



Dublin CORPORATE CENTER



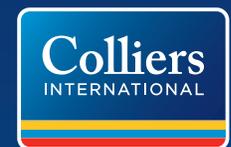
FOR LEASE > 3 FOUR-STORY CLASS A OFFICE BUILDINGS

Dublin Corporate Center

4120-4160 DUBLIN BOULEVARD, DUBLIN, CA

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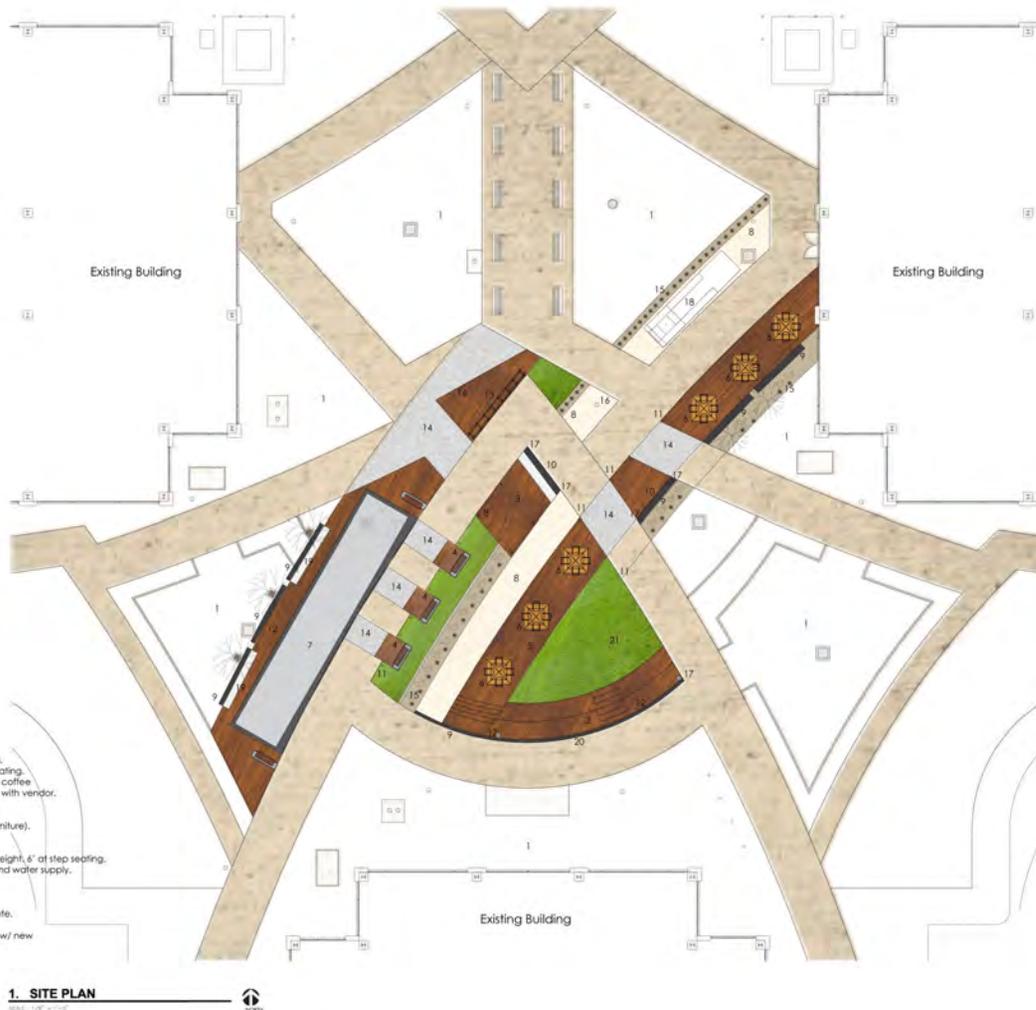


