

**LAB, LIFE SCIENCE/R&D SPACE FOR LEASE  
HEAVY POWER!**

**4464**  
**WILLOW RD.**  
PLEASANTON | CALIFORNIA

**FOR LEASE: SUITE 103**

- » Lease rate of \$2.35/SF/NNN
- » Estimated OpEx \$0.40/SF
- » A Welcome to the Park Luncheon for new tenants
- » Five (5) year minimum term
- » Strong local ownership and property management



**2,000 AMPS/480 VOLT  
HEAVY POWER**

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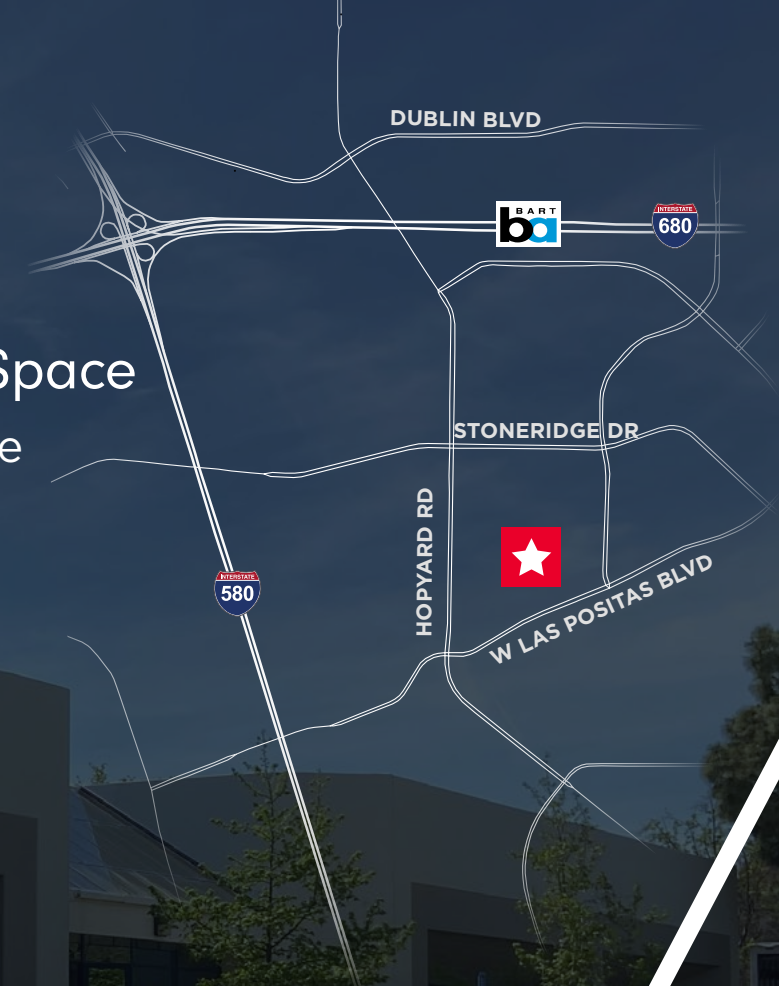




