

STONERIDGE PLACE

7901 STONERIDGE DRIVE, PLEASANTON, CA

7901 STONERIDGE.COM

EMBARCADERO
CAPITAL PARTNERS



Kidder
Mathews

Stoneridge Place is a five-story, Class A office project located at the I-580 and I-680 interchange.



PROCURRING AGENT FEE
PAID WITHIN 48 HRS OF
LEASE SIGNING*



SHORT DISTANCE WALK
FROM THE WEST DUBLIN/
PLEASANTON BART



WALKING DISTANCE
TO STONERIDGE
SHOPPING CENTER



EV CHARGING STATIONS



GYM/SHOWERS

COMING
1ST QUARTER OF 2024



BUILDING COMMON
CONFERENCE ROOM



ABOVE STANDARD
SURFACE PARKING



24 HOUR
AVANTI MARKET
ON-SITE

* Subject to Landlord receiving Tenant Rep Commission Invoice, Landlord receipt of any Tenant required funds per the Lease Agreement and subject to modification in the event of alternate negotiated Lease and/or commission payment terms.

For leasing information contact

LISTING BROKERS

IAN THOMAS

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925.905.1105 | ian.thomas@kidder.com
LIC N° 01279455

JASON CHANDLER

Kidder Mathews
925.905.1103 | jason.chandler@kidder.com
LIC N° 01394441

OWNER'S REPRESENTATIVE

ANDREW BROWN

Embarcadero Capital Partners
650.292.4100 | abrown@ecp-llc.com

[KIDDER.COM](https://www.kidder.com)
[7901STONERIDGE.COM](https://www.7901stoneridge.com)

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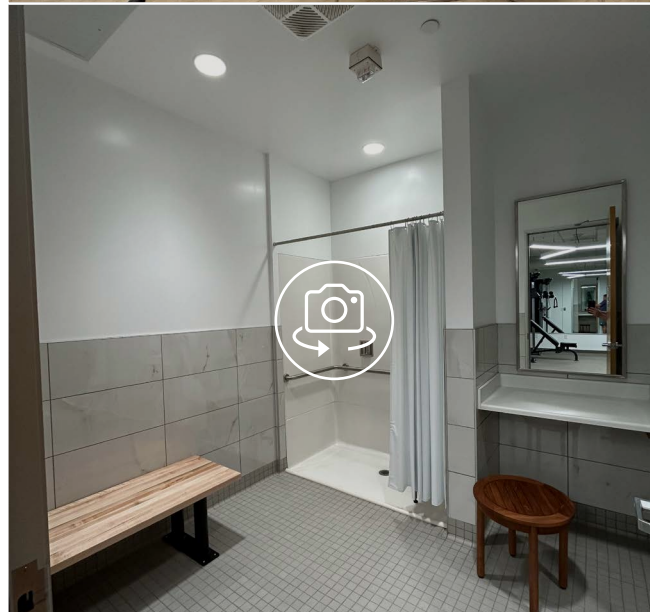
BUILDING AMENITIES

