



STONERIDGE
PLACE

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7901 STONERIDGE DRIVE / PLEASANTON, CALIFORNIA

EMBARCADERO
CAPITAL PARTNERS





PROPERTY OVERVIEW

Stoneridge Place is a 173,000 rentable square foot, five story, Class-A office project located in the heart of Pleasanton California. The building offers efficient and flexible floor plates, generous glass line that provides abundant natural light and lofty ceiling heights. Property amenities include abundant surface parking, on-site building management and coming soon electric vehicle charging stations and an onsite cafe. The property is within walking distance of the Stoneridge Regional Shopping Center anchored by Nordstrom and Macy's and featuring American Eagle Outfitters, Apple Store, Guess, Pottery Barn, Godiva and Williams-Sonoma. Major restaurants include Cheesecake Factory, P.F. Chang's China Bistro, and California Pizza Kitchen. The building is a short drive to athletic clubs, hotels with convenient access to Interstates 580 and 680 and within walking distance to the Pleasanton BART Station. Stoneridge Place is centrally located within a four-five minute drive to the San Francisco, San Jose and Oakland airports.

**LOBBY RENOVATIONS
UNDERWAY**



BUILDING LOCATION

- › Key intersection of Stoneridge Drive and Foothill Road with excellent access to major arteries, including Interstates 580 and 680
- › Less than a forty-five minute drive to San Francisco, Oakland and San Jose International Airports
- › Pleasanton and surrounding communities provide a wide range of entry and executive housing within easy commuting distance
- › Accessible from the west, via the first Pleasanton freeway off ramp



BUILDING FEATURES

- › Five story, 173,000 rentable square foot, Class A office building
- › Steel frame, concrete floor construction with 100 pound per square foot live load
- › Efficient bay depths for flexible space planning, abundant natural light and lofty ceiling heights
- › After-hours access to heating ventilation and air-conditioning
- › Card access security system



BUILDING AND AREA AMENITIES

- › Within walking distance of the Stoneridge Regional Mall, featuring Nordstrom and Macy's as store anchors
- › Minutes from several athletic clubs, fine restaurants and major hotels
- › Walking distance to the Pleasanton BART station
- › Onsite Property Management
- › Onsite café opening first quarter 2016 – Avanti Markets (www.avantimarkets.com)
- › Electric Vehicle Charging Stations coming soon
- › Abundant surface parking

PROPERTY HIGHLIGHTS





Stoneridge Dr

Hopyard Rd

Hacienda Dr

W Las Positas Blvd

Santa Rita Rd

Foothill Rd

Valley Ave

Hopyard Rd

Pleasanton

Bernal Ave

Stanley Blvd

AERIAL
MAP

Laurel Creek Way



Foothill Road

Stoneridge Drive

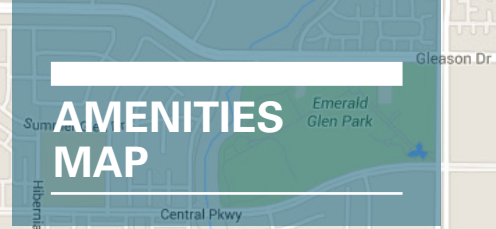


STONERIDGE MALL

- RETAIL**
- Macy's
- Nordstrom
- JCPenney
- Sears
- RESTAURANTS**
- PF Chang's
- Cheesecake Factory

HACIENDA CROSSINGS

- RETAIL**
- Regal Cinemas IMAX
- Barnes & Noble
- Bed Bath & Beyond
- TJ Maxx
- RESTAURANTS**
- Starbucks
- Applebee's
- Lazy Dog
- Mimi's Café
- Jamba Juice



PLEASANTON SQUARE

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

METRO 580

- RETAIL**
- Walmart
- Kohl's
- Sport Chalet
- RESTAURANTS**
- Subway
- Red Robin
- McDonald's
- BANKS**
- Patelco Credit Union

TRADER JOE'S PLAZA

- RESTAURANTS**
- Caffino
- McDonald's
- El Gallo Taqueria
- Big Apple Bagels
- Quiznos

GATEWAY SQUARE

- RESTAURANTS**
- Eddie Papa's
- Round Table Pizza
- Chili's
- Kinder's
- The Cheese Steak Shop

CROSSROADS

- RESTAURANTS**
- Starbucks
- Jamba Juice
- Subway
- Sweet Tomatoes
- Carl's Jr.
- Red Smoke Grill
- Honeybake & Deli
- BANKS**
- Wells Fargo