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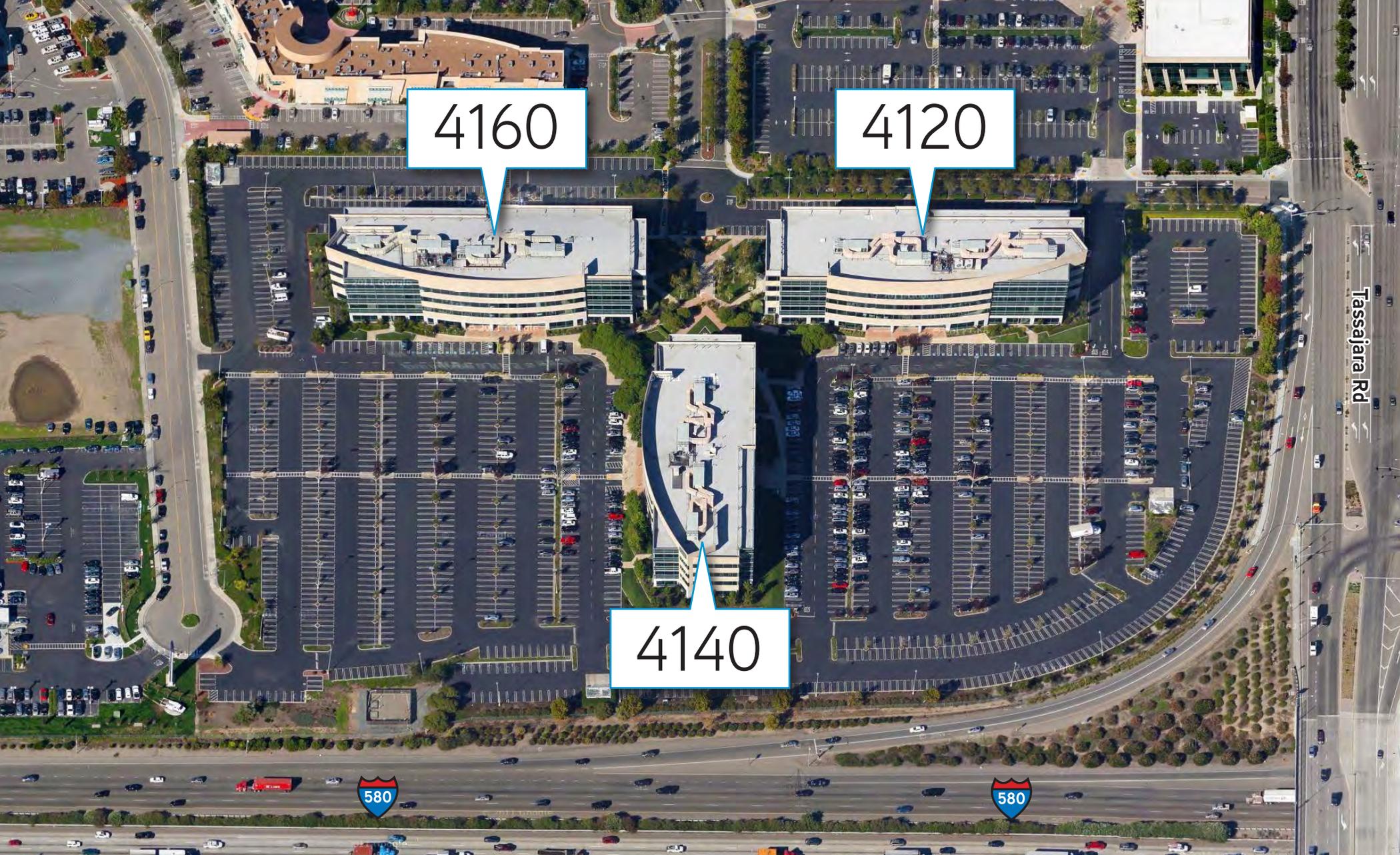


Conceptual Photos of Outdoor Amenities

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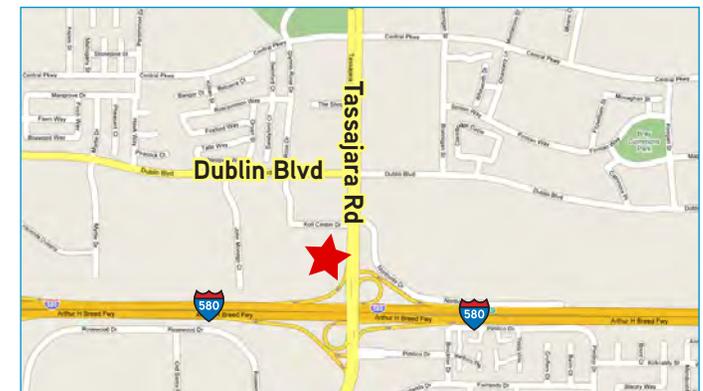
4120-4160 Dublin Boulevard, Dublin, CA

Building Features:

- › Three four-story Class A office buildings
- › Efficient floor plates with flexible single or multi-tenant design
- › Showers & Lockers on the ground floor of each building
- › Monument signage available
- › Typical Floorplate is 37,500± SF
- › On-Site Property Management & Engineering
- › On-Site Café
- › Common conference room - 150 plus capacity

Site Features:

- › Highly visible corner location at I-580 and Tassajara Blvd
- › On-site conference facility and food service
- › Immediate Freeway access from I-580
- › Close proximity to BART station
- › Adjacent to restaurants, hotels, and a variety of business services
- › Accessible parking distributed around the building at 3.6/1,000 ratio
- › Attractive Landscaping



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Location / Access

Situated 31 miles east of San Francisco at the junction of I-580 and I-680, Dublin is located in Alameda County, the second largest county in the Bay Area. The City of Dublin is generally bounded by San Ramon to the north, Castro Valley to the west, Pleasanton to the south, and Livermore to the east.

An impressive network of interstates and commuter rail distinguishes Dublin as a preferred office location in the East Bay, offering ready access to San Francisco, Silicon Valley, Oakland, and other East Bay cities.

Freeway Access

Dublin Corporate Center is located immediately adjacent to I-580 at Tassajara Road, giving the Property exceptional access and visibility. I-580 is the East Bay's main east-west interstate and spans just over 62 miles from the eastern end of the Bay Bridge to the Central Valley. The Property is located three miles east of I-680, one of the two primary north-south interstates serving the East Bay.



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Transportation

Rail

The property is one mile east of the Dublin/Pleasanton Bay Area Rapid Transit (BART) station. There is a subsidized shuttle service between Dublin Corporate Center and the Dublin/Pleasanton BART station.

Times to leading destinations by BART from the Dublin/Pleasanton Station include:

- > 24 minutes to Oakland Airport and the Oakland Coliseum
- > 39 minutes to Downtown Oakland
- > 44 minutes to San Francisco's Embarcadero Station
- > 50 minutes to UC Berkeley

Air

Located just 21 miles east of Oakland International Airport, 31 miles northeast of San Jose International Airport, 39 miles east of San Francisco International Airport, and 4 miles west of Livermore Municipal Airport, the property is easily accessible from all over the world. Oakland and San Francisco International Airports offer domestic and international commercial traveling, while Livermore Municipal Airport offers executive jet and air taxi services.

Bus Service

The Livermore/Amador Valley Transit Authority (LAVTA) provides fixed route service throughout the Tri-Valley communities of Dublin, Pleasanton, and Livermore. Four bus lines serve the property via Dublin Boulevard and Tassajara Road.



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dublin CORPORATE CENTER

Area Amenities

Only a short walk from shopping, dining, and hotel accommodations, Dublin Corporate Center offers every amenity necessary for a successful office project.

Shopping/Dining

The City of Dublin has shopping and entertainment options that rival any in the Tri-Valley. Numerous shopping and dining choices are within a short walk or drive from the Property. Immediately across Dublin Boulevard is Waterford Place, Dublin's newest shopping center, a mixed-use development anchored by Safeway that features approximately 130,000 square feet of retail. Safeway has been joined by restaurants including Amici's Pizzeria, Armadillo Willy's BBQ, and Baja Fresh, in addition to other amenities such as US Bank and Wells Fargo.

A half-mile west of the Property along Dublin Boulevard is Hacienda Crossings Shopping Center, the Tri-Valley's most vibrant shopping and entertainment center since its opening in 1999. The retail line-up at Hacienda Crossings includes Best Buy, Barnes and Noble, Babies "R" Us, Old Navy, and Bed Bath and Beyond. Hacienda Crossings is home to the area's largest theater complex, the Regal Hacienda Crossings 20 plus IMAX. Hacienda Crossings also offers 19 dining opportunities to please every taste, with restaurants including Lazy Dog, Mimi's Cafe, Fuddruckers, Black Angus, and Applebee's. Demonstrating the increasing retail appeal of the area, Regency Center's high-profile future shopping development across the street from Hacienda Crossings will result in additional amenities for local tenants and residents, including Whole Foods market.

Hotels

A number of overnight accommodation options are located within a short distance of Dublin Corporate Center. The Extended Stay America Hotel Dublin, just a few blocks west along Dublin Boulevard, is designed for longer stays with studios featuring fully-equipped kitchens and plenty of work space.

