



work **BEYOND** the desk





Monday is the new Friday

4400 - 4460 Rosewood Drive
Pleasanton, CA 94588



AT A GLANCE

- 6 building campus totaling over 1 million square feet
- Lush outdoor green spaces perfect for lunch, soft seating collaboration areas, bocce, basketball, volleyball, putting green, fire pit, etc.
- On-site Thrive cafe operated by Guckenheimer including a full Peet's coffee operation and gaming area
- On-site conference center with auditorium and meeting rooms ideal for all-hands meetings, training and events
- On-site fitness facility with showers and lockers
- Major freeway and building identity signage opportunities
- Extremely efficient floor plates
- Truck loading areas, freight elevators, back-up generators
- On-site storage
- On-site property management
- Abundant on-site parking

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Area Amenities

Hacienda Crossings

Dining & Entertainment

Black Angus Steakhouse
Fish On The Grill
Johnny Garlic's
Lazy Dog
Matsu Sushi
On the Border
Pho Asian Bistro
Starbucks

Shopping & Entertainment

Any Mountain
Barnes & Noble
Bed Bath & Beyond
Best Buy
Regal Cinemas & IMAX
T.J.Maxx

Persimmon Place

Dining & Entertainment

Pacific Catch
Patxi's Pizza
Starbucks
The Habit Burger Grill

Shopping

HomeGoods
Nordstrom Rack
Sur La Table
Whole Foods Market

Health & Body

Hand and Stone Massage and Facial
LunchBOX (A Waxing Salon)
Monaco Spa
Orange Theory Fitness

Stoneridge shopping center

Dining & Entertainment

Buckhorn Grill
The Cheesecake Factory
PF Chang's
Starbucks

Shopping

Apple
AT&T
GNC
Macy's
Nordstrom
Sephora

Rose Pavilion

Dining & Entertainment

Simply Greek
Subway

Shopping

CVS

Health & Body

Fitness 19

Shops at Waterford

Dining & Entertainment

Armadillo Willy's
Coco Cabana Restaurant
Little Madfish
Peet's Coffee & Tea

Shopping & Entertainment

Verizon Wireless
PM2-SHIR Martial Arts
Safeway
Unleashed by Petco
Wells Fargo Bank

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Access to amenities

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Conference Center



Have a big meeting

The conference center offers meeting rooms that can accommodate small meetings to as large as 300 people. State-of-the-art audiovisual support is available, including videoconferencing and web-casting capabilities.

Cafe



Grab a latte

Rosewood Commons features an on-site full service café that serves food daily during the week including gourmet sandwiches, salad bar, world cuisine and selections from the grill. A Starbucks coffee kiosk serves up espresso drinks, and indoor and outdoor seating with wifi. The cafe can be rented for events.

Fitness Center



Get a work out in

The fitness center is available to all tenants and includes cardio machines, free weights, flat screen tv's, lockers and showers.

Signage Opportunities



Show your identity

Rosewood Commons offers a 35 foot high freeway pylon sign for full building users with exposure to over 225,000 cars per day. Monument signage is available at the main entry of each building providing increased identity to customers and prospects. Full building users can also benefit from opportunity to add their identity with top of building parapet signage.