HACIENDA PLAZA

- RETAIL**
- Hacienda Cleaners
- RESTAURANTS**
- Sweet & Savory



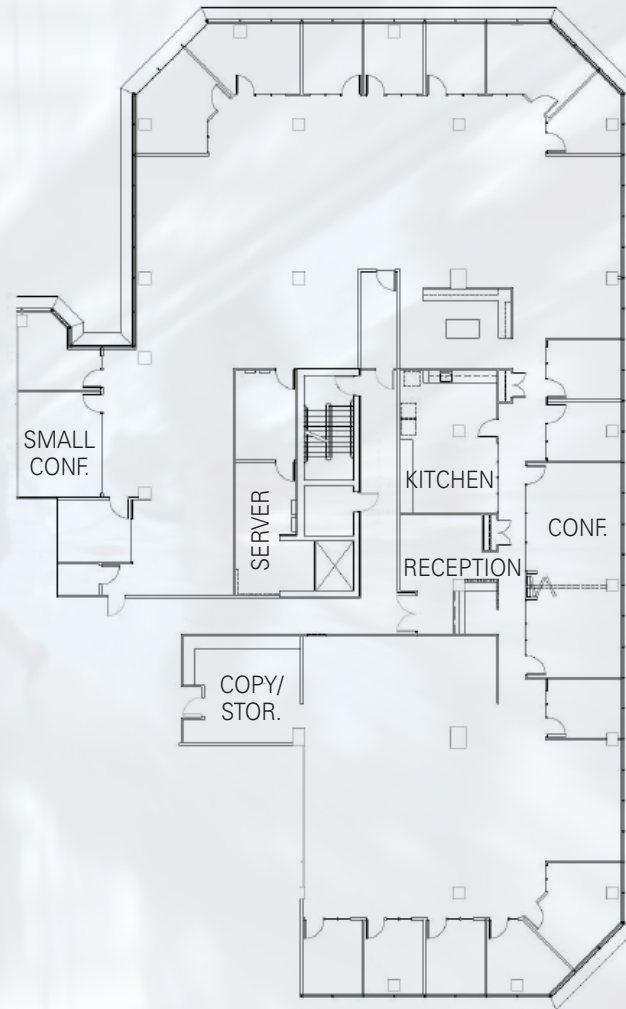
AVAILABLE SUITES

Address	Suite	Rentable SF	Available
7901	390	12,736	June 2017
Suite features double door entry/reception area, large conference room, small conference room, kitchen, server room, 17 private offices, and large open office areas with extensive glass line.			
7901	150 (Option A)*	9,094	Now
Suite features double door entry off building lobby, large conference room, small conference room, eight (8) private offices, large break room, server room, expansive open area with abundant glass line and exterior exit doors.			
7901	150 (Option B)*	7,381	Now
Suite features double door entry off building lobby, large conference room, small conference room, five (5) private offices, large break room, server room, expansive open area with abundant glass line and exterior exit doors.			
7901	123 (Option B)*	6,317	Now
Suite features double door "store front" entry off exterior of building or entry off corridor, three (3) private offices and open plan providing maximum flexibility in space planning and premium glass line.			
7901	200	4,507	June 2017
Suite features eight (8) private offices, full-height glass walled conference room, kitchen, server room, bullpen and generous reception with double door entry off elevator lobby. Private offices on glassline have full-height glass walls. Interior large private easily demised to create a ninth private office.			
7901	123 (Option A)*	4,191	Now
Suite features double door "store front" entry off exterior of building or entry off corridor, open plan providing maximum flexibility in space planning and premium glass line.			
7901	210	2,124	Now
Suite features reception, three (3) window-line private offices, break room and open office area.			
7901	503	1,618	Now
Suite features reception area, four (4) private offices, conference room and IT/storage room.			
7901	550	1,145	August 2017
Suite features two (2) private offices, storage/copy room and open bullpen area.			
7901	430	905	Now
Suite features two (2) private offices and an open bullpen area.			