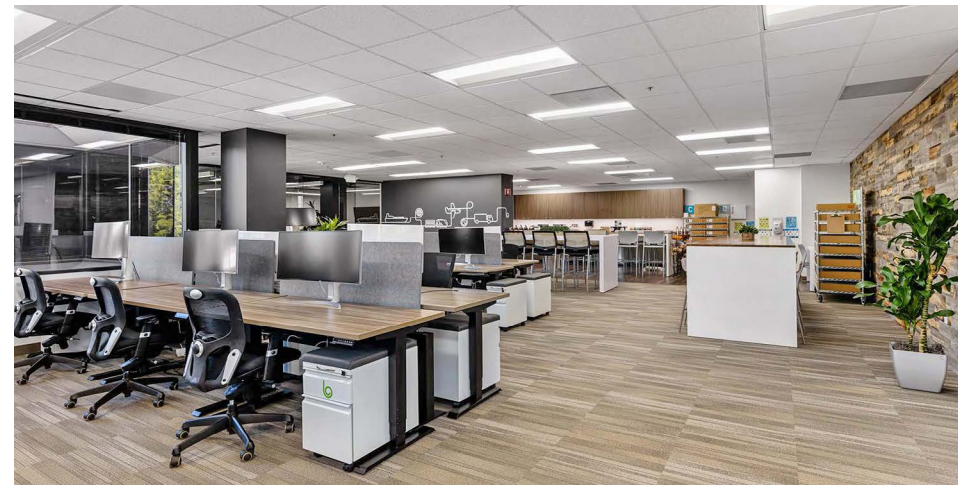
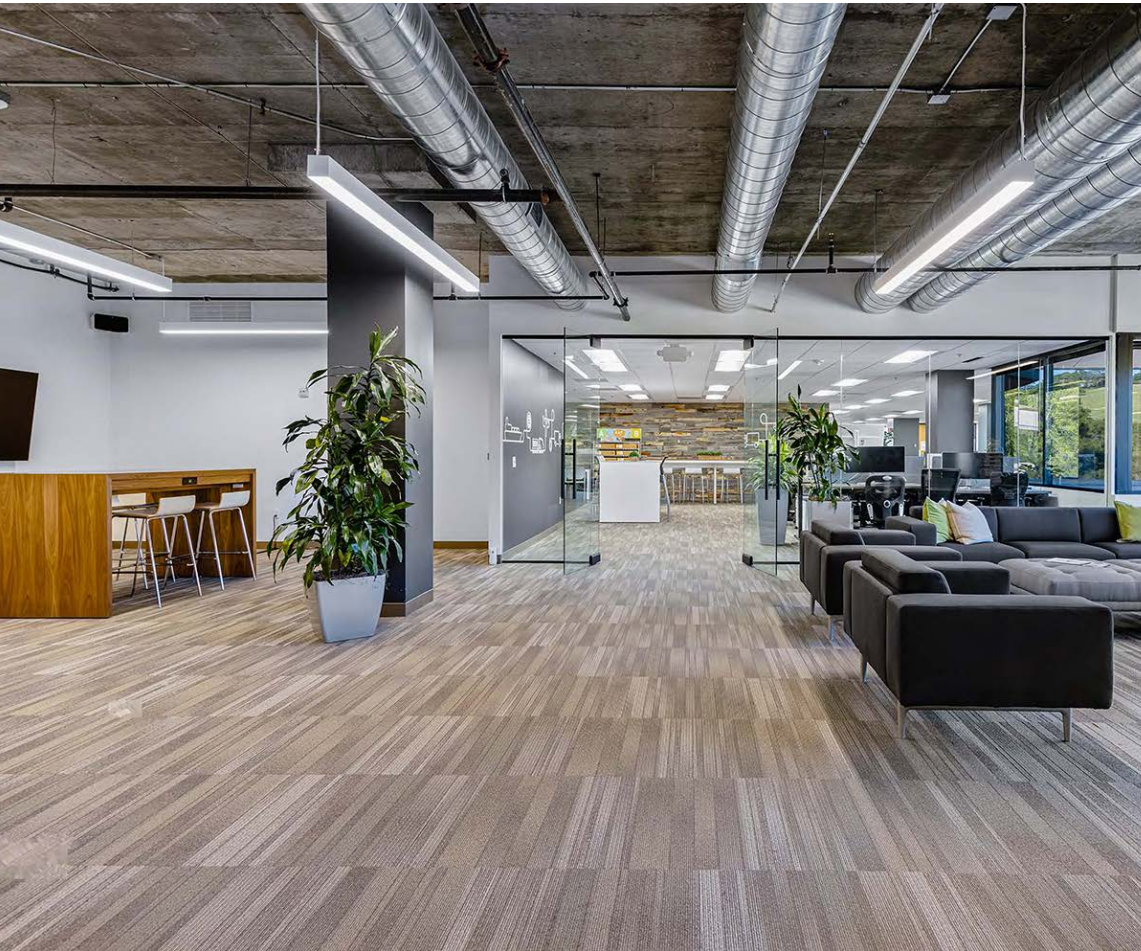
- Five-story, Class “A” office building comprising ±174,503 RSF
- Newly remodeled building landscaping, entry, lobby and elevators
- Efficient, flexible floor plates.
- Generous glass-lines, providing abundant natural light
- On-site property management, day porter and engineering team
- Abundant surface parking
- EV charging stations.
- New common conference room
- Stoneridge Place has earned the ENERGY STAR and is verified to perform in the top 25 percent of buildings nationwide!



BUILDING AMENITIES CONT.

- Avanti Market is an unattended retail self-service with pre-packaged fresh foods and contactless, no touch transactions
- The onsite fitness center features a Peloton bike, treadmill, stair machine, and weight machine
- The fitness center includes two private showers.





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BUILDING LOCATION

- Prime location in Tri-Valley, at the intersection of Stoneridge Drive and Foothill Road.
- Within walking distance to the West Dublin/Pleasanton BART station.
- Proximate to Stoneridge Mall - a regional mall, home to more than 165 retail, restaurant, and entertainment options.

