

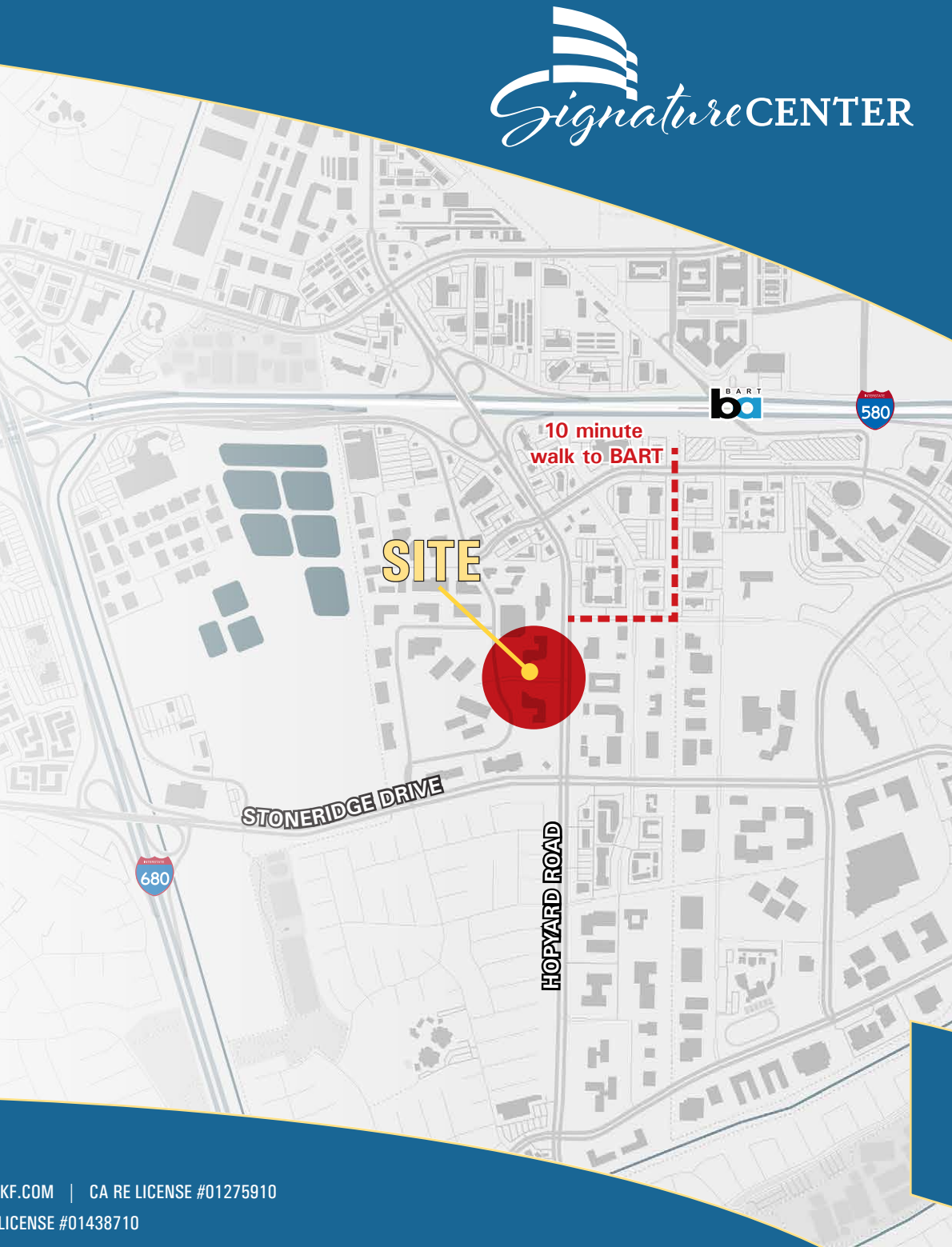


# Signature CENTER / 4900 & 5000 HOPYARD ROAD Pleasanton, CA



# PROPERTY HIGHLIGHTS

- LEED Gold Certified Property
- Two premier Class A office buildings totaling  $\pm 258,681$  square feet
- Easy access to I-580 and I-680 via Hopyard Road and Stoneridge Drive
- Adjacent to the Clorox Company Campus
- Unique architecture with excellent visibility from Hopyard Road
- Onsite property management and fitness facility
- Proximity to banks, restaurants and other retail amenities
- 4 per 1000 parking ratio; portion of parking is in a secured, covered garage
- Flexible suite layouts and lease terms
- Energy Star Rated building
- Recently remodeled lobby areas
- Common conference room available to tenants free of charge
- EV charging stations available at both 4900 and 5000 Hopyard



## EXCLUSIVE AGENTS

JEFF MORGENSTERN SENIOR MANAGING DIRECTOR 925.467.0905 | JMORGENSTERN@NGKF.COM | CA RE LICENSE #01275910

DAN WATSON MANAGING DIRECTOR 925.467.0903 | DAN.WATSON@NGKF.COM | CA RE LICENSE #01438710

# AMENITIES AERIAL



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# AVAILABLE SPACES



# 4900 Hopyard Road

**SUITE 285** | ±1,973 RSF Five offices, conference room, kitchen and open area.

**SUITE 300** | ±2,821 RSF Five offices, conference room, open area and kitchen.

**SUITE 250** | ±2,991 RSF Four offices, conference room, break room and open area.

**SUITE 320** | ±5,022 RSF Six offices, conference room, kitchen, open area.

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# AVAILABLE SPACES

# 5000 Hopyard Road



**SUITE 105** | ±1,375 RSF

Two offices, open area.

**SUITE 250A** | ±1,378 RSF

Three offices, kitchen, open area

**SUITE 220** | ±1,732 RSF

Four offices and open area.

**SUITE 240** | ±1,997 RSF

Two offices, kitchen, open area

**SUITE 420** | ±2,062 RSF

Two offices, kitchen, open area.

**SUITE 300** | ±2,107 RSF

Three offices, conference room, kitchen, open area.

**SUITE 302** | ±2,488 RSF

Two offices, conference room, kitchen, open area.

**SUITE 205** | ±2,705 RSF

Four offices, two conference rooms, kitchen, open area.

**SUITE 410** | ±2,751 RSF

Four offices, conference room, kitchen, open area.

**SUITE 430** | ±3,330 RSF

Nine offices, conference room, kitchen and open area.

Available April 2020.

**SUITE 250** | ±3,375 RSF

Three private offices, open area, kitchen.

**SUITE 335** | ±5,255 RSF

Nine offices, Conference Room, Open area, Kitchen. Double door entry from elevator landing.

**SUITE 450** | ±6,585 RSF

Combination of offices, conf. room, kitchen, open area.

**SUITE 315** | ±6,845 RSF

Combination of offices, conference rooms and open area.

**SUITE 410/450** | ±9,336 RSF

Combination of offices, conference rooms and open area.

**SUITE 270** | ±12,878 RSF

Mostly open space with 3 sides of window line and double door entry off of the elevator landing.

