



**5627 & 5653 STONERIDGE DRIVE, PLEASANTON, CA**  
**5635 & 5673 WEST LAS POSITAS BLVD., PLEASANTON, CA**

## AVAILABLE FOR LEASE

Contact Exclusive Agent:

**MIKE CARRIGG**

mcarrigg@colliersparrish.com  
 (925) 227- 6220

**MIKE HOLLY**

mholly@colliersparrish.com  
 (925) 227- 6252



5050 Hopyard Rd. #180  
 Pleasanton, CA 94588  
 Phone: 925-463-2300  
 Fax: 925-463-0747

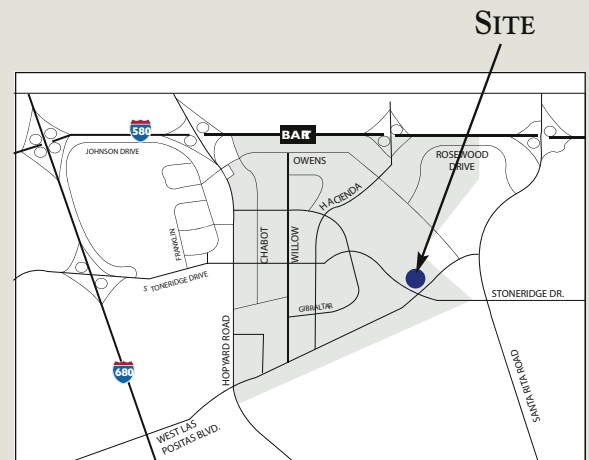
## STONERIDGE BUSINESS CENTER

PLEASANTON'S PREMIER OFFICE/FLEX FACILITY



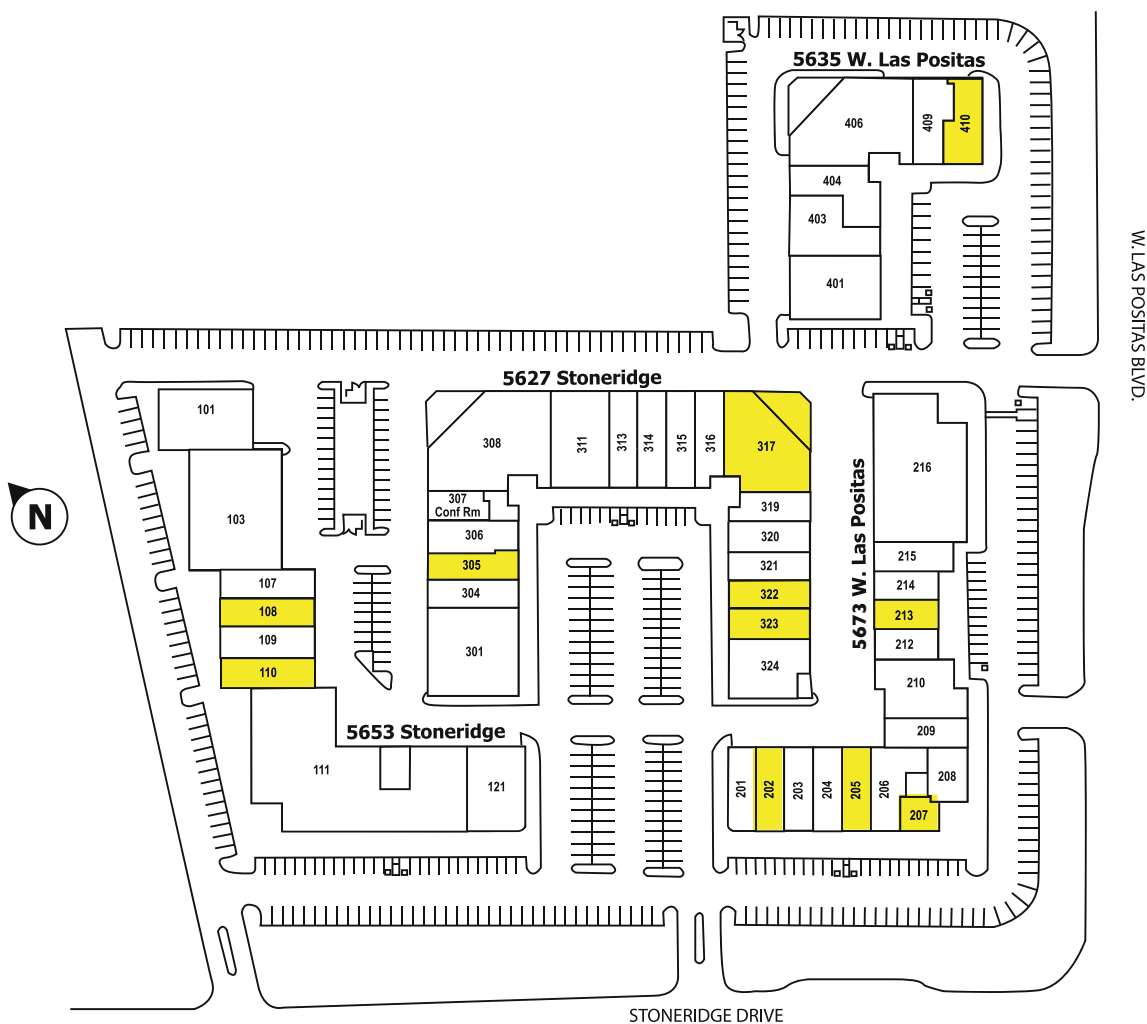
### Features:

- 151,804±SF Space
- Walking Distance to BART
- Superior Access to I-580 and I-680
- 24 hour Patrolled Security
- Prominent Signage
- Whse Units Include Grade Level
- Roll-Up Doors
- Exercise Room
- On-Site Conference Room Available
- Adjacent to Community Park
- Tenant Improvement Dollars Available
- Flexible Lease Terms
- Floorplan on Reverse



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| Rentable Sq. Ft. | Address                            | Office Buildout | Available |
|------------------|------------------------------------|-----------------|-----------|
| 1,228            | 5673 W. Las Positas Rd., Suite 207 | 100%            | NOW       |
| 1,354            | 5673 W. Las Positas Rd., Suite 213 | 80%             | NOW       |
| 1,728            | 5627 Stoneridge Dr., Suite 322     | 100%            | NOW       |
| 1,739            | 5627 Stoneridge Dr., Suite 323     | 80%             | NOW       |
| 1,789            | 5627 Stoneridge Dr., Suite 305     | 55%             | 5/1/09    |
| 1,933            | 5653 Stoneridge Dr., Suite 108     | 60%             | 4/1/09    |
| 1,933            | 5653 Stoneridge Dr., Suite 110     | 50%             | NOW       |
| 2,039            | 5635 W. Las Positas Rd., Suite 410 | 100%            | NOW       |
| 2,321            | 5673 W. Las Positas Rd., Suite 205 | 70%             | NOW       |
| 2,393            | 5673 W. Las Positas Rd., Suite 202 | 60%             | NOW       |
| 4,638            | 5627 Stoneridge Dr., Suite 317-318 | 65%             | NOW       |