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1. STONERIDGE MALL

- Macy's
- Nordstorm
- JCPenney
- Sears
- PF Chang's
- Cheesecake Factory

2. PLEASANTON SQUARE

- Bev Mo
- The Home Depot
- In-N-Out Burger
- Taco Bell
- Starbucks

3. GATEWAY SQUARE

- Eddie Papa's
- Round Table Pizza
- Chili's
- Kinder's
- The Organic Coup
- Cheese Steak Shop

4. HACIENDA CROSSINGS

- Regal Cinema IMAX
- Barnes & Noble
- Bed Bath & Beyond
- TJ Maxx
- Starbucks
- Applebee's
- Lazy Dog
- Jamba Juice

5. METRO 580

- Walmart
- Kohl's
- Sport Chalet
- Subway
- Red Robin
- McDonald's
- Patelco Credit Union

6. HACIENDA PLAZA

- Hacienda Cleaners
- Sweet & Savory

7. CROSSROADS

- Starbucks
- Jamba Juice
- Subway
- Sweet Tomatoes
- Carl's Jr.
- Wells Fargo
- Chase

8. HOTELS

- Pleasanton Marriott
- Residence Inn
- Sheraton Pleasanton
- Holiday Inn

9. DUBLIN BLVD

- Dublin Bowl
- DSW
- Ross Dress For Less
- Marshall
- Target
- Sprouts



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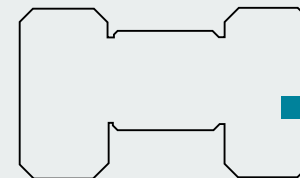
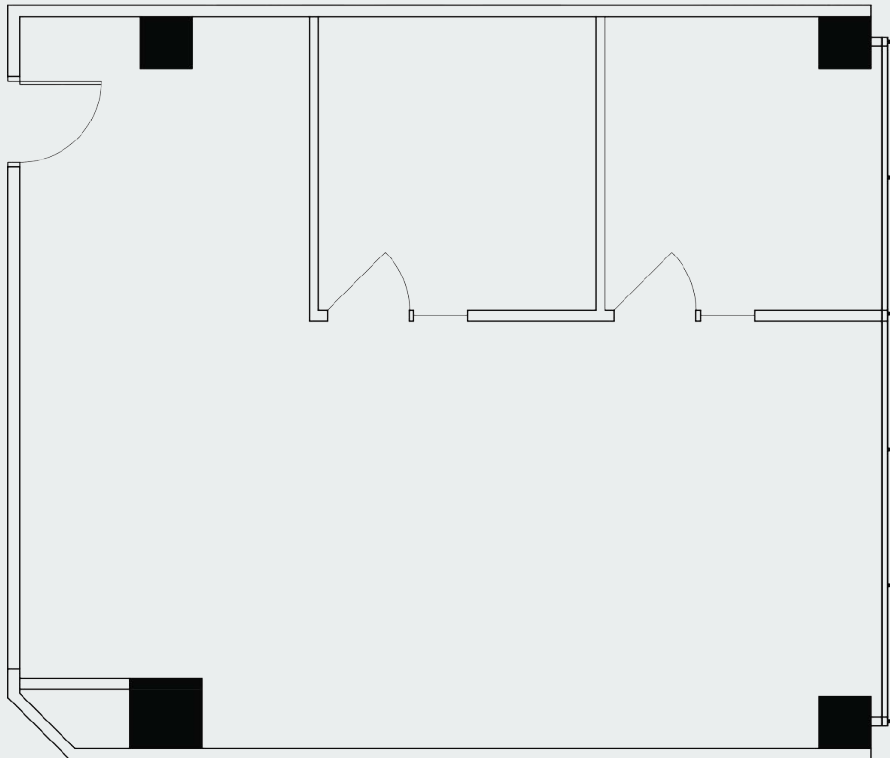
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AVAILABLE SUITES

Suites	SF	Available	Comments	
108	±990	Now	Premium ground floor suite features floor to ceiling glass-line and two (2) private offices	
502	±938	Now	Two (2) private offices, open area, and copy area	
370	±1,266	Now	Reception, large open bullpen and two (2) private offices on the window line	
508	±1,583	Nov 2024	Fifth floor view suite featuring three (3) private offices, conference room, IT room and coffee bar	
210	±2,036	Now	Corner window line, reception, two (2) private offices, conference room, kitchen and open bullpen	 Take Virtual Tour
350	±2,214	Now	Entry off elevator lobby, premium views, two (2) private offices, IT room, kitchen and open bullpen	 Take Virtual Tour
540	±2,709	Now	This fifth floor Mount Diablo view Suite features three (3) private offices, conference room, kitchen and large bull pen on the glass-line	 Take Virtual Tour
320	±5,008	Now	Suite features, eight (8) private offices, large conference room, server room, kitchen and office bullpen with East facing views	
450	±5,540	Now	Spec Suite features double door entry off 4th floor elevator lobby, polished concrete and raised ceiling at reception, six (6) private offices, conference room, bullpen and new kitchen.	 Take Virtual Tour
500	±6,986	Fall 2024	5th floor suite features double door entry off elevator lobby, eight (8) private offices, two (2) conference rooms, kitchen and expansive bullpen and glass line.	
320/350	±7057	Now	Premium 3rd floor suite featuring Mt Diablo view and extensive glassline. Layout built to suit tenant's needs	