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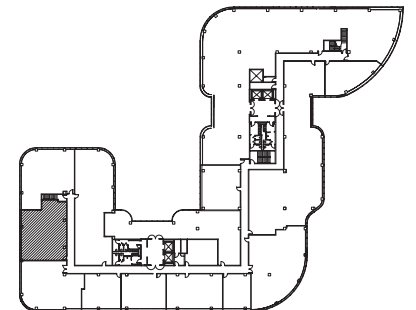
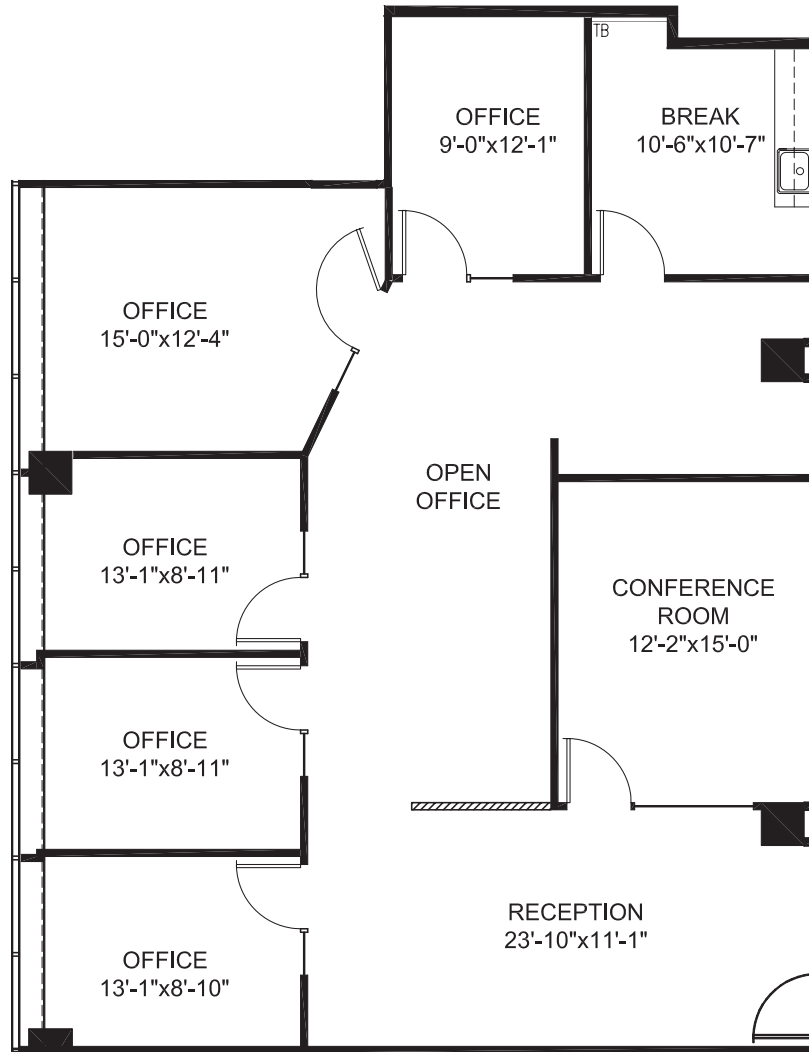
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# FLOORPLANS



**4900** Hopyard Road

Suite 285  
± 1,973 RSF



## EXCLUSIVE AGENTS

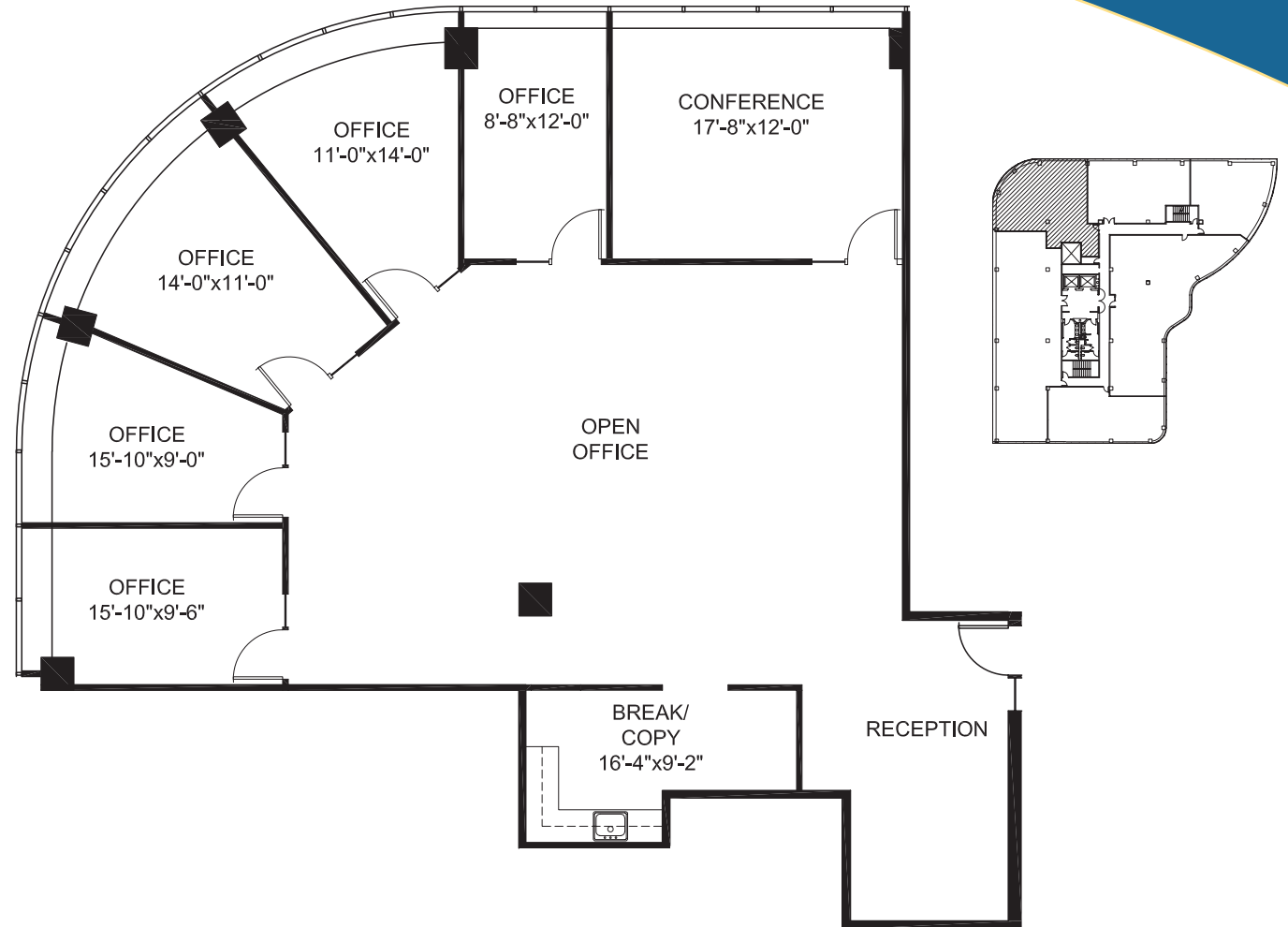
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# FLOORPLANS



