



4 ORINDA WAY | ORINDA · CA

PINE GROVE BUSINESS CENTER

**TROPHY OFFICE CAMPUS IN AFFLUENT
SUBURBAN LOCATION**



Jones Lang LaSalle Americas, Inc.,
CA Real Estate License #01223413

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been engaged as the exclusive advisor to extend to qualified investors the rare opportunity to acquire the fee simple interest in Pine Grove Business Center (the “Property”). Located at 4 Orinda Way, the Property is a stabilized five (5) building suburban office campus comprised of 88,058 square feet in the affluent San Francisco suburb of Orinda, California. This is the first time this asset has been brought to market in over 20 years.

Pine Grove Business Center is one of only a handful of existing office projects in Orinda with no future office development planned, resulting in a measurable supply-constraint. The Property has maintained high long-term historic occupancy with a mix of new tenancy and committed long-term tenants. Pine Grove is currently 98% leased with 3.0 years of weighted average term and serves a compelling mix of tenants in financial, legal, medical, biotech, and engineering services.

Pine Grove Business Center presents an investor with the opportunity to acquire a premier suburban office campus situated in an affluent enclave with superior access to transit and amenities and a proven track of record of recruiting and retaining top tier tenants.

INVESTMENT HIGHLIGHTS



**EXCEPTIONALLY
MAINTAINED TROPHY
OFFICE CAMPUS**



**PROVEN HISTORICAL PERFORMANCE
THROUGH A BLEND OF LONG-TERM
TENANCY & RECENT LEASING ACTIVITY**



**LARGE PARCEL INCLUDED
WITHIN THE ORINDA
HOUSING ELEMENT**



PROPERTY SUMMARY

Address	4 Orinda Way, Orinda, CA 94563
Size	88,058 RSF
Land Size	5.7 Acres
Year Built/Renov.	1983 / 2019
Stories	Two (2) & Three (3)
Occupancy	97.6%
Parking	391 Stalls (4.4/1,000 SF)
WALT	3.0 Years



**HIGH BARRIER TO ENTRY
MARKET WITH NO NEW OFFICE
DEVELOPMENT PLANNED**



**ORINDA BOASTS SOME OF THE
STRONGEST DEMOGRAPHICS IN
CALIFORNIA WITH A LARGE
EXECUTIVE POPULATION**



**CENTRAL DOWNTOWN
LOCATION WITH ACCESS
TO AMENITIES AND ALL
TRANSIT NODES**



**FIRST TIME COMING
TO MARKET IN 20+
YEARS**

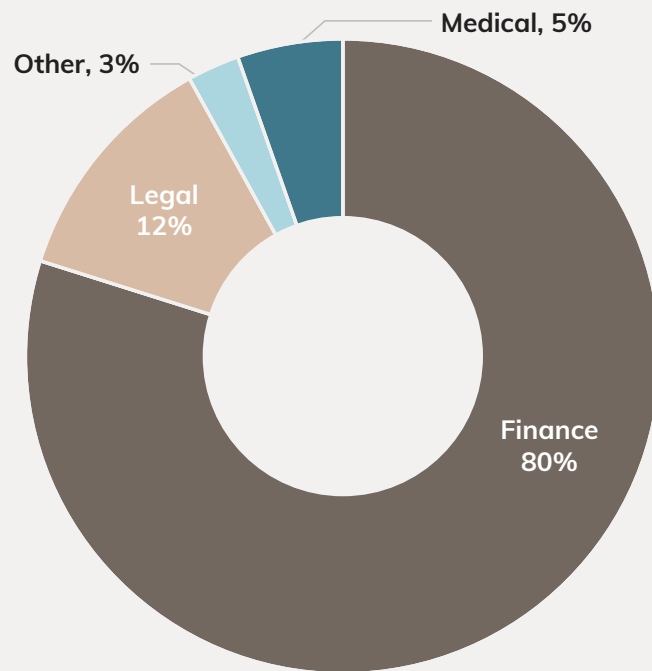


**90% AVERAGE
HISTORICAL OCCUPANCY
OVER THE LAST 10 YEARS**

TENANCY OVERVIEW

- » Sticky tenancy with 8 tenants at the project > 10 Years
- » Strong history of recruiting tenants from San Francisco, Walnut Creek, and Oakland looking to office near executives
- » Limited alternatives for financial services tenants requiring IT infrastructure to support trading floors

