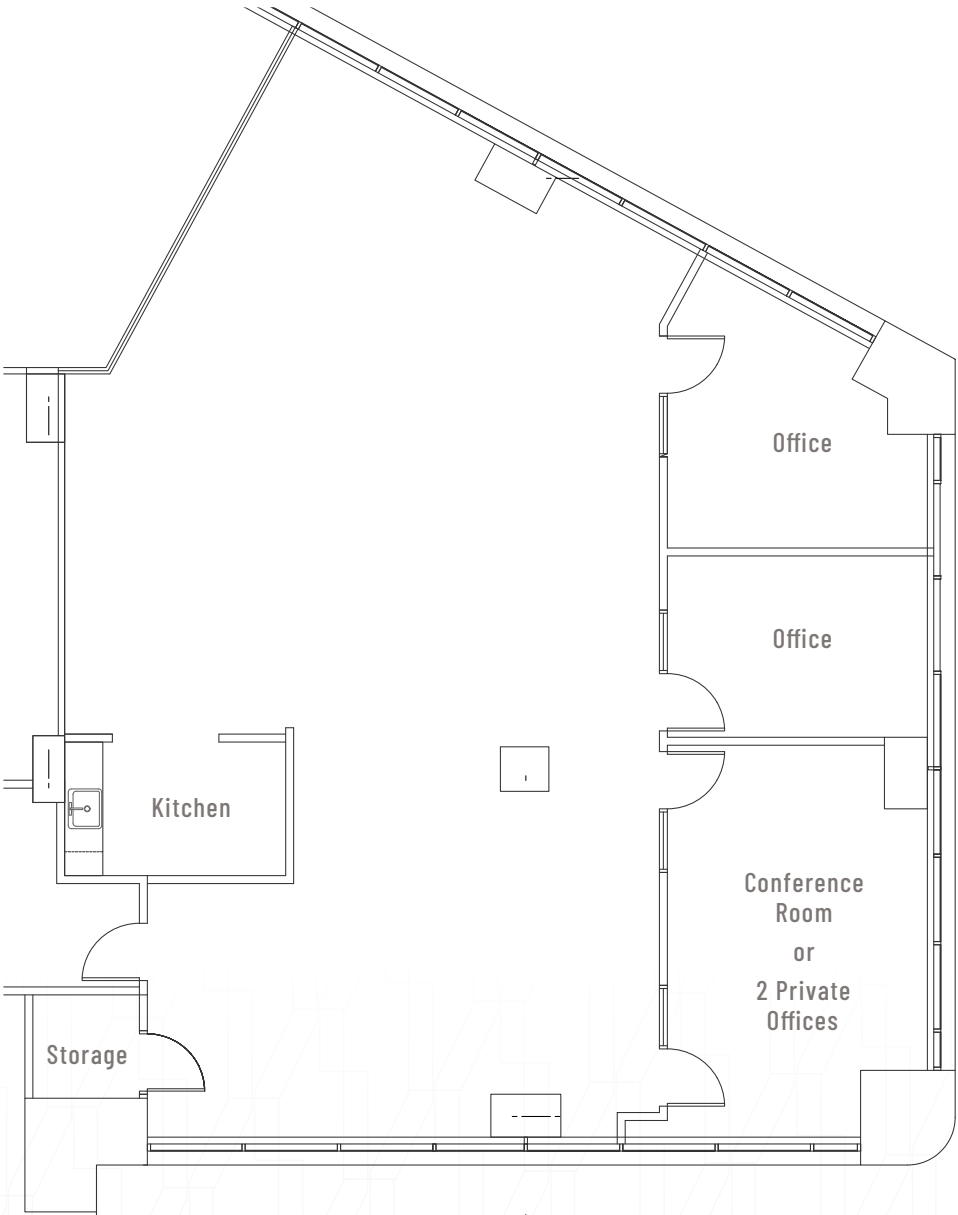
Floor Plan

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