**4900** Hopyard Road  
Suite 300  
±2,821 RSF



## EXCLUSIVE AGENTS

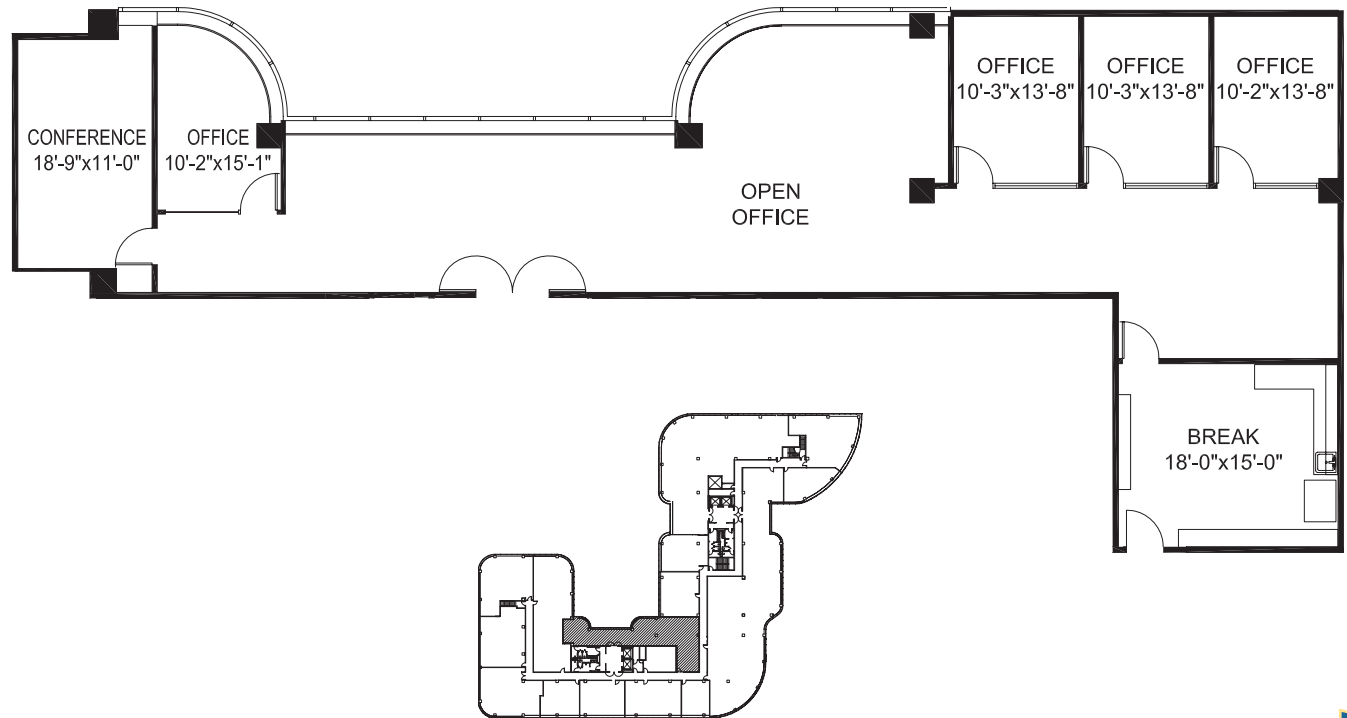
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# FLOORPLANS



**4900** Hopyard Road  
Suite 250  
±2,991 RSF



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# FLOORPLANS



**4900** Hopyard Road  
 Suite 320  
 ±5,022 RSF



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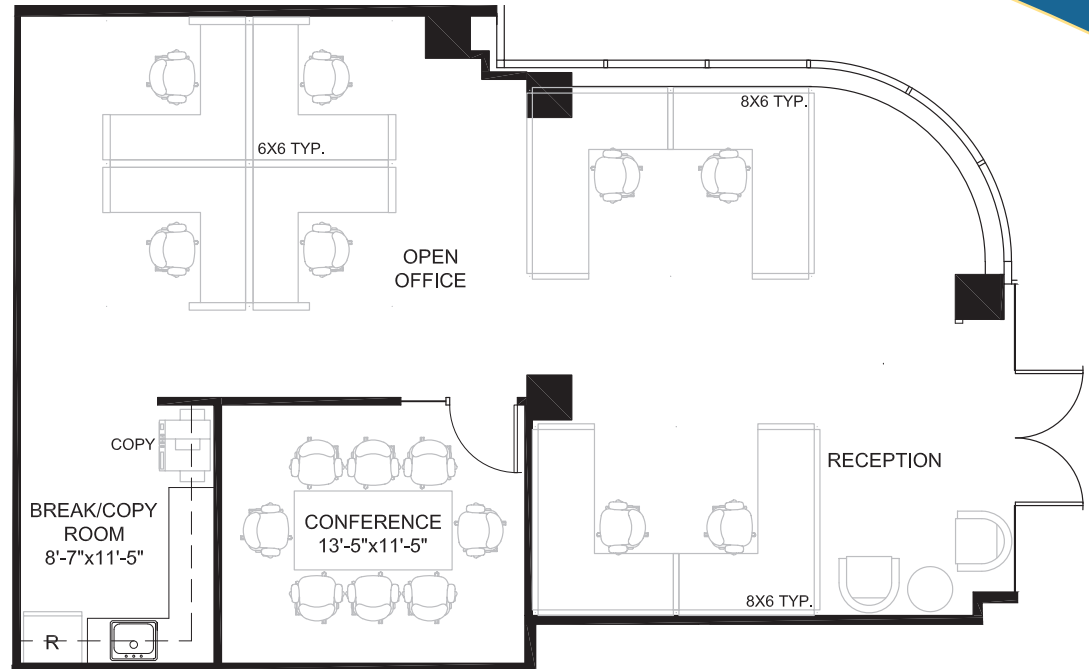
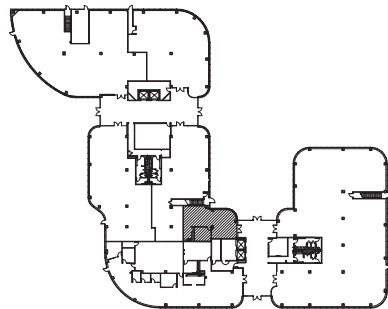
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# FLOORPLANS



**5000** Hopyard Road

Suite 105  
±1,375 RSF



**HYPOTHETICAL**

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# FLOORPLANS



**5000** Hopyard Road  
 Suite 250A  
 ± 1,378 RSF



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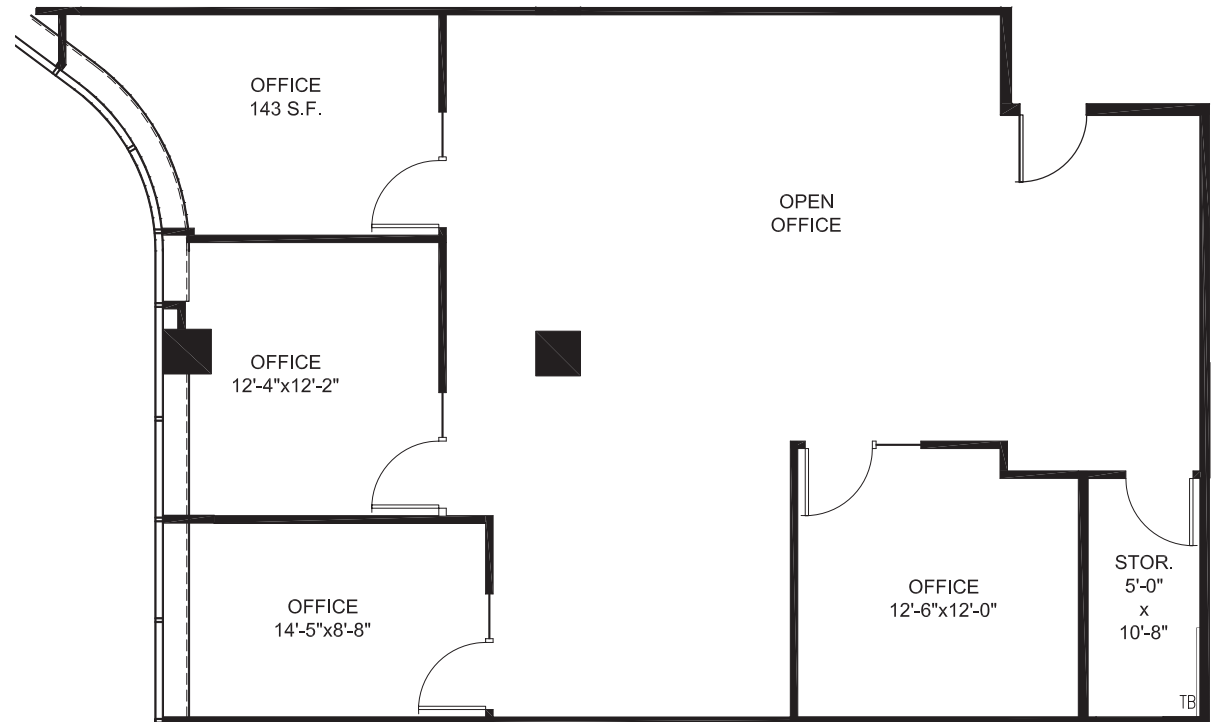
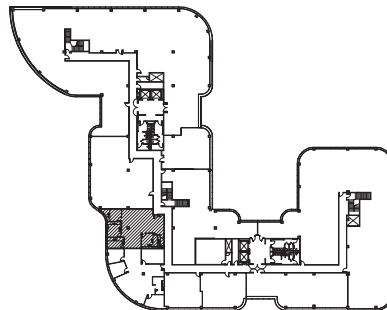
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# FLOORPLANS



