

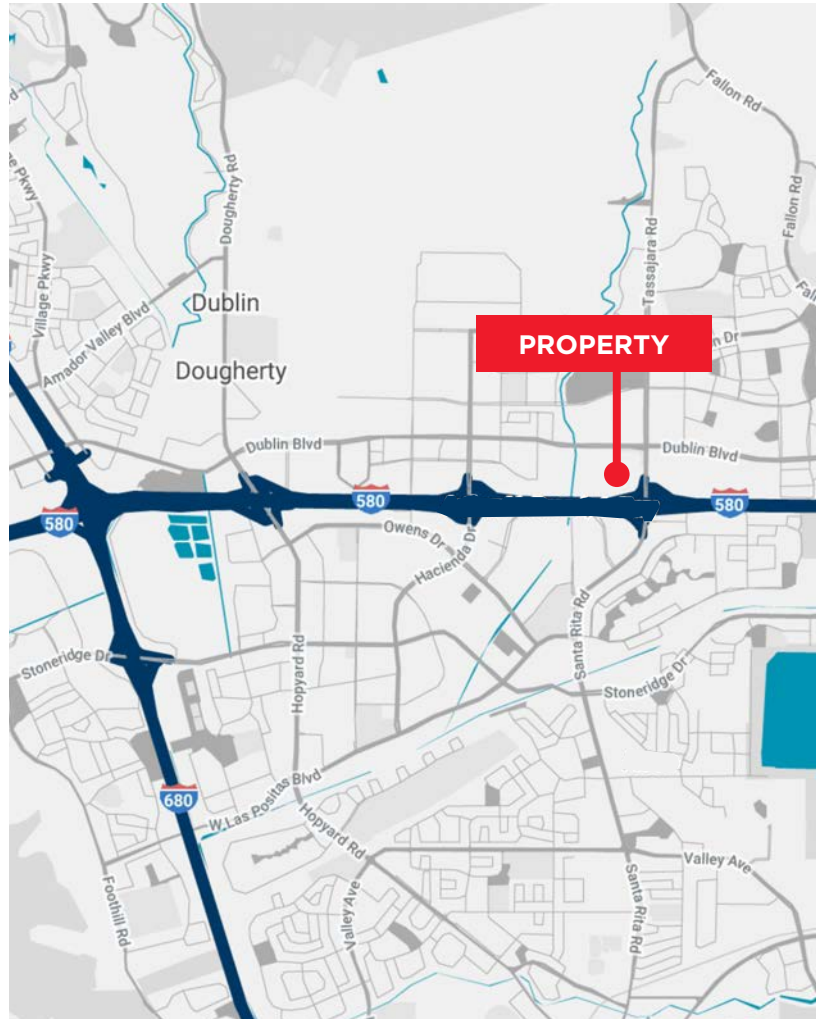
4120 DUBLIN BLVD. DUBLIN | CA

FOR SUBLEASE



PROPERTY HIGHLIGHTS

- Sublessor: ERICSSON
- Sublease term through May 31, 2025
- Located in the Dublin Corporate Center, one of the preeminent office projects in the Tri Valley
- 19,796 SF (open plan with ± 16 breakout rooms)
- Fourth floor views (three sides of glass)
- Furniture available
- Use of the tenant amenity center. The hub offers conference center, café, work out facility and outdoor collaboration area.
- Pylon signage a possibility
- Call to schedule a tour or for pricing information