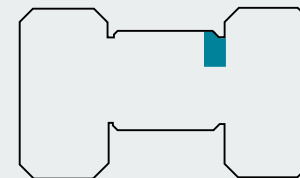
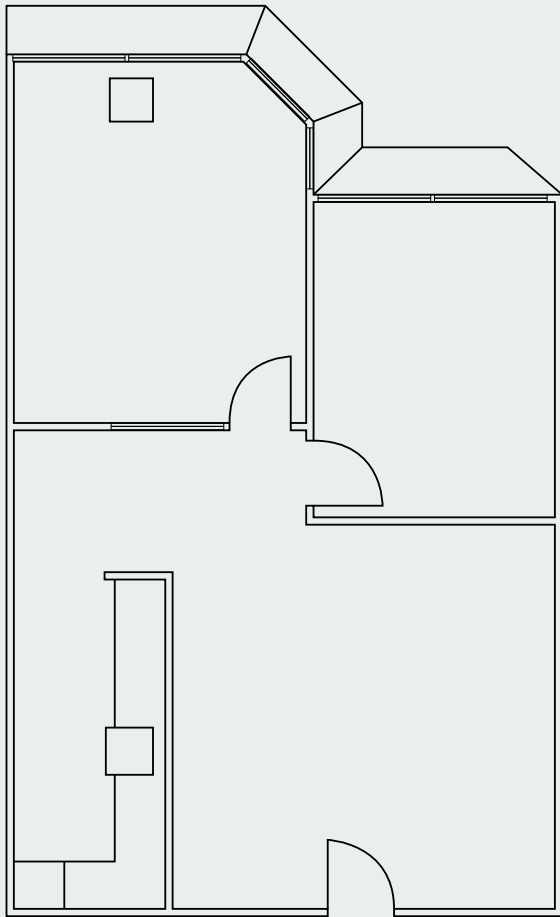


SUITE 108

GROUND
FLOOR

±990
SQUARE FEET

NOW
AVAILABLE

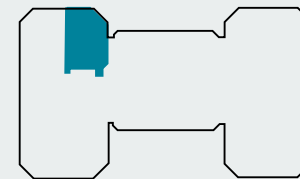
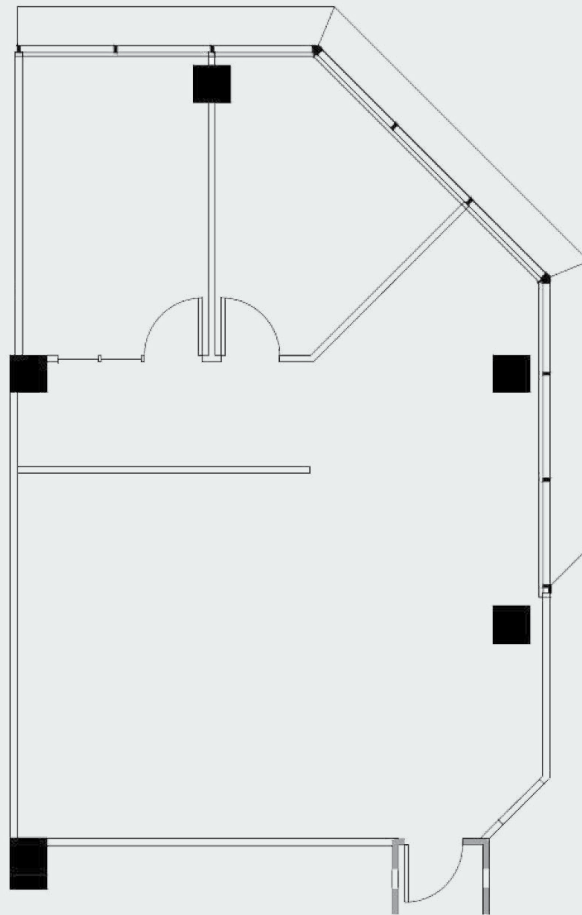


