

# PARK PLACE

Dublin, CA

# Change Your View

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## Park Place

417,109± SF available in two 6-story steel framed buildings on a 14.49 acre campus. Efficient floor plate average 36,417± SF with limited columns. Finished ceiling heights of 11'0" throughout, 15' slab heights and expansive window line.

Park Place offers a first class workplace experience, featuring a welcoming campus setting in an outstanding location in the heart of the Tri-Valley.

### ON-SITE IMPROVEMENTS

Existing institutional ownership has partnered with a local developer/operator and have planned large-scale upgrades and renovations to the exterior entries, lobbies, indoor and outdoor collaborative meeting areas, conference center, fitness center, bike storage and on-site property management.

Other on-site amenities will include wifi, food trucks, mobile bootcamps, mobile dry cleaning, EV charging stations and a shared bike program.

### PREMIER CORPORATE HEADQUARTERS LOCATION

Centrally located near the I-580/I-680 and walking distance to the Dublin/Pleasanton BART station.

### OFF-SITE AMENITIES

Located across the street from two upscale shopping centers offering the best in retail shops and restaurant destinations.

### UNPARALLELED VIEWS

Unobstructed views of Mt. Diablo to the north and of the Pleasanton Ridge to the south and west.

### CORPORATE BRANDING & VISIBILITY

Interstate signage opportunities with visibility to over 287,000 vehicles per day on I-580.



# IN AND AROUND **PARK PLACE**



**417,109 SF**

OF OFFICE SPACE

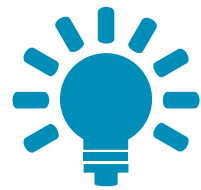
located at Park Place



**+7M SF**

OF RETAIL SPACE

directly across the street at  
Persimmon Place and Hacienda Crossing  
shopping centers



**73,328**

EMPLOYEES WITHIN A  
3 MILE RADIUS



**181,941**

RESIDENTS WITHIN A  
5 MILE RADIUS

with an average household  
income of \$153,768



**25 Hotels**

WITHIN 5 MILES

with the Hyatt Place Dublin  
located directly across the street



**+15**

COMPANIES ARE HEADQUARTERED  
IN THE TRI-VALLEY

## Optimal Location

### NEAR RAPID TRANSIT

Easily accessible from the San Francisco Bay Area and beyond, Park Place boasts direct I-580 (East/West) freeway access with the I-680 (North/South) nearby. Proximity to BART and to Wheels public transportation make Park Place's location key. Oakland (25 min) and San Francisco (40 minutes) International Airports are serviced by BART.





## On-Site Amenities




Park Place planned improvements include:

- One acre park-like plaza with outdoor meeting rooms
- Indoor/outdoor conference facility
- Public wifi
- Expansive fitness center with an activity patio
- Shared bike program
- Mobile bootcamps
- Mobile dry cleaning
- Café with indoor/outdoor dining
- EV charging stations



# Off-Site Amenities

Park Place is conveniently located across the street from Persimmon Place and Hacienda Crossings offering the best in retail shops and restaurant destinations.

	45 min San Francisco		50 min San Francisco		40 min San Francisco International
	28 min Oakland		40 min Oakland		25 min Oakland International
			41 min Silicon Valley		8 min Livermore Municipal



Retail	Distance
1 Persimmon Place	0.0 miles
2 Hacienda Crossings	0.3 miles
3 Project Clover (IKEA)	0.3 miles
4 Shops at Waterford	1.0 mile
5 Ulferts Center	1.0 mile
6 Fallon Gateway	2.1 miles
7 Pleasanton Shopping Center	2.1 miles
8 Dublin Place	2.2 miles
9 Stoneridge Shopping Center	3.7 miles

Mixed Use	Units
1 Dublin Crossing	1,995 Single-Family Homes
2 Gratton Plaza Mixed-Use	115 Townhomes

Daycare
1 La Petite Academy
2 Kidz Choice Preschool and Daycare
3 Pleasanton KinderCare
4 Aegis Pre School Day Care
5 Dublin KinderCare
6 Joy Preschool & Day Care
7 New Discoveries Day Care
8 Dog Dynasty Boarding, Day-care, Grooming & Training

Gyms
1 9Round Fitness
2 Fitness 19
3 Orangetheory Fitness
4 Platinum Fitness of Dublin
5 I Will CrossFit Dublin
6 Earthly Delights Fitness
7 24 Hour Fitness

Restaurants
1 A&W
2 Casa Orozco
3 Hana Japan Steak House
4 Lazy Dog Restaurant & Bar
5 Little Home Thai Cuisine
6 China Lounge Restaurant and Bar

# PROMINENT BRANDING & VISIBILITY

Park Place has one of the region's most prominent building signage opportunities with unmatched sightlines for eastbound and westbound traffic flows of 287,000 daily passengers.



# DRAMATIC VIEWS

Park Place is positioned to take in views of the Tri-Valley with Mt. Diablo to the north and the Pleasanton Ridge to the west and south.



## ONE PARK PLACE

Floor	RSF
First, Suite 100	12,921± SF
First, Suite 175	7,500± SF
Second	35,659± SF
Third	36,690± SF
Fourth	36,807± SF
Fifth	Leased
Sixth	Leased
<b>Total</b>	<b>135,059± SF</b>

## THREE PARK PLACE

Floor	RSF
First	26,962± SF
Second	35,633± SF
Third	36,716± SF
Fourth	36,831± SF
Fifth	36,489± SF
Sixth	36,489± SF
<b>Total</b>	<b>209,120± SF</b>

Click [here](#) to view floor plans.



