For Lease > Light Industrial/Flex Space

5627 & 5653 Stoneridge Dr. | 5635 & 5673 W. Las Positas Blvd. | Pleasanton, CA

FOR MORE INFORMATION CONTACT:

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For Lease › Light Industrial/Flex Space
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BUILDING SPECS
› Four buildings totaling 151,804± sf
› Warehouse units include grade level roll-up doors
› 2020 Estimated Operating Expenses = $0.43

PROJECT HIGHLIGHTS
› Walking distance to BART
› Superior access to I-580 and I-680
› 24 hour patrolled security
› Prominent signage
› On-site conference room available
› Adjacent to community park

Stoneridge Business Center
5627 & 5653 Stoneridge Drive

STONERIDGE BUSINESS CENTER

Colliers INTERNATIONAL
<table>
<thead>
<tr>
<th>RENTABLE SF</th>
<th>ADDRESS</th>
<th>OFFICE BUILDOUT</th>
<th>AVAILABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>±2,512 SF</td>
<td>5627 Stoneridge Drive, Suite 315</td>
<td>90-100%</td>
<td>Now</td>
</tr>
<tr>
<td>±3,229 SF</td>
<td>5627 Stoneridge Dr., Suite 324-325</td>
<td>60%</td>
<td>Now</td>
</tr>
</tbody>
</table>
5627 Stoneridge Drive
Suite 315
±2,512 SF
(90-100% office)

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CA License No. 01402626
5627 Stoneridge Drive
Suite 315
±2,512 SF
(75% office)

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5627 Stoneridge Drive
Suite 324-325
±3,229 SF
(60% office)

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