SUITE 502

FIFTH
FLOOR

±938
SQUARE FEET

NOW
AVAILABLE

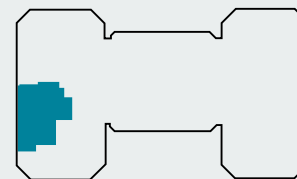
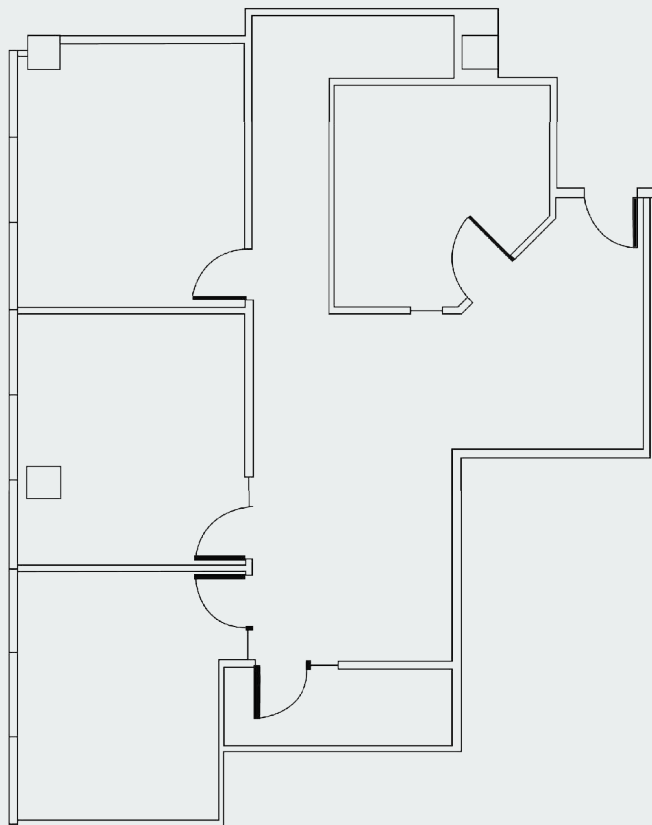


SUITE 370

THIRD
FLOOR

±1,266
SQUARE FEET

NOW
AVAILABLE

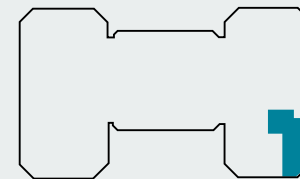
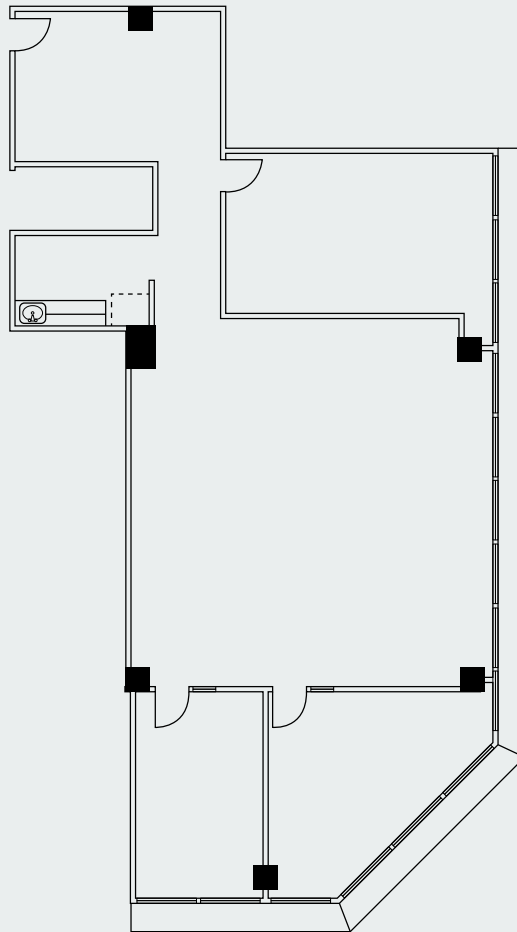