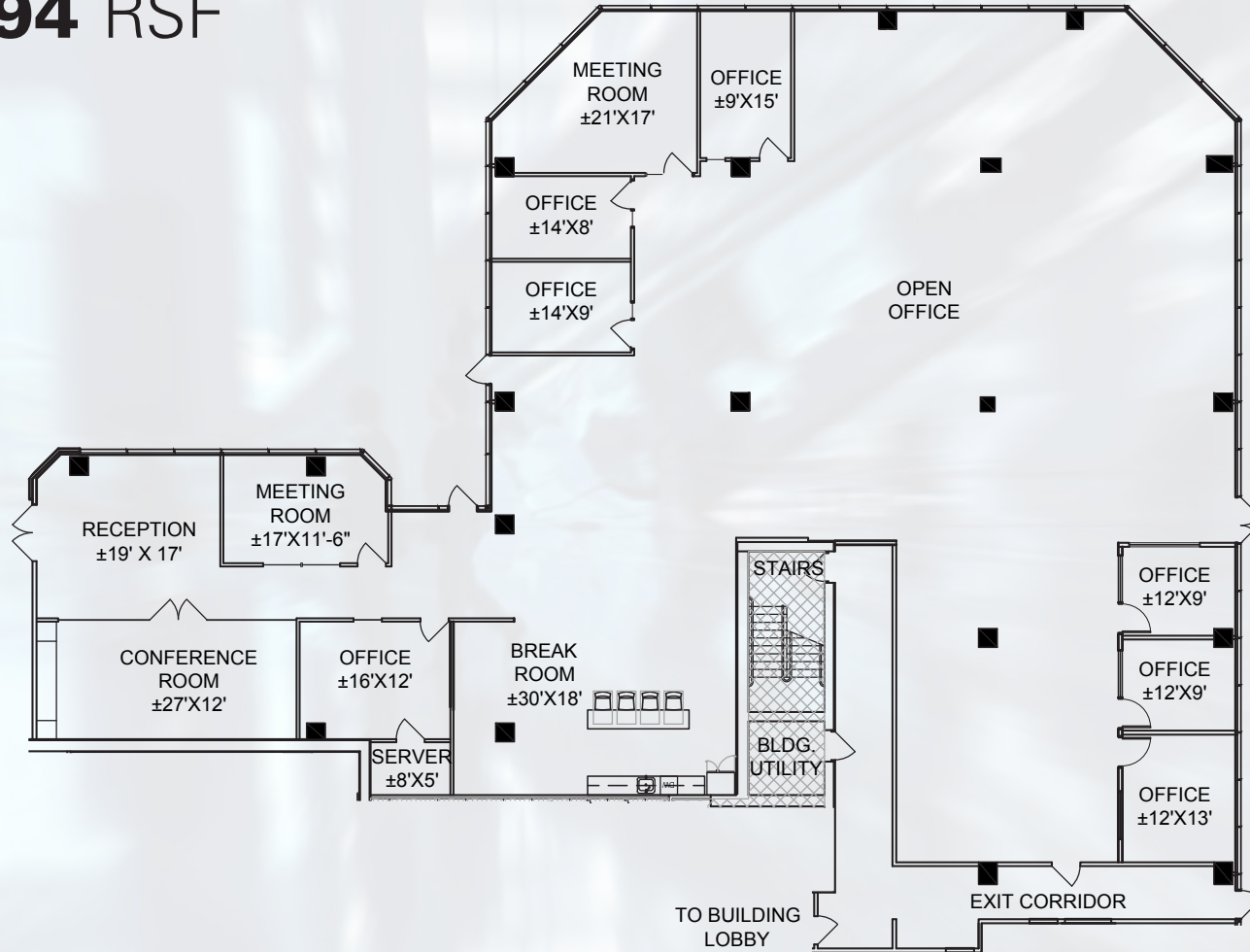
* Featuring new LED lights

12,736 RSF