Hyatt Place Dublin/Pleasanton is less than a mile west of the Property adjacent to Hacienda Crossings Shopping Center. Hyatt Place offers 127 rooms on 6 floors, as well as a health club and outdoor heated swimming pool. A number of other full and limited service hotels are located within a few miles of the Property, including the Hyatt Summerfield Suites in Pleasanton, Four Points Pleasanton, Marriott ExecuStay, Archstone Hacienda, Sheraton Pleasanton, and Hilton Pleasanton.

Fitness & Recreation

Dublin features 16 parks consisting of over 200 acres. In recognition of the city's commitment to open space and community projects, the National Civic League named Dublin an All-America City in 2011. One such project is the Fallon Sports Park in East Dublin which opened in 2010. The highly anticipated first phase of the Fallon Sports Park includes two adult softball fields, two little league baseball fields, two synthetic turf soccer fields, four lighted basketball courts, four lighted tennis courts, and a rough grade BMX bike facility. Emerald Glen Park is located at Tasajara Road and Central Parkway on 40 acres of pristine community park land. The park will be expanded in phases and will eventually encompass 48.2 acres. Future phases of the park will include recreation, aquatic, and community centers.

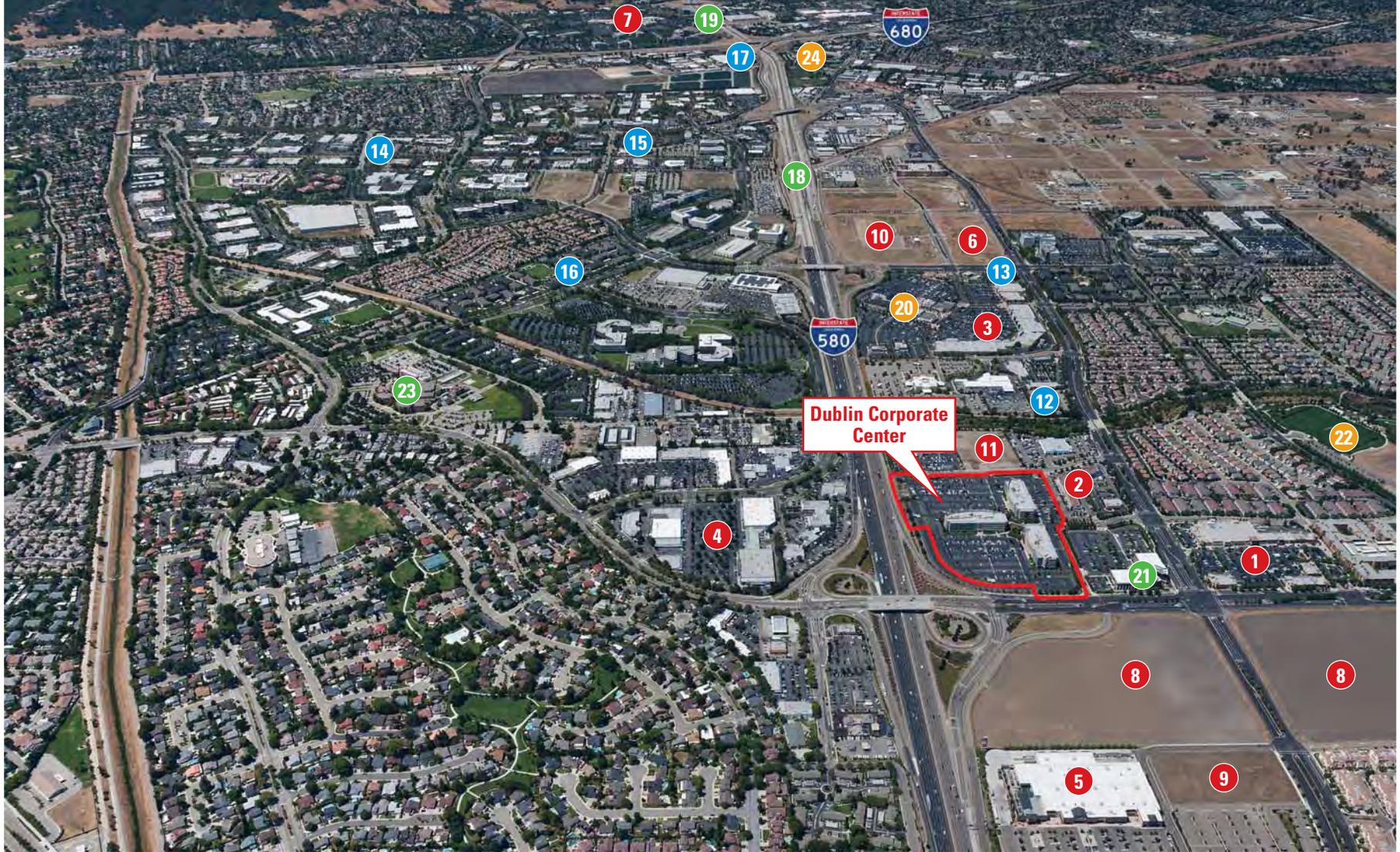
Housing