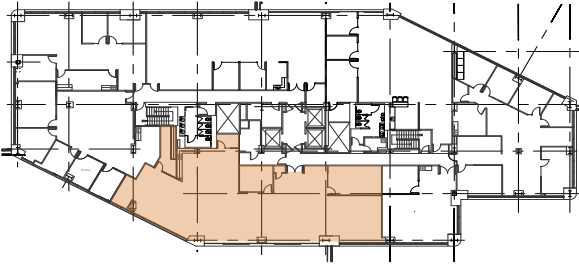
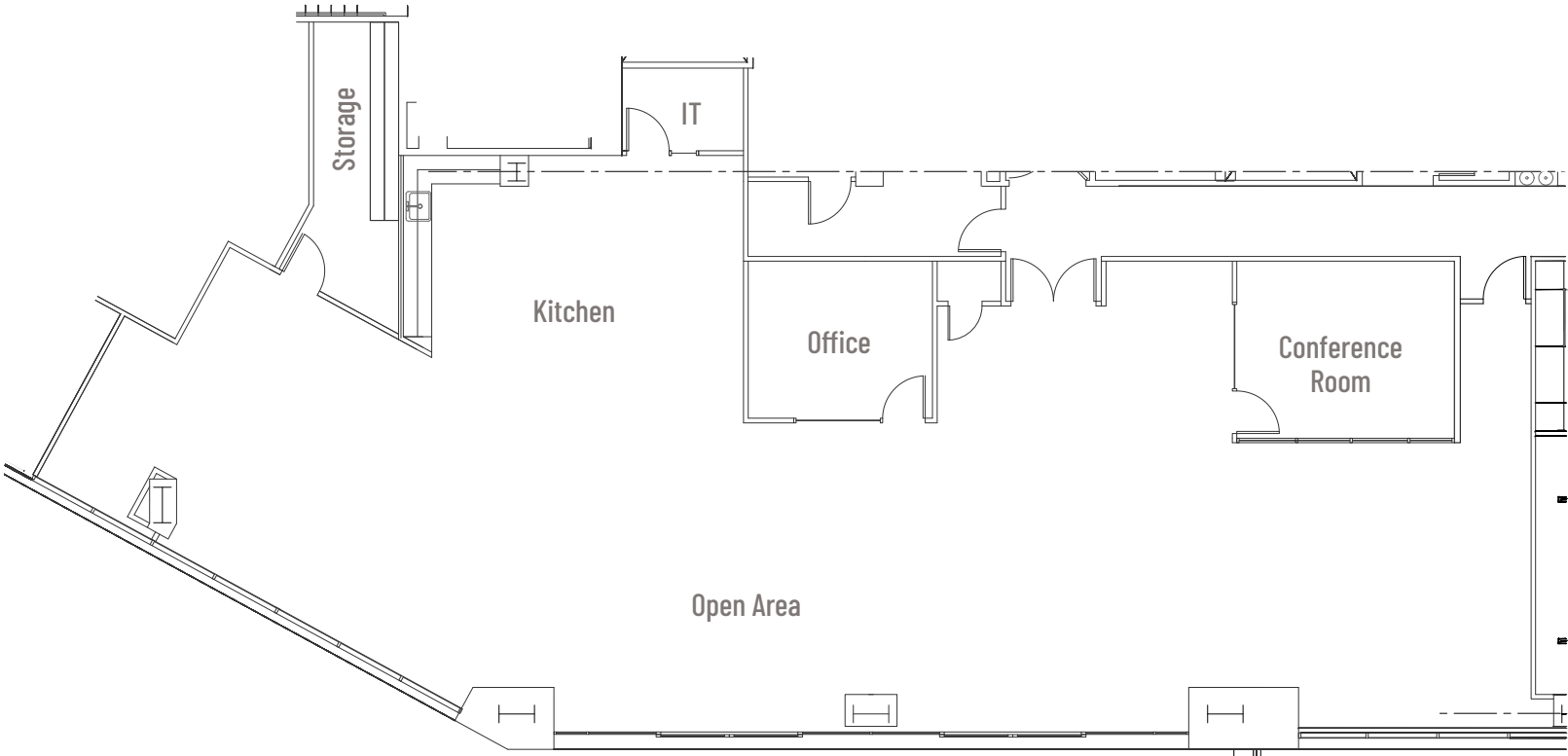
Floor Plan