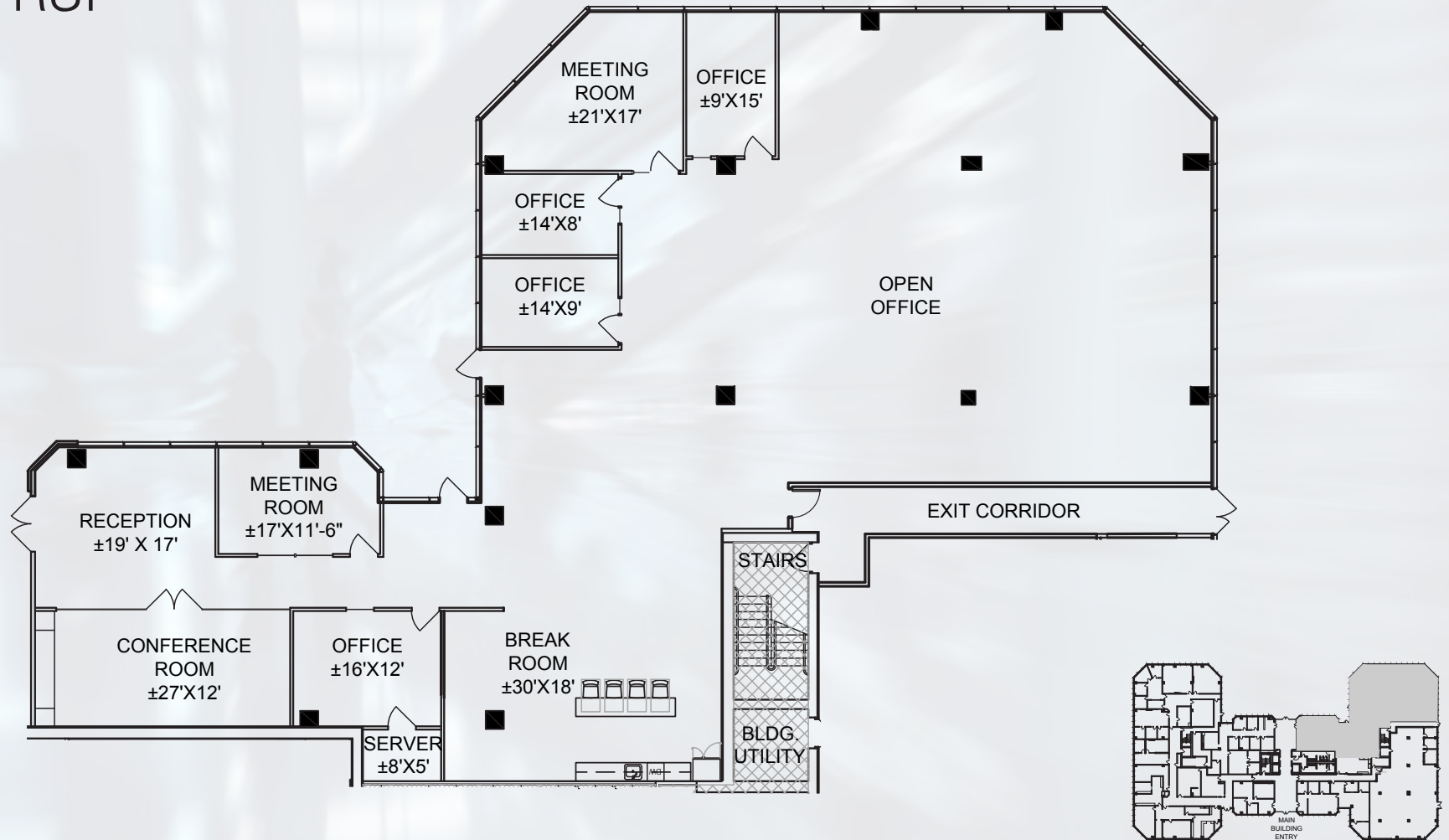
FLOORPLANS
FLOOR 1, STE 150
HYPOTHETICAL OPT. A