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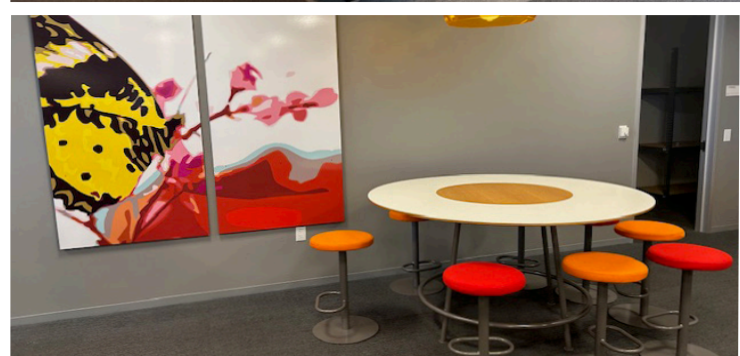
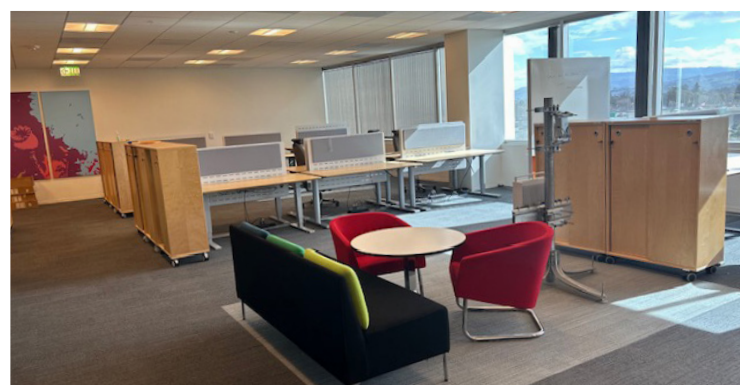
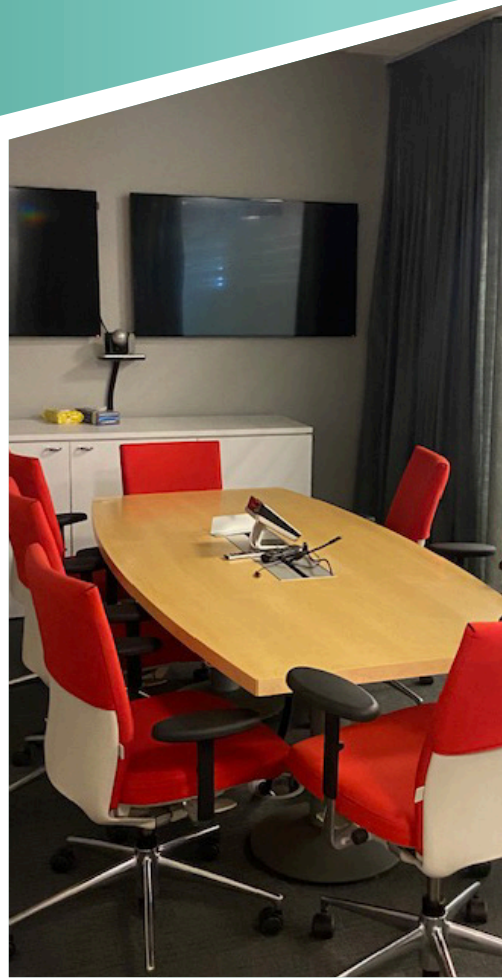


PHOTO GALLERY

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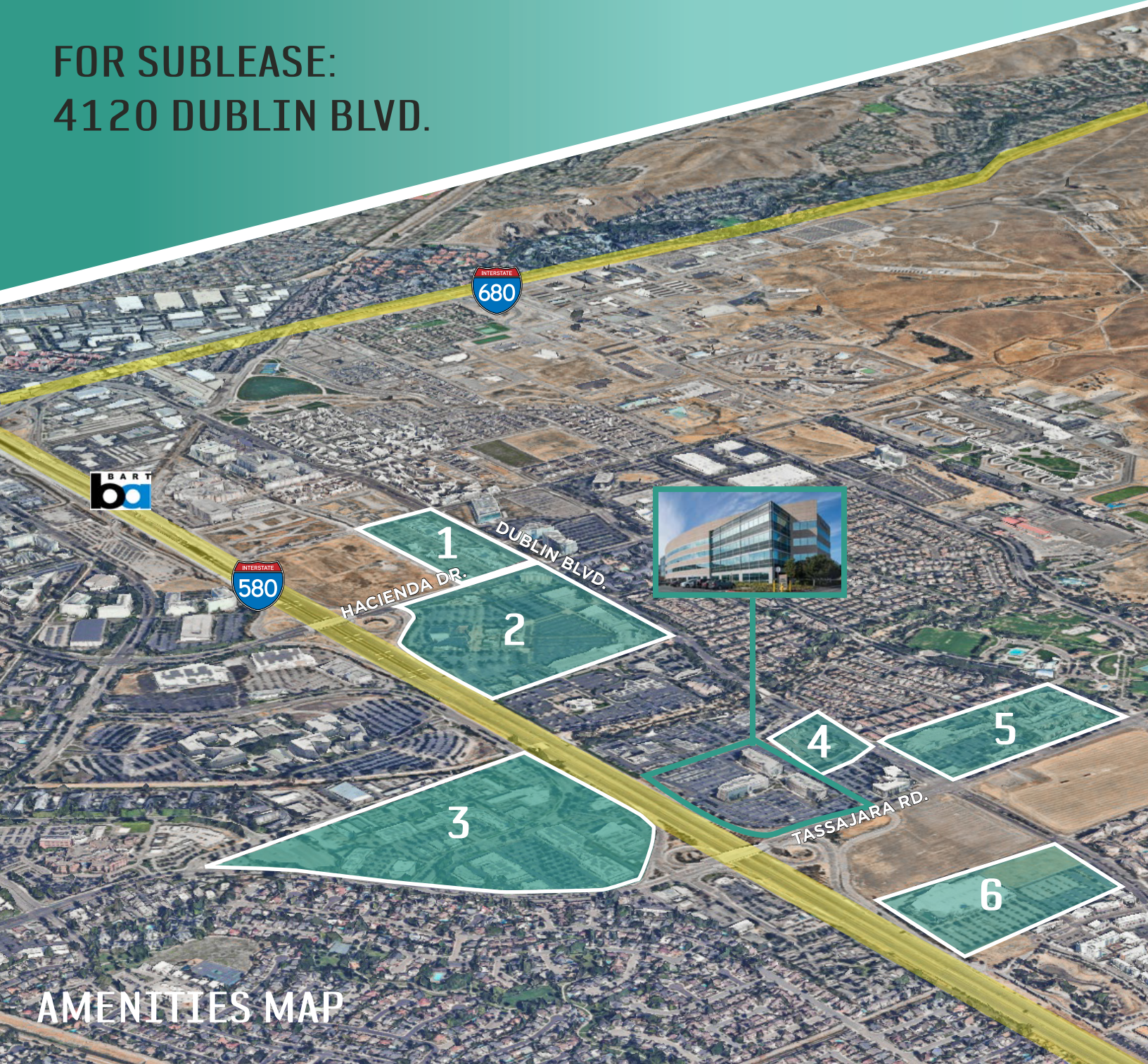
FLOOR PLAN