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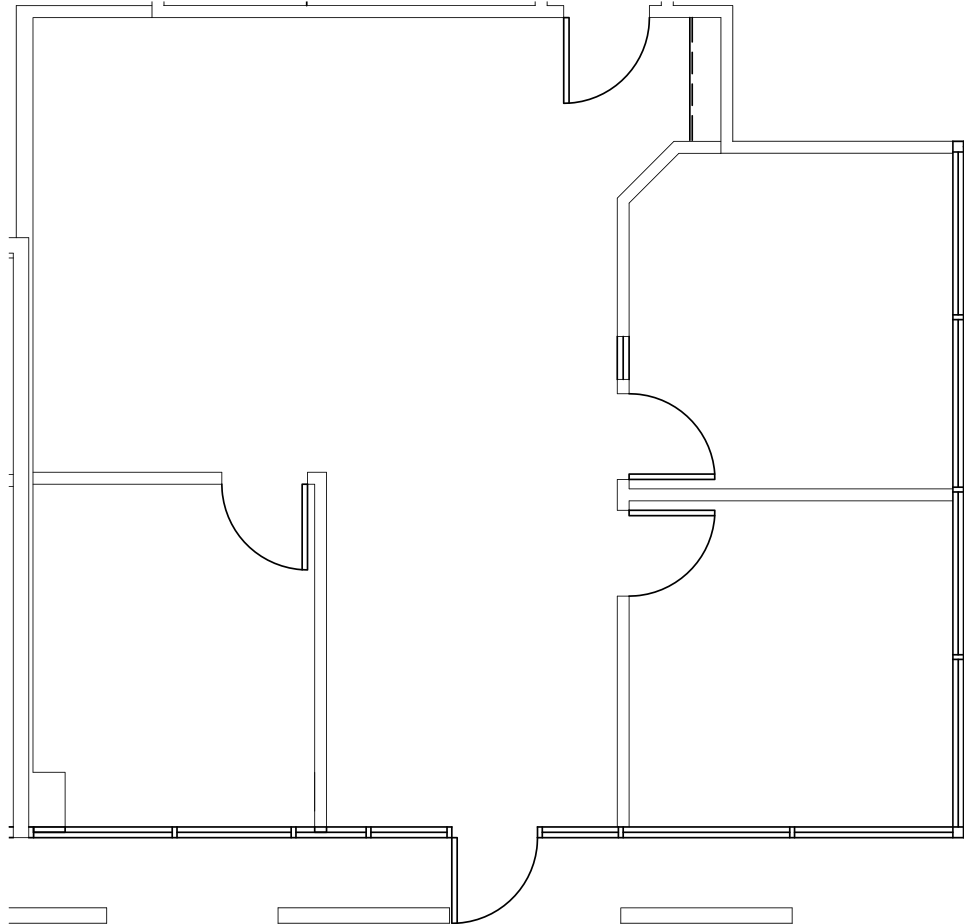
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**BLDG. 2, SUITE 207**  
**1,228± RSF**

**Office Buildout: 100%**  
**Available: 30 Day Notice**

**Asking Rate: \$1.10 NNN**  
**Expenses: \$.49**



**5673 West Las Positas Road, PLEASANTON, CA**



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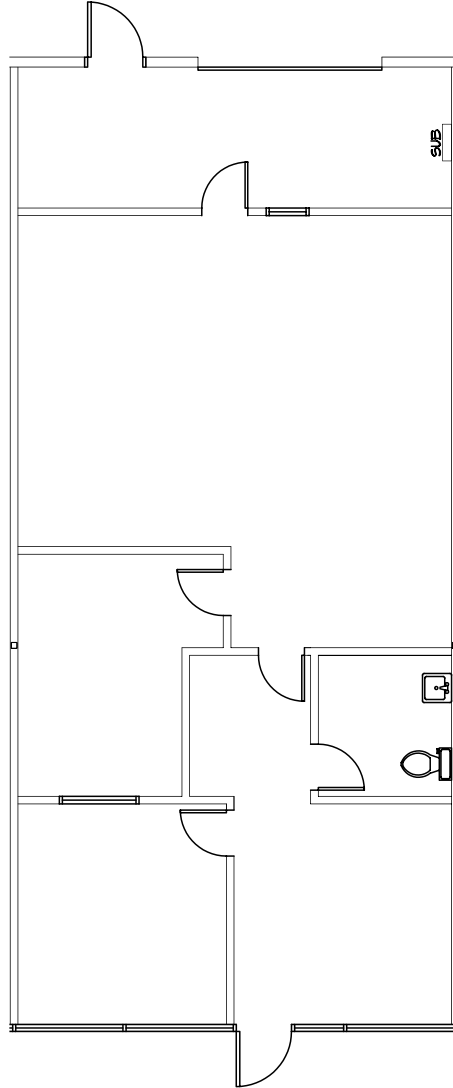
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**BLDG. 2, SUITE 213**  
**1,354± RSF**