4305 Hacienda Drive

Suite 300

±4,398 RSF

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



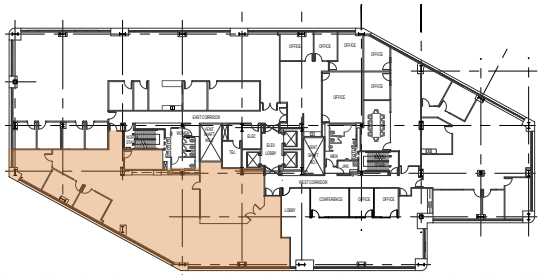
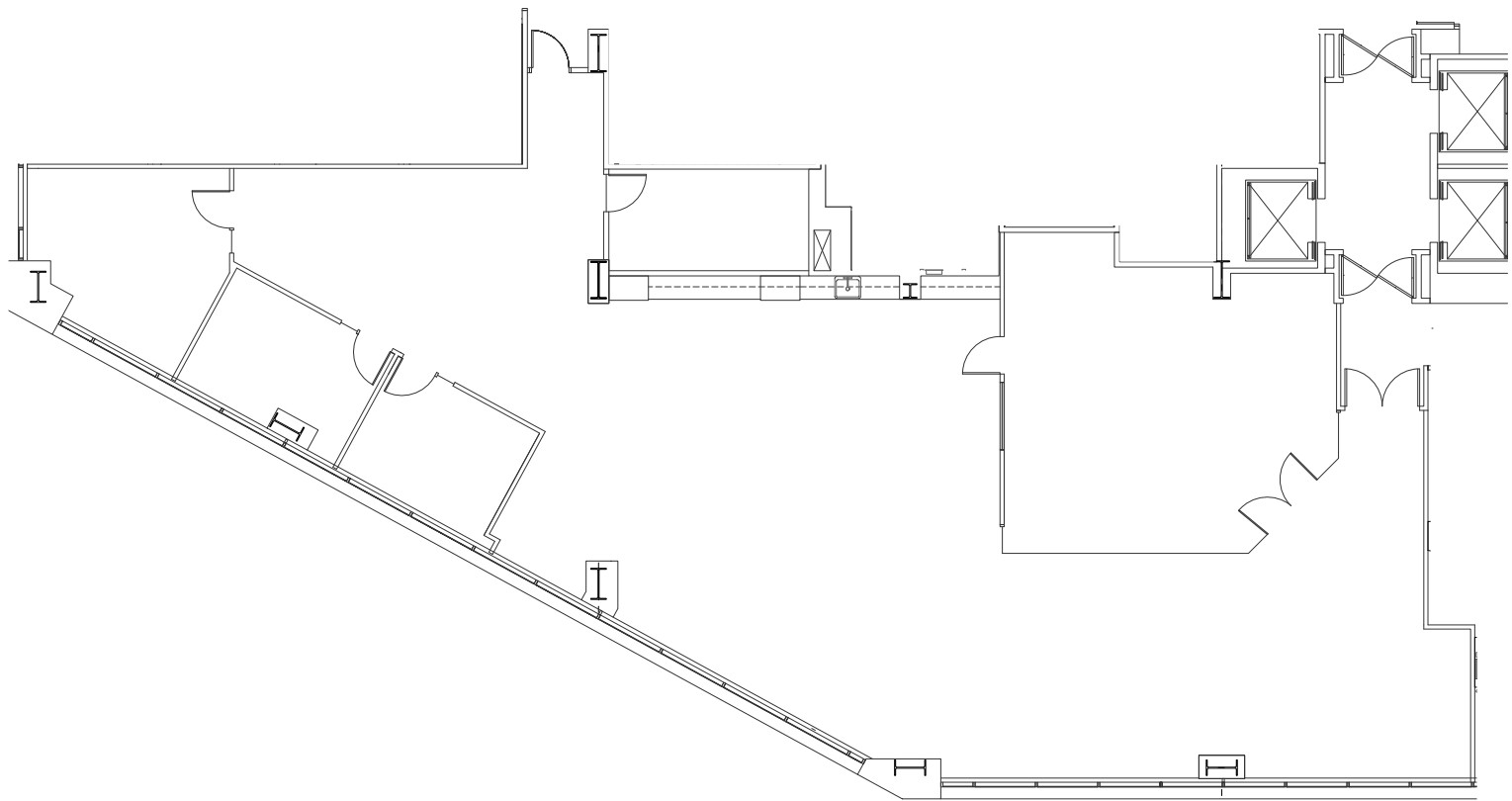
Floor Plan

