


TRIVALLEY GMP

4696-4698 WILLOW ROAD, PLEASANTON • CALIFORNIA



 Jones Lang LaSalle Americas, Inc. ("JLL"), California Real Estate License #01223413

**42,620 SQUARE FOOT BIOMANUFACTURING GMP INVESTMENT
OPPORTUNITY | MOVE-IN READY PILOT PRODUCTION FACILITY |
HIGH PERFORMING TRI-VALLEY R&D / LIFE SCIENCES HUB**



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in Tri-Valley GMP (the “Property” or “4696 Willow”), a 42,620 square foot best-in-class cGMP facility located in Pleasanton, the Tri-Valley’s top performing R&D / lab submarket.

Currently 100% leased to Gritstone Bio (known vacate May 2025), the Property benefits from significant improvements with over \$325 PSF invested into the current build out - transforming it into the premier market-ready cGMP space in the Bay Area. 4696 Willow is strategically situated in the Tri-Valley / 680 Corridor, which has sustained significant leasing activity from R&D / lab tenants due to its easy access and close proximity to core Bay Area submarkets, robust labor pool and rental rate discount to neighboring East Bay clusters. This burgeoning East Bay submarket has continued to dominate with nearly 300k square feet of flex / lab space absorbed in the last 24 months. Additionally, with Stanford University, UCSF, UC Berkeley and UC Davis all within a 50-mile radius, the Property is located at the forefront of research and venture capital.

Tri-Valley GMP offers the rare opportunity to acquire the premier built out biomanufacturing cGMP space in the Bay Area and capture the increasing demand from R&D and life sciences tenants looking to expand their operational footprint in this centrally located market.



PROPERTY OVERVIEW

Address	4696-4698 Willow Rd, Pleasanton, CA 94588
Property Type	cGMP / Lab
Year Built / Renov.	1984 / 2017 / 2022
Stories	One (1)
Square Footage	42,620 RSF
Site Area	2.97 Acres
APN	941-2759-078
Power	2,500 kv
Parking	172 Parking Spaces (4.0 per 1,000 RSF)
Occupancy	100% (Going to 0% 5/31/2025)

INVESTMENT HIGHLIGHTS



Best-in-Class, Market-Ready Biomanufacturing cGMP Facility, Previously Serving as Gritstone Bio's Tri-Valley Hub



Unparalleled Access to Nearby Amenities and Transportation Nodes including BART and Interstates 680 & 580



State-of-the-Art Lab Space with \$325 PSF Invested in Current Build-Out



Exceptional Pleasanton Location Boasting the Strongest R&D / Lab Tenant Demand in the Tri-Valley with Nearly 300k SF Leased in the Last 24 Months



Access to Highly-Talented Labor Pool (University of California Davis, University of California Berkeley, Stanford University)



75% GMP
SPACE /
25% OFFICE +
SHIPPING /
RECEIVING
WAREHOUSE



2,500 KV POWER

STATE-OF-THE-ART GMP FACILITY



ISO 5+
CLEANROOM
SPACE
12 PRODUCTION
ROOMS
QA & QC LABS /
ANALYTICAL LABS



MOVE-IN READY CGMP SPACE



RECENTLY REPLACED ROOF
WITH 18 YEAR WARRANTY



LOADING DOCK WITH
ROLL UP DOOR



172 PARKING SPACES
(4.0 / 1,000 RSF)
5 ADA SPACES AND
2 EV CHARGERS
(2 VEHICLES EACH)



PLEASANTON IS THE SUBMARKET OF CHOICE IN THE OUTER EAST BAY FOR TOP R&D, LIFE SCIENCES & TECH TENANCY

LEGEND

- Life Sciences / R&D Tenancy
- Local Retail / Amenities
- Major Corporate Tenancy



PERSIMMON PLACE

BART Dublin / Pleasanton Station

GATEWAY SQUARE SHOPPING CENTER

PLEASANTON SQUARE SHOPPING CENTER



BART West Dublin / Pleasanton Station



STONERIDGE SHOPPING CENTER



06 TRIVALLEY GMP





>277K SF
IN FLEX LEASING
OVER THE LAST 24
MONTHS



8.1%
R&D DIRECT
VACANCY



100+
LIFE SCIENCES &
R&D TENANTS

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