**5000** Hopyard Road

Suite 220  
± 1,732 RSF



## EXCLUSIVE AGENTS

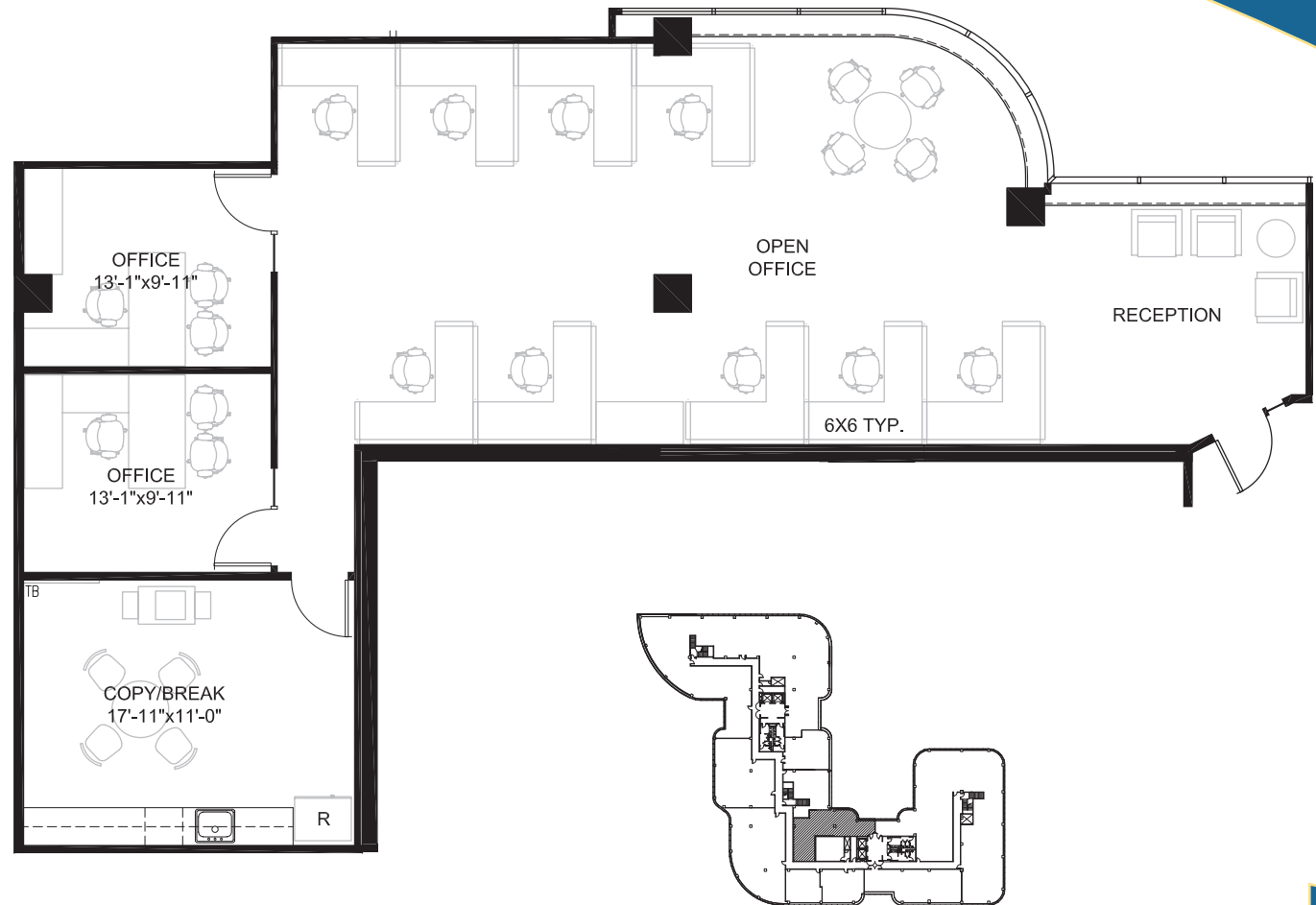
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# FLOORPLANS



**5000** Hopyard Road  
Suite 240  
± 1997 RSF

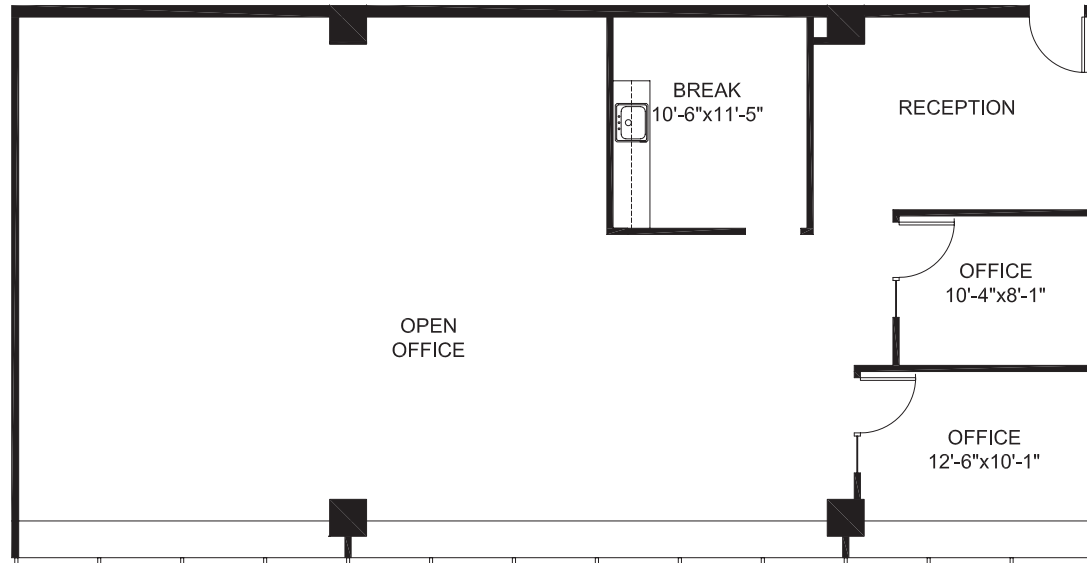


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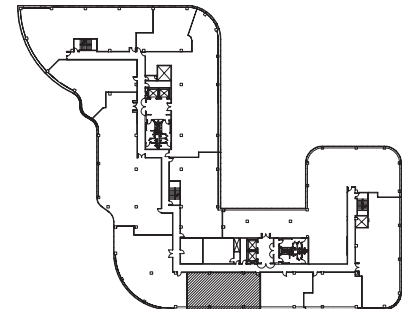
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# FLOORPLANS



