



www.rosewoodcommons.com



work **BEYOND** the desk





Monday is the new Friday

4400 - 4460 Rosewood Drive
Pleasanton, CA 94588



AT A GLANCE

- 6 building campus totaling over 1 million square feet
- Lush outdoor green spaces perfect for lunch, soft seating collaboration areas, bocce, basketball, volleyball, putting green, fire pit, etc.
- On-site Thrive cafe operated by Guckenheimer including a full Peet's coffee operation and gaming area
- On-site conference center with auditorium and meeting rooms ideal for all-hands meetings, training and events
- On-site fitness facility with showers and lockers
- Major freeway and building identity signage opportunities
- Extremely efficient floor plates
- Truck loading areas, freight elevators, back-up generators
- On-site storage
- On-site property management
- Abundant on-site parking

FOR LEASING INFORMATION:

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Please click on shopping center links below to see the full list of amenities available.



Area Amenities

Hacienda Crossings

Dining & Entertainment

Black Angus Steakhouse
Fish On The Grill
Johnny Garlic's
Lazy Dog
Matsu Sushi
On the Border
Pho Asian Bistro
Starbucks

Shopping &

Entertainment

Any Mountain
Barnes & Noble
Bed Bath & Beyond
Best Buy
Regal Cinemas & IMAX
T.J.Maxx

Persimmon Place

Dining & Entertainment

Pacific Catch
Patxi's Pizza
Starbucks
The Habit Burger Grill

Shopping

HomeGoods
Nordstrom Rack
Sur La Table
Whole Foods Market

Health & Body

Hand and Stone Massage and Facial
LunchBOX (A Waxing Salon)
Monaco Spa
Orange Theory Fitness

Stoneridge shopping center

Dining & Entertainment

Buckhorn Grill
The Cheesecake Factory
PF Chang's
Starbucks

Shopping

Apple
AT&T
GNC
Macy's
Nordstrom
Sephora

Rose Pavilion

Dining & Entertainment
Simply Greek
Subway

Shopping

CVS

Health & Body

Fitness 19

Shops at Waterford

Dining & Entertainment

Armadillo Willy's
Coco Cabana Restaurant
Little Madfish
Peet's Coffee & Tea

Shopping &

Entertainment

Verizon Wireless
PM2-SHIR Martial Arts
Safeway
Unleashed by Petco
Wells Fargo Bank

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Access to amenities

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Conference Center

Have a big meeting

The conference center offers meeting rooms that can accommodate small meetings to as large as 300 people. State-of-the-art audiovisual support is available, including videoconferencing and web-casting capabilities.



Cafe

Grab a latte

Rosewood Commons features an on-site full service café that serves food daily during the week including gourmet sandwiches, salad bar, world cuisine and selections from the grill. A Starbucks coffee kiosk serves up espresso drinks, and indoor and outdoor seating with wifi. The cafe can be rented for events.



Fitness Center

Get a work out in

The fitness center is available to all tenants and includes cardio machines, free weights, flat screen tv's, lockers and showers.



Signage Opportunities

Show your identity

Rosewood Commons offers a 35 foot high freeway pylon sign for full building users with exposure to over 225,000 cars per day. Monument signage is available at the main entry of each building providing increased identity to customers and prospects. Full building users can also benefit from opportunity to add their identity with top of building parapet signage.