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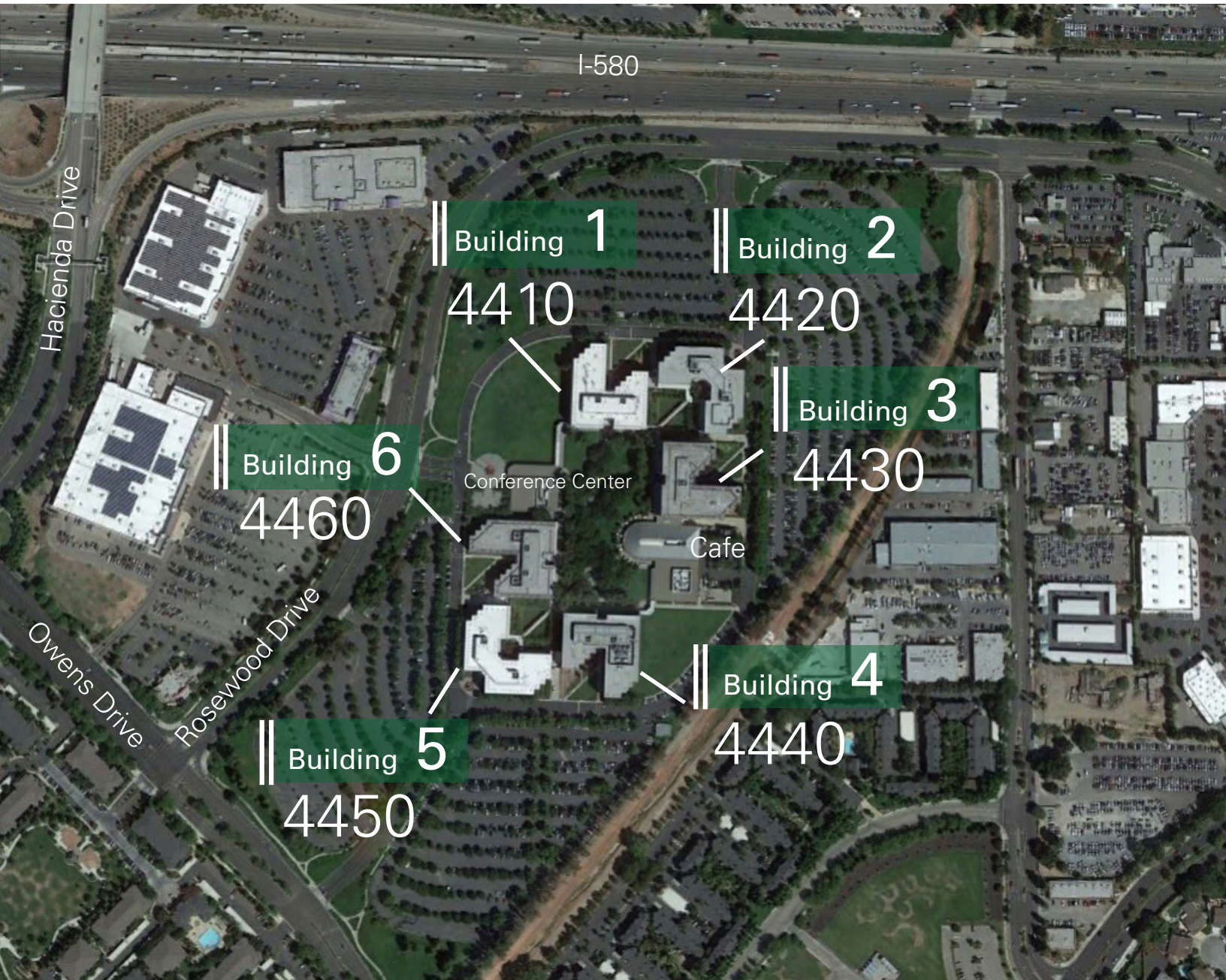
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Available space

4400 - 4460 Rosewood Drive
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SPACE	RSF	AVAILABLE
Building 1	37,101	
4th Floor	37,101	Now
Building 2	Leased	
Building 3	28,787	
Basement	26,465	Now
1st floor	2,322	Now
Building 4	Leased	
Building 5	12,027	
4th Floor	12,027	Now
Building 6	49,602	
Suite 6150	6,476	1/1/2019
Suite 6160	3,252	Now
*Suite 6200	35,905	1/1/2019
*Suite 6250	3,969	Now

*Spaces are contiguous and can be combined for 39,874 SF

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Building 1

4410 Rosewood Drive

4400 - 4460 Rosewood Drive
Pleasanton, CA 94588

Year Built / Rentable Square Footage:

- 1987 – 1988 / 146,892 RSF
- Four story building

Building Structural:

- Steel frame with chevron bracing
- Corrugated pan deck with 6" reinforced concrete

Electrical Service:

- 2500 amp
- 480/277
- 3 phase 4 wire

Electrical Rooms:

- One main located at the first floor
- Two each telephone/electrical per floor

Water Service / Size:

- Pleasanton water
- 2" meter service

Irrigation:

- Two separate meter services

Gas Service:

- PG&E serving the boilers at the penthouse

Phone Room:

- PBX located at the first floor
- Two each telephone/electrical per floor (same as above)

Elevators / Capacity:

- Three hydraulic 26 passenger
- Two rated at 3,500#
- One rated at 4,000#

Stairwell:

- Three stairwells
- One located at the building center elevator core
- One at each wing of building

Floor Height:

- 12'5" slab to slab

Floor capacity:

- Live load 80#
- Dead Load 70#

Ceiling Height:

- 8'10" slab to ceiling

HVAC Capacity:

- Two cooling supply fans with 240 tons of cooling capacity each
- Two heating supply fans
- Economizer with 100% OSA and eight relief fans
- Three building exhaust fans serving the restroom and each electrical room

Boilers:

- Two 1,650,000 natural gas

Roof Age:

- New roof installed in 2008

Lighting:

- 2x4 fixture
- 18 cell lens
- 3 tube T-8 bulbs

Emergency Lighting:

- Battery backed up lights throughout tenant space and stairwells

Building Automation System:

- Barrington controlled the HVAC and Lighting

Fire Sprinklers:

- Fully sprinkler
- 24/7 off site monitoring

Fire Life Safety System:

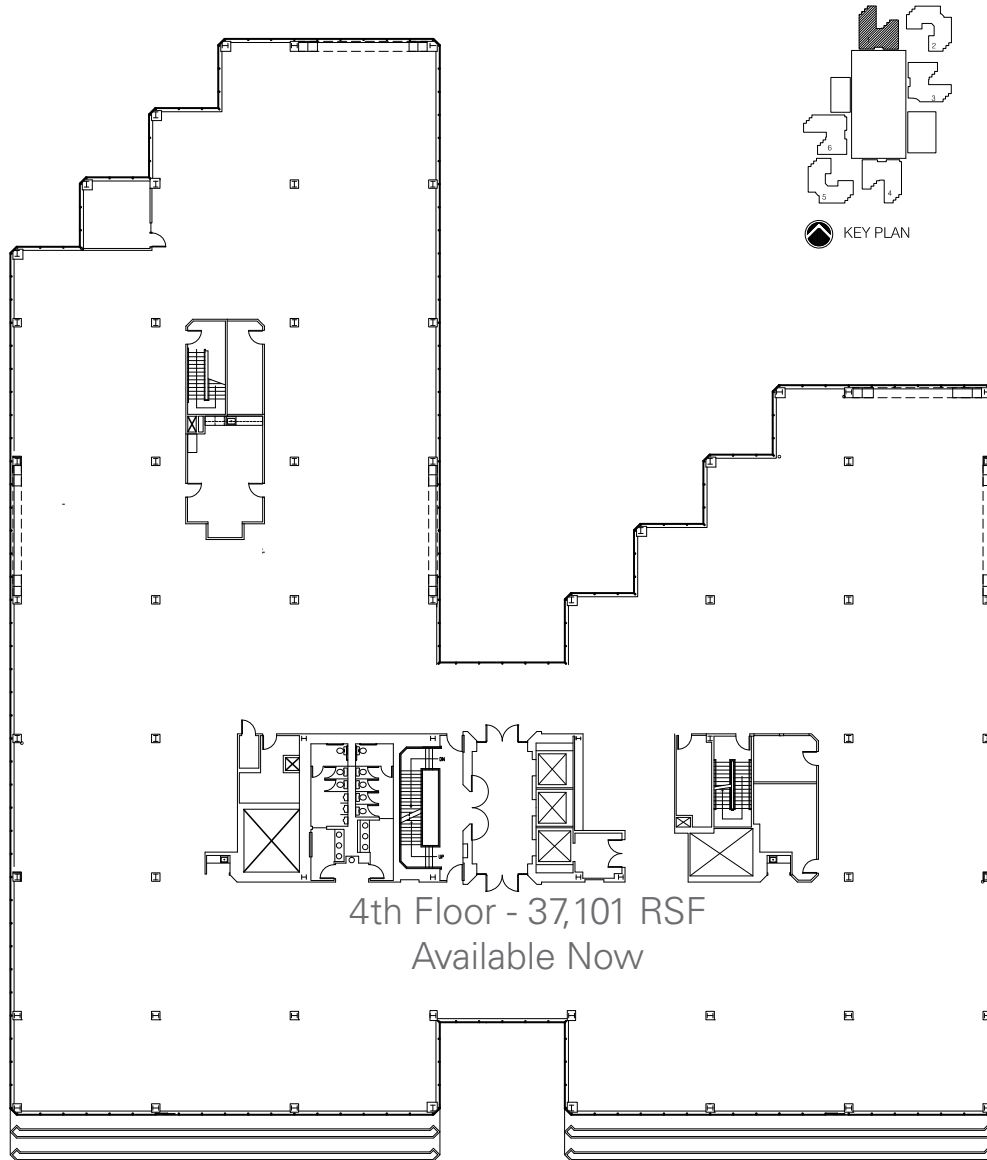
- Notifier 640
- Fully addressable
- Speaker / Strobes
- Pull Stations
- Water flows
- Tampers
- Elevator Recall
- 24/7 off site monitoring



Building 1

4th Floor
37,101 RSF

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Building 3

4430 Rosewood Drive

4400 - 4460 Rosewood Drive
Pleasanton, CA 94588

Year Built / Rentable Square Footage:

- 1987 – 1988 / 242,263 RSF
- Six story building

Building Structural:

- Steel frame with chevron bracing
- Corrugated pan deck with 6" reinforced concrete.

