



# Building 6

4460 Rosewood Drive

4400 - 4460 Rosewood Drive  
Pleasanton, CA 94588

#### Year Built / Rentable Square Footage:

- 1987 – 1988 / 111,135 RSF
- Three story building

#### Building Structural:

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

#### Electrical Service:

- 1000 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
- 1.5" 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:

- Two hydraulic 26 passenger
- One 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 300 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 1,350,000 natural gas

#### Roof Age:

- New roof installed 2013

#### 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

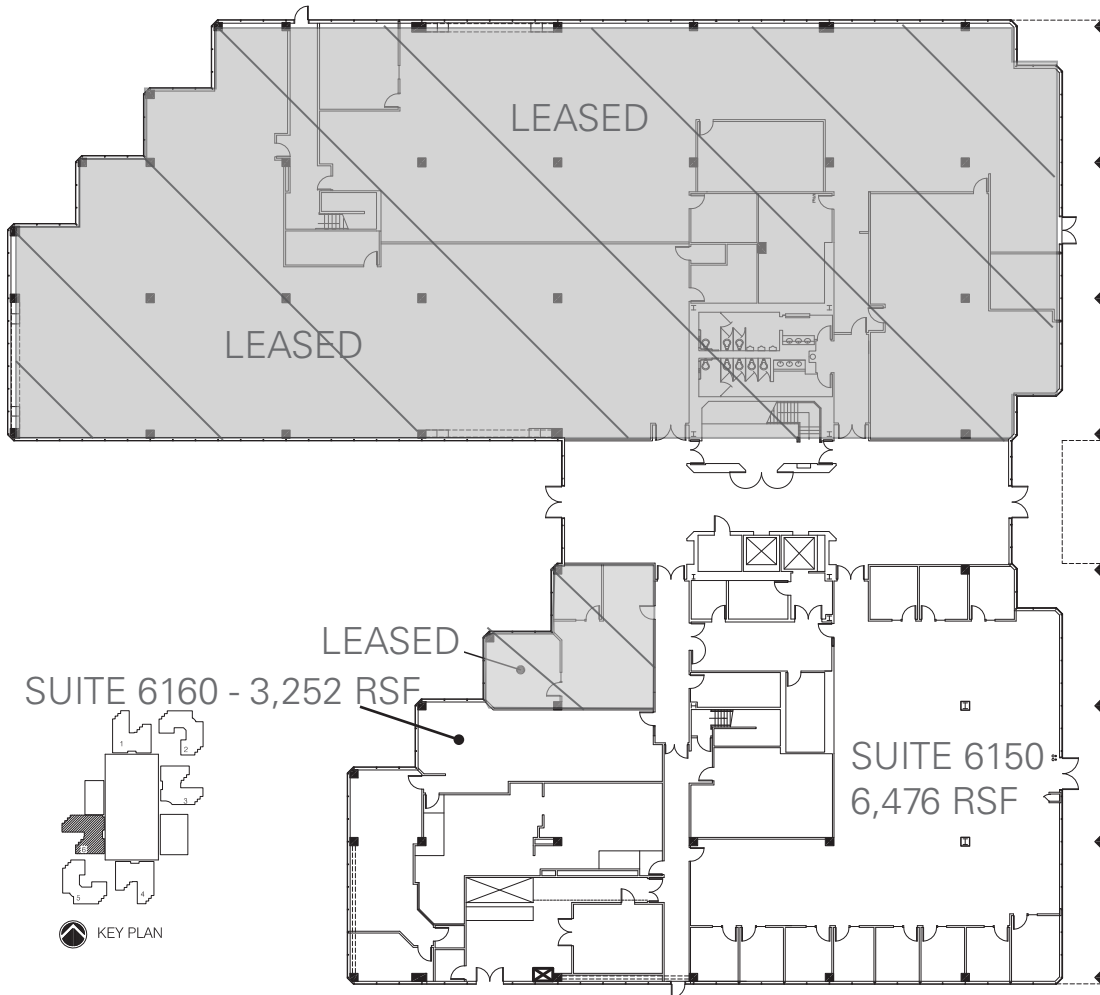
#### Fire Life Safety System:

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

#### Backup Generator:

- 175kw (Tenant use)
- 200gal. AST

4400 - 4460 Rosewood Drive  
Pleasanton, CA 94588

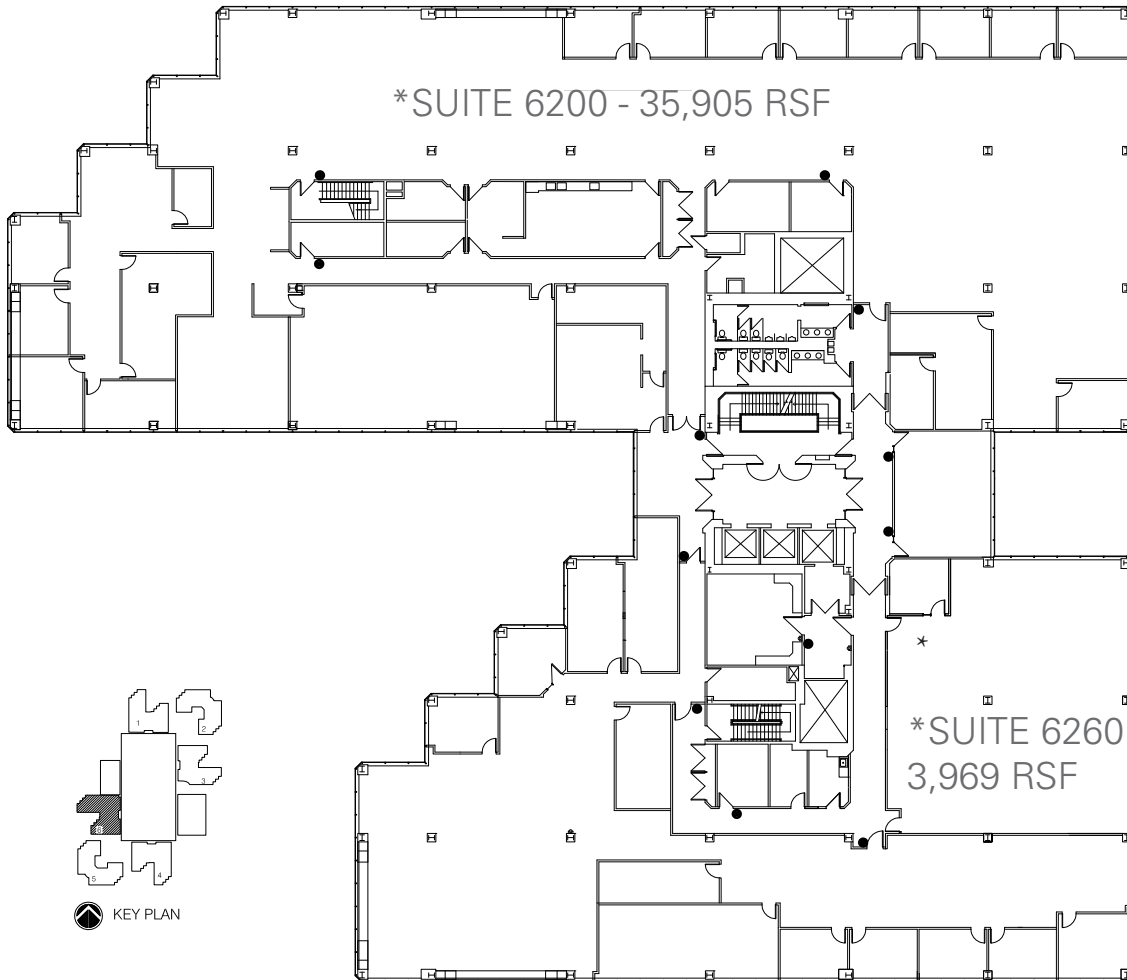


**FOR LEASING INFORMATION:**

Trent Barmby +1 925 944 2151 trent.barmby@am.jll.com License # 01837549	Kevin Mechelke + 1 925 944 2142 kevin.mechelke@am.jll.com License #: 01338917
----------------------------------------------------------------------------------	----------------------------------------------------------------------------------------

   
Jones Lang LaSalle Brokerage, Inc. Real Estate  
License #: 01856260  
©2019 Jones Lang LaSalle IP, Inc. All rights reserved

4400 - 4460 Rosewood Drive  
Pleasanton, CA 94588



\*Spaces are contiguous and can be combined for 39,874 SF

FOR LEASING INFORMATION:

Trent Barmby	Kevin Mechelke
+1 925 944 2151	+ 1 925 944 2142
trent.barmby@am.jll.com	kevin.mechelke@am.jll.com
License # 01837549	License #: 01338917




Jones Lang LaSalle Brokerage, Inc. Real Estate  
License #: 01856260  
©2019 Jones Lang LaSalle IP, Inc. All rights reserved