SUITE 508

FIFTH
FLOOR

±1,583
SQUARE FEET

NOV 2024
AVAILABLE



SUITE 210

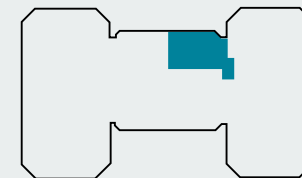
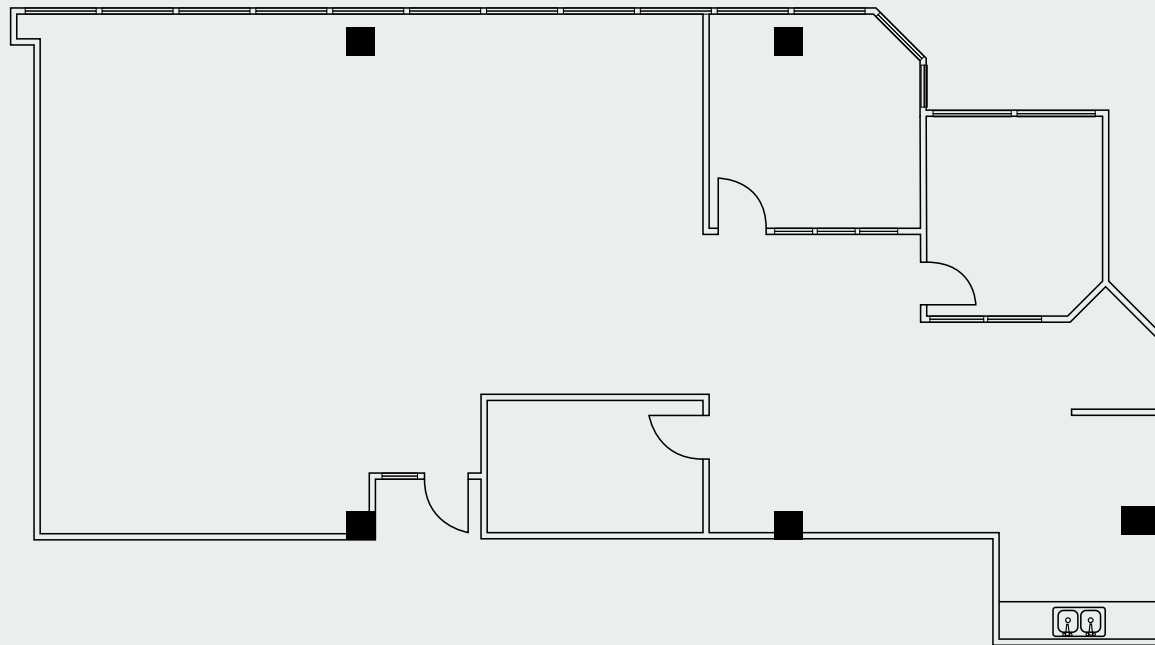
SECOND
FLOOR

±2,036
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR



SUITE 350

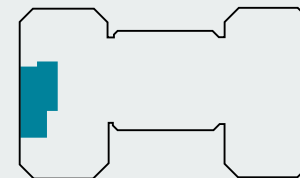
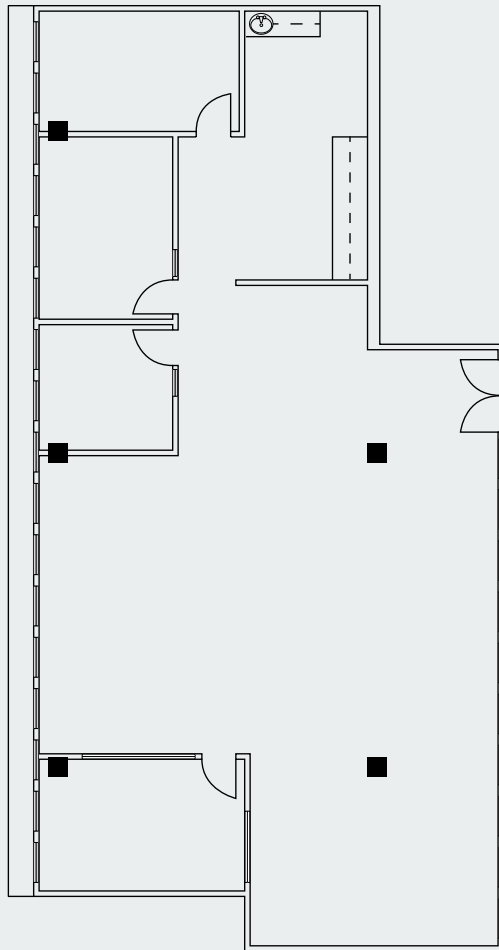
THIRD
FLOOR

±2,214
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR



SUITE 540

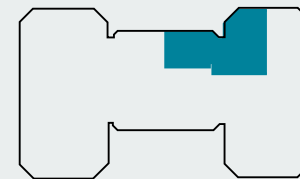
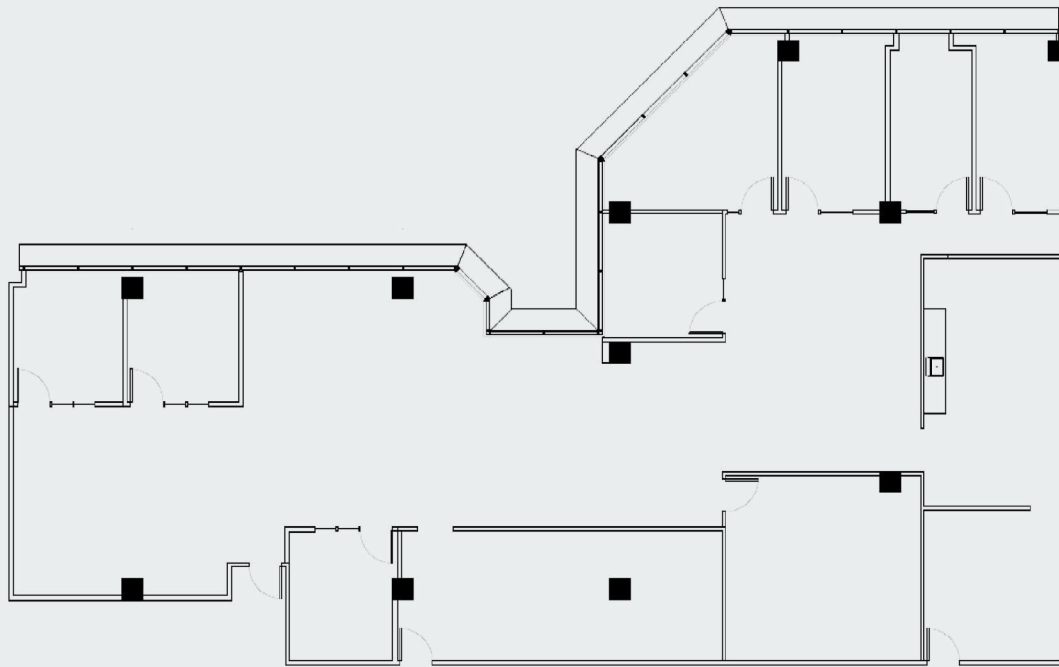
FIFTH
FLOOR