9,094 RSF



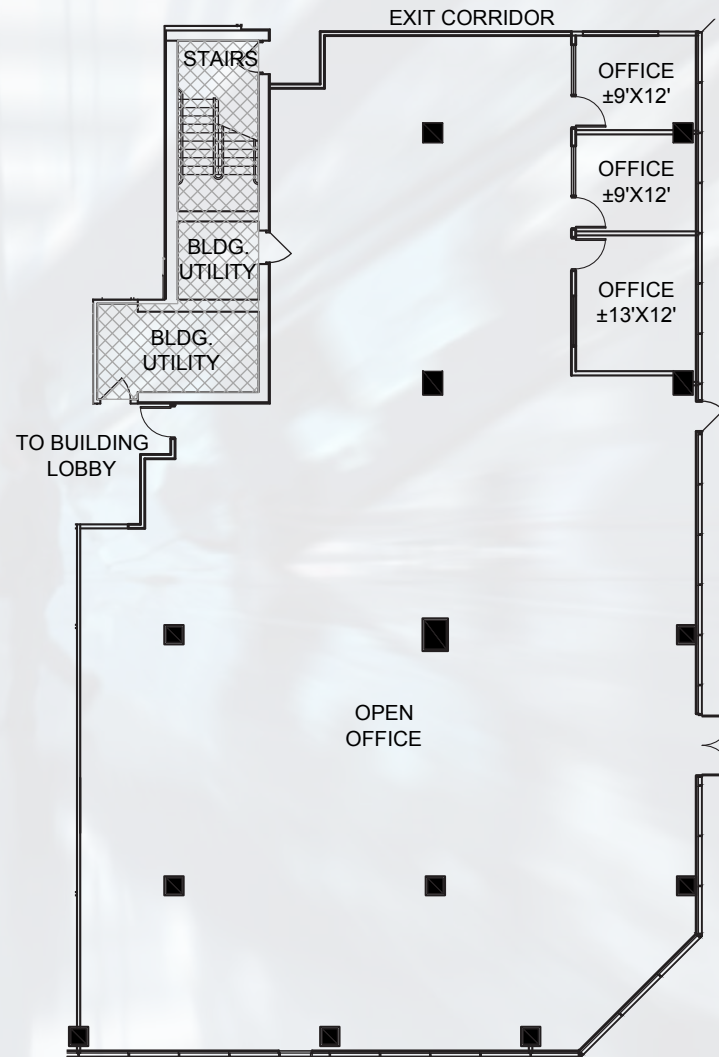
FLOORPLANS
FLOOR 1, STE 150
HYPOTHETICAL OPT. B