**5000** Hopyard Road

Suite 420  
±2,062 RSF



## EXCLUSIVE AGENTS

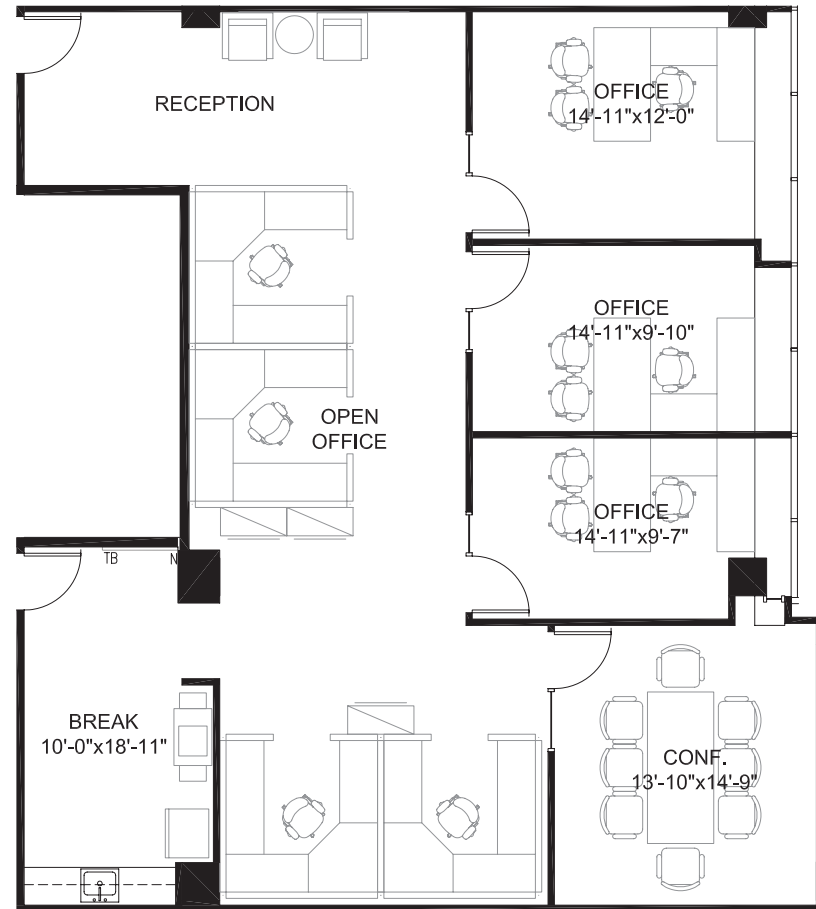
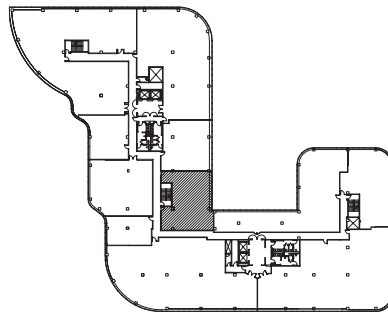
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# FLOORPLANS



**5000** Hopyard Road  
Suite 300  
±2,107 RSF



## EXCLUSIVE AGENTS

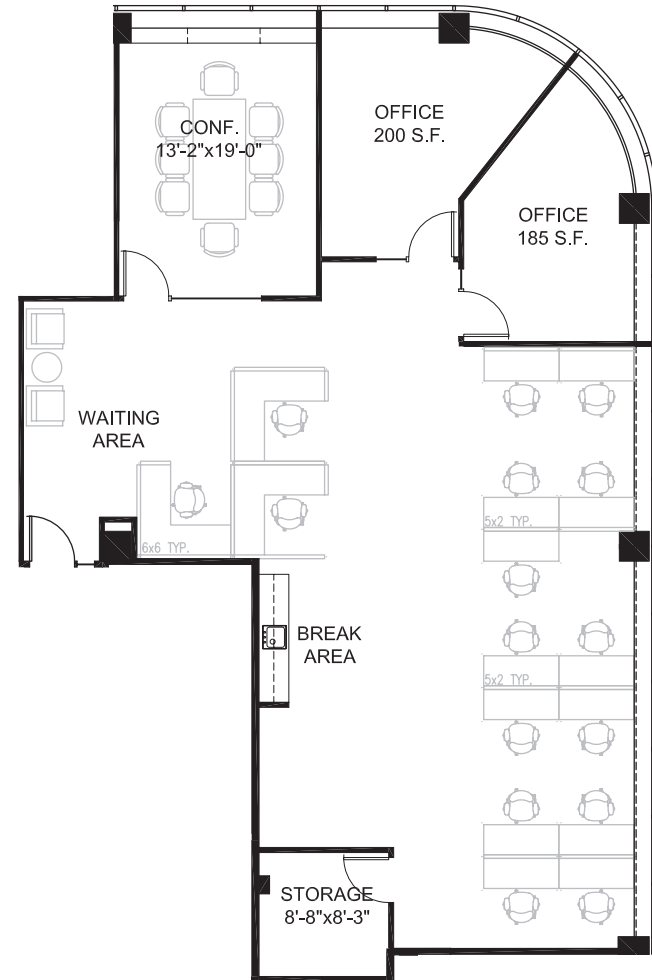
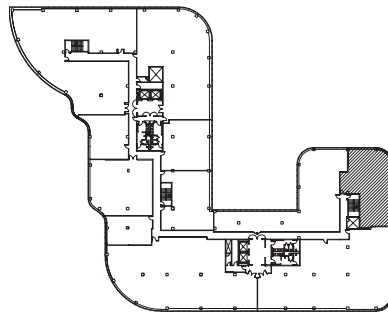
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# FLOORPLANS



**5000** Hopyard Road  
 Suite 302  
 ±2,488 RSF



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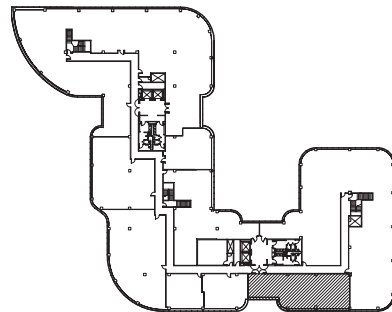
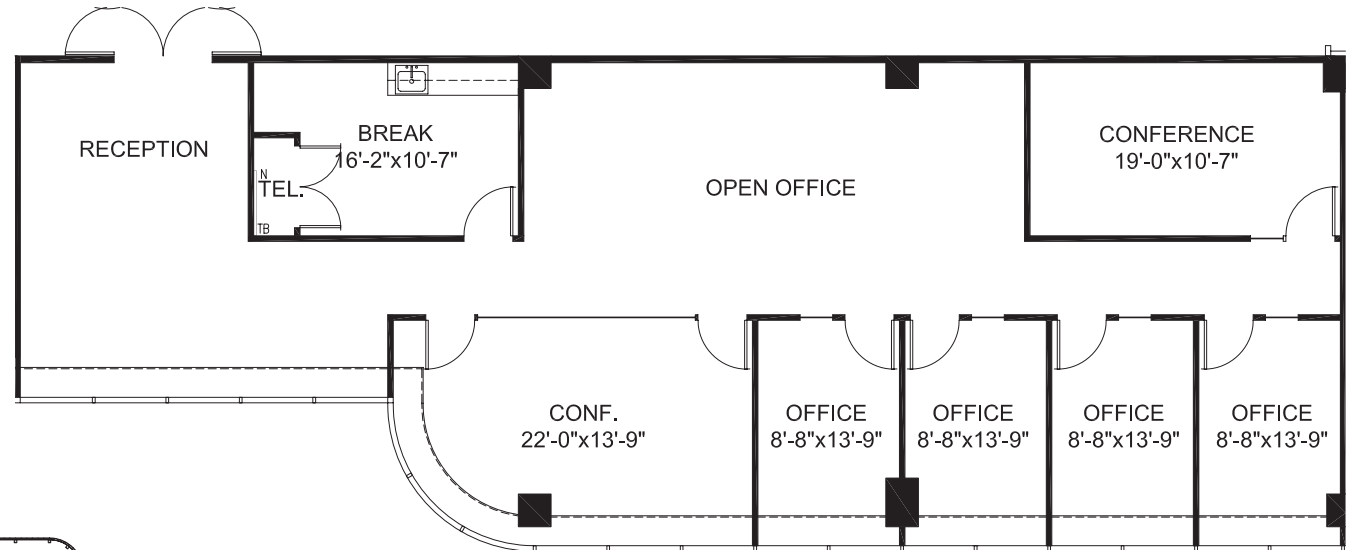
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# FLOORPLANS



