



Building 1

4410 Rosewood Drive

4400 - 4460 Rosewood Drive
Pleasanton, CA 94588

Year Built / Rentable Square Footage:

- 1987 – 1988 / 146,892 RSF
- Four story building

Building Structural:

- Steel frame with chevron bracing
- Corrugated pan deck with 6" reinforced concrete

Electrical Service:

- 2500 amp
- 480/277
- 3 phase 4 wire

Electrical Rooms:

- One main located at the first floor
- Two each telephone/electrical per floor

Water Service / Size:

- Pleasanton water
- 2" meter service

Irrigation:

- Two separate meter services

Gas Service:

- PG&E serving the boilers at the penthouse

Phone Room:

- PBX located at the first floor
- Two each telephone/electrical per floor (same as above)

Elevators / Capacity:

- Three hydraulic 26 passenger
- Two rated at 3,500#
- One rated at 4,000#

Stairwell:

- Three stairwells
- One located at the building center elevator core
- One at each wing of building

Floor Height:

- 12'5" slab to slab

Floor capacity:

- Live load 80#
- Dead Load 70#

Ceiling Height:

- 8'10" slab to ceiling

HVAC Capacity:

- Two cooling supply fans with 240 tons of cooling capacity each
- Two heating supply fans
- Economizer with 100% OSA and eight relief fans
- Three building exhaust fans serving the restroom and each electrical room

Boilers:

- Two 1,650,000 natural gas

Roof Age:

- New roof installed in 2008

Lighting:

- 2x4 fixture
- 18 cell lens
- 3 tube T-8 bulbs

Emergency Lighting:

- Battery backed up lights throughout tenant space and stairwells

Building Automation System:

- Barrington controlled the HVAC and Lighting

Fire Sprinklers:

- Fully sprinkler
- 24/7 off site monitoring

Fire Life Safety System:

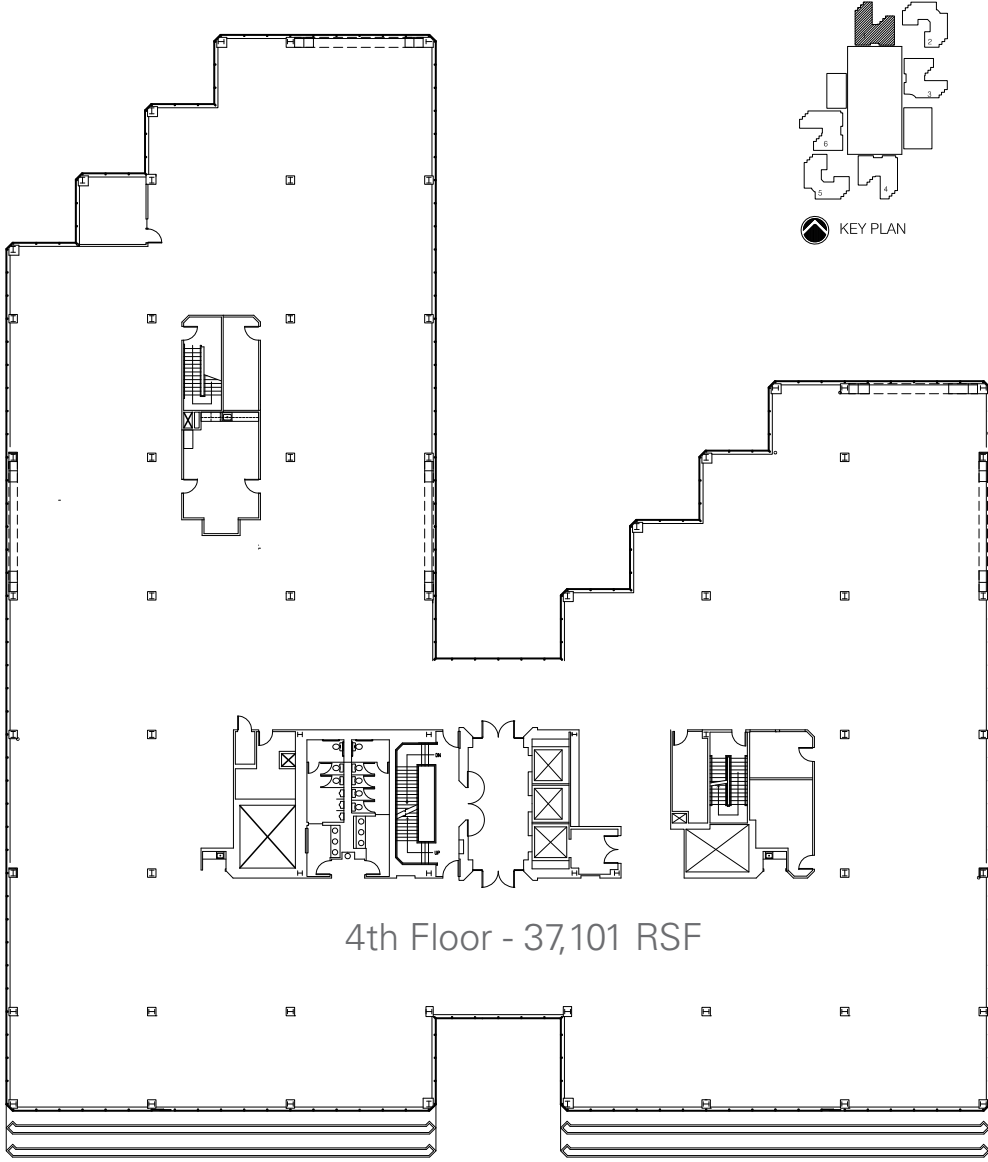
- Notifier 640
- Fully addressable
- Speaker / Strobes
- Pull Stations
- Water flows
- Tampers
- Elevator Recall
- 24/7 off site monitoring



Building 1

4th Floor
37,101 RSF

4400 - 4460 Rosewood Drive
Pleasanton, CA 94588



4th Floor - 37,101 RSF

FOR LEASING INFORMATION:

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