

## TWO-STORY HEADQUARTERS FOR SUBLEASE

- 13,651 SF on Two Floors
- Nine Year Sublease
- Sublease Term Through February 28, 2035
- Parking Ratio 4/1,000
- Location Proximity to I-580/I-680
- Tenant Improvements Available
- Full Commission to Procuring Broker

**Rental Rate: \$2.50/ rsf Full Service**

# 6701

DONLON WAY | DUBLIN, CA



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# BUILDING HIGHLIGHTS



## Class B Office

**13,651 SF** two-story headquarters office.

**Long-term sublease opportunity**  
Sublease term through February 28, 2035.

**Excellent Dublin location with immediate freeway access** to I-580 and I-680, providing strong regional connectivity throughout the Tri-Valley and greater Bay Area.

**Tenant Improvements Available**

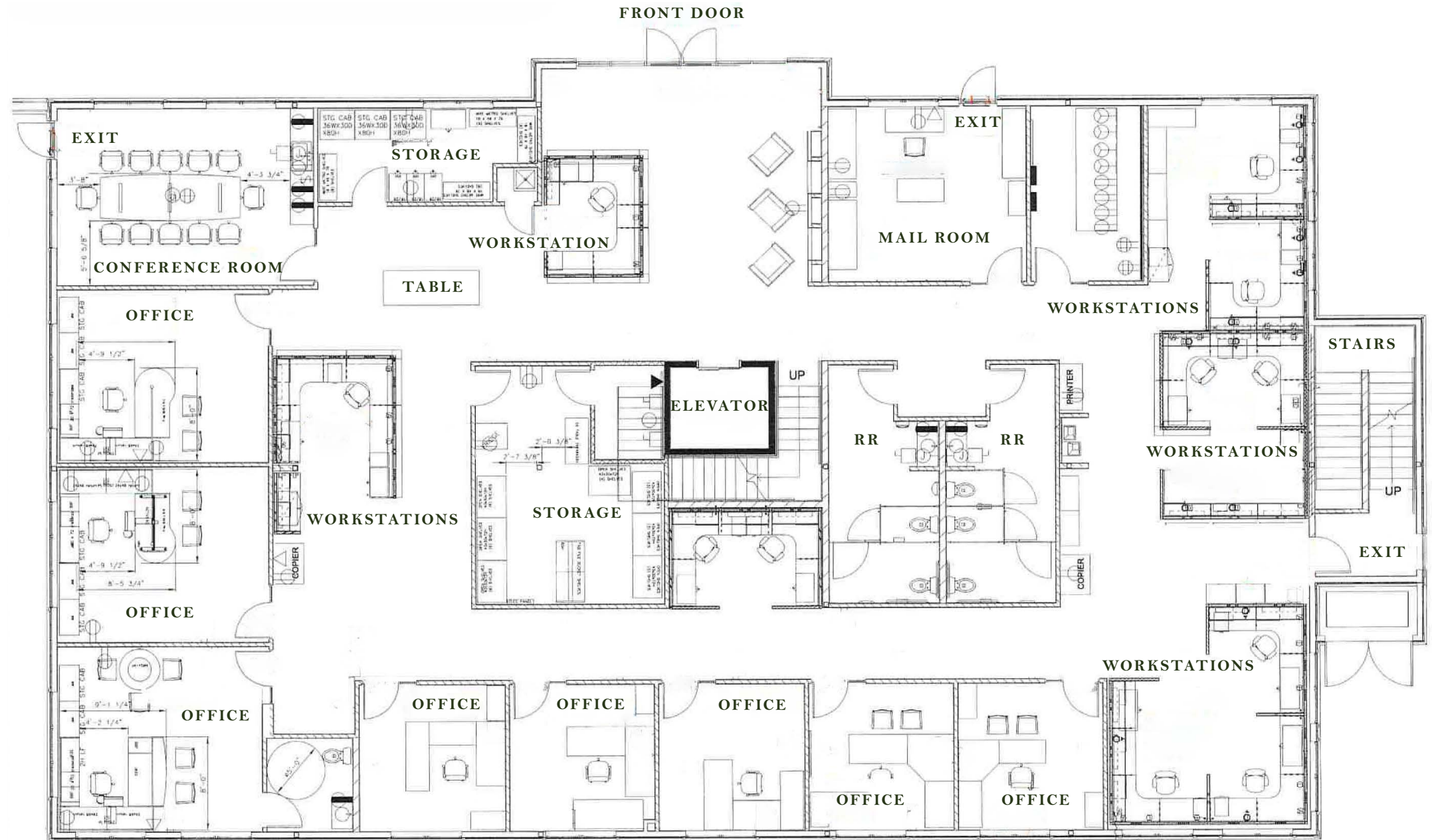