**5000** Hopyard Road  
Suite 205  
±2,705 RSF



## EXCLUSIVE AGENTS

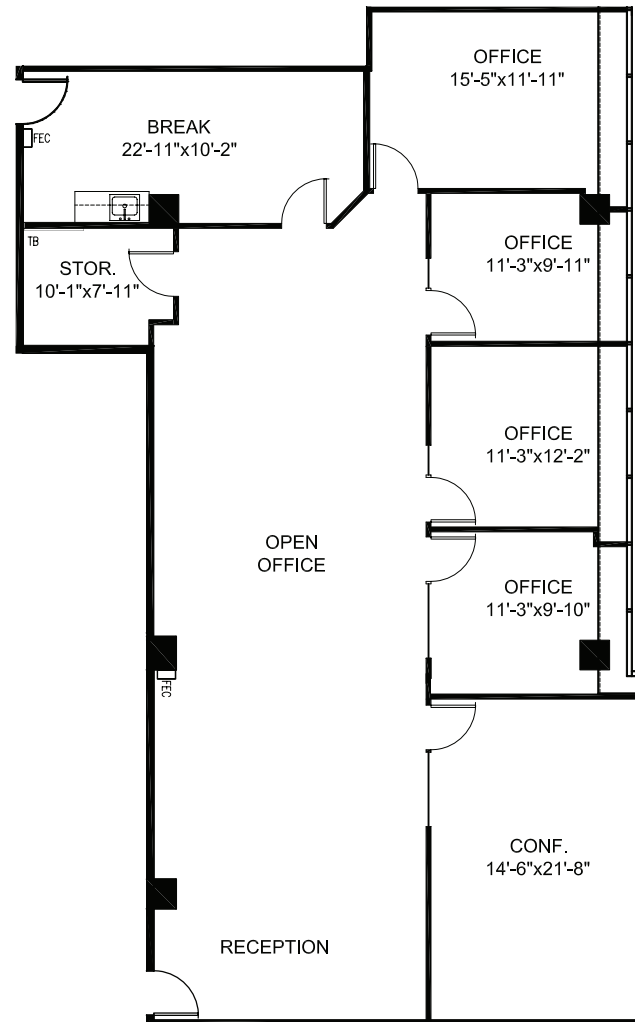
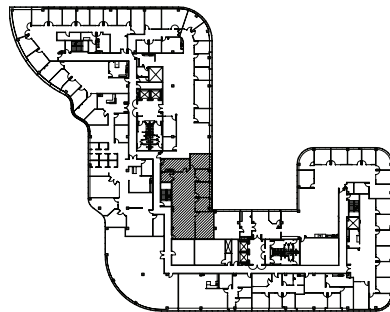
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# FLOORPLANS



**5000** Hopyard Road  
Suite 410  
±2,751 RSF



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# FLOORPLANS



**5000** Hopyard Road

Suite 430  
±3,330 RSF



## EXCLUSIVE AGENTS

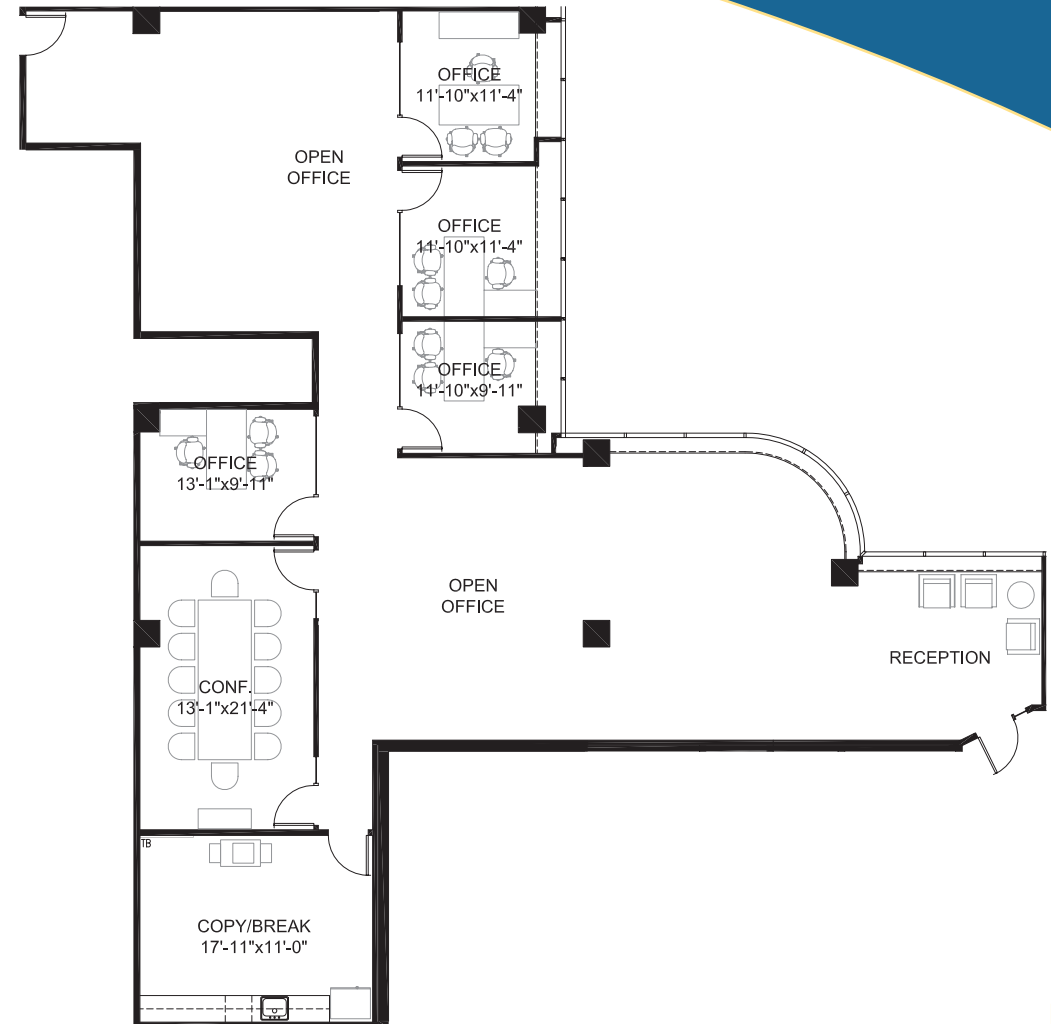
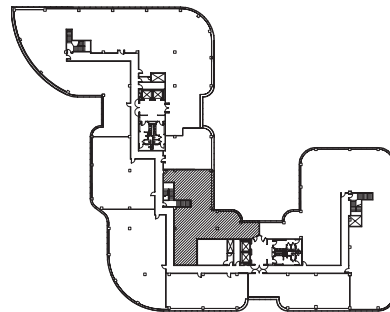
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# FLOORPLANS