The Tri-Valley offers an appealing range of housing options for all income brackets. The upscale communities of Danville, Blackhawk, and Alamo cater to local executives with luxury housing options. These communities feature some of the most expensive homes and exclusive country clubs in the entire country. Dublin and Pleasanton feature affordable housing options, from single-family homes in attractive neighborhoods to rental units in newly completed multi-family developments. All of these options enable local employees to work, live, and play in one desirable area.

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Retail/Restaurants

- 1. Waterford Place
- 2. Ulfert's Center
- 3. Hacienda Crossings
- 4. Rose Pavilion Shopping Center
- 5. Lowe's Home Improvement

Hotels

- 6. Future Regency Centers Development
- 7. Stoneridge Mall
- 8. Future Retail and Residential Development
- 9. Future Retail Development
- 10. Future Retail Development
- 11. Car Dealership Expansion

Hotels

- 12. Extended Stay America
- 13. Hyatt Place
- 14. Hyatt Summerfield Suites
- 15. Four Points by Sheraton

- 16. Marriott ExecuStay Archstone Hacienda
- 17. Hilton Pleasanton

Services / Recreation

- 18. Dublin/Pleasanton BART Station
- 19. West Dublin/Pleasanton BART Station
- 20. Regal Cinemas
- 21. Palo Alto Medical Foundation Clinic

- 22. Emerald Glen Park
- 23. ValleyCare Hospital
- 24. Public Library

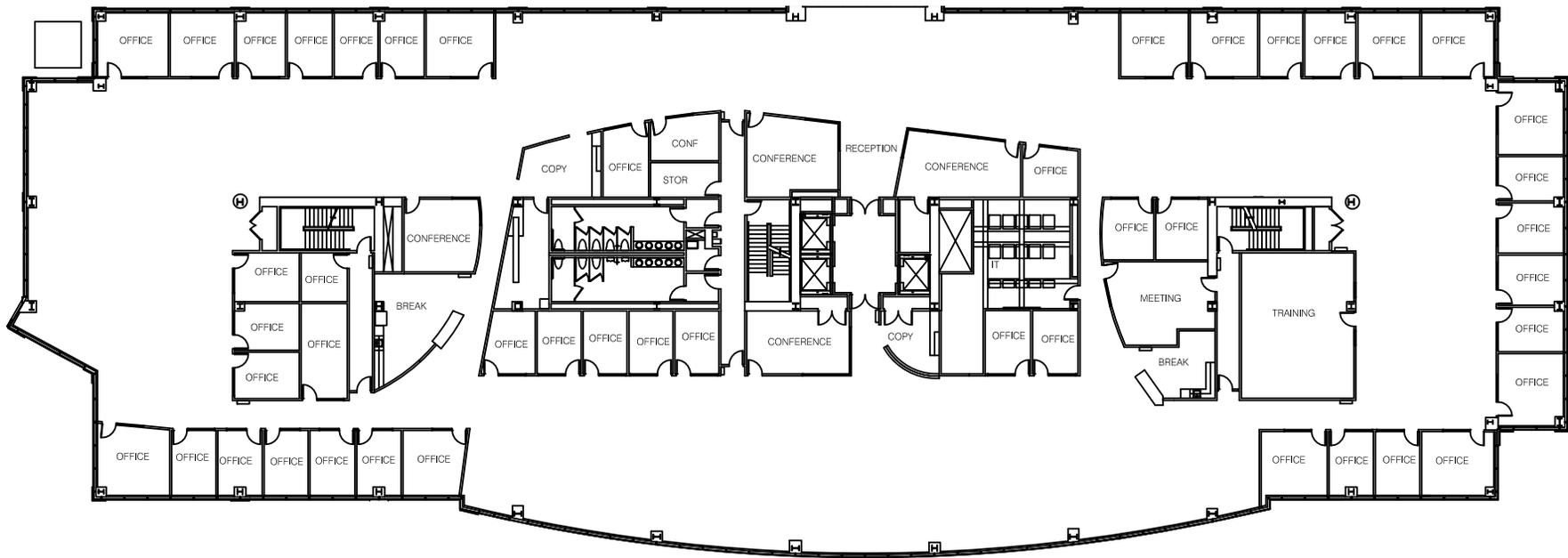
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4160 DUBLIN BOULEVARD
SUITE 300 -37,549± RSF