Office Buildout: **80%**  
Available: **NOW**

Asking Rate: **\$1.20 NNN**  
Expenses: **\$.49**



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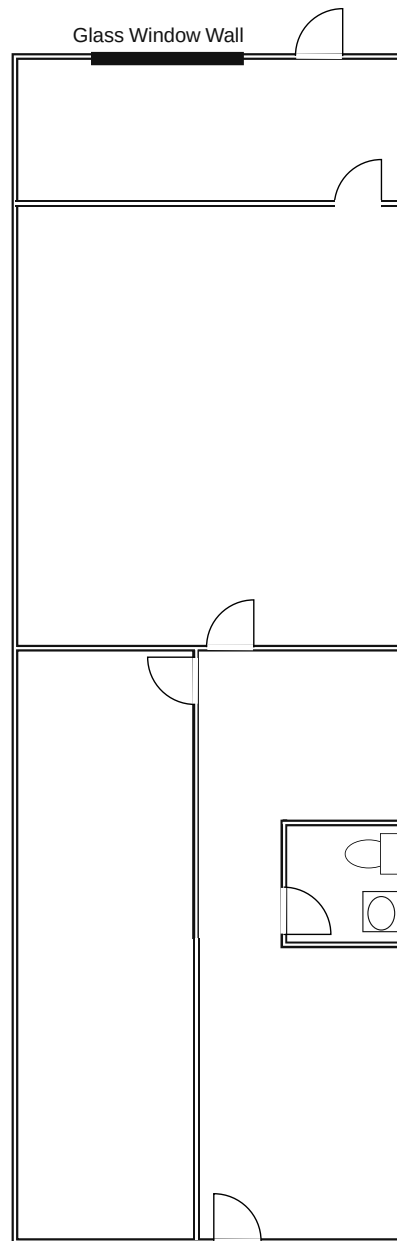
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**SUITE 322**  
**1,728± RSF**

**Asking Rate: \$1.15 NNN**  
**Expenses: \$.49**



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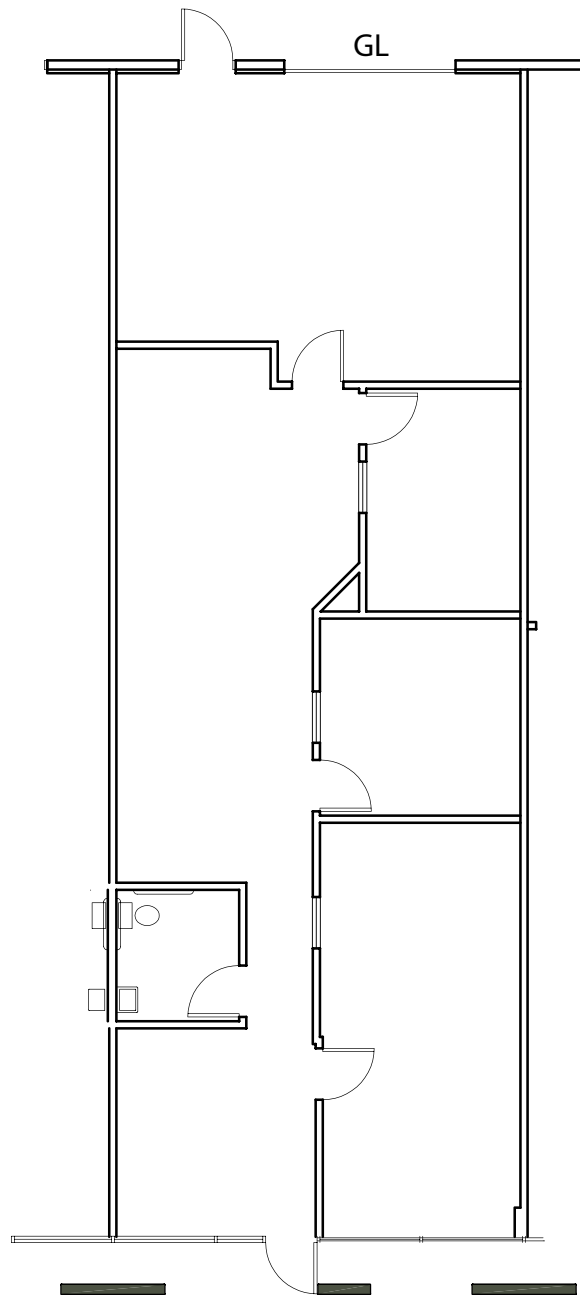
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**SUITE 323**  
**1,739± RSF**