7,381 RSF

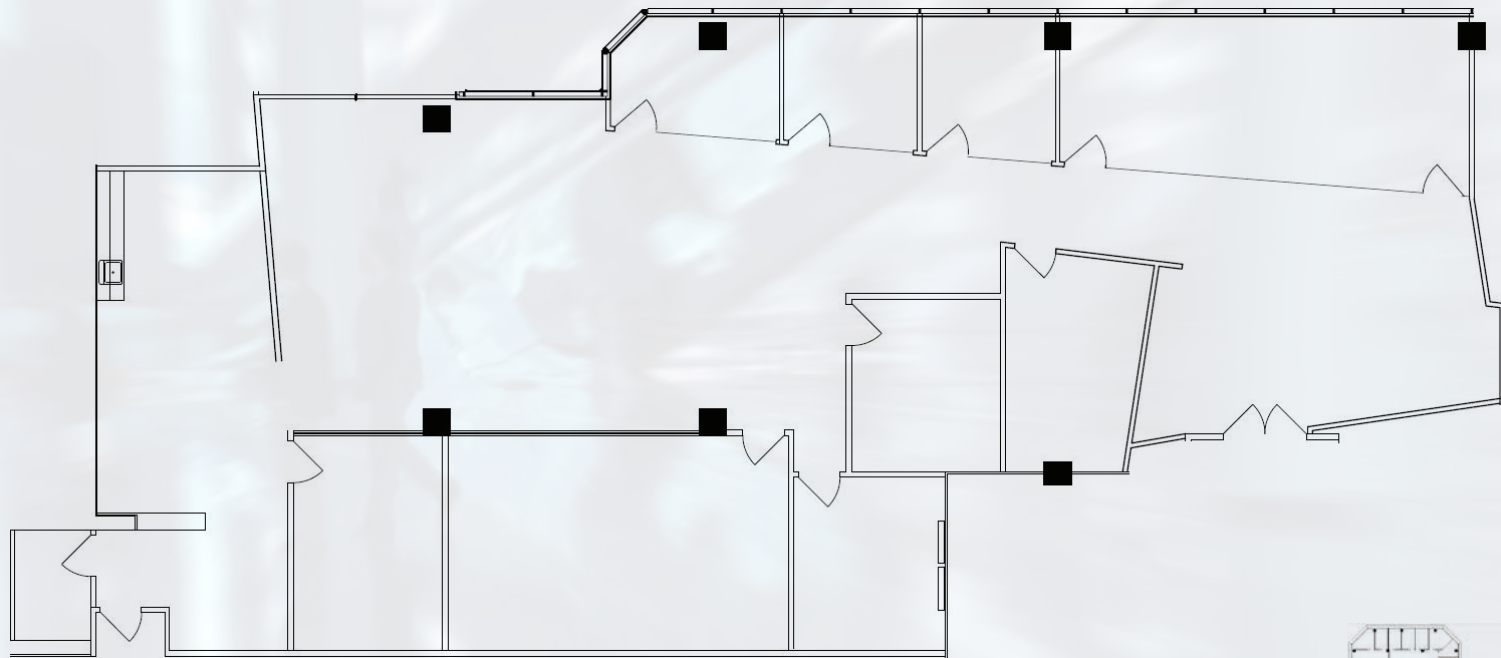


FLOORPLANS
FLOOR 1, STE 123
HYPOTHETICAL OPT. B

6,317 RSF

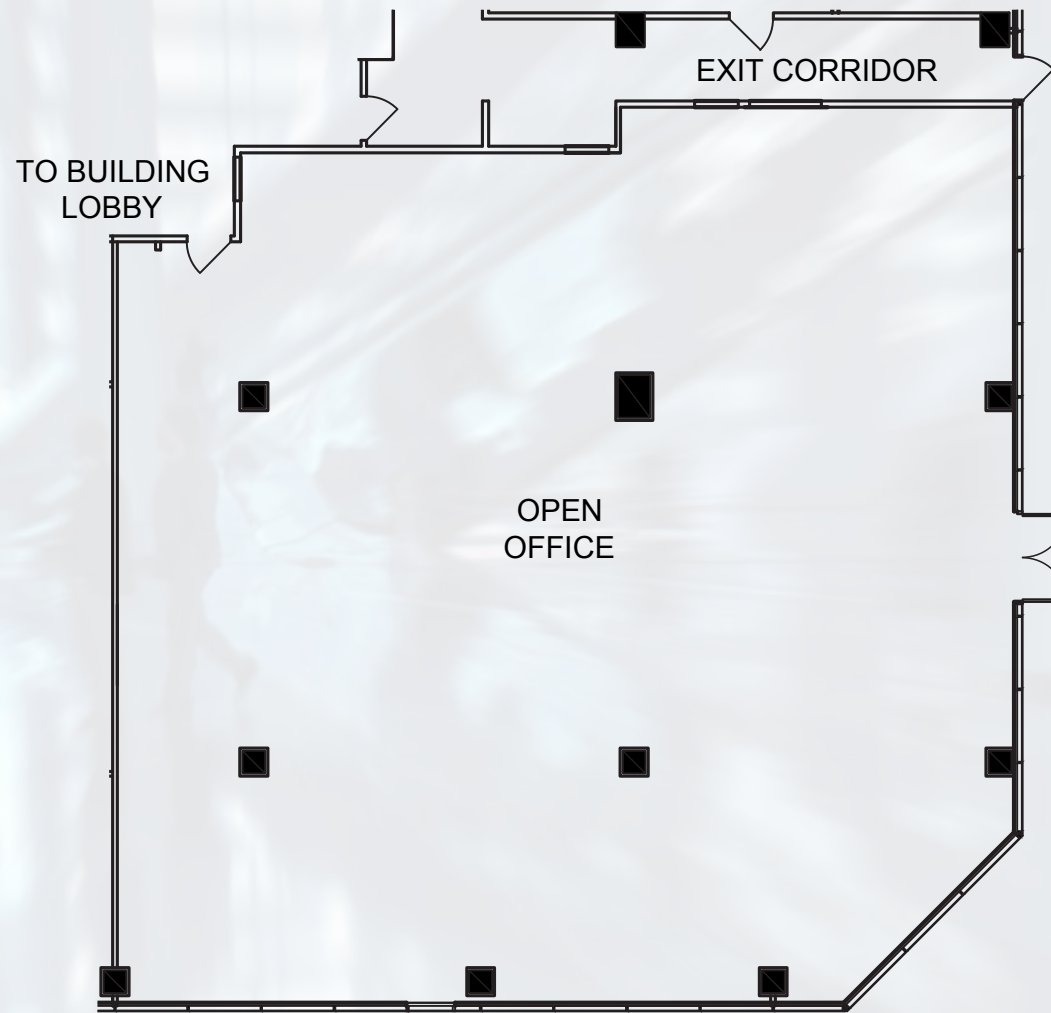


4,507 RSF

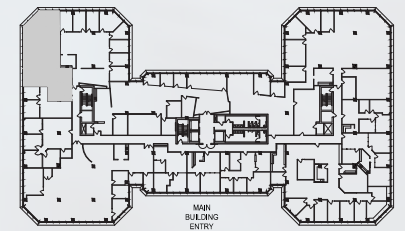
