

STONERIDGE PLACE

7901 STONERIDGE DRIVE, PLEASANTON, CA

7901 STONERIDGE.COM

EMBARCADERO
CAPITAL PARTNERS



Kidder
Mathews

Stoneridge Place is a five-story, Class A office project located at the I-580 and I-680 interchange.



EXCELLENT ACCESS
TO I-580 & I-680



SHORT DISTANCE WALK
FROM THE WEST DUBLIN/
PLEASANTON BART



WALKING DISTANCE
TO STONERIDGE
SHOPPING CENTER



EV CHARGING STATIONS



GENEROUS GLASS LINES
THAT PROVIDE ABUNDANT
NATURAL LIGHT



BUILDING COMMON
CONFERENCE ROOM



ABOVE STANDARD
SURFACE PARKING



24 HOUR
AVANTI MARKET
ON-SITE

For leasing information contact

LISTING BROKERS

IAN THOMAS

Kidder Mathews
925.905.1105 | ian.thomas@kidder.com
LIC N° 01279455

JASON CHANDLER

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925.905.1103 | jason.chandler@kidder.com
LIC N° 01394441

OWNER'S REPRESENTATIVE

ANDREW BROWN

Embarcadero Capital Partners
650.292.4100 | abrown@ecp-llc.com

KIDDER.COM
7901STONERIDGE.COM

BUILDING AMENITIES

- Five-story, Class “A” office building comprising ±174,503 RSF
- Newly remodeled building landscaping, entry, lobby and elevators
- Efficient, flexible floor plates.
- Generous glass-lines, providing abundant natural light
- On-site property management, day porter and engineering team
- Abundant surface parking
- EV charging stations.
- On-site Avanti Market
- New common conference room





BUILDING LOCATION

- Prime location in Tri-Valley, at the intersection of Stoneridge Drive and Foothill Road.
- Within walking distance to the West Dublin/Pleasanton BART station.
- Proximate to Stoneridge Mall - a regional mall, home to more than 165 retail, restaurant, and entertainment options.

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1. STONERIDGE MALL

- Macy's
- Nordstrom
- JCPenney
- Sears
- PF Chang's
- Cheesecake Factory

2. PLEASANTON SQUARE

- Bev Mo
- The Home Depot
- In-N-Out Burger
- Taco Bell
- Starbucks

3. GATEWAY SQUARE

- Eddie Papa's
- Round Table Pizza
- Chili's
- Kinder's
- The Organic Coup
- Cheese Steak Shop

4. HACIENDA CROSSINGS

- Regal Cinema IMAX
- Barnes & Noble
- Bed Bath & Beyond
- TJ Maxx
- Starbucks
- Applebee's
- Lazy Dog
- Jamba Juice

5. METRO 580

- Walmart
- Kohl's
- Sport Chalet
- Subway
- Red Robin
- McDonald's
- Patelco Credit Union

6. HACIENDA PLAZA

- Hacienda Cleaners
- Sweet & Savory

7. CROSSROADS

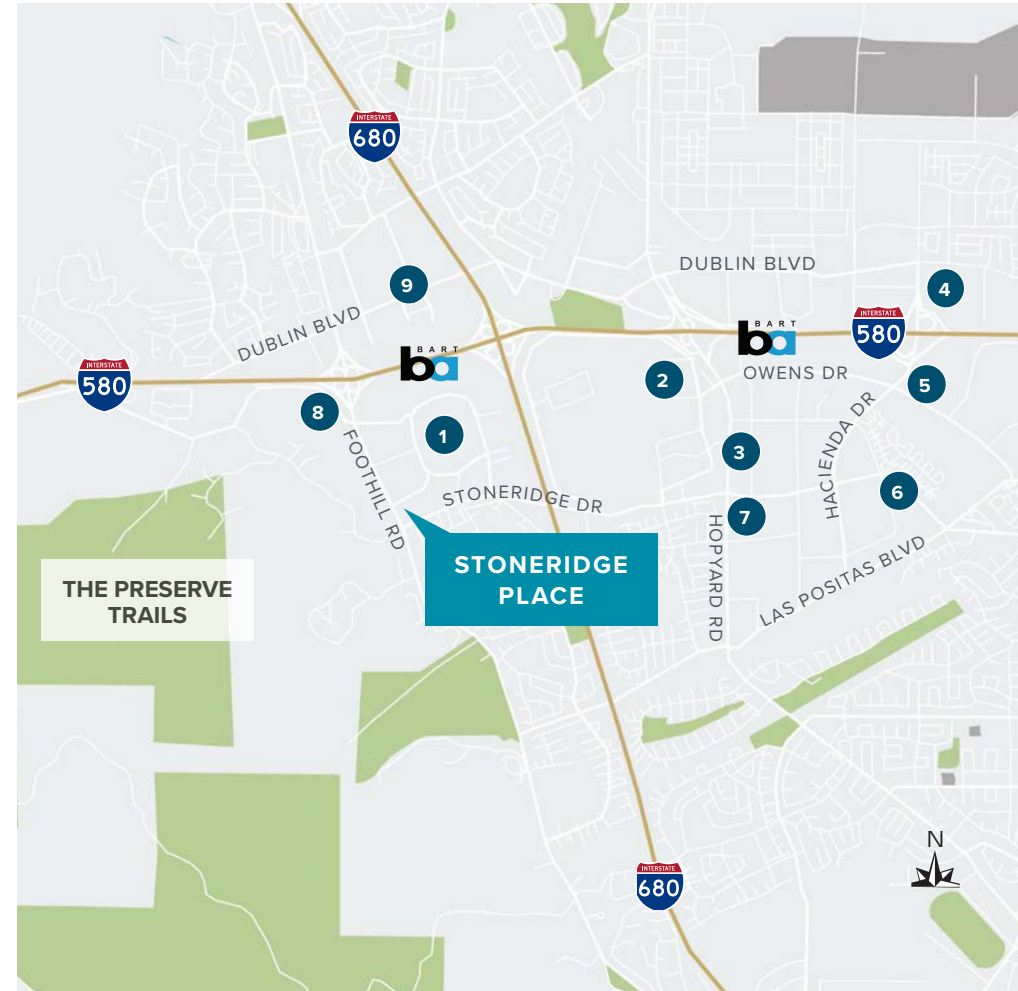
- Starbucks
- Jamba Juice
- Subway
- Sweet Tomatoes
- Carl's Jr.
- Wells Fargo
- Chase

8. HOTELS

- Pleasanton Marriott
- Residence Inn
- Sheraton Pleasanton
- Holiday Inn

9. DUBLIN BLVD

- Dublin Bowl
- DSW
- Ross Dress For Less
- Marshall
- Target
- Sprouts



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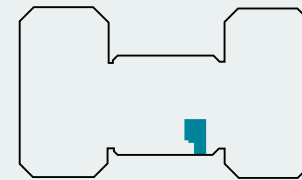
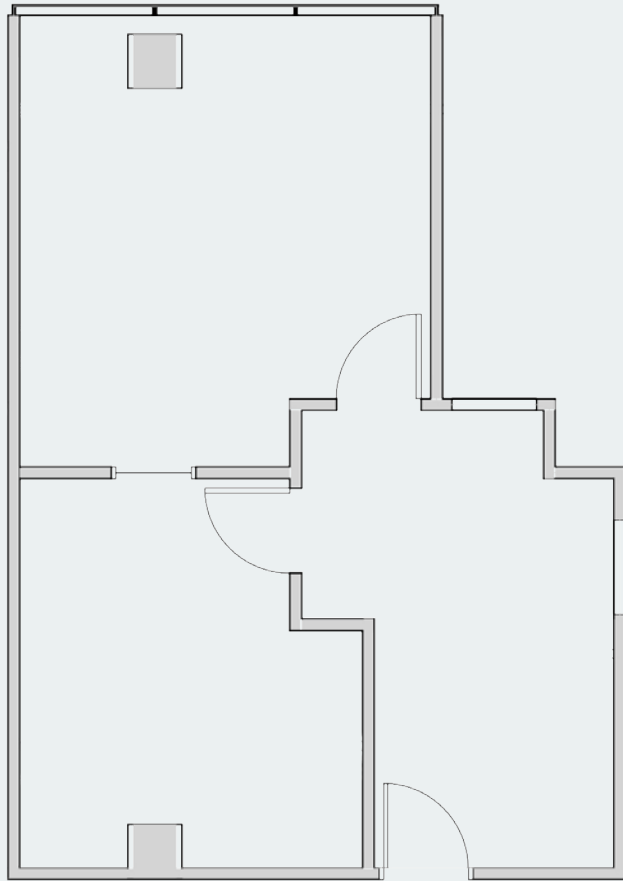
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AVAILABLE SUITES