**Asking Rate: \$1.20 NNN**  
**Expenses: \$.49**



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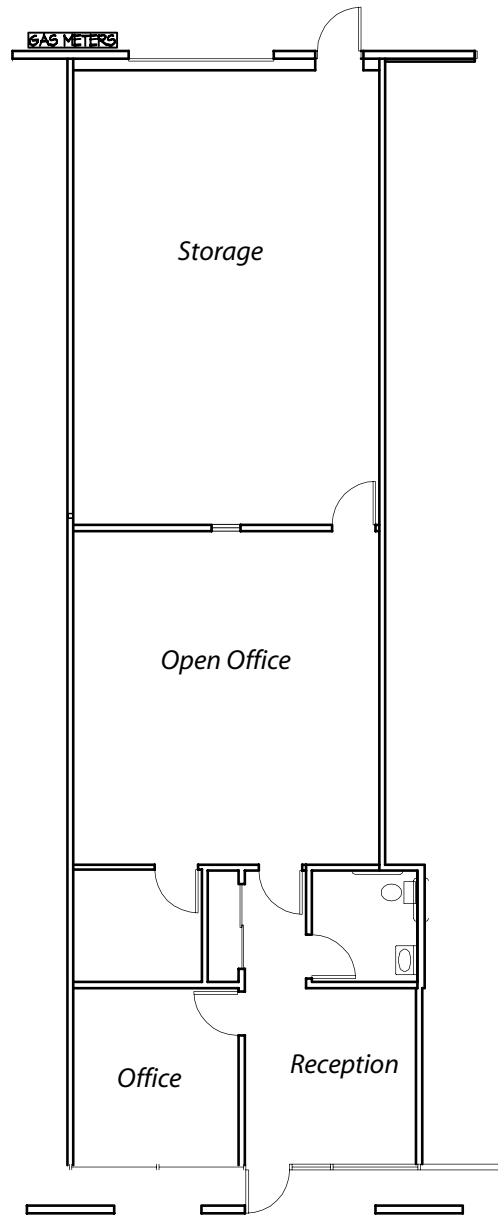
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**SUITE 305**  
**1,789± RSF**



**Office Buildout: 55%**  
**Available: NOW**  
**Asking Rate: \$1.20 NNN**  
**Expenses: \$.49**

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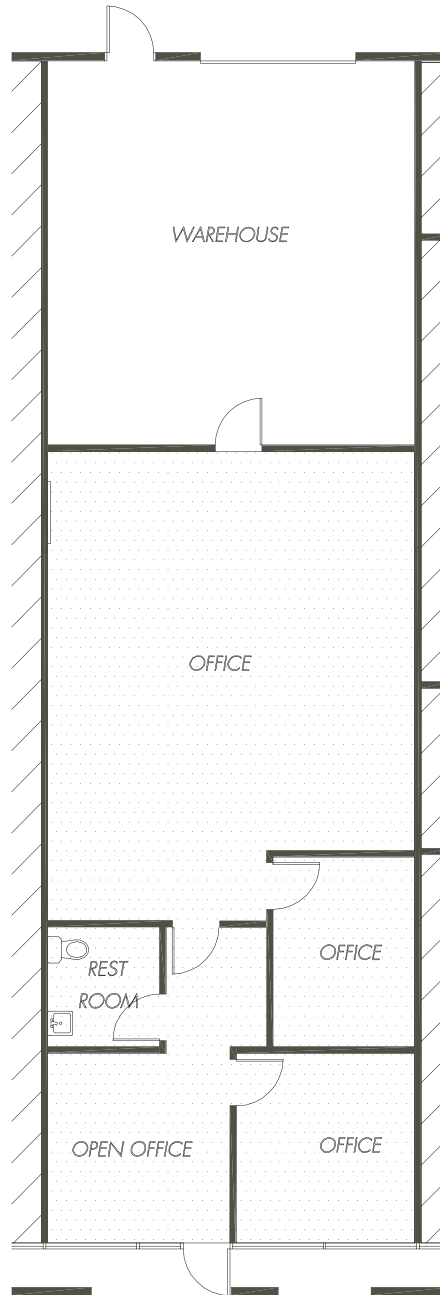
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**SUITE 108**  
**1,933± RSF**