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AMENITIES MAP

1

CHIPOTLE
THE HABIT
WHOLE FOODS
URBAN PLATES
PATXI'S PIZZA
ORANGE THEORY FITNESS

2

HYATT PLACE
ON THE BORDER GRILL
APPLEBEE'S
LAZY DOG
FIVE GUYS
BLACK ANGUS

3

SAFeway
PEET'S COFFEE & TEA
BAGEL STREET CAFE
BAJA FRESH
WILLY'S BARBEQUE
AMICI'S PIZZA

4

THAI BASIL
KOI PALACE
HALU SHABU
OSAKA RAMEN
TASTY POT

5

DOLLAR TREE
FITNESS 19
ERIK'S DELICAFE
NY PIZZA & PASTA
SUPER BURGER
COOKIES BY DESIGN

6

BUFFALO WILD WINGS
TANDOORI PIZZA
MAYFLOWER RESTAURANT

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THE HUB

- Entrance lounge
- Two state-of-the-art conference rooms that seat up to 100 people
- On-site Cafe
- Bar and game lounge
- New fitness center



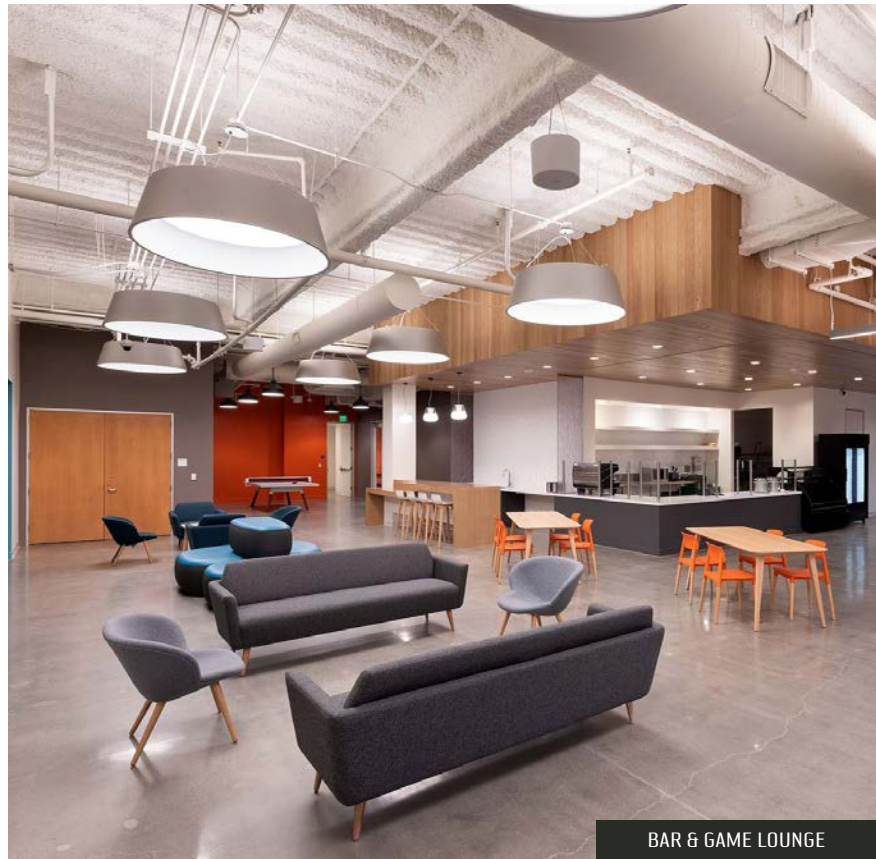
FITNESS CENTER



CONFERENCE CENTER



AMENITY CENTER



BAR & GAME LOUNGE

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EXPERIENCE-DUBLIN CORPORATE CENTER

Dublin Corporate Center provides its tenants an abundance of amenities, in a prime suburban Bay Area location - with employee wellness a priority. With best in class project amenities, commute-oriented services and an array of community offerings, employees can experience a healthy work-life balance.



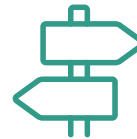
Three (3) four-story Class A office buildings



Approximately 450,000 RSF



High-end interiors with elegant stone and wood finishes throughout



Located just East of the Interstate 580/680 interchange



1.5 miles from the Dublin/Pleasanton BART station



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