Suites	SF	Available	Comments	
520	±643	Now	Reception and two (2) private offices	
430	±889	Now	Highly efficient small office suite featuring two (2) private offices on the glass-line and open bullpen	
502	±938	Now	Desirable fifth floor "view" suite featuring two (2) private offices, storage/ copy area and open bullpen	
108	±990	Now	Premium ground floor space features floor to ceiling glass line and two private offices	
505	±1,027	Now	Two (2) private offices and open area with southern fifth floor views	
123	±1,264	Now	Double glass door entry off main lobby, two (2) private offices and conference room	
110	±1,312	Now	This ground floor suite features an open plan with floor to ceiling glass-line	
465	±1,968	Now	Corner glass-line with four (4) private offices, conference room, kitchen, IT/copy room and open area	 Take Virtual Tour
210	±2,096	Now	Corner window line, reception, two (2) private offices, conference room, kitchen and open bullpen	 Take Virtual Tour
350	±2,214	Now	Entry off elevator lobby, premium views, two (2) private offices, IT room, kitchen and open bullpen	 Take Virtual Tour
100	±2,613	Now	Premium ground floor suite features floor to ceiling glass-line, open plan with internal conference room, private office and kitchen	
401	±2,748	Now	Four (4) private offices, conference room, kitchen and open bullpen	
528	±3,089	Now	Fifth floor 'view space' features seven (7) private offices, conference room and kitchen.	
120	±3,147	Now	This 'spec' ready, premium ground floor suite features double glass door entry off building lobby, floor to ceiling glass line, four (4) private offices, kitchen and open bullpen	
211	±3,147	9/2021	Reception area, seven (7) private offices, conference room, open bullpen and kitchen	
440	±4,912	Now	Premium views, five (5) private offices, conference room, kitchen and copy/IT room	
450	±5,540	Now	Entry off fourth floor elevator lobby, six (6) private offices, two (2) conference rooms, kitchen and open bullpen	
150	±9,019	Now	This premium ground floor Suite features double door entry off main building lobby has floor to ceiling glass-line, glass board room, eight (8) private offices and open bullpen	
320	±10,770	Now	Includes end-cap glass-line, nineteen (19) private offices, three (3) conference rooms, kitchen and open area	
300	±14,953	Now	This 'spec' suite features double door entry off elevator lobby, polished concrete floors at reception and raised ceilings at reception and in open break room. Suite includes glass board room, two (2) conference rooms, fifteen (15) private offices and expansive open areas	 Take Virtual Tour
300/320	±26,530	Now	Double door entry off elevator lobby, polished concrete and raised ceilings at reception, open break room with raised ceilings, thirty-four (34) private offices, four (4) conference rooms and expansive open bullpens on the glass-line	

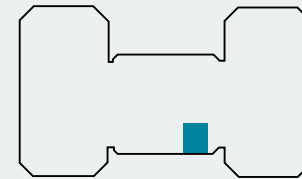
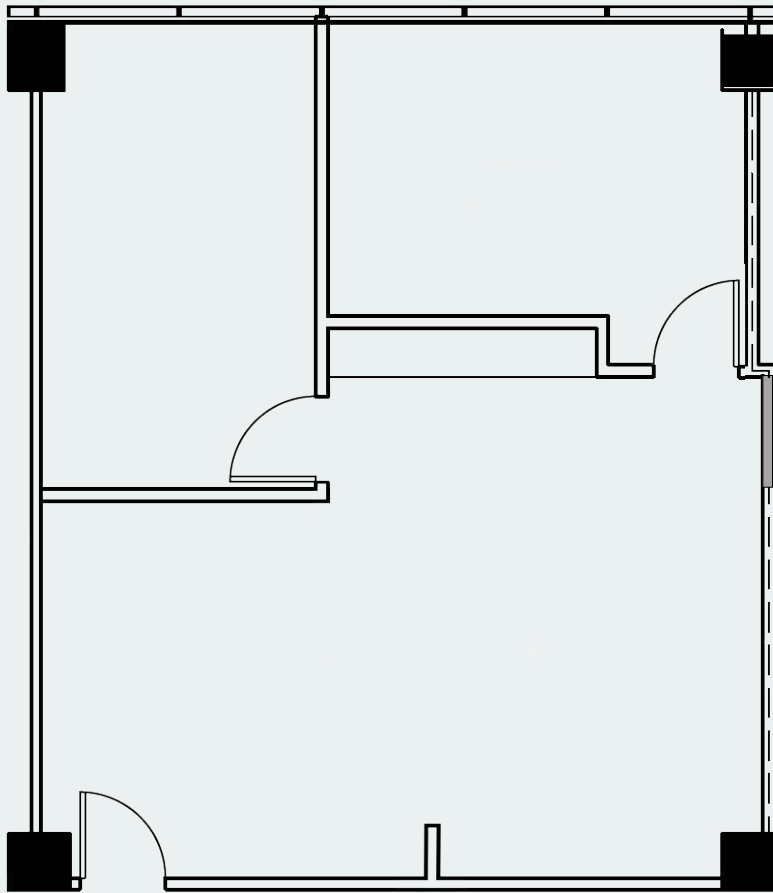


SUITE 520

FIFTH
FLOOR

±643
SQUARE FEET

NOW
AVAILABLE

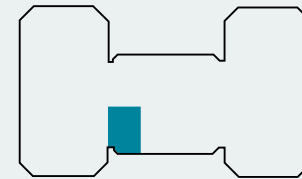
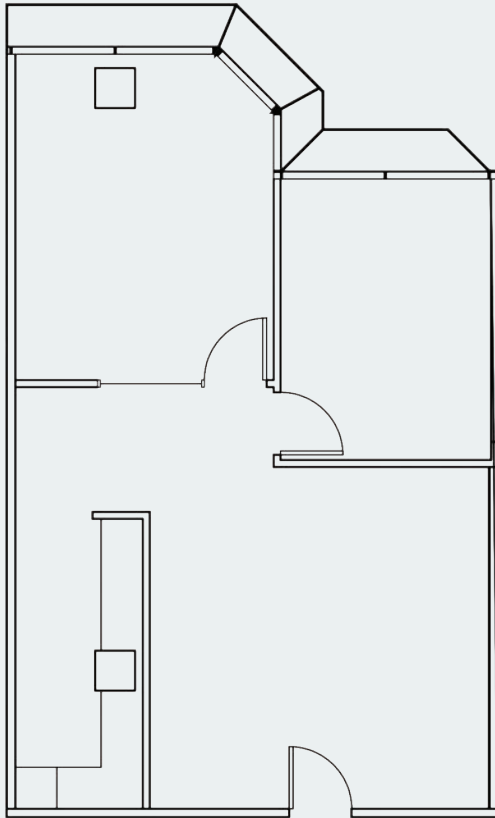