**Office Buildout: 60%**  
**Available: 4/1/09**  
**Asking Rate: \$1.15 NNN**  
**Expenses: \$.49**

**5653 Stoneridge Drive, PLEASANTON, CA**



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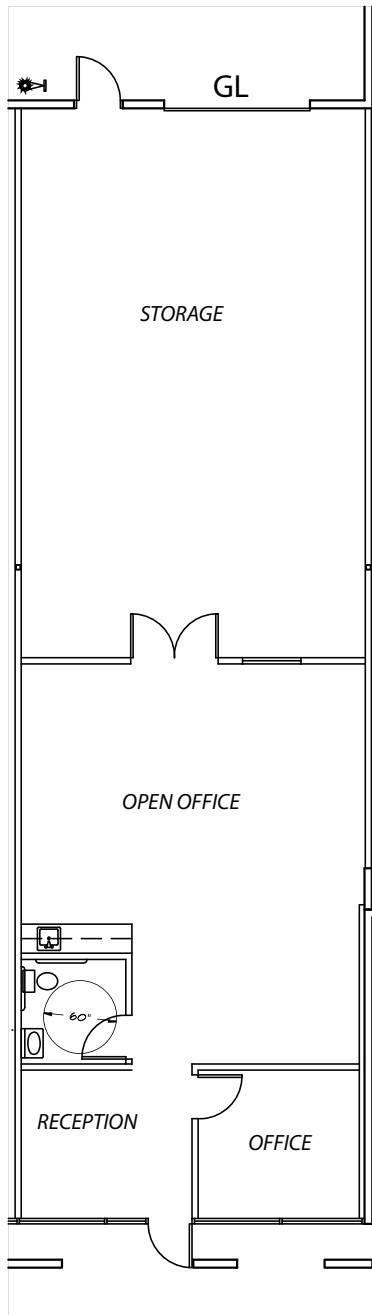
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**SUITE 110**  
**1,933± RSF**



Office Buildout: **50%**  
Available: **NOW**

100% HVAC

14' Ceiling

Asking Rate: **\$1.20 NNN**

Expenses: **\$.49**

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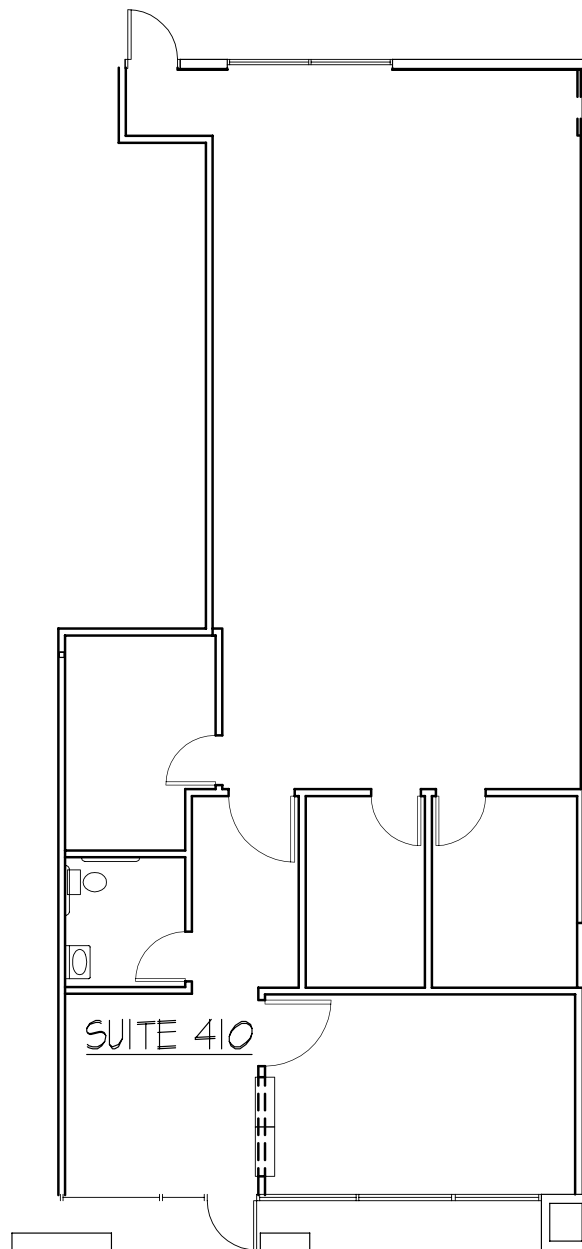
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**BLDG. 2, SUITE 410**  
**2,039± RSF**



Office Buildout: **100%**  
Available: **NOW**  
Asking Rate: **\$1.10 NNN**  
Expenses: **\$.49**