## SPACE HIGHLIGHTS

### First Floor

Fully Furnished & Move-in Ready

Four Sides of Glass with Excellent Natural Light

AS-BUILT FLOOR PLAN



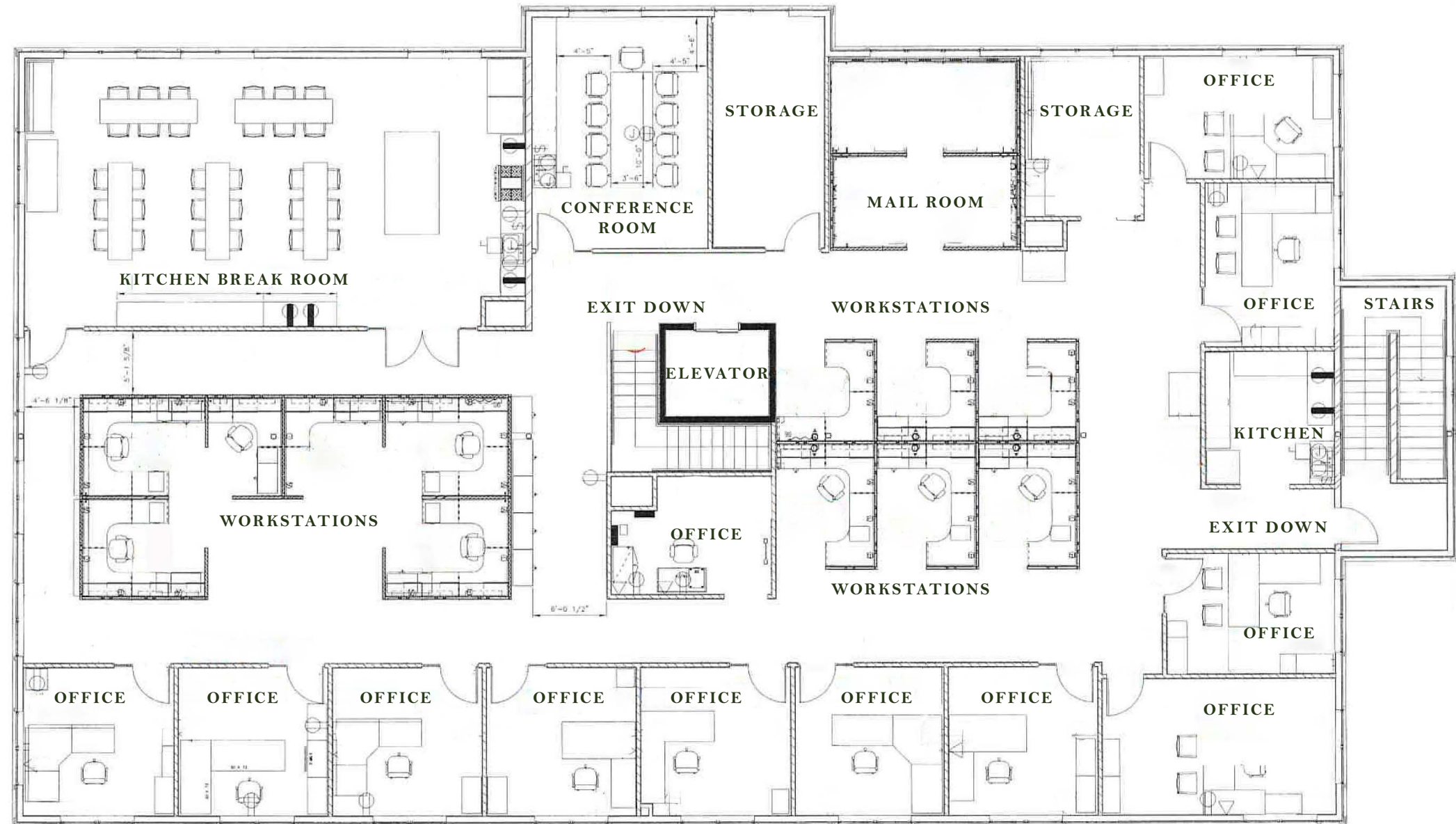
# SPACE HIGHLIGHTS

## Second Floor

Fully Furnished & Move-in Ready

Four Sides of Glass with Excellent Natural Light

AS-BUILT FLOOR PLAN



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## MAP & NEARBY AMENITIES

DUBLIN, CA

- BARS
- HOTELS
- GYMS
- FOOD
- RECREATION

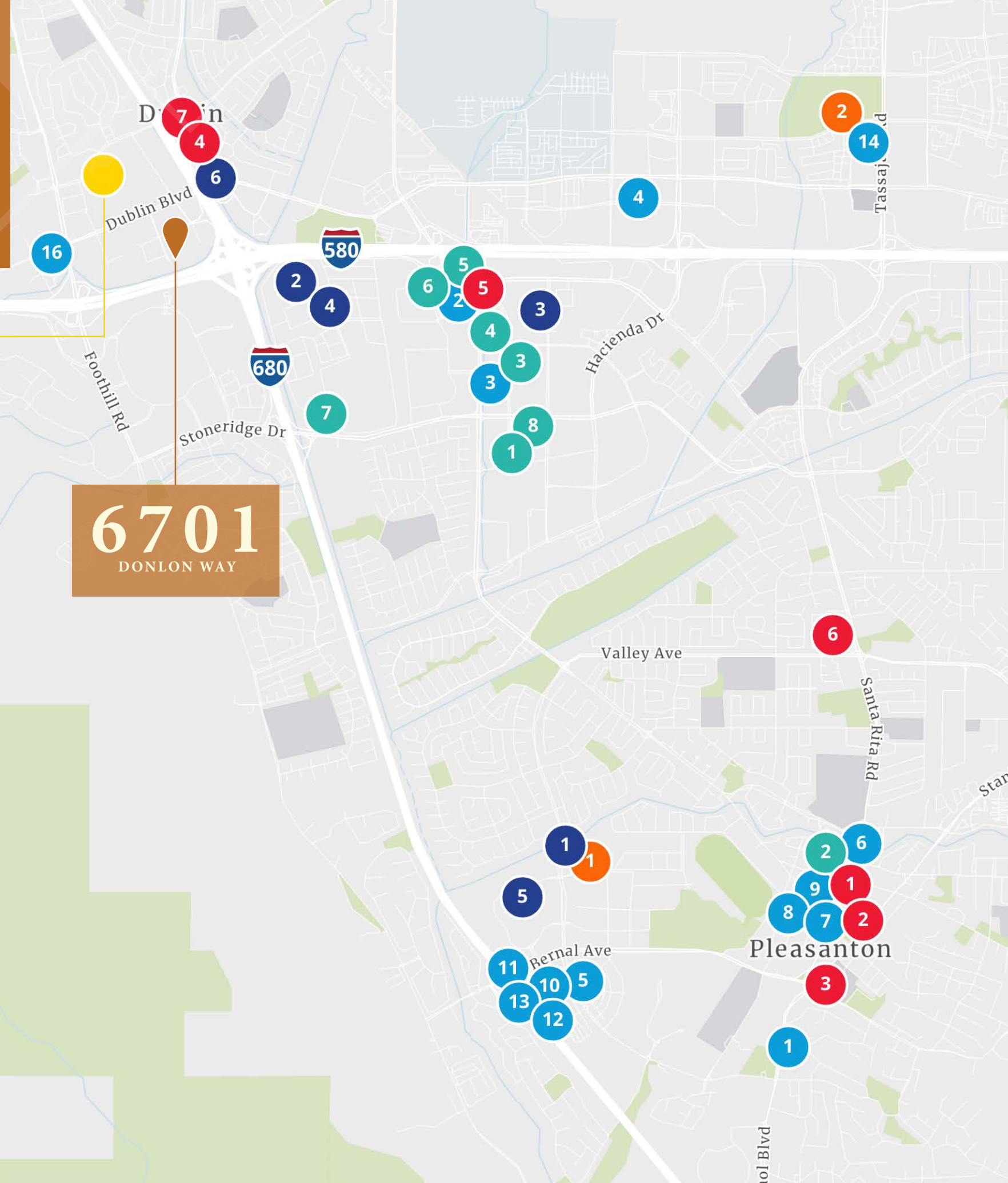
- 1 Beer Baron Whiskey Bar & Kitchen
- 2 Middle 8
- 3 McKay's Taphouse & Beer Garden
- 4 The Back Lounge
- 5 Y'all Come Back Saloon
- 6 Limitless Axes
- 7 The Back Lounge
- 1 Hyatt House Pleasanton
- 2 The Rose Hotel
- 3 Courtyard by Marriott
- 4 Four Points by Sheraton
- 5 Best Western Plus
- 6 Larkspur Landing
- 7 SpringHill Suites
- 8 Extended Stay America
- 1 Koll Center Corporate Gym
- 2 Bay Club Pleasanton
- 3 24 Hour Fitness
- 4 CrossFit Pleasanton
- 5 The Training Zone
- 6 LUX Gym
- 1 Balaji Mess
- 2 Olive Market
- 3 Ssam K-BBQ & Bar
- 4 Vitality Bowls
- 5 Parktown Pizza Company
- 6 Rubys & Roses
- 7 Elia
- 8 Naschmarkt
- 9 Locanda Amalfi
- 10 The Habit Burger
- 11 Toast Cafe & Grill
- 12 Bagel Street Cafe
- 13 Starbucks
- 14 Bodrum Mezze & Cocktails
- 15 YYDS99 Yummy Pot
- 16 Frankie, Johnnie & Luigi Too!
- 1 Pleasanton Golf Center Driving Range
- 2 Emerald Glen Park