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Available space

Total of 74,750 RSF of space available

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SPACE	RSF	AVAILABLE
Building 1	Leased	
Building 2	Leased	
Building 3	70,428	
Basement	26,465	Now
1st floor	31,922	Now
2nd floor	38,506	Now
3rd floor	37,498	LEASED
4th floor	36,503	LEASED
5th floor	35,503	LEASED
6th floor	34,011	LEASED
Building 4	Leased	
Building 5	Leased	
Building 6	4,322	
Suite 6160	3,252	Now
Suite 6170	1,070	Now

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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:

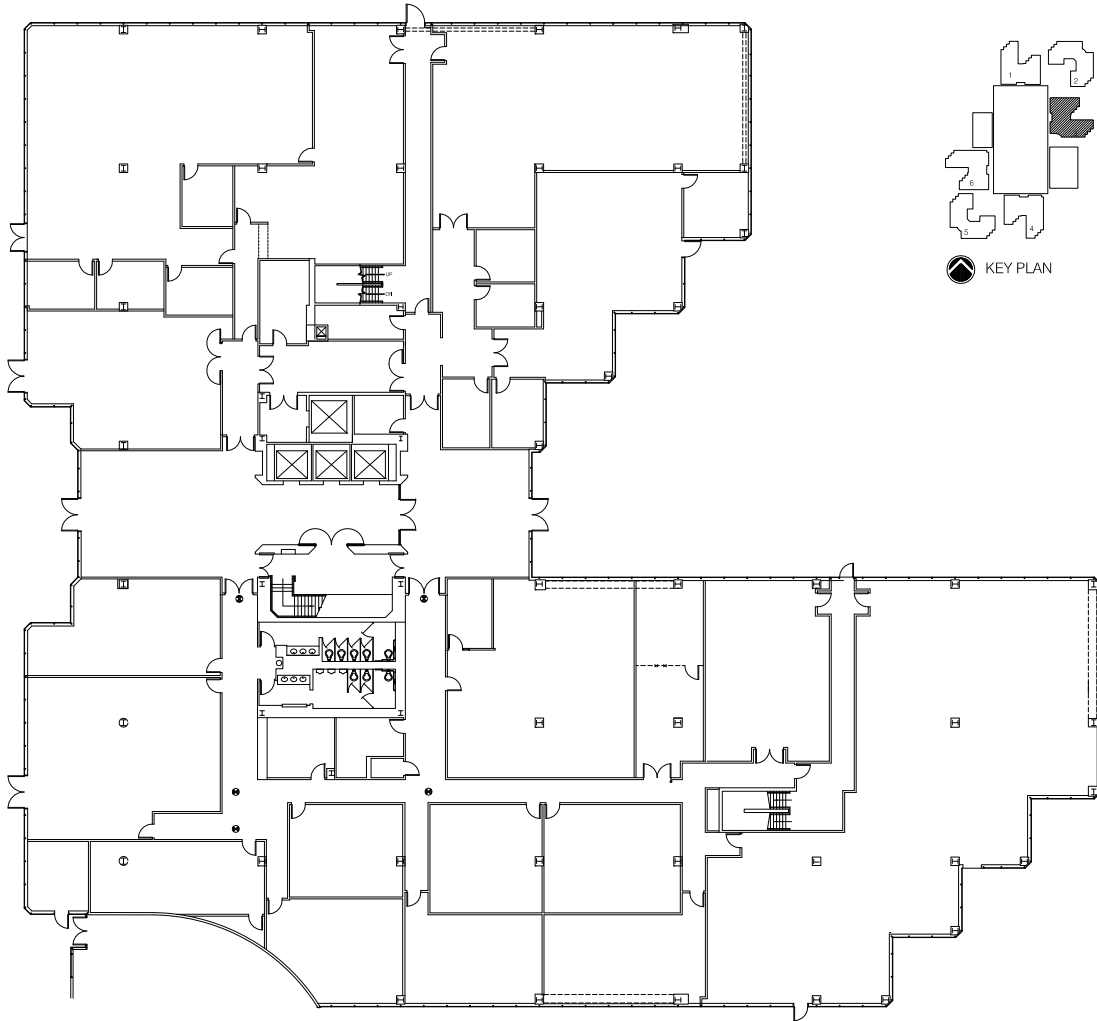
- #1-400 kw
- 325 gal. Above ground
- #2-150 kw
- 200 gal. Above ground



