

Premier R&D building, with life
science infrastructure
For Immediate occupancy

4698

WILLOW ROAD

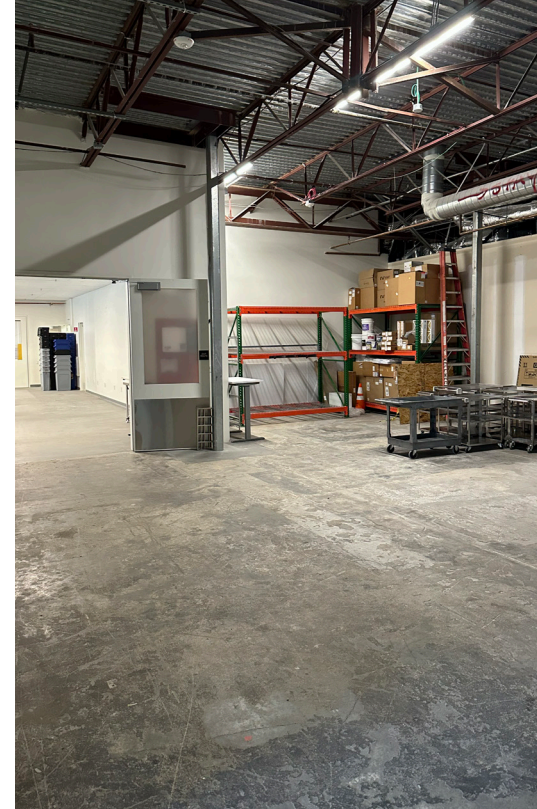
±42,620 SF
2000 amps at 480 V

JONES LANG LASALLE BROKERAGE, INC. LICENSE #01856260



R&D READY WITH MANUFACTURING CAPABILITIES

- State-of-the-art controlled environment labs
- Scalable infrastructure to support R&D
- Flexible lab configurations adaptable to various needs
- 12 production rooms
- QA & QC labs
- Analytical labs
- Biosafety-compliant research environments
- 4.0/1000 RSF | 172 parking stalls including 5 ADA and 2 EV chargers
- 2000 amps at 480 V
- Flexible conversion for any R&D/ Life Science