Electrical Service:

- 4000 amp, 480/277,, 3 phase 4 wire

Electrical Rooms:

- One main located at the Basement
- Two each telephone/electrical per floor

Water Service / Size:

- Pleasanton water
- 2.5" meter service

Irrigation:

- Two separate meter services

Gas Service:

- PG&E serving the boilers at the penthouse

Phone Room:

- PBX located at the Basement
- Two each telephone/electrical per floor (same as above)

Elevators / Capacity:

- Four OHT 26 passenger
- Three rated at 3,500#
- One rated at 4,000#

Stairwell:

- Three stairwells
- One located at the building center elevator core
- One at each wing of building

Floor Height:

- 12'5" slab to slab

Floor capacity:

- Live load 80#
- Dead Load 70#

Ceiling Height:

- 8'10" slab to ceiling

HVAC Capacity:

- Two cooling supply fans with 760 tons of cooling capacity.
- Two heating supply fans
- Economizer with 100% OSA and eight relief fans
- Three building exhaust fans serving the restroom and each electrical room

Boilers:

- Two 3,000,000 natural gas

Roof Age:

- 24yrs

Lighting:

- 2x4 fixture
- 18 cell lens
- 3 tube T-8 bulbs

Emergency Lighting:

- Battery backed up and generator backed up lights throughout tenant space and stairwells

Building Automation System:

- Barrington controlled the HVAC and Lighting

Fire Sprinklers:

- Fully sprinkler
- 24/7 off site monitoring

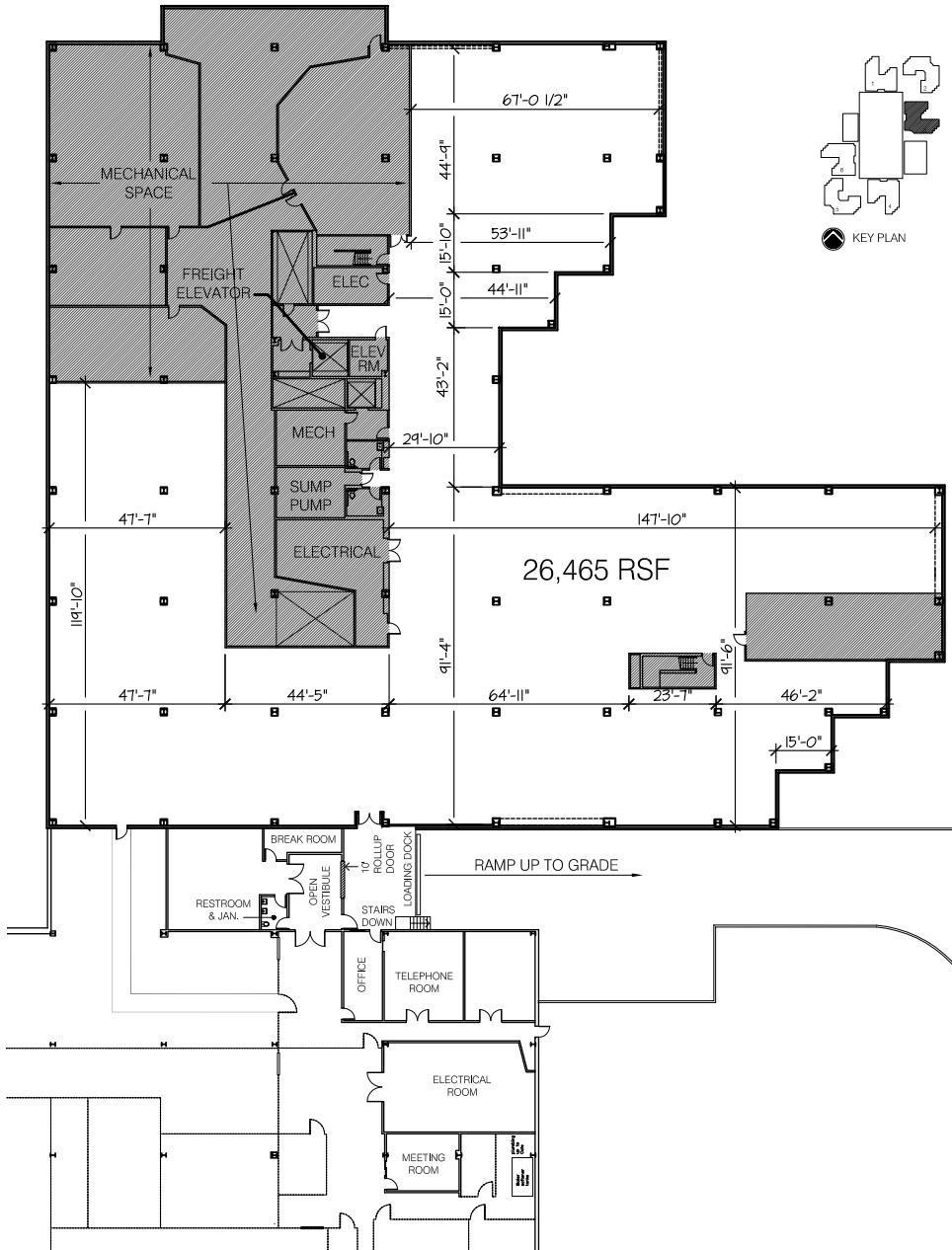
Fire Life Safety System:

- Notifier 640
- Fully addressable
- Speaker / Strobes
- Pull Stations
- Water flows
- Tamper
- Elevator Recall
- 24/7 off site monitoring

Backup Generator:

- #1-400 kw
- 325 gal. Above ground
- #2-150 kw
- 200 gal. Above ground

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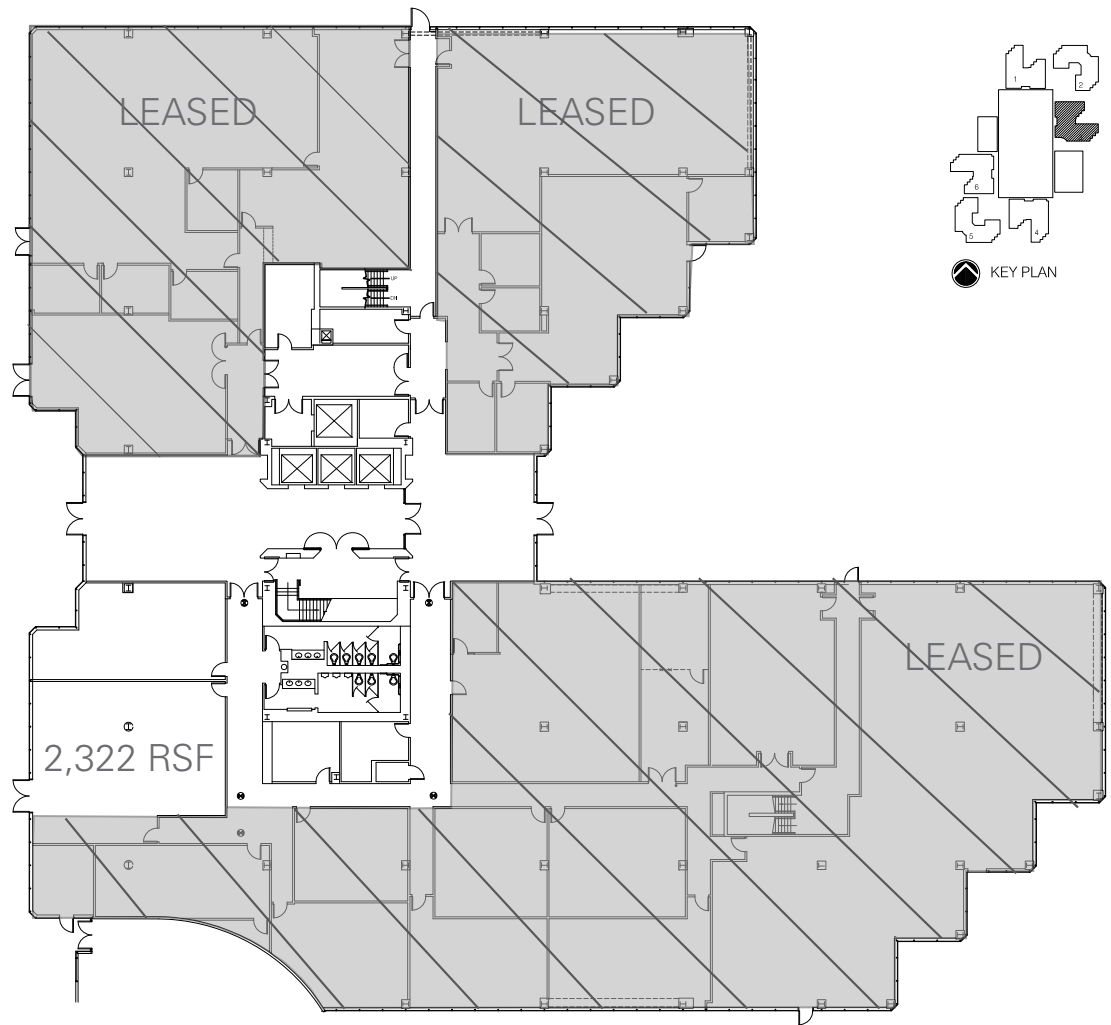
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Building 3

1st Floor
2,322 RSF

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Building 5

4450 Rosewood Drive

4400 - 4460 Rosewood Drive
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Year Built / Rentable Square Footage:

- 1987 – 1988 / 134,060 RSF
- Four story building

Building Structural:

- Steel frame with chevron bracing
- Corrugated pan deck with 6" reinforced concrete.