**5000** Hopyard Road  
Suite 250  
±3,375 RSF



## EXCLUSIVE AGENTS

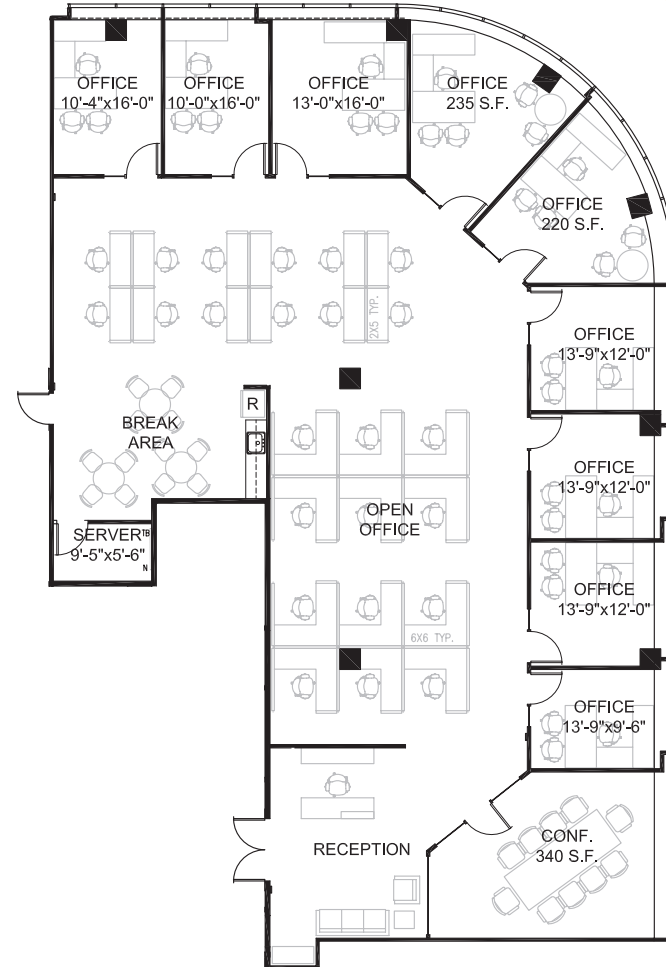
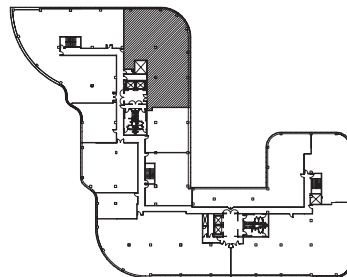
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# FLOORPLANS



**5000** Hopyard Road  
 Suite 335  
 ±5,255 RSF



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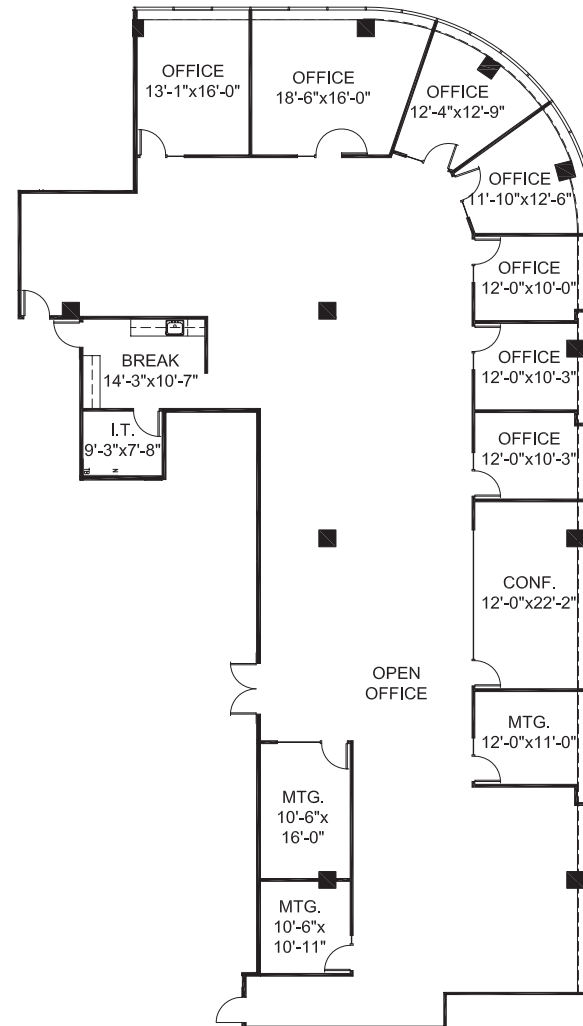
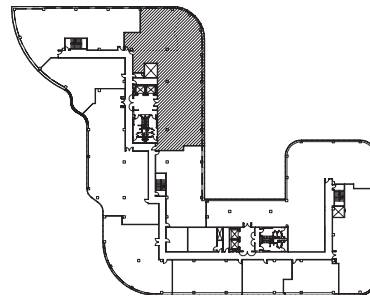
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# FLOORPLANS



**5000** Hopyard Road

Suite 450  
±6,585 RSF



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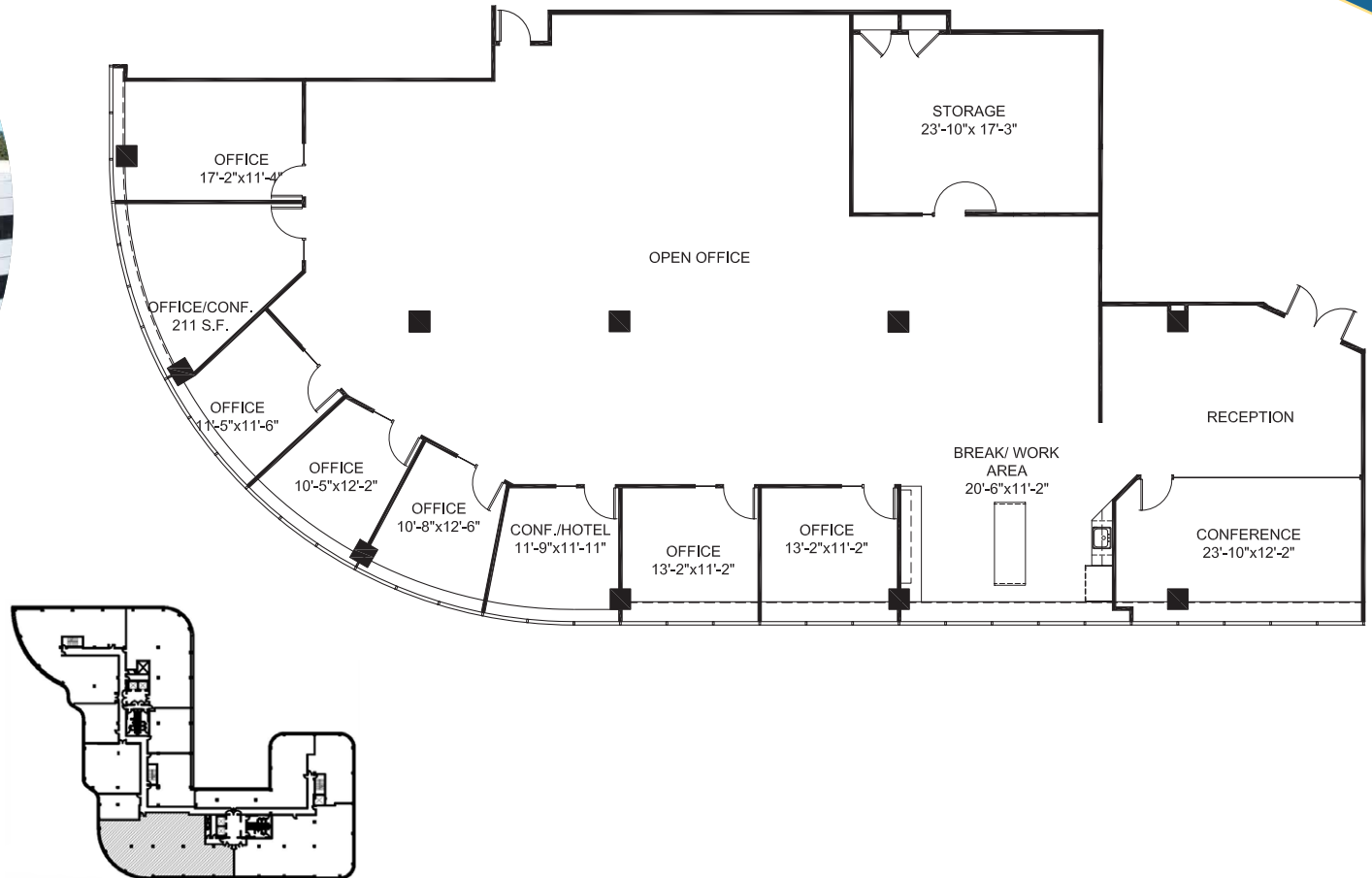
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# FLOORPLANS