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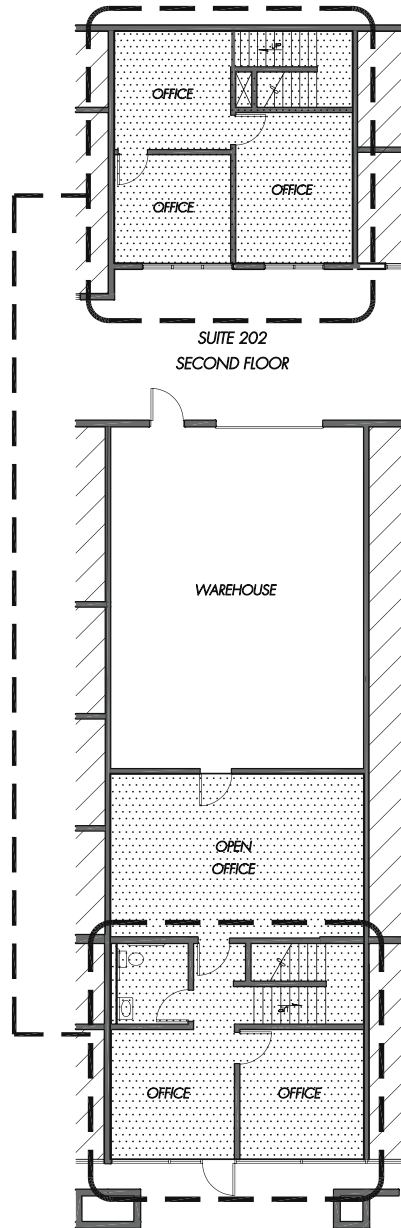
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**BLDG. 2, SUITE 202**  
**2,393± RSF**



**Office Buildout: 60%**  
**Available: NOW**

**Asking Rate: \$1.15 NNN**  
**Expenses: \$.49**

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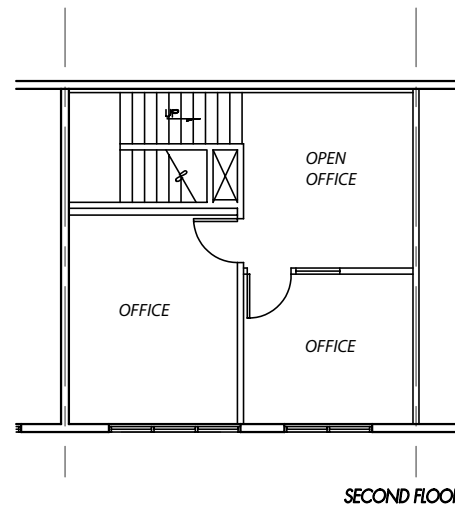
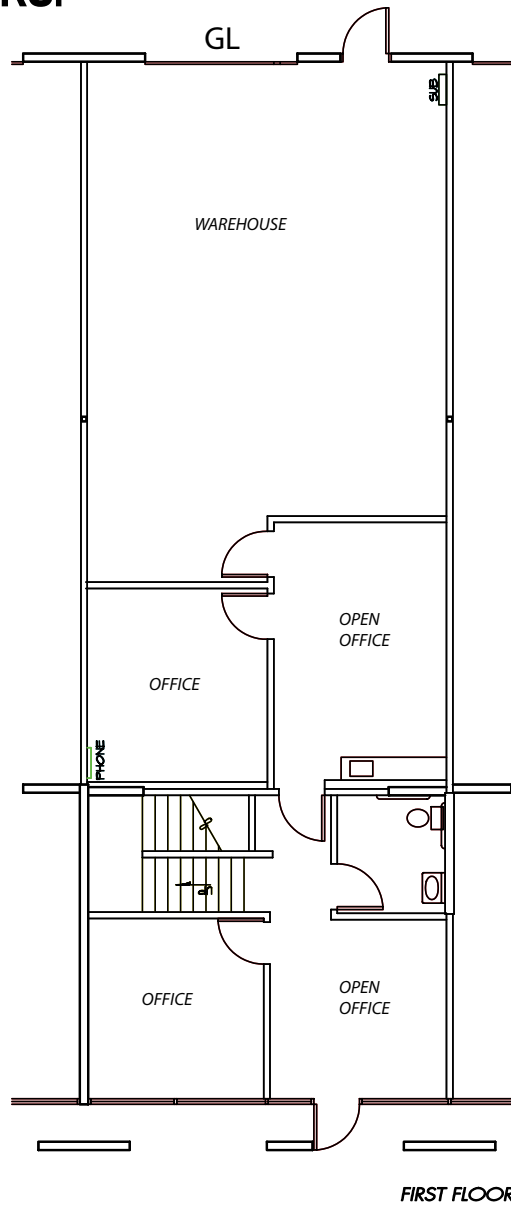