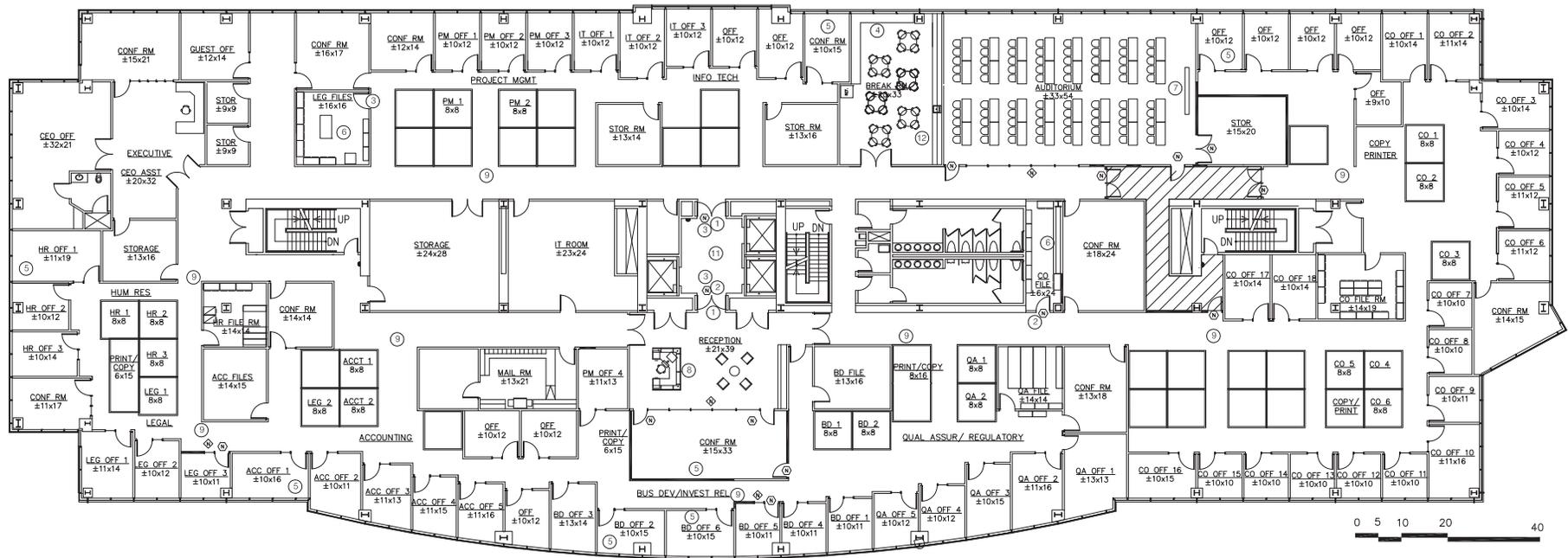
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Dublin CORPORATE CENTER

