



# Building 5

4450 Rosewood Drive

4400 - 4460 Rosewood Drive  
Pleasanton, CA 94588

#### Year Built / Rentable Square Footage:

- 1987 – 1988 / 134,060 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 2013

#### Lighting:

- LED Lighting throughout

#### 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:

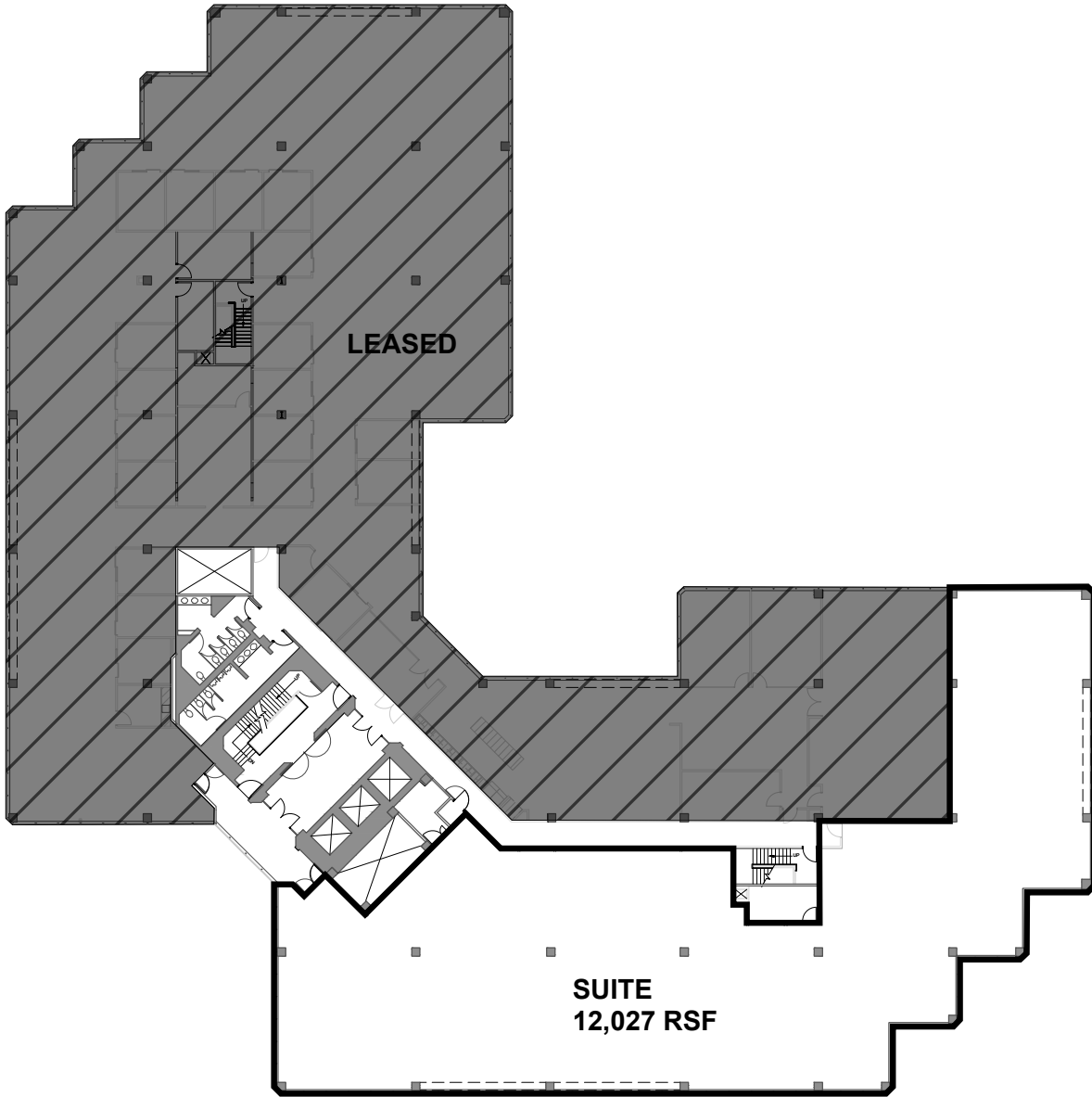
- Notifier 640
- Fully addressable
- Speaker / Strobes
- Pull Stations
- Water flows
- Tamper
- Elevator Recall
- 24/7 off site monitoring



# Building 5

4th Floor  
12,027 RSF

4400 - 4460 Rosewood Drive  
Pleasanton, CA 94588



**FOR LEASING INFORMATION:**

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