4305 Hacienda Drive

Suite 450

±4,899 RSF

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



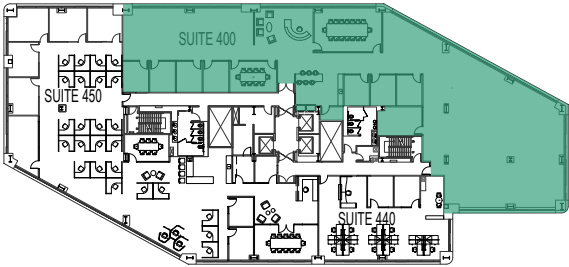
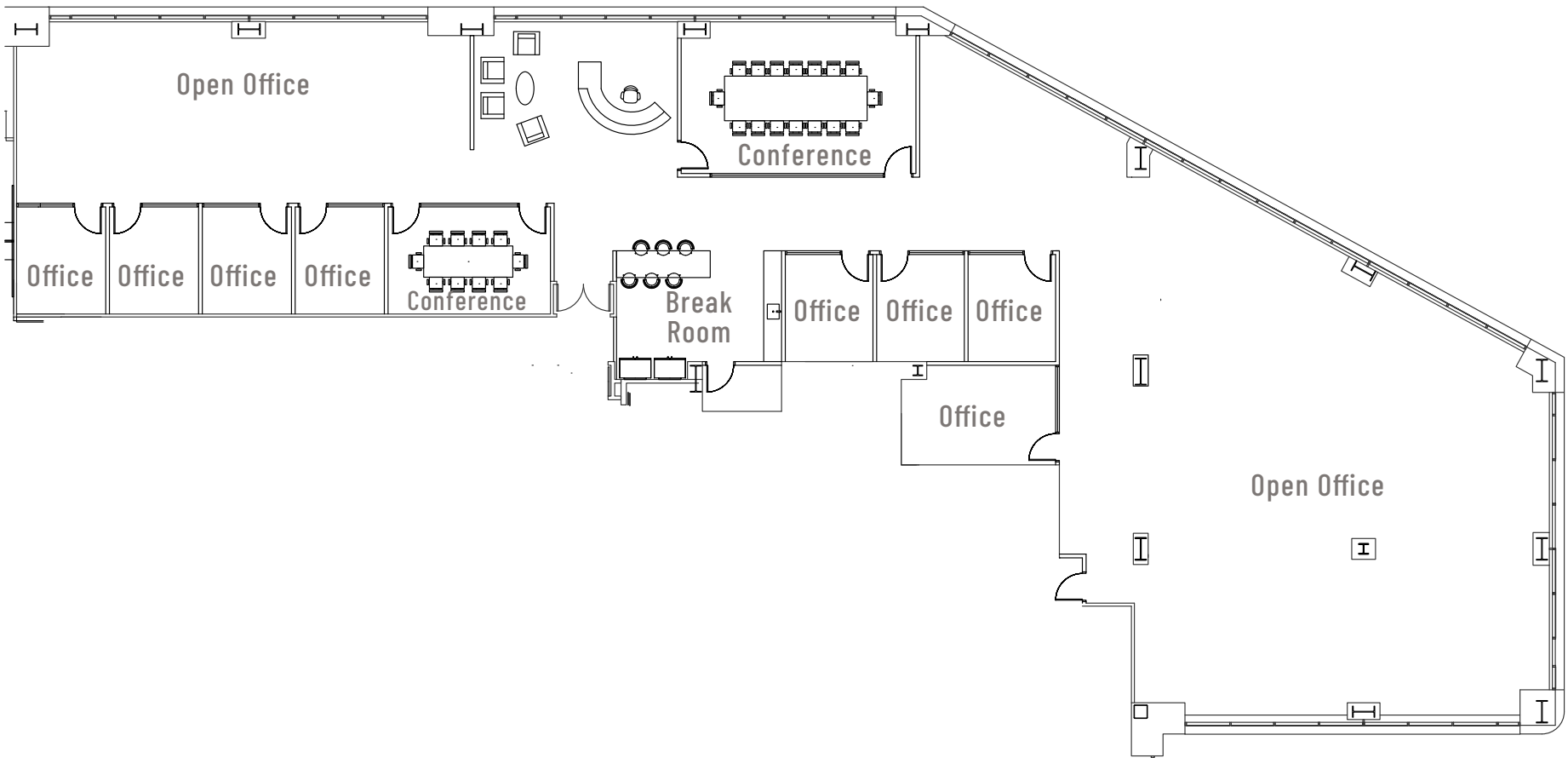
Floor Plan

4309 Hacienda Drive

Suite 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





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SPIEKER KEECH
HACIENDA



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