### Dublin Plaza Center

The Tri-Valley's most vibrant and powerful retail district, featuring over a dozen high traffic anchors, including: Target, Hobby Lobby, Ross, Marshalls, Michaels, Sprouts, Safeway, REI and Petco.

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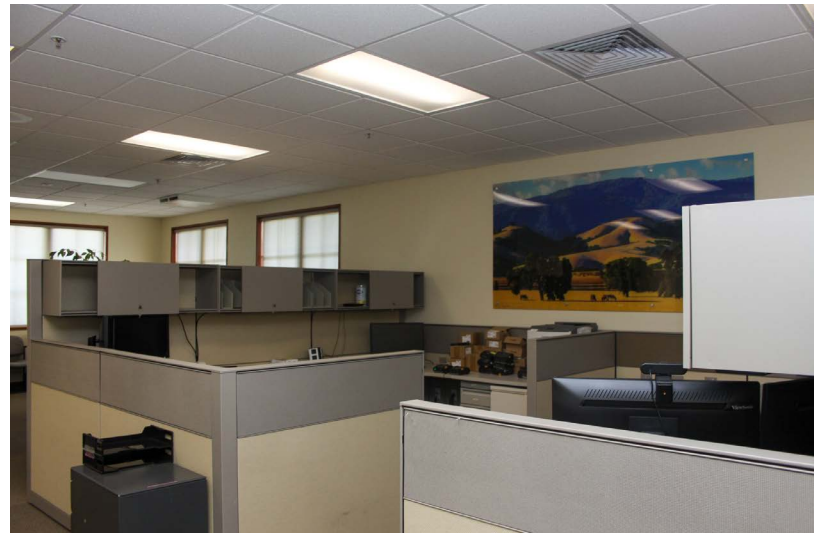


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PHOTO  
GALLERY

DUBLIN, CA

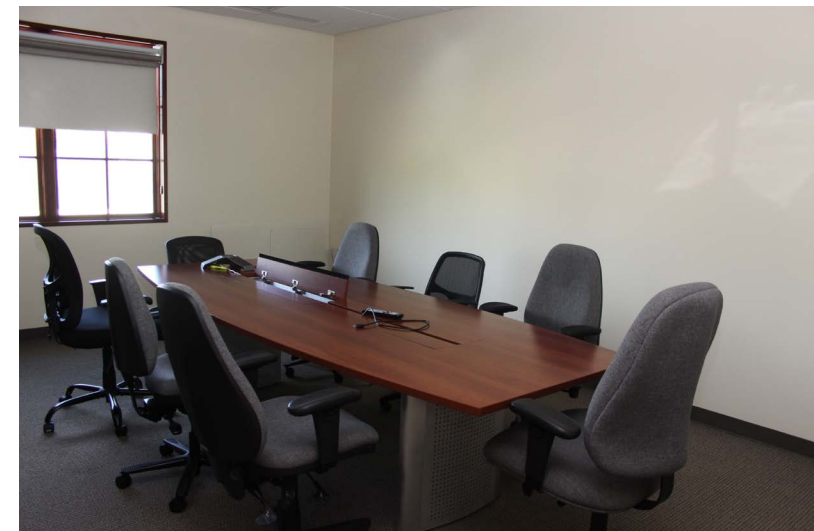


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PHOTO  
GALLERY

DUBLIN, CA



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Dublin, CA



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