SUITE 430

FOURTH
FLOOR

±889
SQUARE FEET

NOW
AVAILABLE

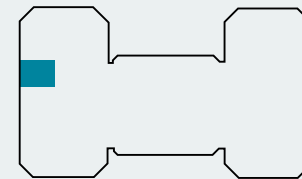
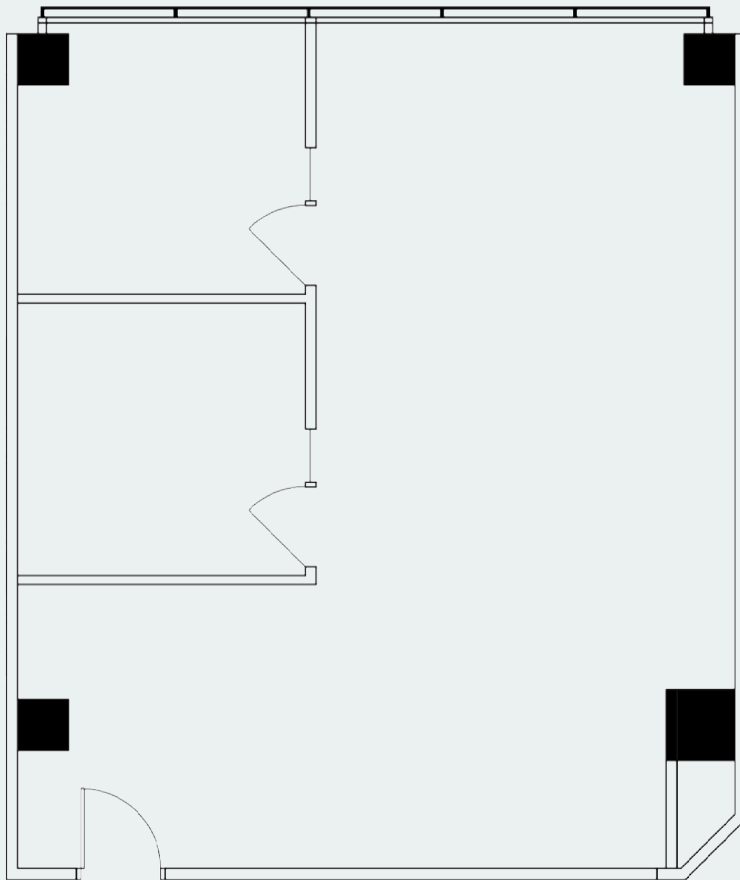


SUITE 502

FIFTH
FLOOR

±938
SQUARE FEET

NOW
AVAILABLE

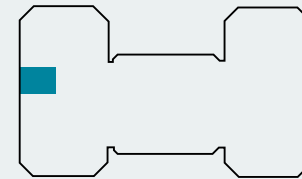
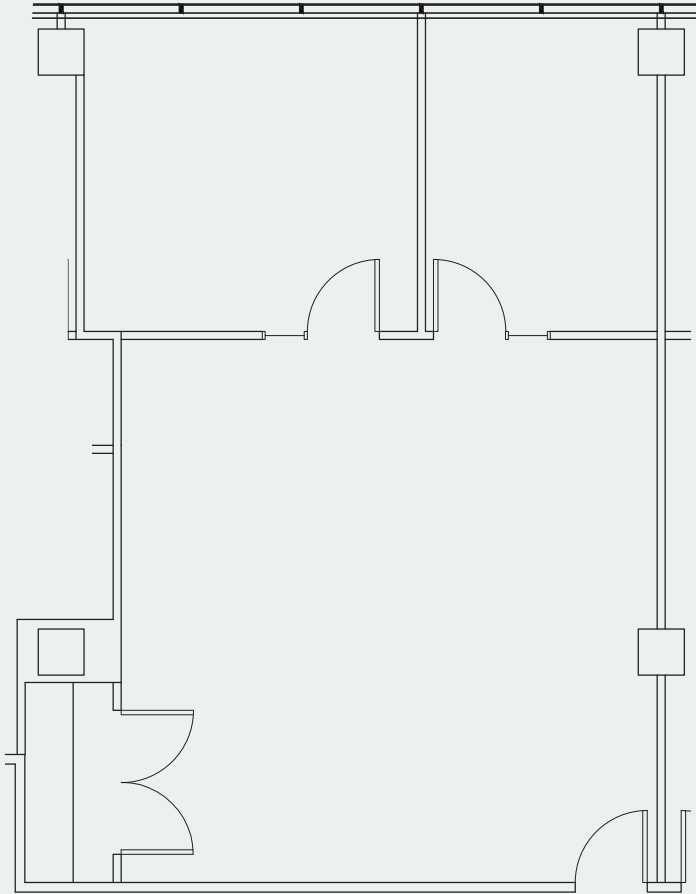


SUITE 108

FIRST
FLOOR

±990
SQUARE FEET

NOW
AVAILABLE

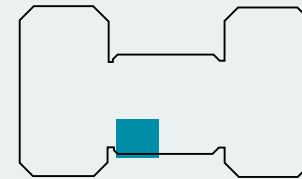
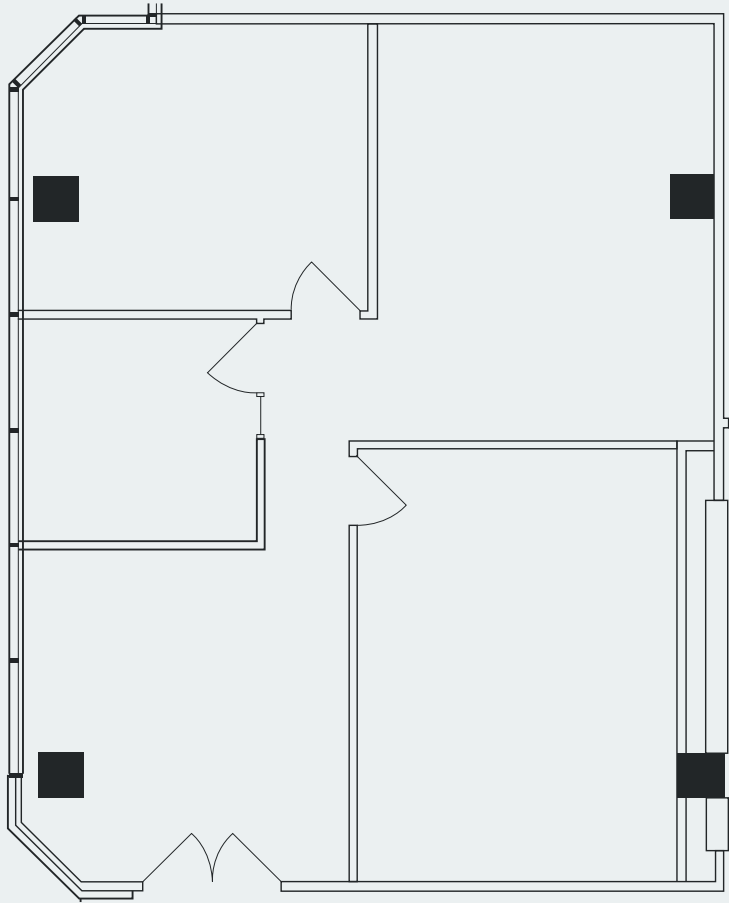