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Building 3

1st Floor
31,922 RSF



KEY PLAN

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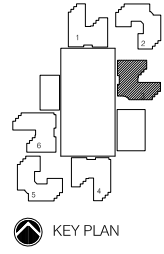
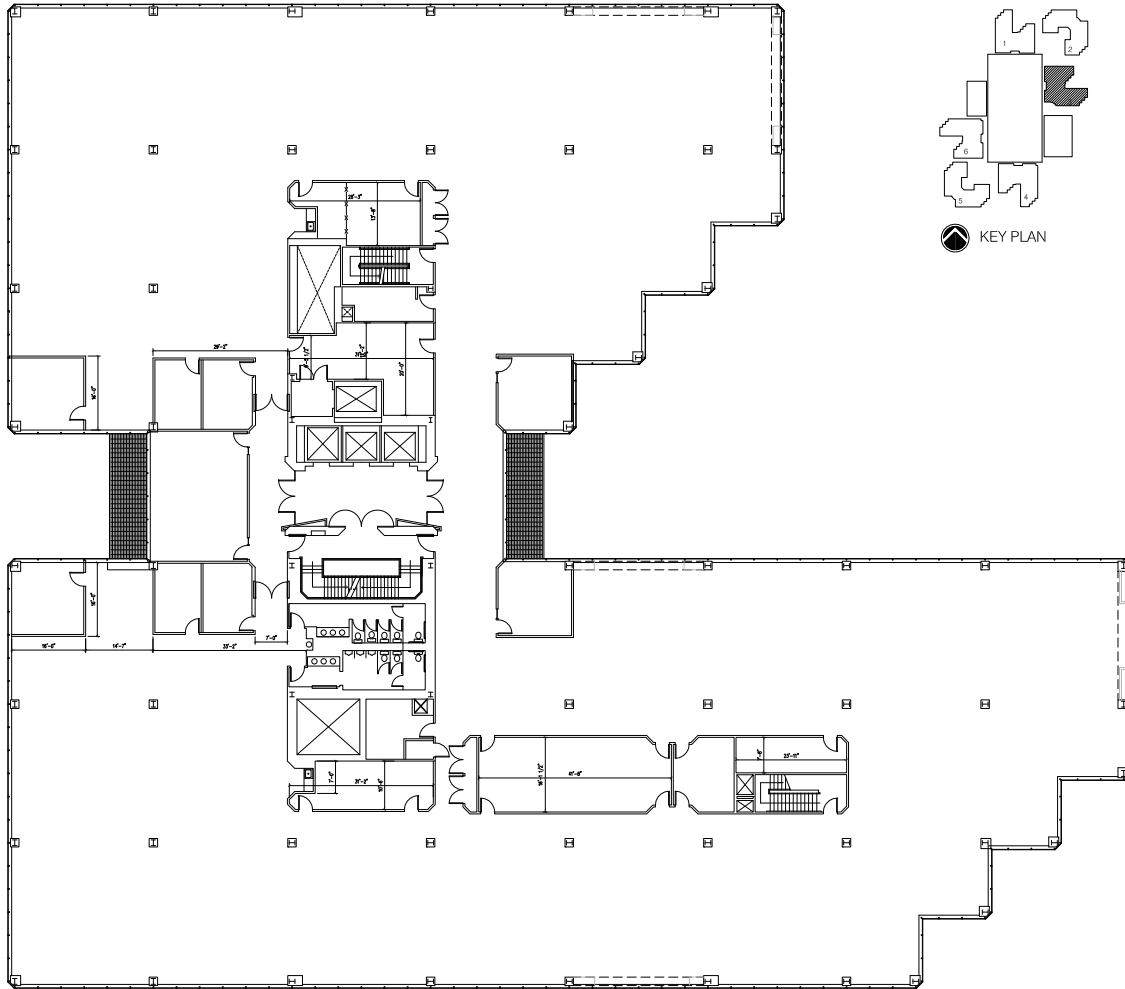