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**BLDG. 2, SUITE 205**  
**2,321± RSF**

Office Buildout: **60%**  
Available: **NOW**

Asking Rate: **\$1.15 NNN**  
Expenses: **\$.49**



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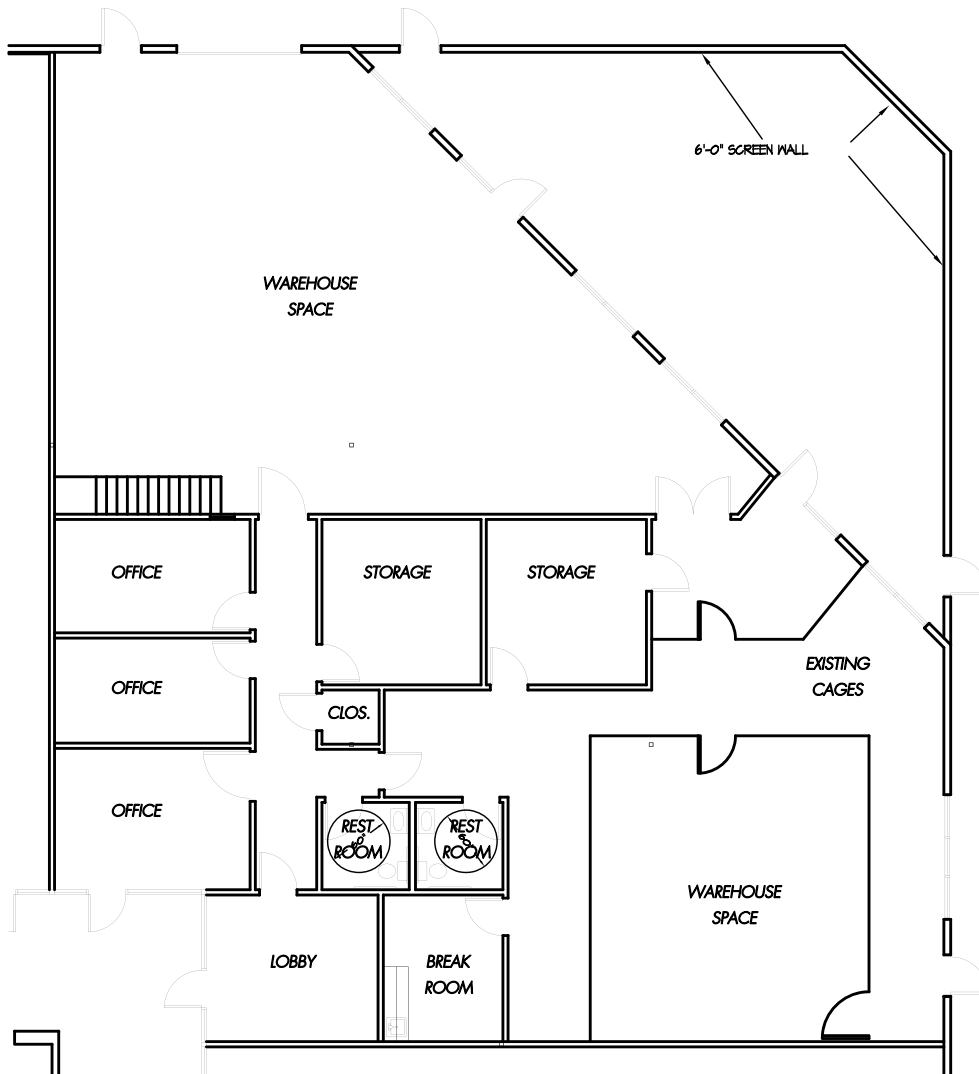


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**SUITE 317, 318**  
**4,638± RSF**

Office Buildout: **80%**  
Available: **NOW**

Asking Rate: **\$1.15 NNN**  
Expenses: **\$.49**



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