



Building 3

4430 Rosewood Drive

4400 - 4460 Rosewood Drive
Pleasanton, CA 94588

Year Built / Rentable Square Footage:

- 1987 – 1988 / 242,263 RSF
- Six story building

Building Structural:

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

Electrical Service:

- 4000 amp, 480/277,, 3 phase 4 wire

Electrical Rooms:

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

Water Service / Size:

- Pleasanton water
- 2.5" meter service

Irrigation:

- Two separate meter services

Gas Service:

- PG&E serving the boilers at the penthouse

Phone Room:

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

Elevators / Capacity:

- Four OHT 26 passenger
- Three 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 760 tons of cooling capacity.
- 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 3,000,000 natural gas

Roof Age:

- 24yrs

Lighting:

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

Emergency Lighting:

- Battery backed up and generator 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

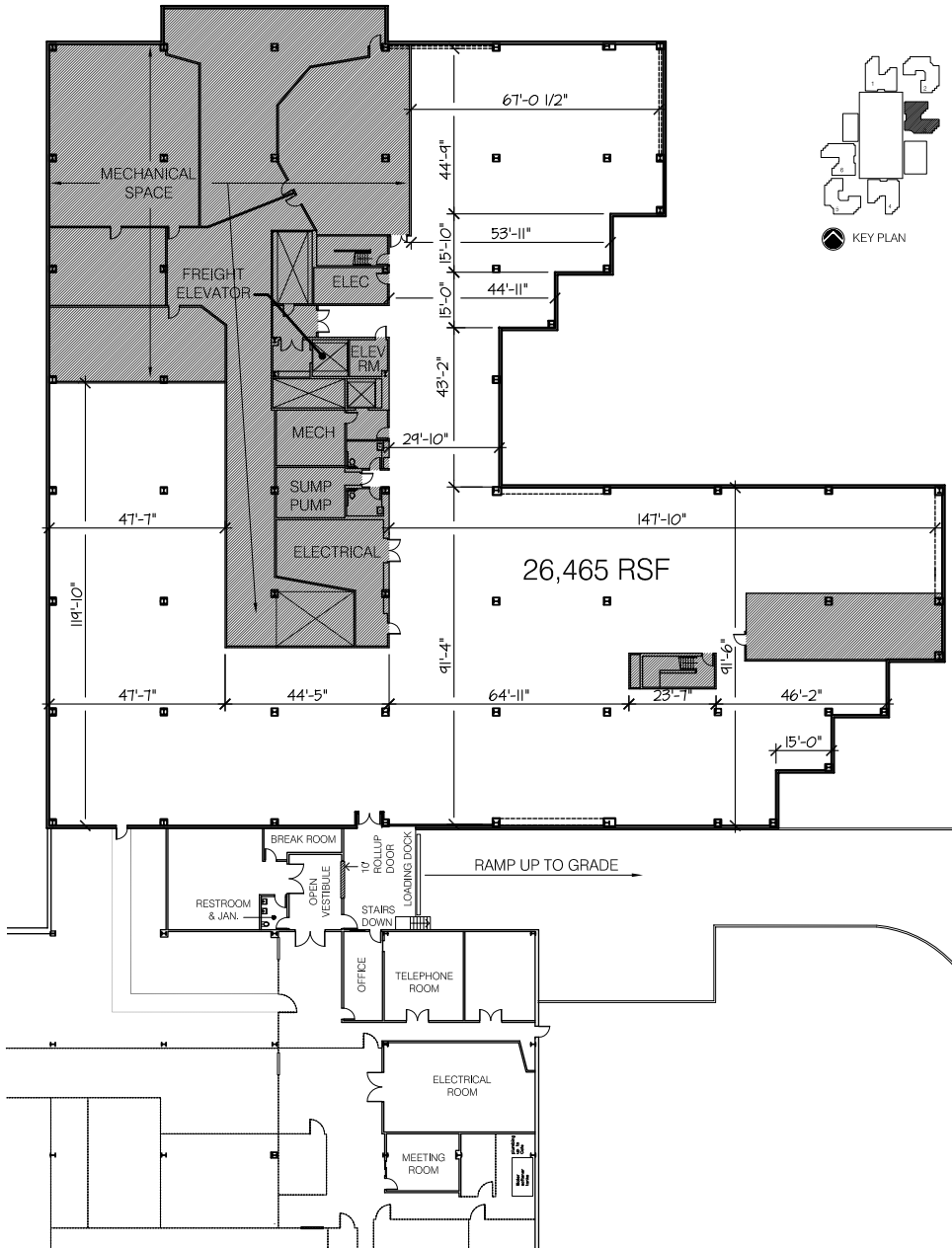
Fire Life Safety System:

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

Backup Generator:

- #1-400 kw
- 325 gal. Above ground
- #2-150 kw
- 200 gal. Above ground

4400 - 4460 Rosewood Drive
Pleasanton, CA 94588



FOR LEASING INFORMATION:

Jim Peterson
+1 925 944 2164
jim.peterson@am.jll.com
License # 00886390

Tom Maloney
+1 925 944 2141
tom.maloney@am.jll.com
License # 00967243

Kevin Mechelke
+ 1 925 944 2142
kevin.mechelke@am.jll.com
License #: 01338917



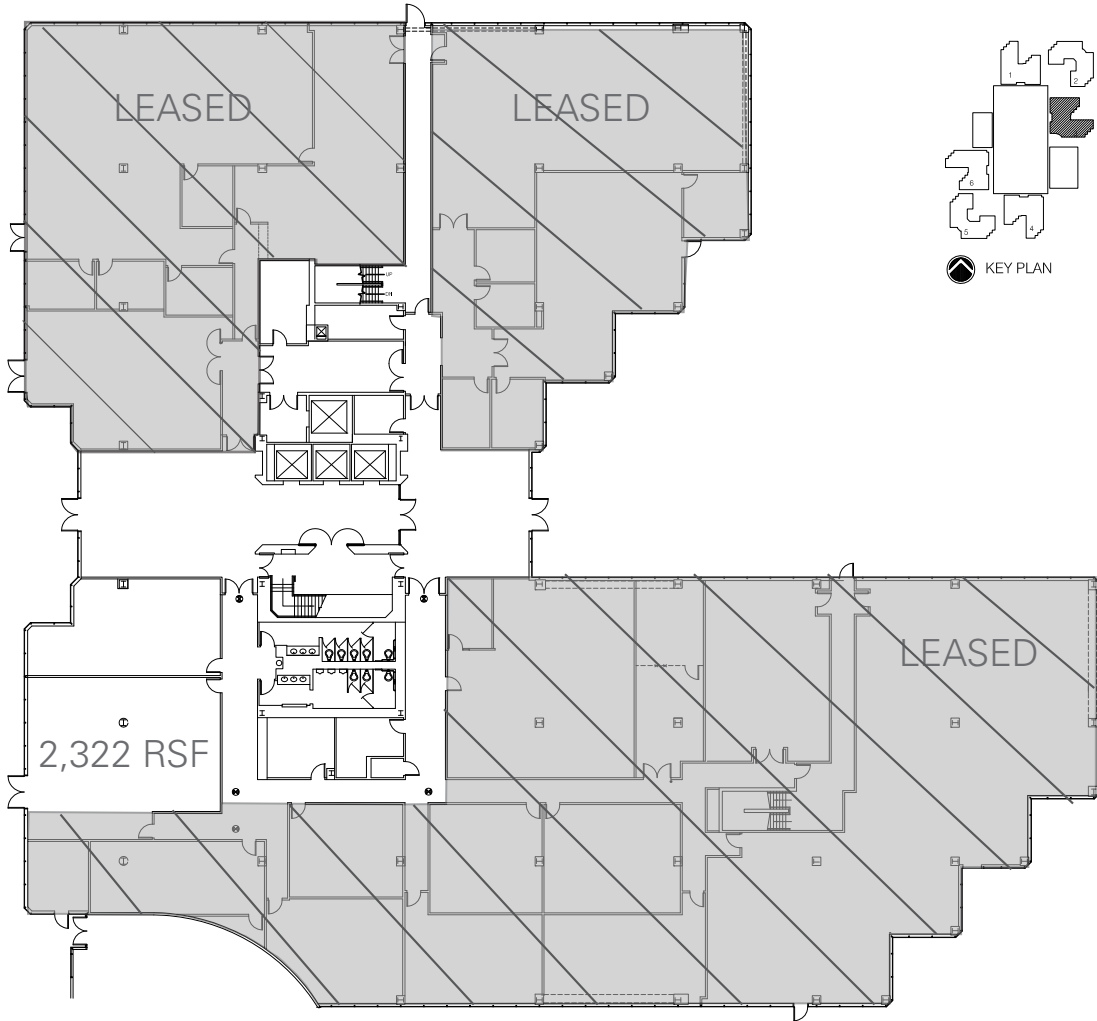
Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260



Building 3

1st Floor
2,322 RSF

4400 - 4460 Rosewood Drive
Pleasanton, CA 94588



FOR LEASING INFORMATION:

Jim Peterson
+1 925 944 2164
jim.peterson@am.jll.com
License # 00886390

Tom Maloney
+1 925 944 2141
tom.maloney@am.jll.com
License # 00967243

Kevin Mechelke
+ 1 925 944 2142
kevin.mechelke@am.jll.com
License #: 01338917



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260