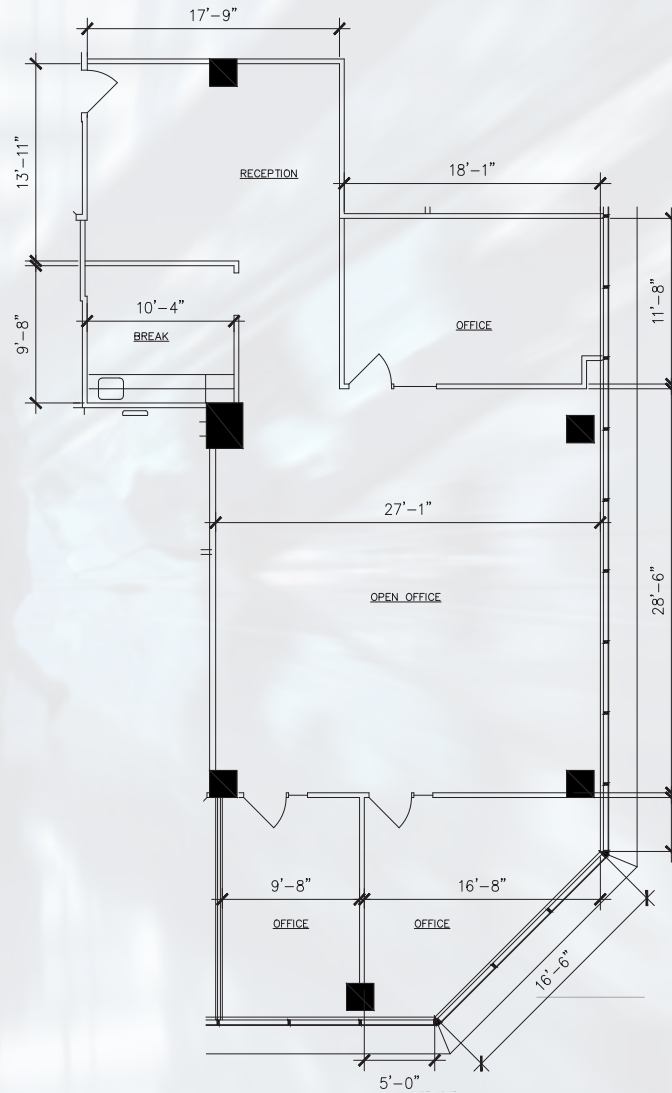


FLOORPLANS
FLOOR 1, STE 123
HYPOTHETICAL OPT. A

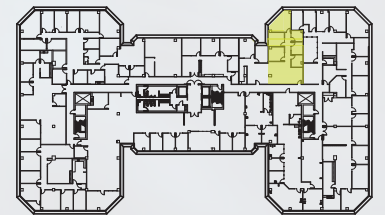
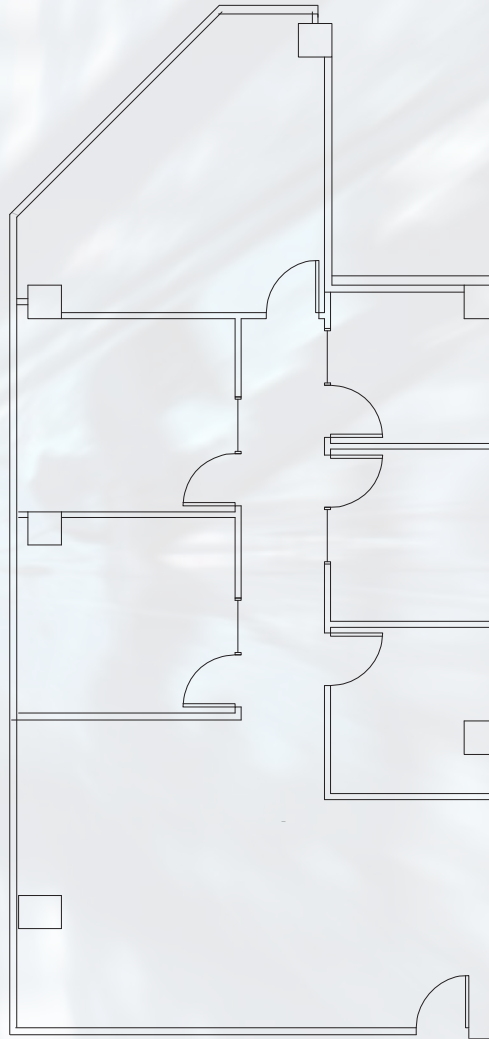
4,191 RSF