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Building 3

2nd Floor
38,506 RSF



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Building 6

4460 Rosewood Drive

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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:

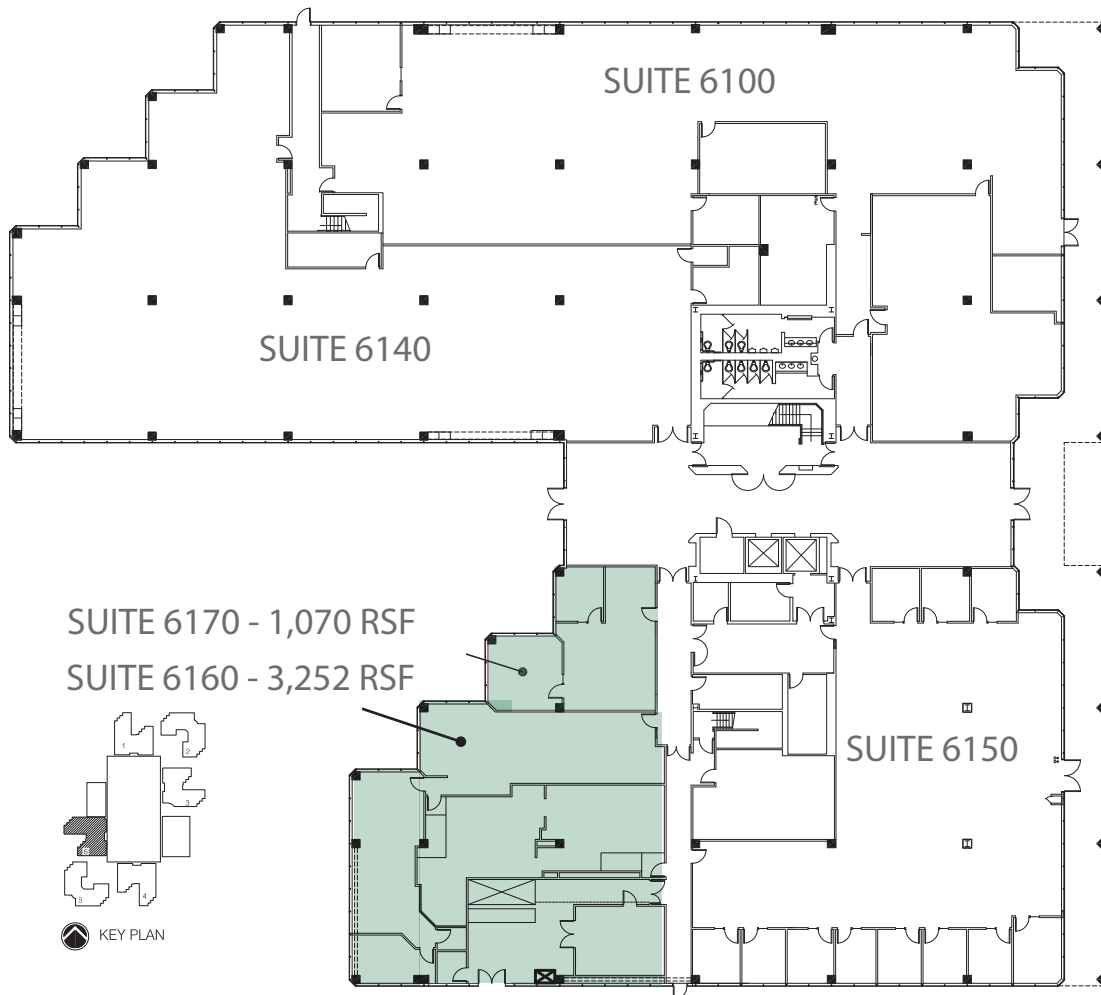
- Fully sprinkler
- 24/7 off site monitoring

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



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