ATTRACTIVE, FINANCE-HEAVY TENANT MIX



STRONG LEASING DEMAND SINCE COVID

March 2020
Vector Capital Management
799 SF
1.0% of Total RSF

July 2020
Business Estate & TA
788 SF
1.0% of Total RSF

February 2021
Wespac Plan Services
5,557 SF
6.3% of Total RSF

March 2021
TSG Consumer Partner
2,673 SF
3.0% of Total RSF

TOTAL SF LEASED SINCE COVID: 18,501



KEY PROPERTY HIGHLIGHTS

HIGH-END OFFICE SPACE
WITH UPGRADED HVAC AND
LIGHTING

ABUNDANT SURFACE /
COVERED PARKING WITH
RATIO OF 4.4 PER 1,000 SF

METICULOUSLY LANDSCAPED
WITH A SHARED COURTYARD
AND AMPLE OUTDOOR
MEETING SPACE

TRANQUIL CAMPUS SETTING
CONVENIENTLY LOCATED
NEAR ABUNDANT RETAIL

TRUE PRIDE OF OWNERSHIP
ASSET

INFRASTRUCTURE TO
SUPPORT TRADING FLOORS
WITH 2 SOURCES OF FIBER
AND A BACK-UP GENERATOR
IN BUILDING E

DUAL STATION EV CHARGER
USABLE BY TENANTS AT
OWNER-PROGRAMMED RATES

August 2021
Refresh Management
2,536 SF
2.8% of Total RSF

January 2023
Bales Photonics Inc.
1,027 SF
1.2% of Total RSF

March 2023
APAC Spine
1,028 SF
1.2% of Total RSF

January 2024
Penserra
4,093 SF
4.65%

(21.0% OF TOTAL SF)

THE ORINDA SUBMARKET

TRANSIT-ADJACENT WITH RICH AMENITY BASE & STRONG DEMOGRAPHIC PROFILE

Orinda is renowned for its natural beauty, excellent schools, safety and culture. With just over 440K square feet of office product, Orinda is an extremely supply-constrained submarket that has benefited from the paradigm shift to suburban office and boasts a transit-oriented commercial district with proximity to urban markets, San Francisco and Oakland.

EAST BAY MARKET

LEADING HOUSING DEMOGRAPHICS

	Median Sale Price	% Increase (2019-2024)
Piedmont	\$2,397,500	23.7%
Alamo	\$1,977,500	12.2%
Rockridge	\$1,900,000	18.0%
Danville	\$1,825,000	42.1%
Orinda	\$1,705,500	17.2%
Lafayette	\$1,700,000	23.6%
Moraga	\$1,300,000	8.3%
Walnut Creek	\$882,500	17.7%





Cafe Teatro

PINE GROVE
BUSINESS CENTER



Orinda Theatre

WELLS FARGO
THE FOURTH BORE
Morgan Stanley

ORINDA THEATRE
SQUARE

DRIVE TIMES



OAKLAND » 13 MINUTES
WALNUT CREEK » 12 MINUTES
SAN FRANCISCO » 35 MINUTES

BART TRANSIT TIMES



OAKLAND » 12 MINUTES
WALNUT CREEK » 9 MINUTES
SAN FRANCISCO » 30 MINUTES

TO DOWNTOWN
WALNUT CREEK



AXON
SIAM ORCHID

BAJA CALI
TAQUERIA
& GRILL

BART
ba ORINDA
STATION

CASA ORINDA
RESTAURANT

BevMo!
BEVERAGES & MORE

♥ **CVS** pharmacy™

True Value®

✦ FIRST REPUBLIC BANK

☞ Peet's Coffee

NATION'S®

LOAD'S ICE CREAM

usbank

Sutter Health



TO OAKLAND/
SAN FRANCISCO



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OFFICE INVESTMENT SALES & ADVISORY

ERIK HANSON Senior Director
+1 415 395 4964 / Erik.Hanson@jll.com
CA Lic #01860062

ROB HIELSCHER Senior Managing Director
+1 415 395 4948 / Robert.Hielscher@jll.com
CA Lic #01869266

ADAM LASOFF Managing Director
+1 415 395 7283 / Adam.Lasoff@jll.com
CA Lic #01891096

CAROLINE REYNOLDS Senior Analyst
+1 978 866 5493 / Caroline.Reynolds@jll.com
CA Lic #02178358

MULTIFAMILY INVESTMENT SALES & ADVISORY

MATT KROGER Senior Managing Director
+1 415 395 7219 / Matt.Kroger@jll.com
CA Lic #01703772

DEBT ADVISORY

JORDAN ANGEL Senior Managing Director
+1 415 276 6942 / Jordan.Angel@jll.com
CA Lic #01419993

ETHAN HABECKER Director
+1 805 886 0023 / Ethan.Habecker@jll.com
CA Lic #02040049

Transwestern Property Company West, Inc., CA Real Estate License #01263636

LEASING ADVISORY

BOB MADERIOUS Senior Vice President
+1 925 357 2010 / Bob.Maderious@transwestern.com
CA Lic #00616136

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