

# FOR LEASE

## HACIENDA BUSINESS PARK - SIERRA ONE

**SPRING SPECIAL!**  
**FOR "AS-IS" DEAL:**  
YEAR 1 -> \$0.75/SF + NO CAM!  
YEAR 2 -> \$1.00/SF + \$0.35/SF CAM  
\*MINIMUM 2 YEAR LEASE

FOR MORE INFORMATION REGARDING THIS PROPERTY,  
PLEASE CONTACT:

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## 4464 WILLOW ROAD, SUITE 102, PLEASANTON, CA

- 10,029± SQUARE FEET
- LOCATED IN THE PRESTIGIOUS HACIENDA BUSINESS PARK
- HIGH END OFFICE/FLEX BUILDING
- 4+ PARKING STALLS PER 1,000± SQUARE FEET
- MONUMENT SIGNAGE AVAILABLE
- LARGE KITCHEN/BREAK AREA
- 5 CONFERENCE/DEMO ROOMS
- 38 CUBICLES IN PLACE
- LARGE SERVER/LAB ROOM
- POWER CAPACITY: 600 AMPS - 480 VOLTS
- LEASE RATE: MARKET RATE
- OPERATING EXPENSES: \$0.35