±2,709
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR

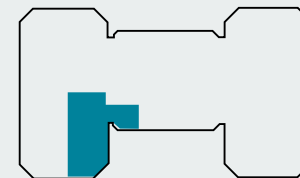
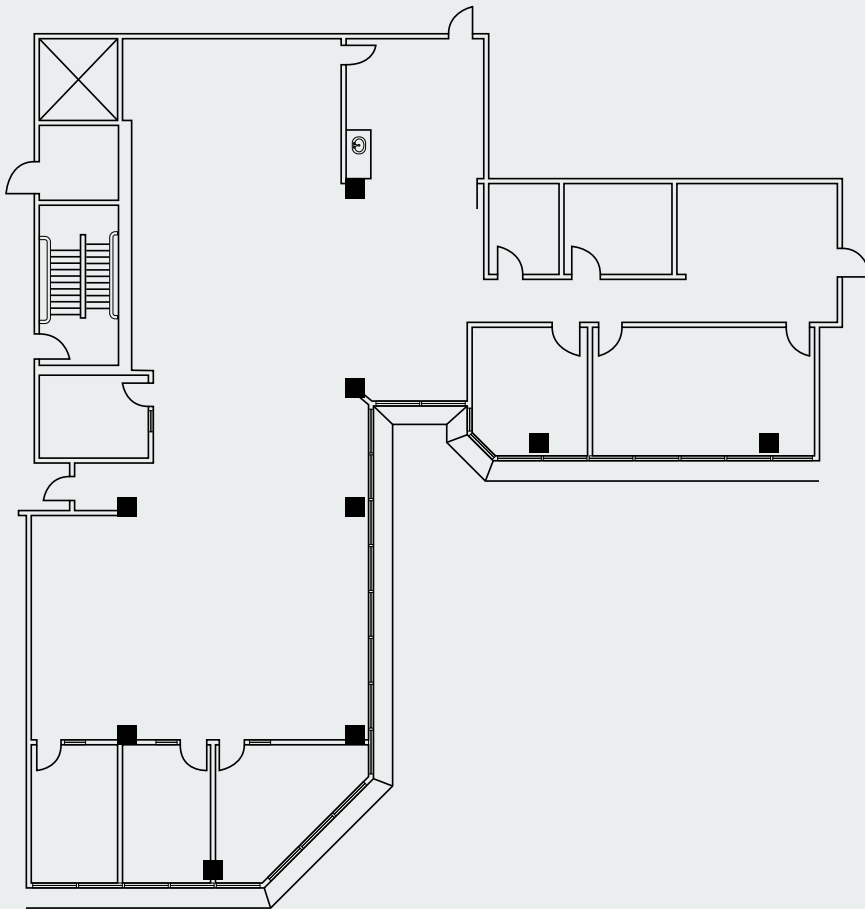