## PROPERTY HIGHLIGHTS

Available: Preeminent Office Flex / Warehouse Space

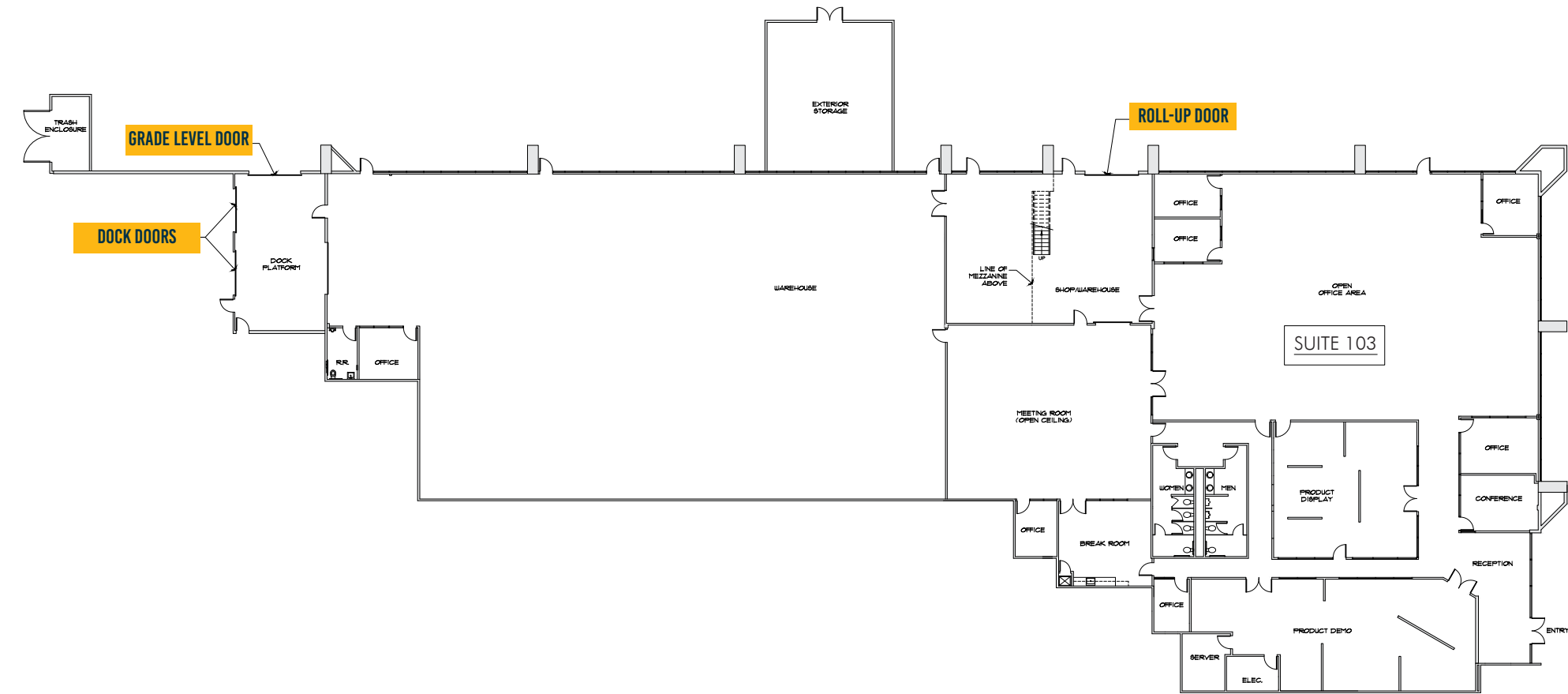
- ±25,849 SF, ±50% Warehouse, Dock-High and Grade Level Doors, ±20' clear.
- Rent: \$2.35NNN
- Corner Unit with Direct Access Off Parking Lot
- Building and Monument Signage
- Ample Parking 4/1000
- Breakroom and Training/Presentation Area
- Outdoor Enclosed Staging/Storage Area
- Heavy Power: 2,000 Amps/480 Volt
- Low Operating Expenses
- Attractive Window Line
- Professionally Managed