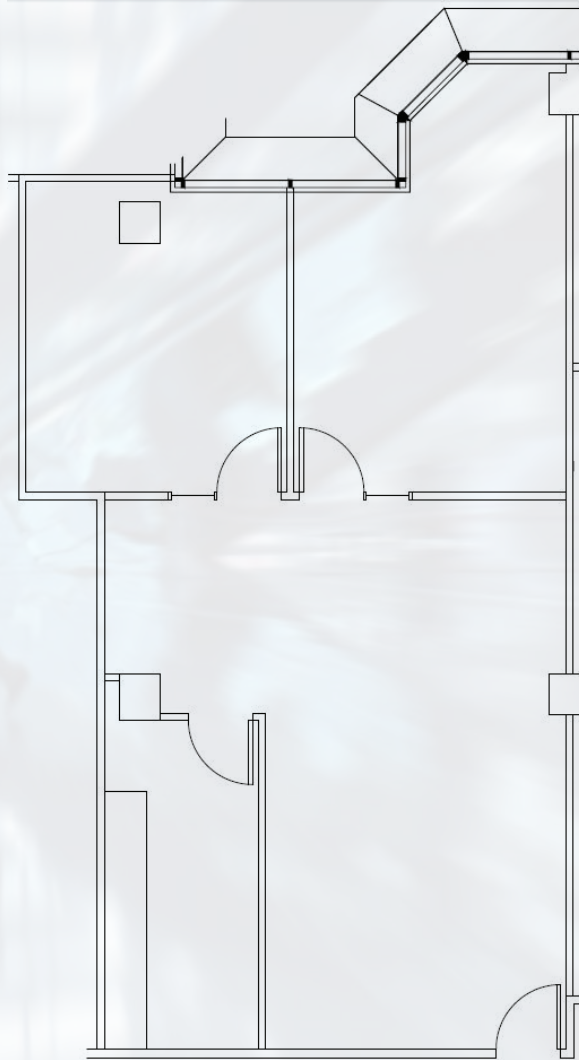
2,124 RSF



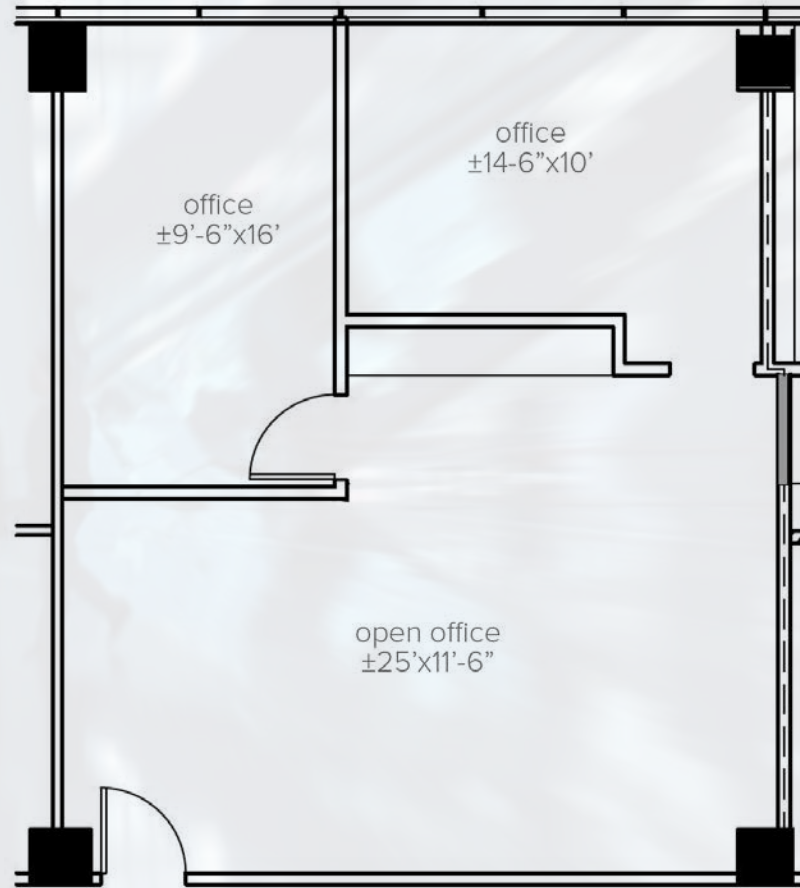
1,618 RSF



1,145 RSF



905 RSF





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