SUITE 505

FIFTH
FLOOR

±1,027
SQUARE FEET

NOW
AVAILABLE

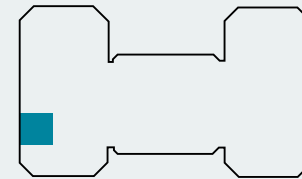
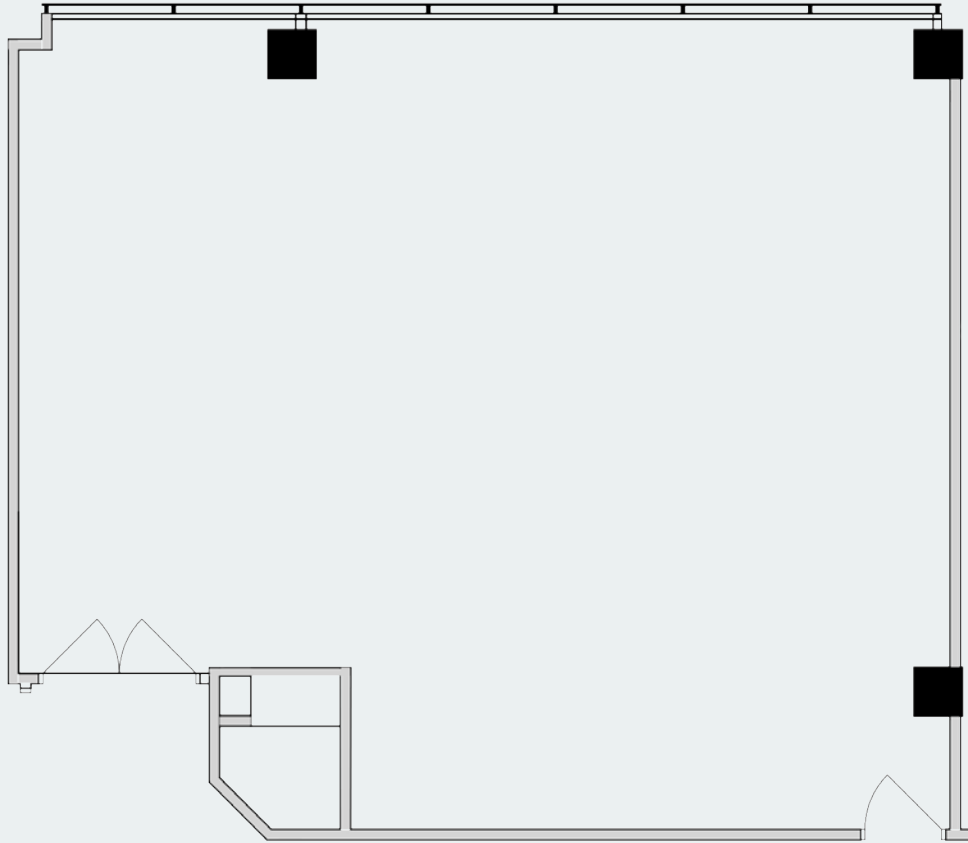


SUITE 123

FIRST
FLOOR

±1,264
SQUARE FEET

NOW
AVAILABLE

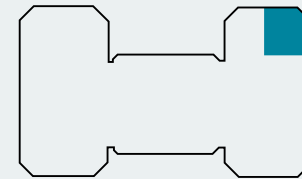
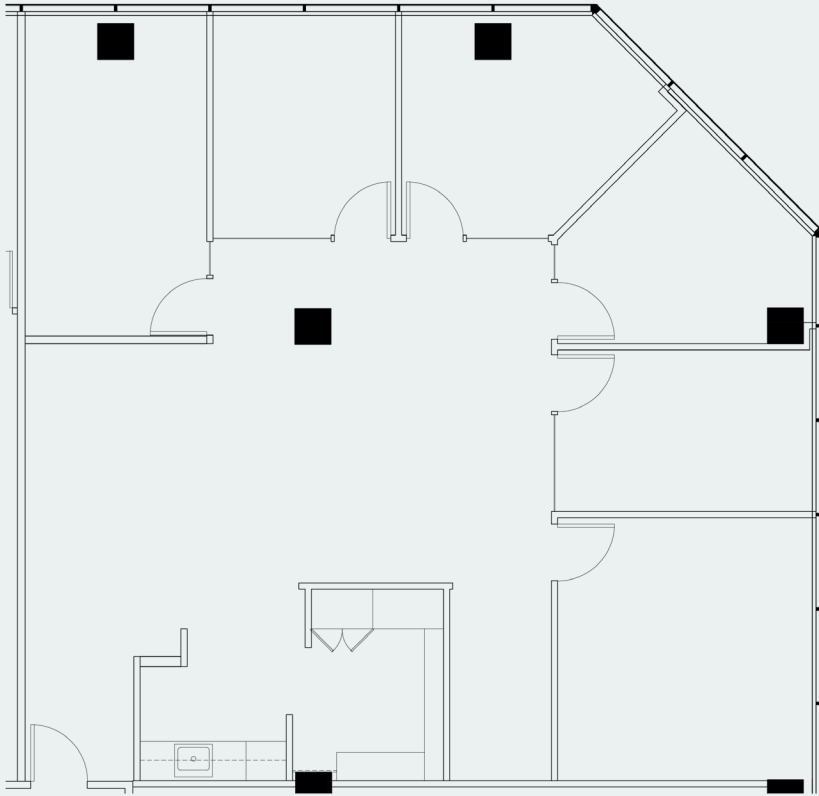


SUITE 110

FIRST
FLOOR

±1,312
SQUARE FEET

NOW
AVAILABLE



SUITE 465

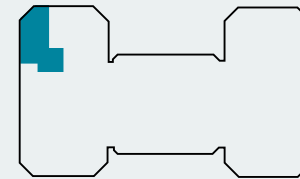
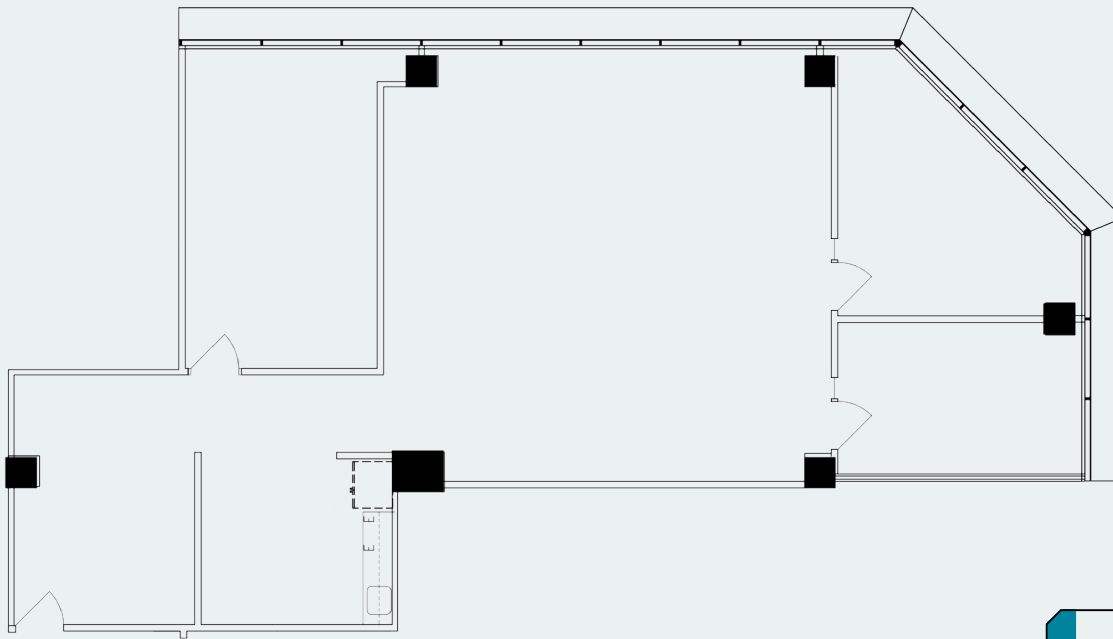
FOURTH
FLOOR