4140 DUBLIN BOULEVARD
 SUITE 200 -37,623± RSF
 (AVAILABLE 12/1/15)



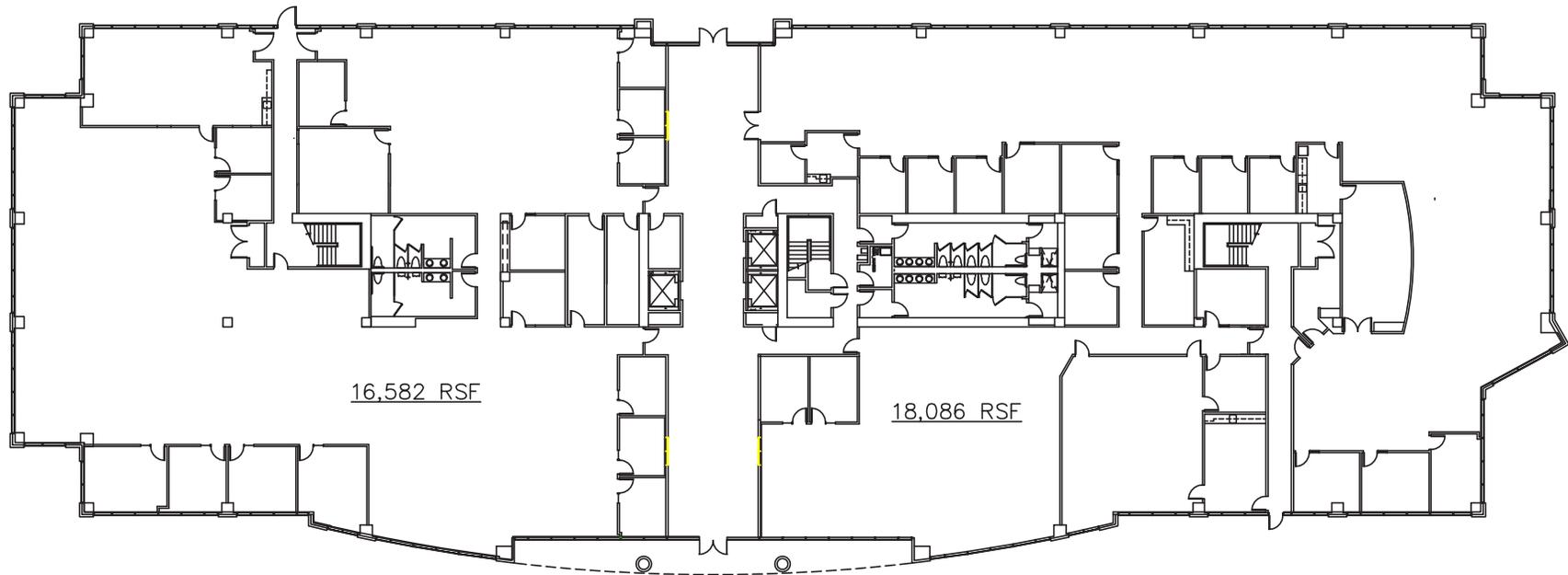
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4120 DUBLIN BOULEVARD
SUITE 100 - 34,757± SF



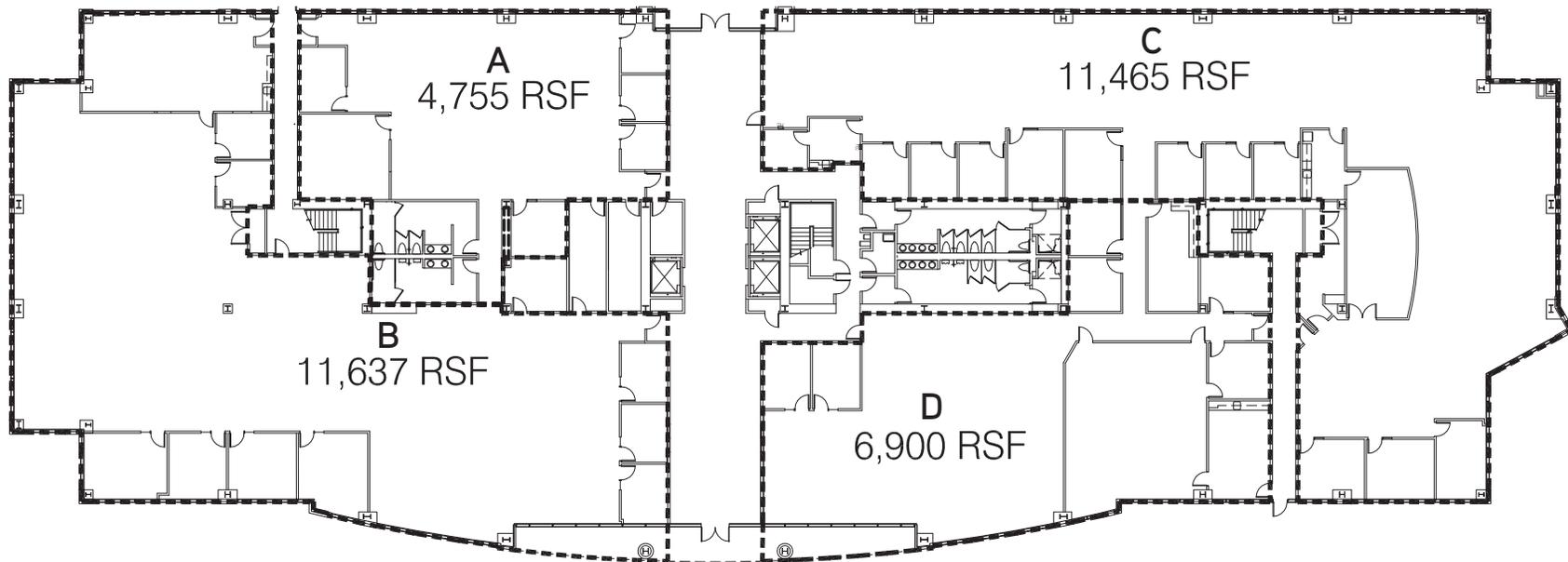
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Dublin CORPORATE CENTER