**5000** Hopyard Road

Suite 315  
±6,845 RSF



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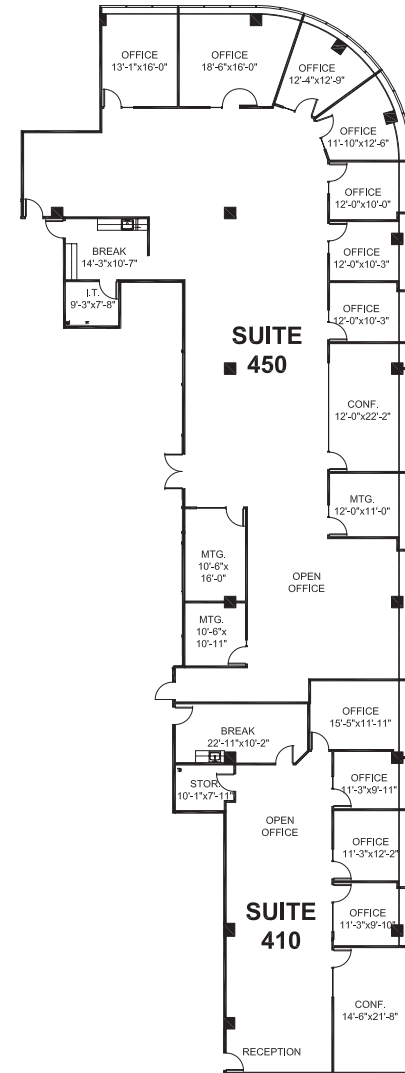
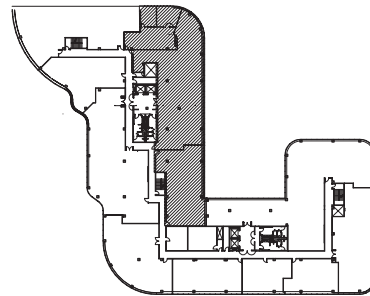
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# FLOORPLANS



**5000** Hopyard Road

Suite 410/450  
±9,336 RSF



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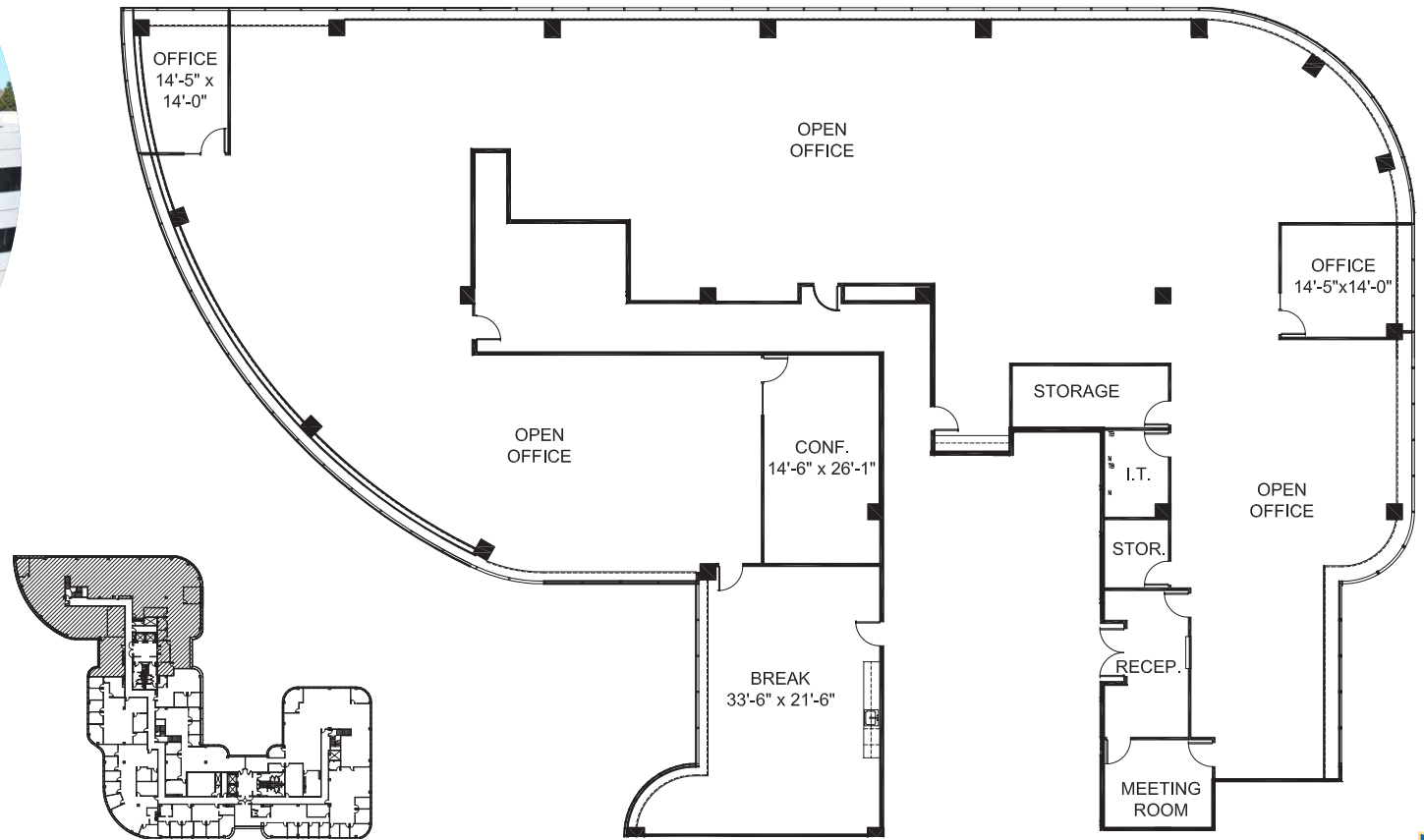
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# FLOORPLANS



**5000** Hopyard Road  
Suite 270  
± 12,878 RSF



## EXCLUSIVE AGENTS

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# Signature CENTER / 4900 & 5000 HOPYARD ROAD Pleasanton, CA