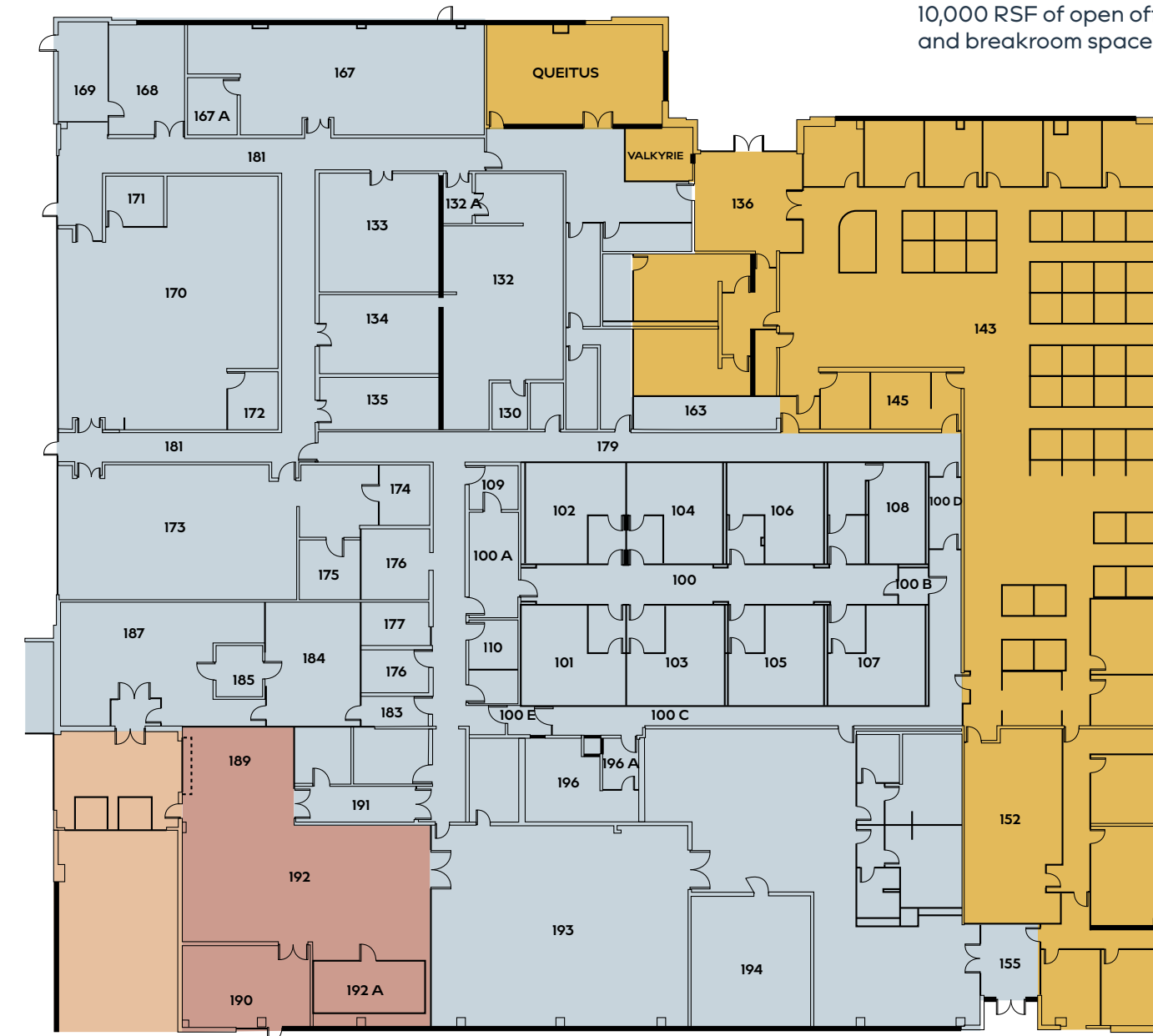
FLOORPLAN

SINGLE FLOOR 42,620 SF

Plug-and-play infrastructure with room for growth

Over 30,000 RSF of flexible research and laboratory space

10,000 RSF of open office, private and breakroom space



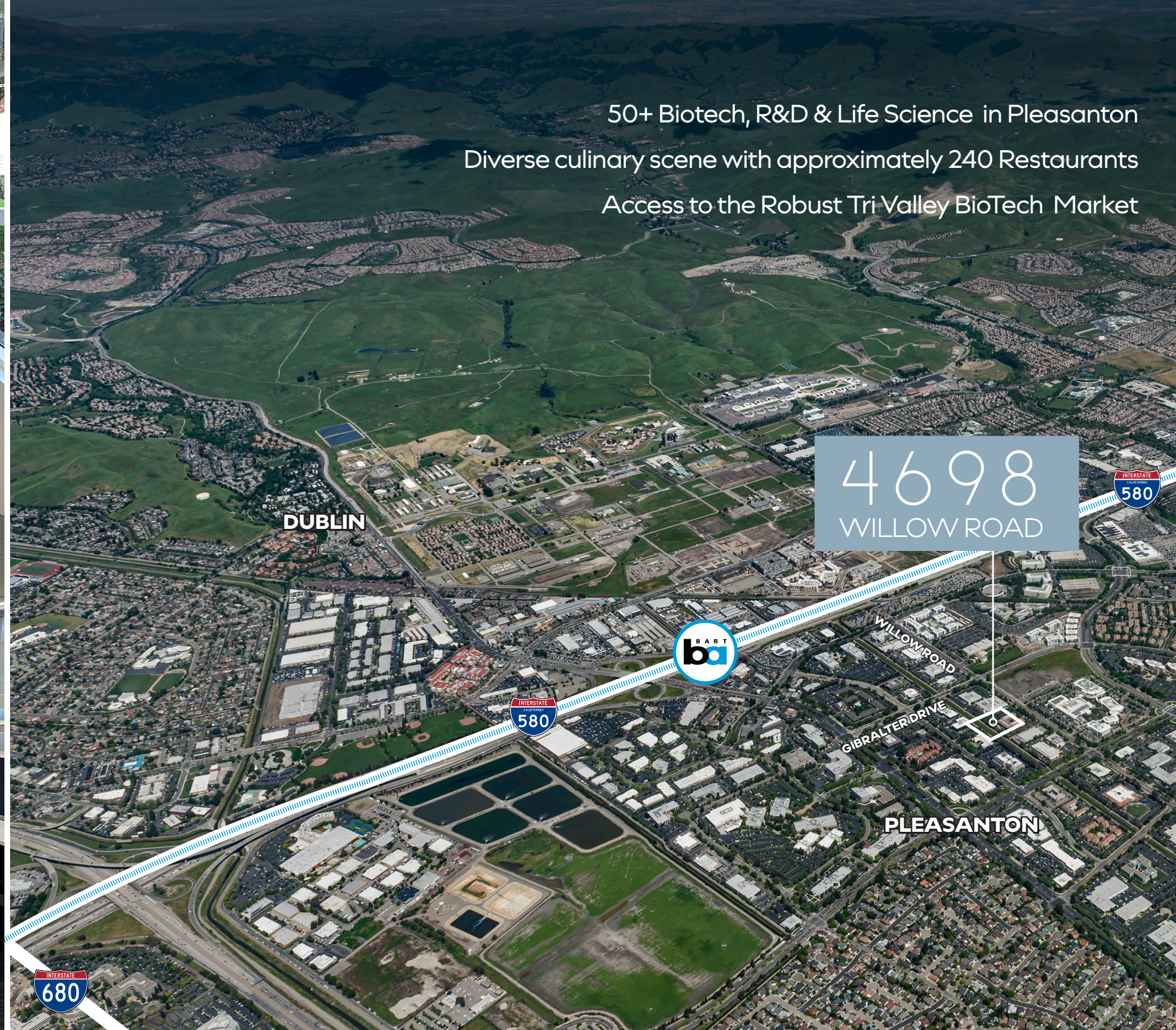
- Production Labs
- Shipping/Receiving, Warehouse
- Office
- Loading Dock

A CROSS SECTION OF CONVENIENCE

and a convergence of the Nation's most
robust life sciences and R&D market

Conveniently positioned at the center
of the 580 and 680 highways in the
East Bay life sciences corridor with
direct access to Silicon Valley biotech
ecosystems, this location offers a short
walk to the Pleasanton BART station
for easy commuting.

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50+ Biotech, R&D & Life Science in Pleasanton
Diverse culinary scene with approximately 240 Restaurants
Access to the Robust Tri Valley BioTech Market

4698
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DUBLIN

PLEASANTON





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