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# For Sublease

## ±7,459 SF Plug & Play Opportunity

4309 Hacienda Drive, Suite 110,  
Pleasanton, CA

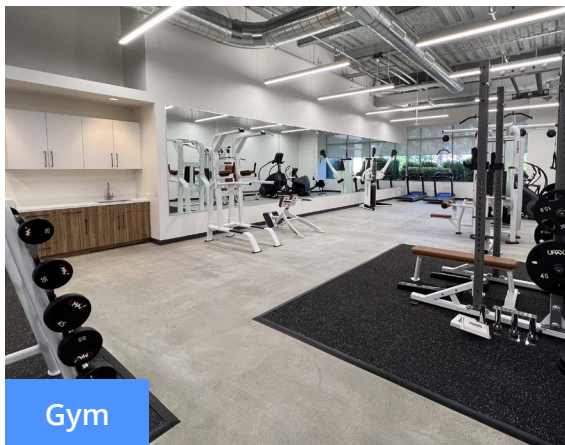
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# Property Features & Amenities

## Hacienda Terrace

Hacienda Terrace is comprised of three 5-story Class A office buildings totaling ±300,701 SF in the heart of Hacienda Business Park – the premier Pleasanton office location. The project is situated on ±16 acres in a superior location with immediate access to I-580 and I-680, public transportation and a full array of amenities. Hacienda Terrace features flexible floor plates, state-of-the-art building systems, surface and below-grade parking of 4.3/1,000 and extensive landscaping and private terraces.



### Presence



- Class A office complex
- Premier office location in Hacienda Business Park

### Features



- ±300,701 SF project
- Three 5-story office buildings connected at floors 1 & 2
- Fully renovated common areas
- Improvements to building entries, main lobbies, and elevator cabs
- Attractive water features
- Extensive landscaping
- Private terraces on the upper tenant floors

### Functionality



- State-of-the-art building systems
- Institutional-quality finishes
- Building management office
- On-site security
- Direct access to BART stops
- Surface and below-grade parking of 4.3/1,000
- Electronic vehicle charging stations

# Suite Features

Fully Equipped & Ready  
Furniture and Equipment Available

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±7,459 SF

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1 Conference Room

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3 Office / Conference Rooms

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6 Offices

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IT Closet

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Training Room

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Storage Room

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Open Break Area

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Building Lobby Exposure

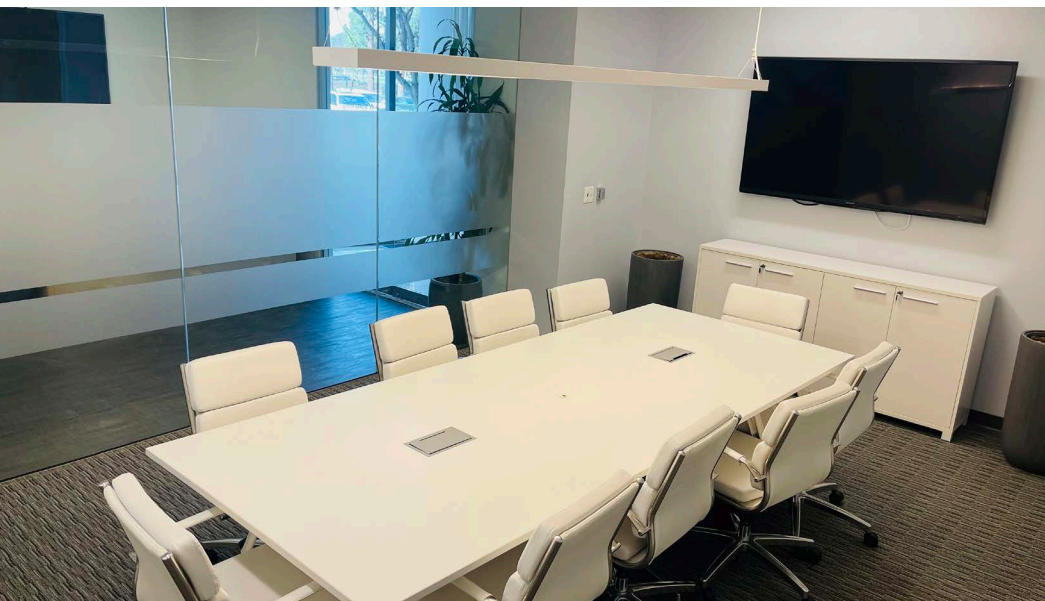
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Double Glass Suite Entry Doors

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Extensive Window Line

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Hacienda Terrace  
**Suite 110**

# Floor Plan

**±7,459 RSF Available**  
Furniture and Equipment Available



# Premier Office Location

## Hacienda Terrace Suite 110

- Short walk to **Dublin/Pleasanton BART**
- Easy access to **I-580 and I-680**
- Nearby Stoneridge Mall, residential communities, restaurants and retail services



For more information, contact:

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