POTENTIAL SUB DIVIDE PLAN
4120 DUBLIN BOULEVARD
SUITE 100 - 34,757± SF



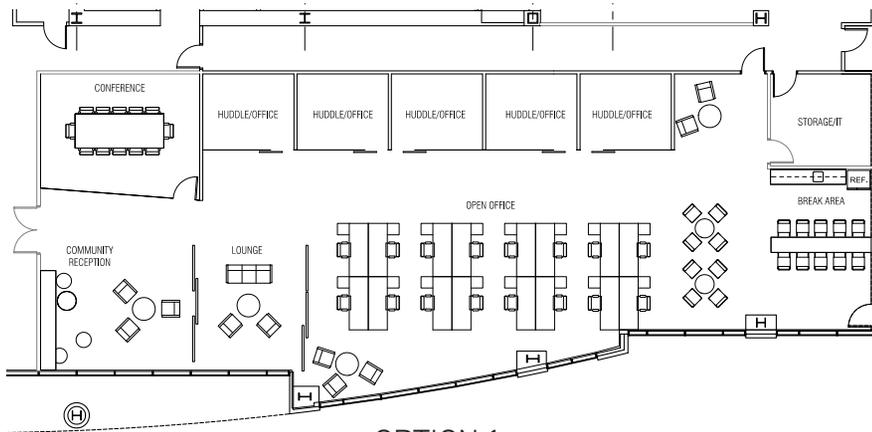
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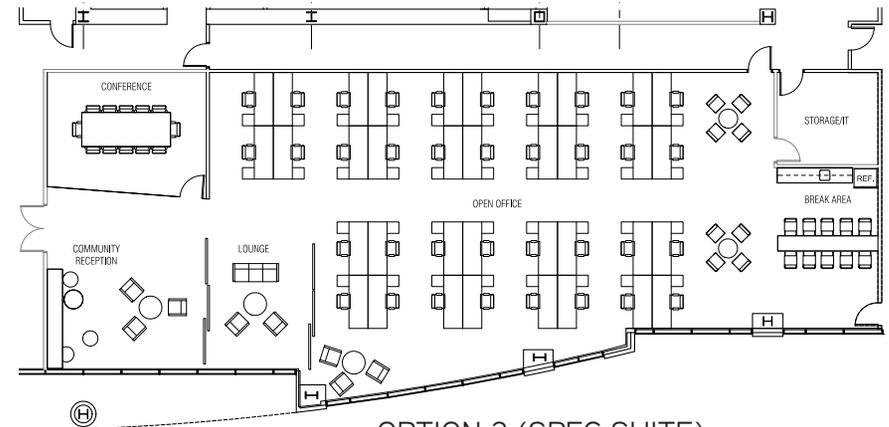
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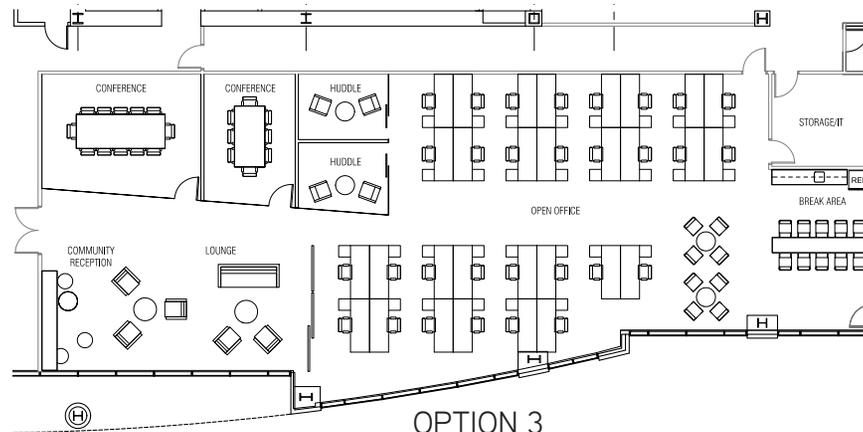
4120 DUBLIN BOULEVARD
SUITE A - 4,867± SF



OPTION 1



OPTION 2 (SPEC SUITE)



OPTION 3

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