±1,968
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR



SUITE 210

SECOND
FLOOR

±2,096
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR

SUITE 350

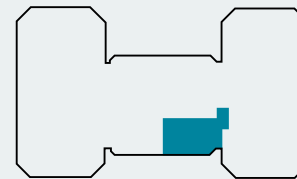
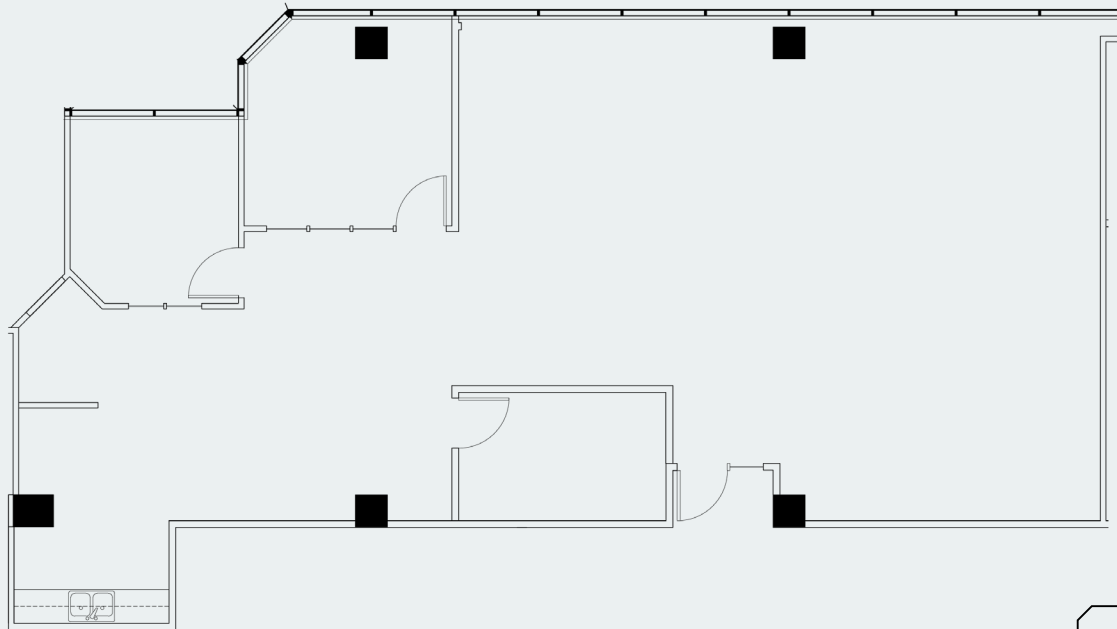
THIRD
FLOOR

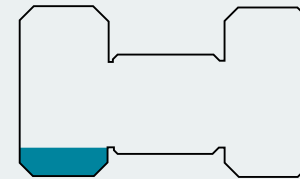
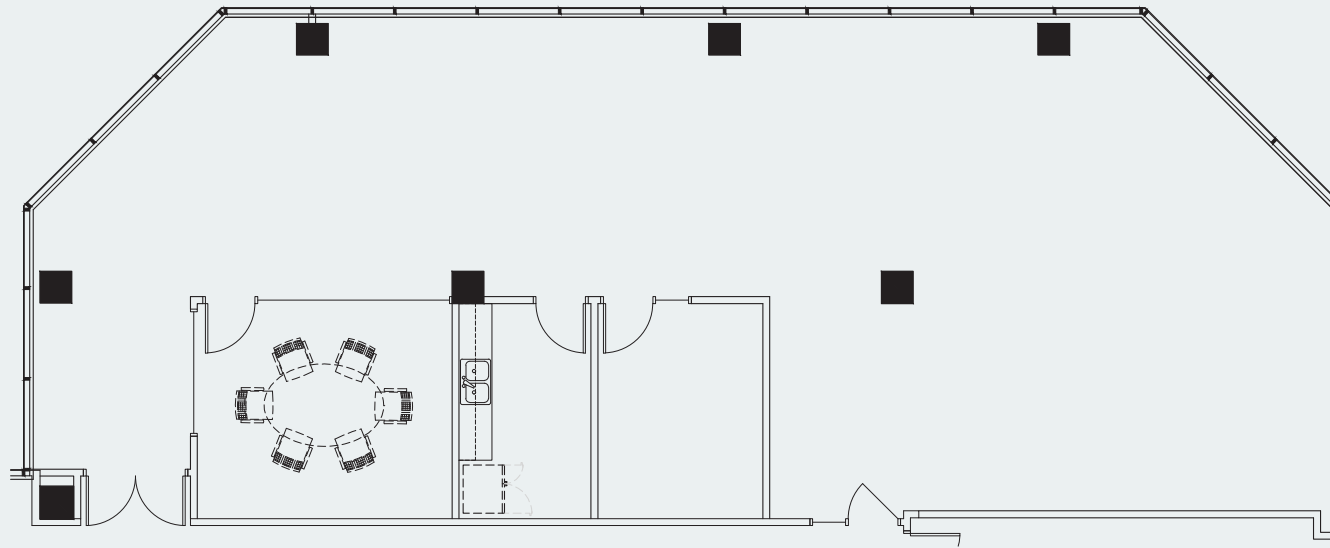
±2,214
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR



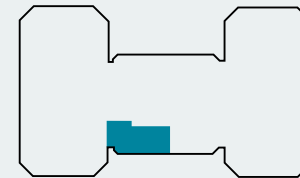
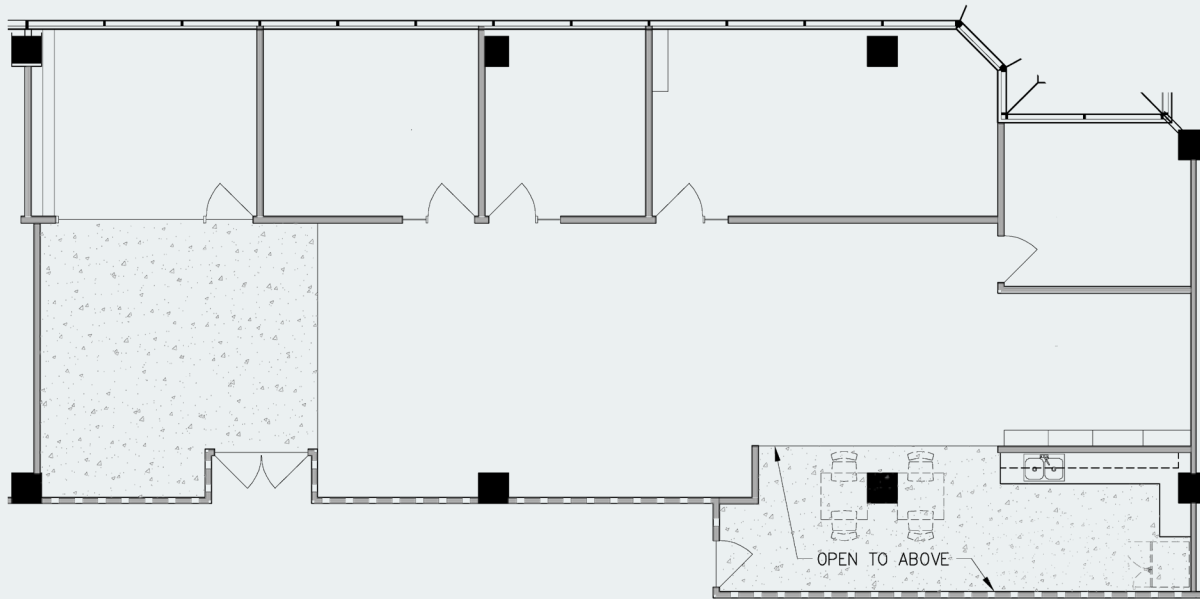