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## FLOOR PLAN

±25,849 SF



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# CONNECTIVITY

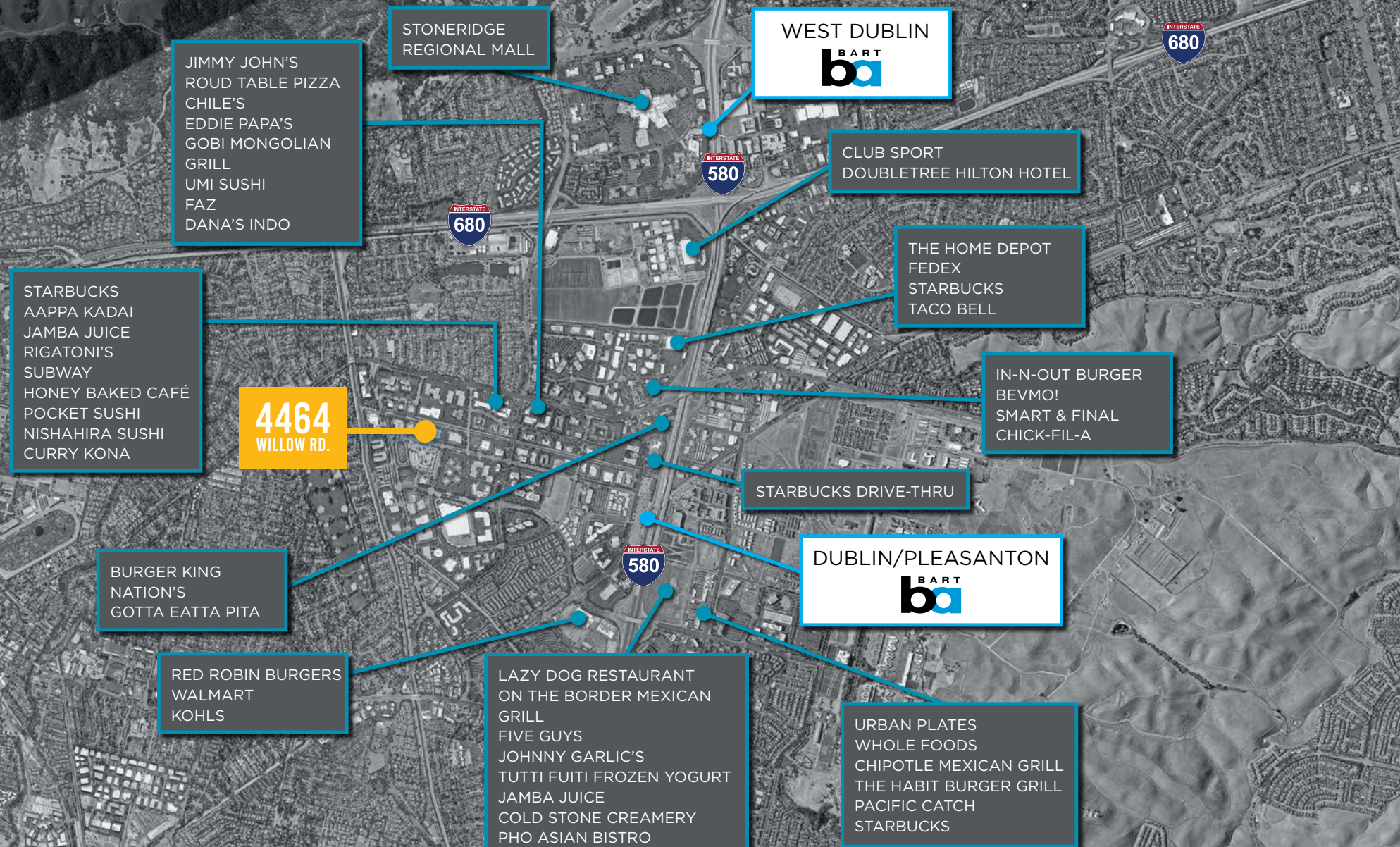


AVERAGE MORNING  
COMMUTE TIME  
FROM  
SOUTH SAN JOSE  
**45 MINUTES**

AVERAGE MORNING  
COMMUTE TIME  
TO  
SOUTH SAN JOSE  
**45 MINUTES**

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# AMENITIES NEARBY





# 4464 WILLOW RD.

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TERRENCE J. ROSE, INC.  
REAL ESTATE  
INVESTMENT & DEVELOPMENT

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