SUITE 320

THIRD
FLOOR

±5,008
SQUARE FEET

NOW
AVAILABLE



SUITE 450

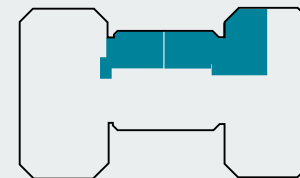
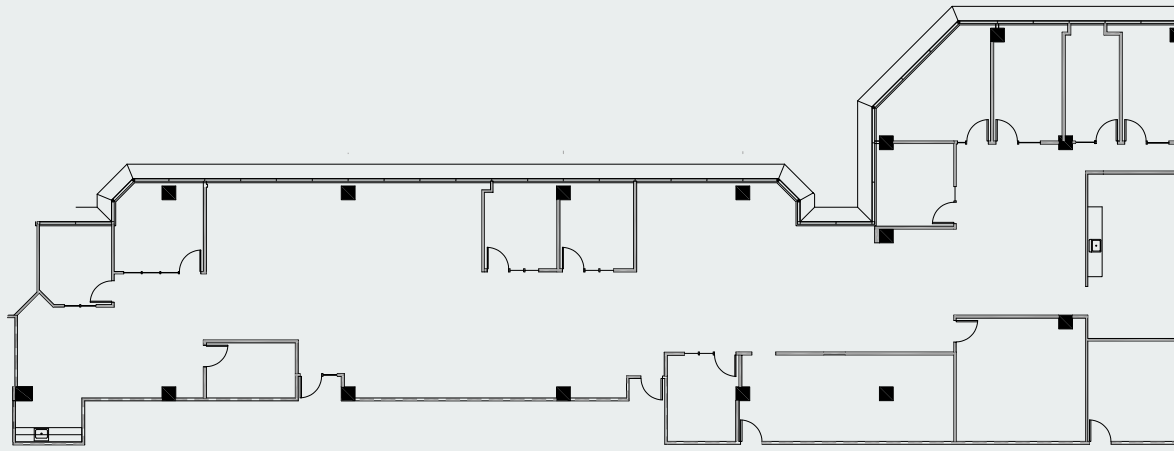
FOURTH
FLOOR

±5,540
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR

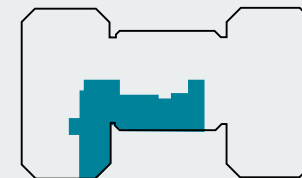
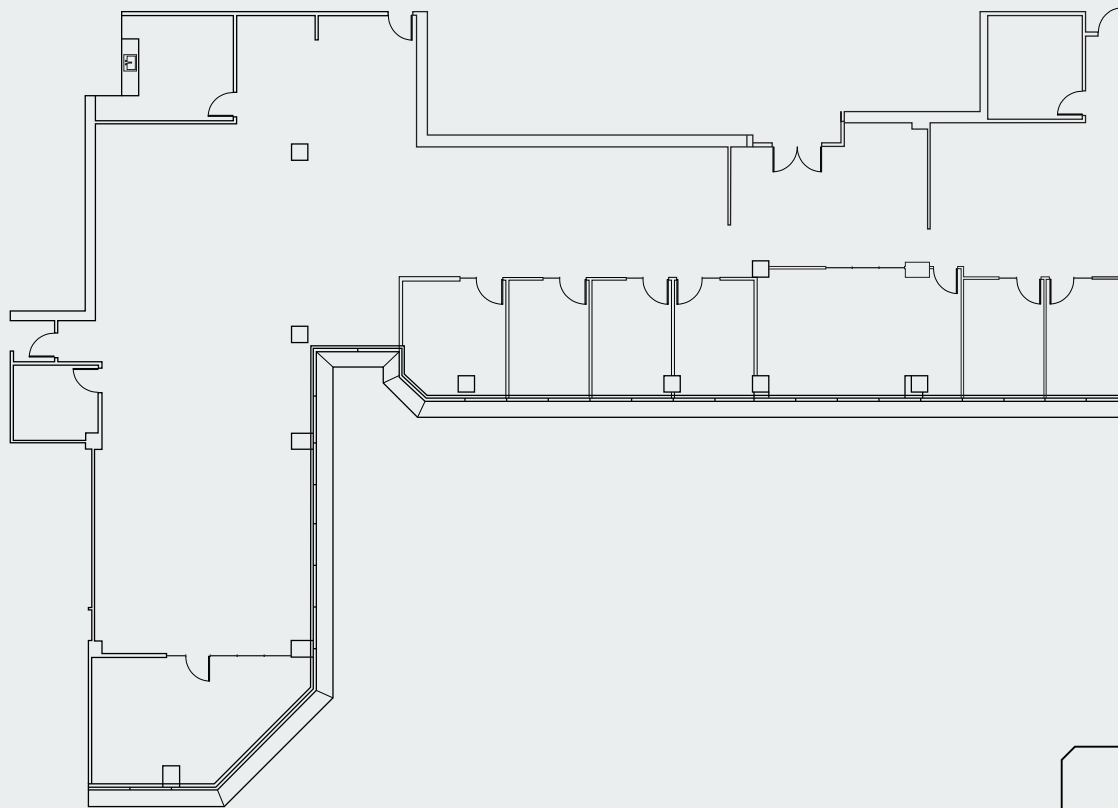


SUITE 320/350

THIRD
FLOOR

±7,057
SQUARE FEET

NOW
AVAILABLE



SUITE 500

**FIFTH
FLOOR**

**±6,986
SQUARE FEET**

**FALL
2024 AVAILABLE**



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