SUITE 100

FIRST
FLOOR

±2,613
SQUARE FEET

NOW
AVAILABLE



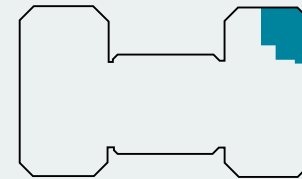
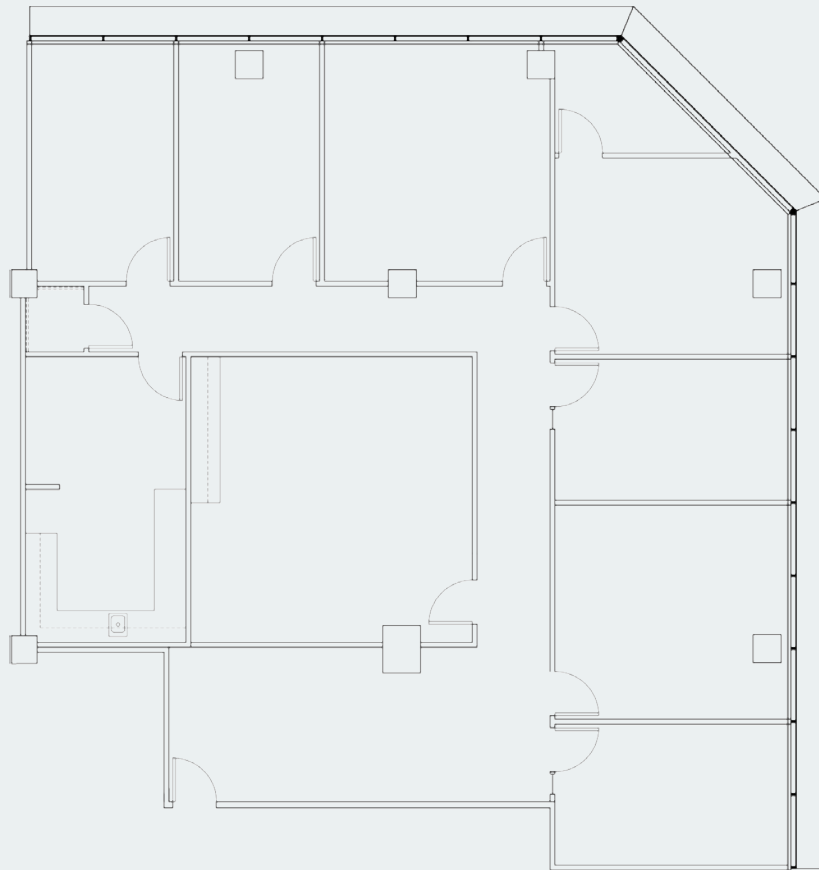
*Hypothetical Plan

SUITE 401

**FOURTH
FLOOR**

**±2,748
SQUARE FEET**

**NOW
AVAILABLE**

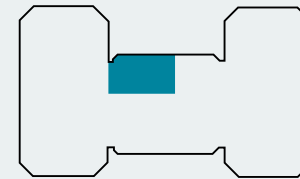
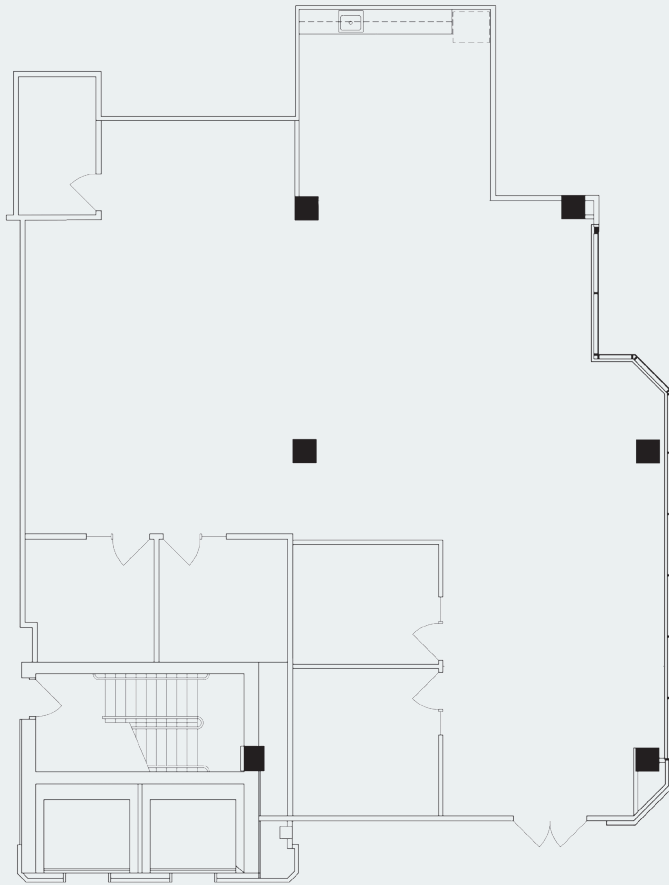


SUITE 528

FIFTH
FLOOR

±3,089
SQUARE FEET

NOW
AVAILABLE

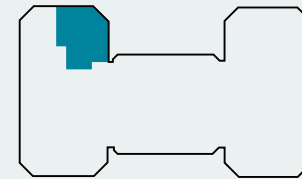
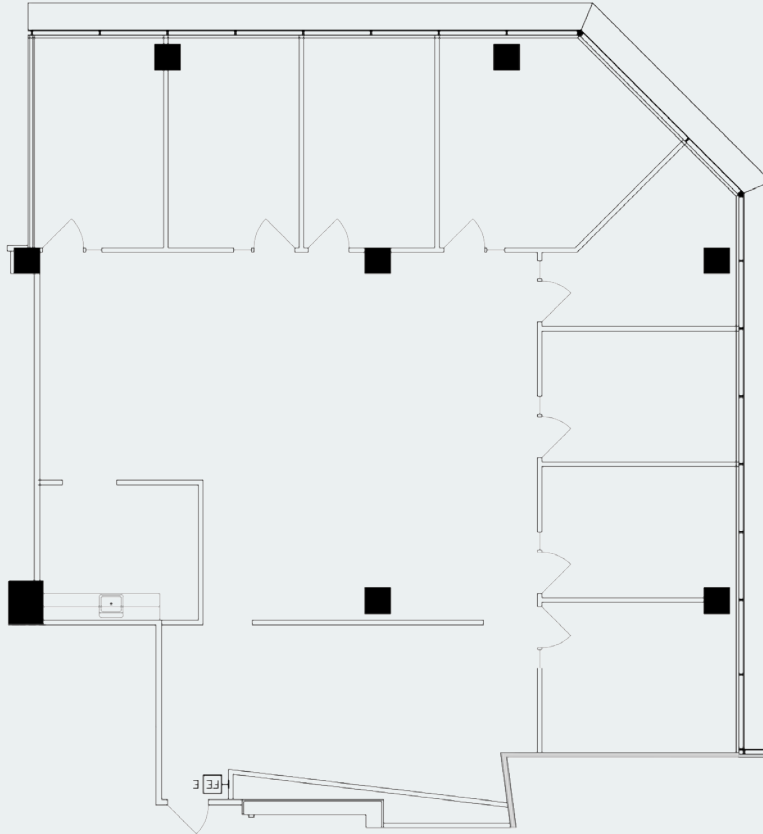