Electrical Service:

- 2500 amp, 480/277,, 3 phase 4 wire

Electrical Rooms:

- One main located at the first floor
- Two each telephone/electrical per floor

Water Service / Size:

- Pleasanton water
- 2" meter service

Irrigation:

- Two separate meter services

Gas Service:

- PG&E serving the boilers at the penthouse

Phone Room:

- PBX located at the first floor
- Two each telephone/electrical per floor (same as above)

Elevators / Capacity:

- Three hydraulic 26 passenger
- Two rated at 3,500#
- One rated at 4,000#

Stairwell:

- Three stairwells
- One located at the building center elevator core
- One at each wing of building

Floor Height:

- 12'5" slab to slab

Floor capacity:

- Live load 80#
- Dead Load 70#

Ceiling Height:

- 8'10" slab to ceiling

HVAC Capacity:

- Two cooling supply fans with 240 tons of cooling capacity each.
- Two heating supply fans
- Economizer with 100% OSA and eight relief fans
- Three building exhaust fans serving the restroom and each electrical room

Boilers:

- Two 1,650,000 natural gas

Roof Age:

- New roof installed in 2013

Lighting:

- LED Lighting throughout

Emergency Lighting:

- Battery backed up lights throughout tenant space and stairwells

Building Automation System:

- Barrington controlled the HVAC and Lighting

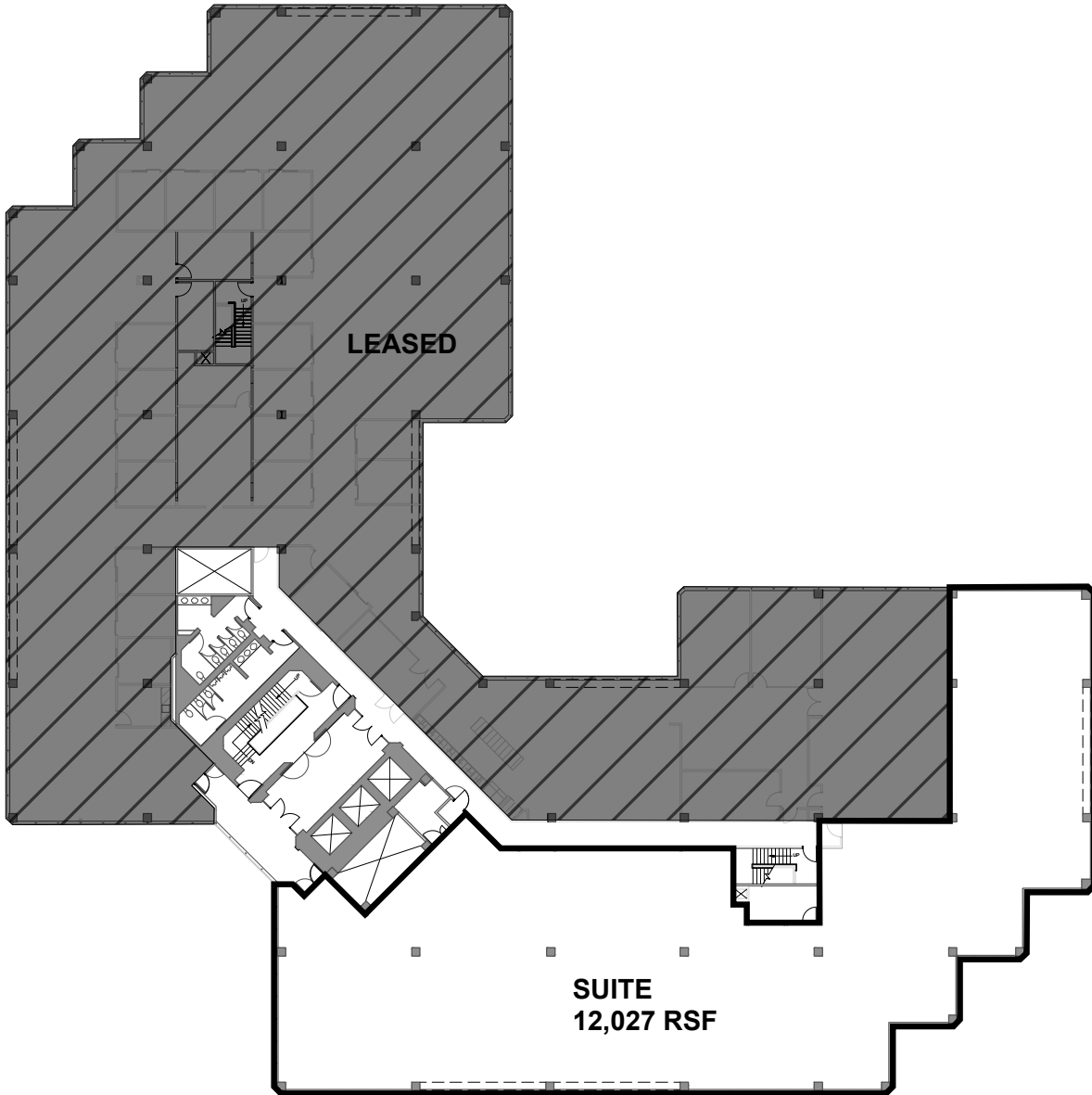
Fire Sprinklers:

- Fully sprinkler
- 24/7 off site monitoring

Fire Life Safety System:

- Notifier 640
- Fully addressable
- Speaker / Strobes
- Pull Stations
- Water flows
- Tamper
- Elevator Recall
- 24/7 off site monitoring

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Building 6

4460 Rosewood Drive

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Year Built / Rentable Square Footage:

- 1987 – 1988 / 111,135 RSF
- Three story building

Building Structural:

- Steel frame with chevron bracing
- Corrugated pan deck with 6" reinforced concrete

Electrical Service:

- 1000 amp
- 480/277
- 3 phase 4 wire

Electrical Rooms:

- One main located at the first floor
- Two each telephone/electrical per floor

Water Service / Size:

- Pleasanton water
- 1.5" meter service

Irrigation:

- Two separate meter services

Gas Service:

- PG&E serving the boilers at the penthouse

Phone Room:

- PBX located at the first floor
- Two each telephone/electrical per floor (same as above)

Elevators / Capacity:

- Two hydraulic 26 passenger
- One rated at 3,500#
- One rated at 4,000#

Stairwell:

- Three stairwells
- One located at the building center elevator core
- One at each wing of building

Floor Height:

- 12'5" slab to slab

Floor capacity:

- Live load 80#
- Dead Load 70#

Ceiling Height:

- 8'10" slab to ceiling

HVAC Capacity:

- Two cooling supply fans with 300 tons of cooling capacity each
- Two heating supply fans
- Economizer with 100% OSA and eight relief fans
- Three building exhaust fans serving the restroom and each electrical room

Boilers:

- Two 1,350,000 natural gas

Roof Age:

- New roof installed 2013

Lighting:

- 2x4 fixture
- 18 cell lens
- 3 tube T-8 bulbs

Emergency Lighting:

- Battery backed up lights throughout tenant space and stairwells

Building Automation System:

- Barrington controlled the HVAC and Lighting

Fire Sprinklers:

- Fully sprinkler
- 24/7 off site monitoring

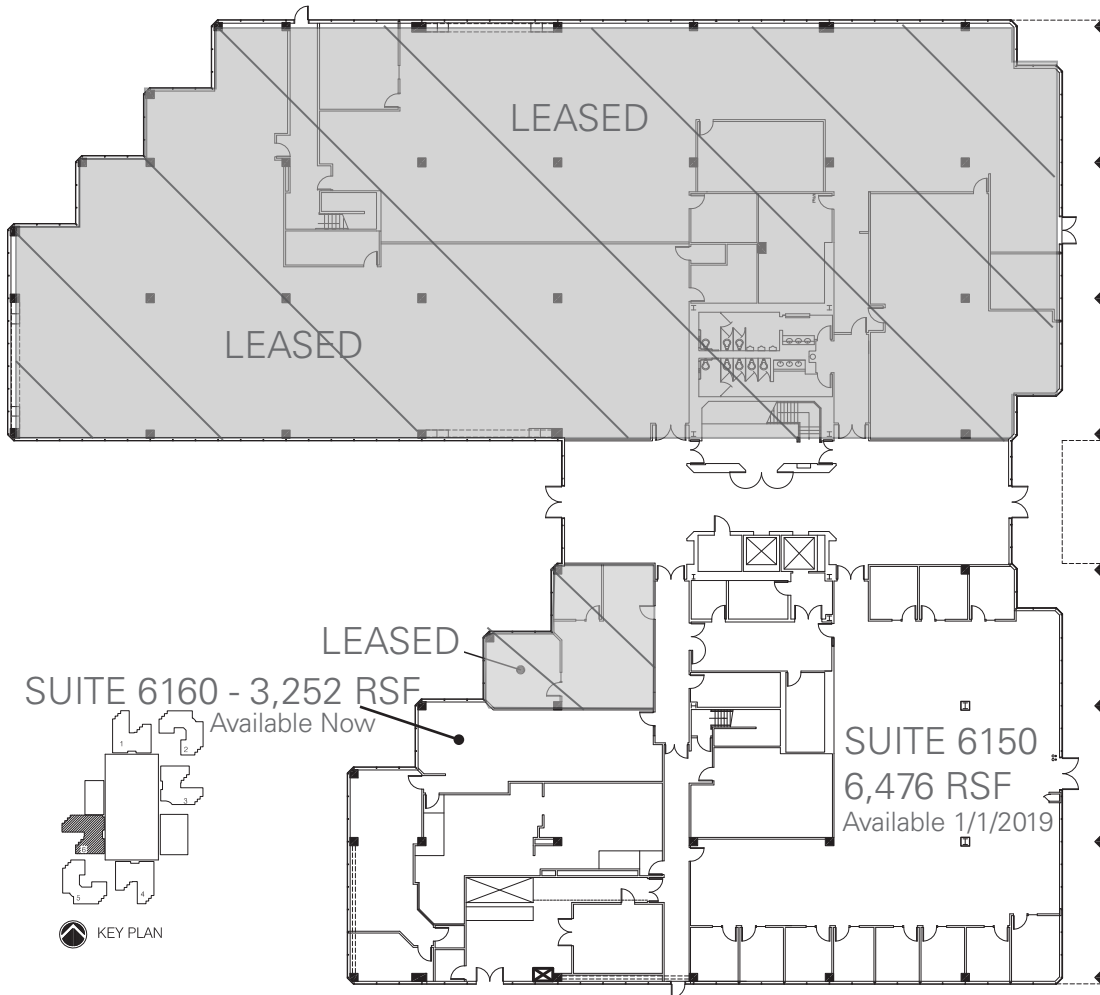
Fire Life Safety System:

- Notifier 640
- Fully addressable
- Speaker / Strobes
- Pull Stations
- Water flows
- Tamper
- Elevator Recall
- 24/7 off site monitoring

Backup Generator:

- 175kw (Tenant use)
- 200gal. AST

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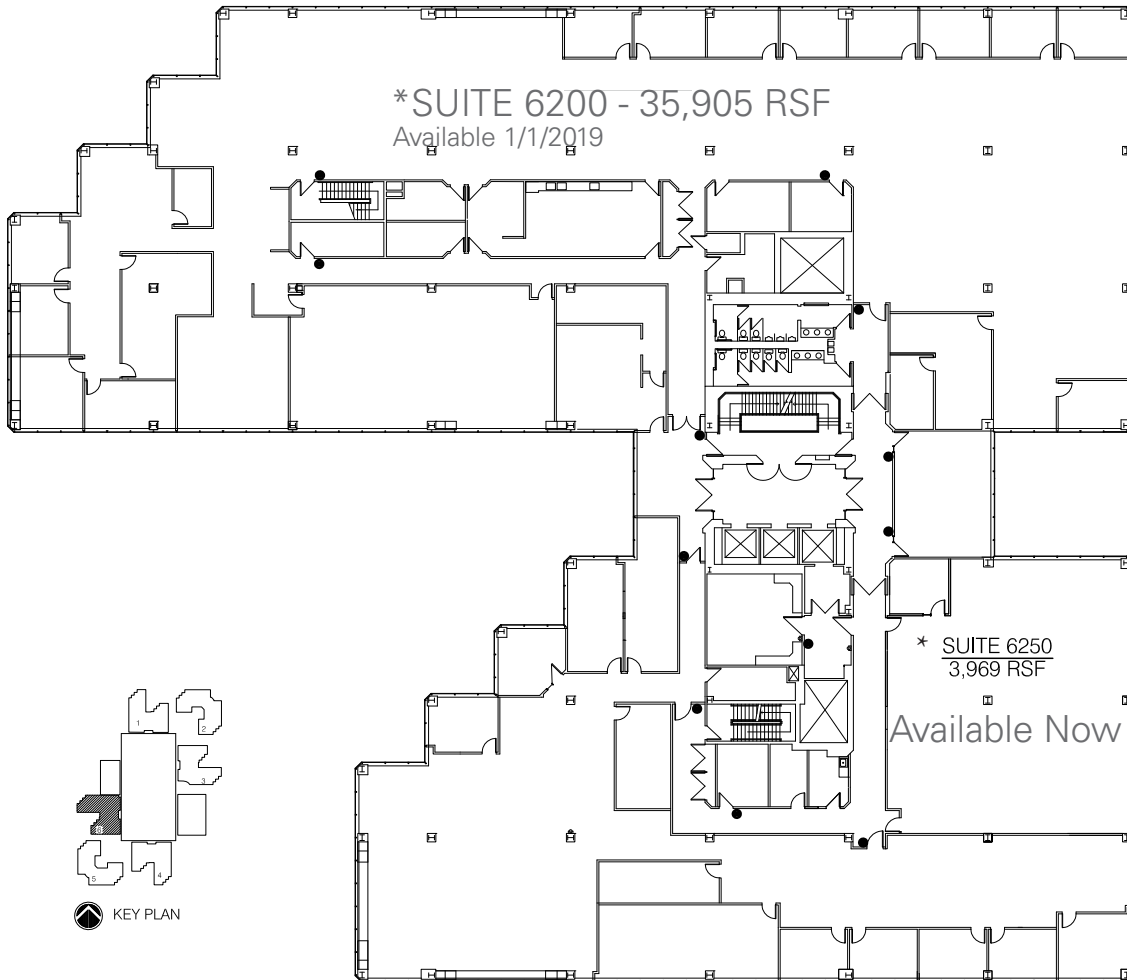
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