# BUILDING FLOOR PLATES

Efficient floor plate average 36,417± square feet with limited columns, 11'0" finished ceiling height, 15' slab heights and expansive window line. Steel framed 6-story buildings are linked at the second and third floors by a 2-level pedestrian bridge. Grade-level loading serves both buildings. Caterpillar diesel generators provide emergency power to priority systems.

# Value Without Compromise

## Premium Systems & Finishes

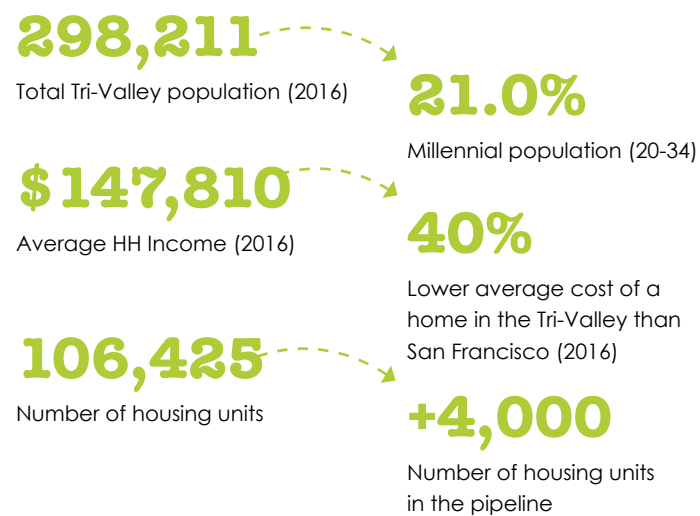
Quality systems and use of premium finishes throughout the property further enhance the lively space designed for efficiency, collaboration and recreation.



# Why Tri-Valley?

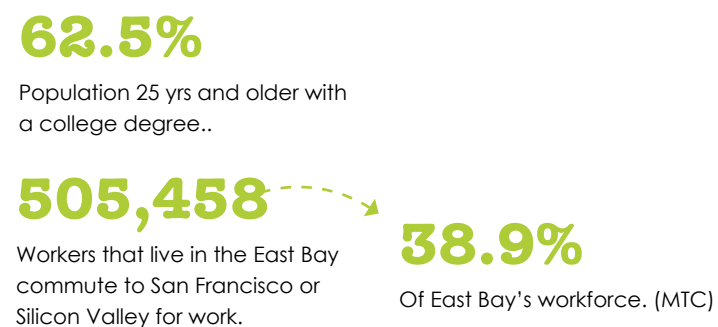
The Tri-Valley (Pleasanton, Livermore, Dublin and Danville) has grown over recent years, driven by the shift in workplace design and the adaptation of live-work-play environments in office campuses. Accessibility to Oakland, San Francisco and Silicon Valley, convenient transit options, growing amenities, lower cost of living, educated workforce and lower business taxes are compelling attractions for regional employers.

## Live



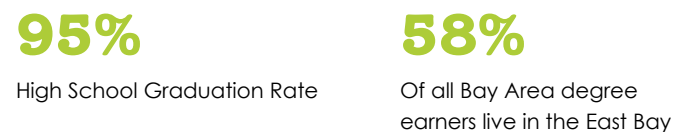
## Work

The Tri-Valley accounts for about 27% of all Bay Area employment due to its educated labor pool.



## Learn

**Top 10** – rankings on 2016 Best School Districts in the Bay Area



## Play

The Tri-Valley has a strong leisure and hospitality industry, contributing to employment growth and driving the economy.



## Get There!

"Improving transportation systems between Tri-Valley and the broader region will support growing economic activity and strengthen the Bay Area's competitiveness."

– Bay Area Council Economic Institute

**+43.0%**

Dublin/Pleasanton BART ridership since 2011

**11,632**

Average weekday exits (Fiscal year 2016)



## Save Money

Bay Area business taxes are the lowest in the Tri-Valley. The Tri-Valley carries business incentives by commanding a flat annual business tax fee\*, regardless of revenue or payroll.

**\$50**

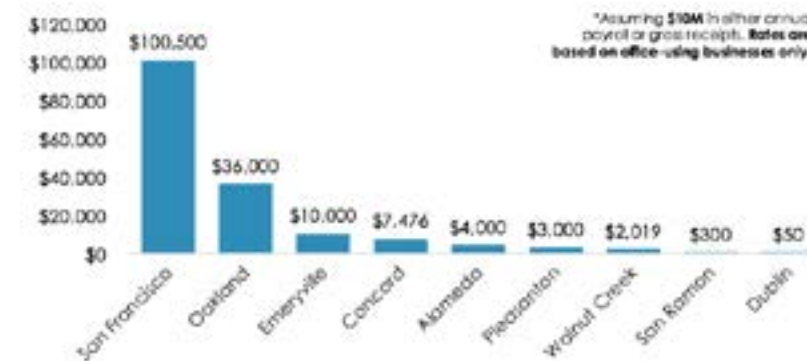
Dublin (Flat fee)

**\$300**

San Ramon (flat fee)

**\$100,500**

San Francisco (gross receipts)





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