SUITE 120

FIRST
FLOOR

±3,147
SQUARE FEET

NOW
AVAILABLE

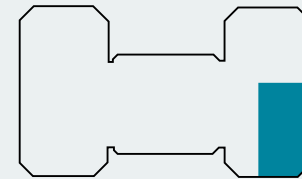
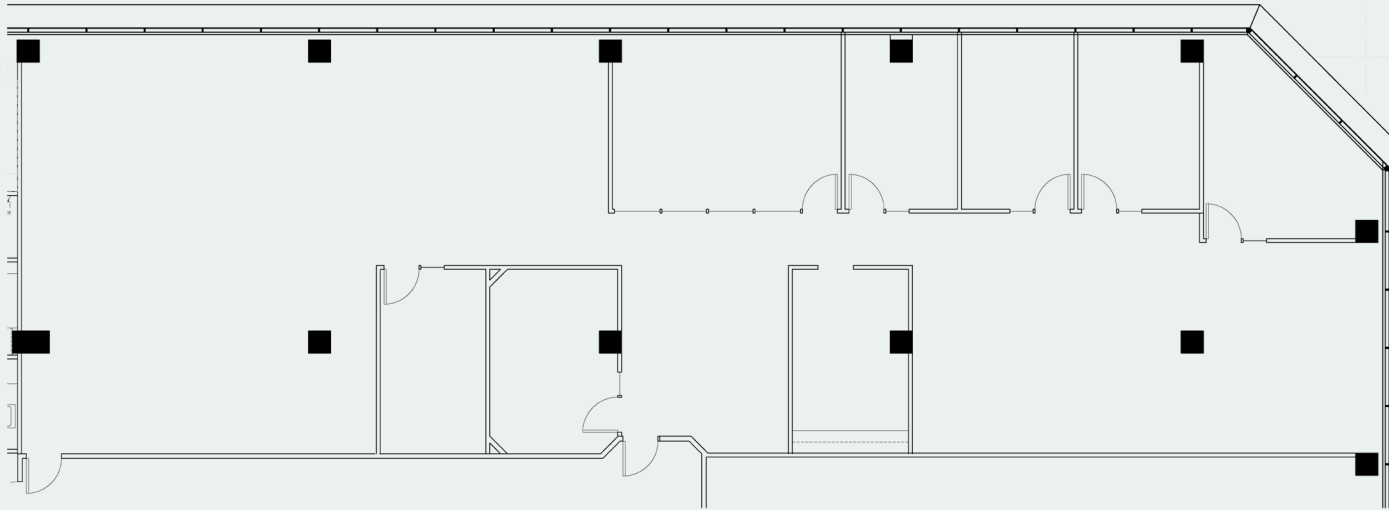


SUITE 211

**SECOND
FLOOR**

**±3,151
SQUARE FEET**

**9/2021
AVAILABLE**

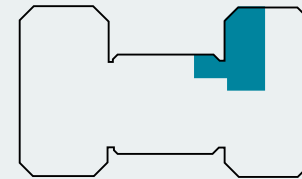
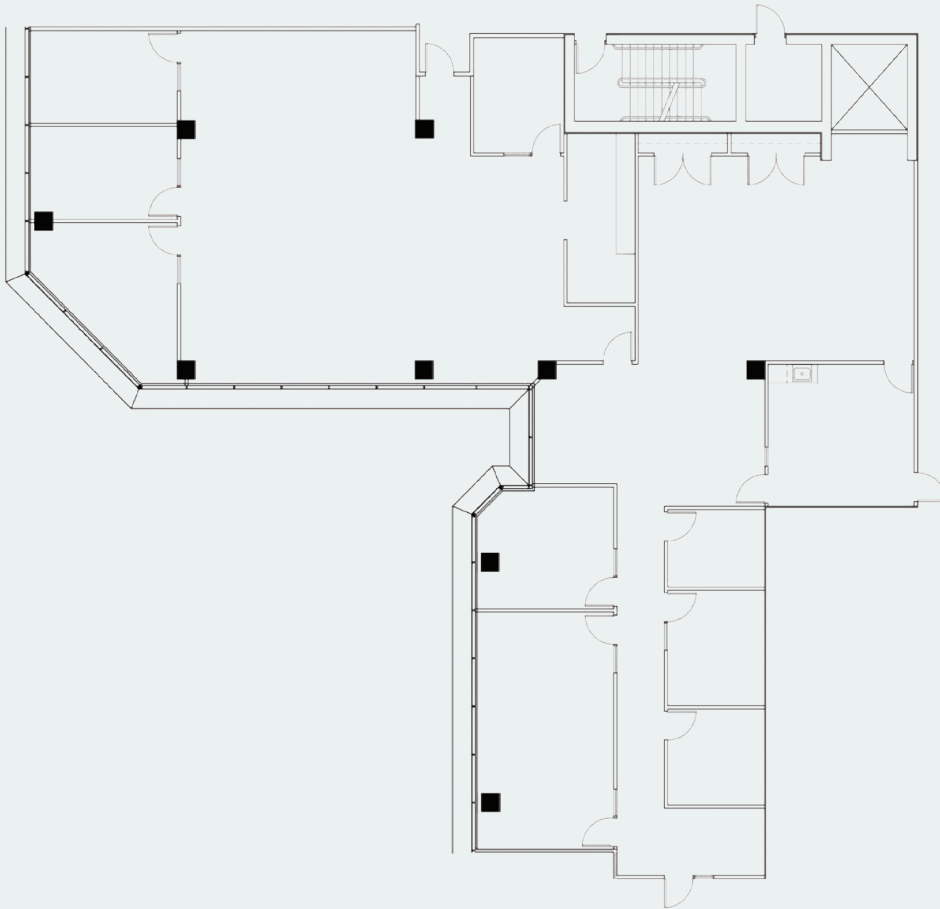


SUITE 440

FOURTH
FLOOR

±4,912
SQUARE FEET

NOW
AVAILABLE

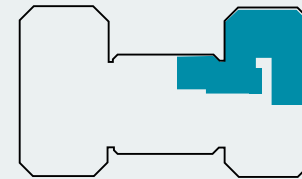
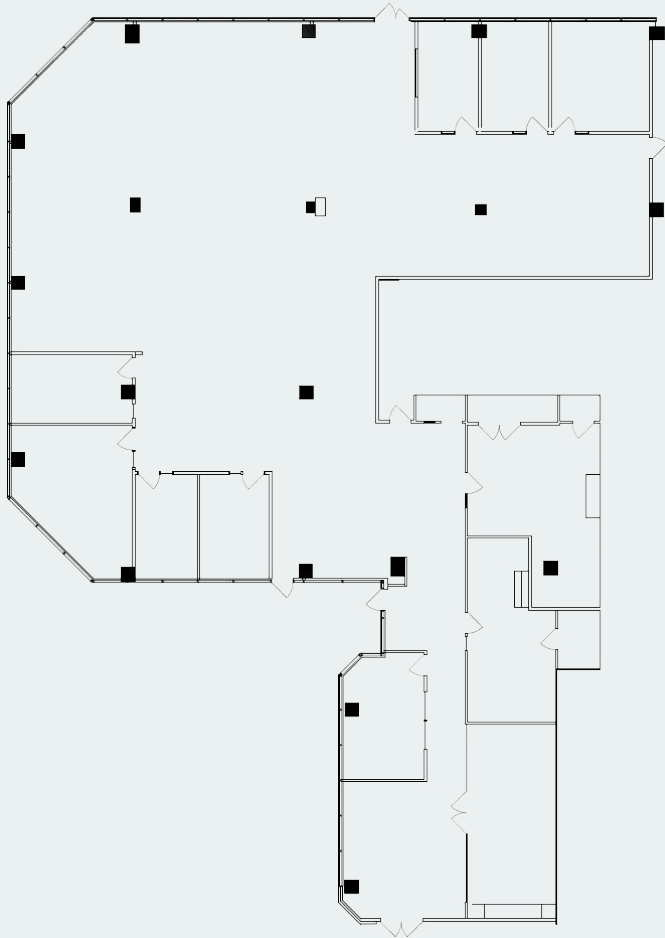


SUITE 450

FOURTH
FLOOR

±5,540
SQUARE FEET

NOW
AVAILABLE

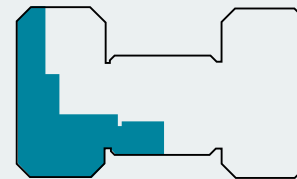
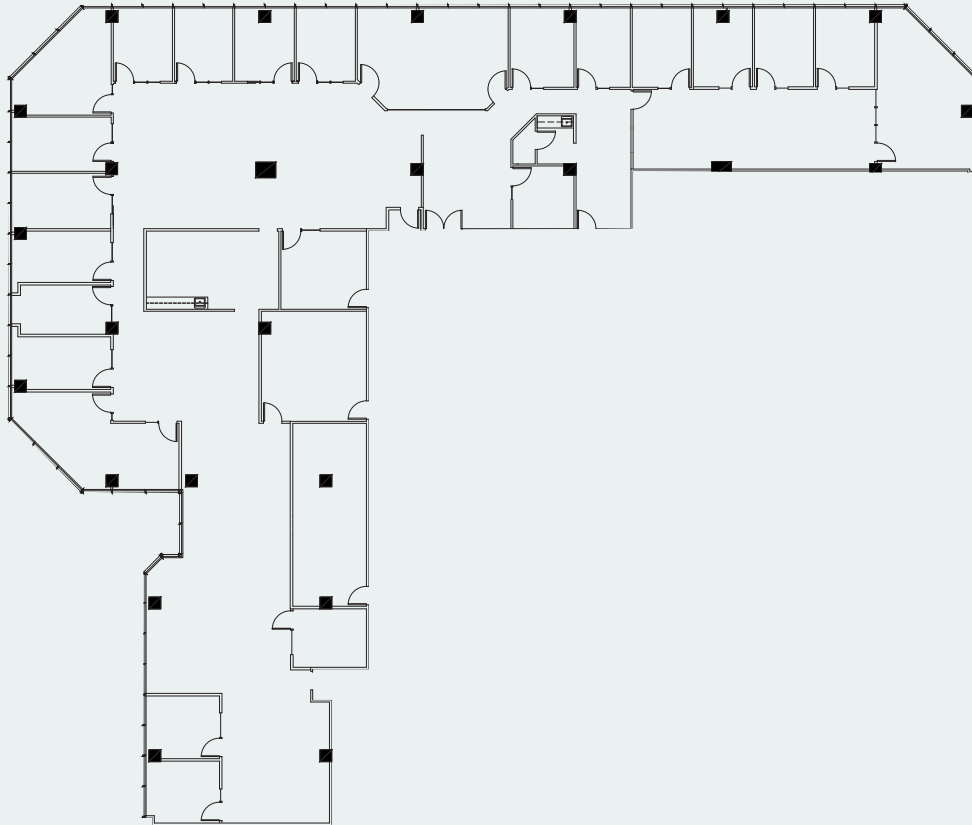


SUITE 150

FIRST
FLOOR

±9,019
SQUARE FEET

NOW
AVAILABLE

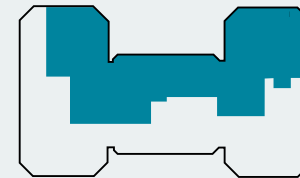
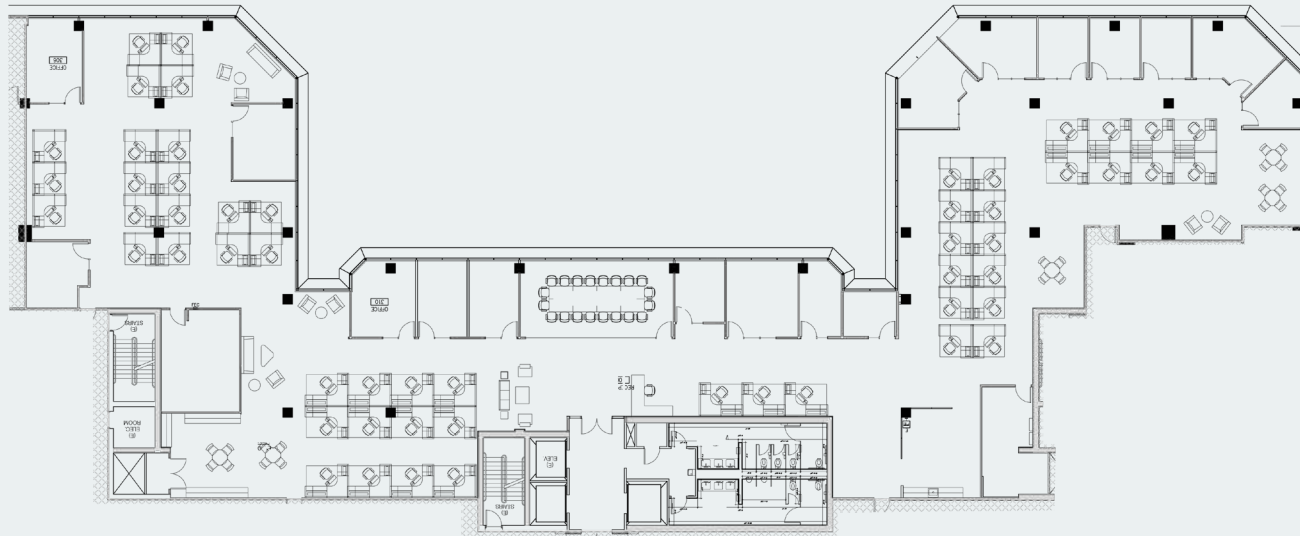


SUITE 320

THIRD
FLOOR

±10,770
SQUARE FEET

NOW
AVAILABLE



SUITE 300

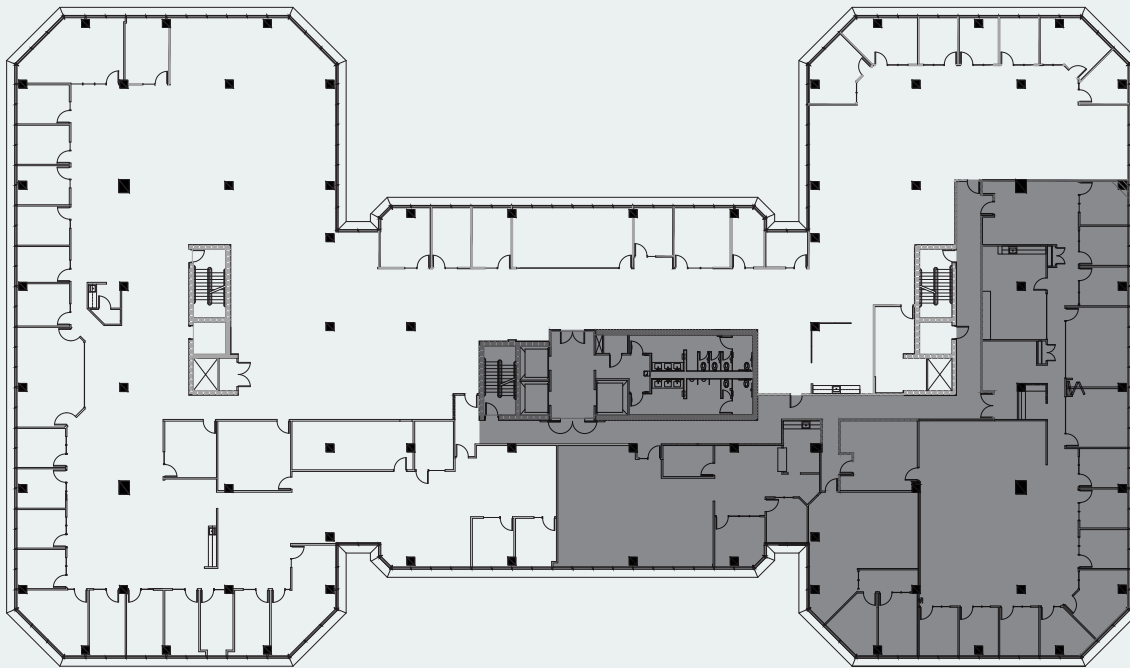
THIRD
FLOOR

±14,953
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR



SUITE 300/320

**THIRD
FLOOR**

**±26,530
SQUARE FEET**

**NOW
AVAILABLE**



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CAPITAL PARTNERS

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Mathews