

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.

 <p>PROCURRING AGENT FEE PAID WITHIN 48 HRS OF LEASE SIGNING*</p>	 <p>SHORT DISTANCE WALK FROM THE WEST DUBLIN/ PLEASANTON BART</p>	 <p>WALKING DISTANCE TO STONERIDGE SHOPPING CENTER</p>	 <p>EV CHARGING STATIONS</p>
<p>GYM/SHOWERS</p>  <p>LOCKERS AND TOWEL SERVICE</p>	 <p>BUILDING COMMON CONFERENCE ROOM</p>	 <p>ABOVE STANDARD SURFACE PARKING</p>	 <p>24 HOUR AVANTI MARKET ON-SITE</p>

* 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

Kidder Mathews
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

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7901STONERIDGE.COM

BUILDING AMENITIES

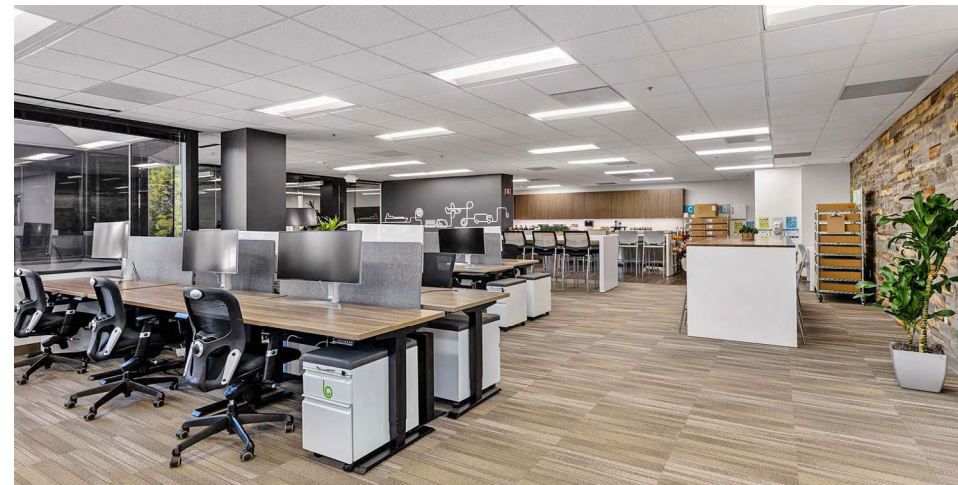
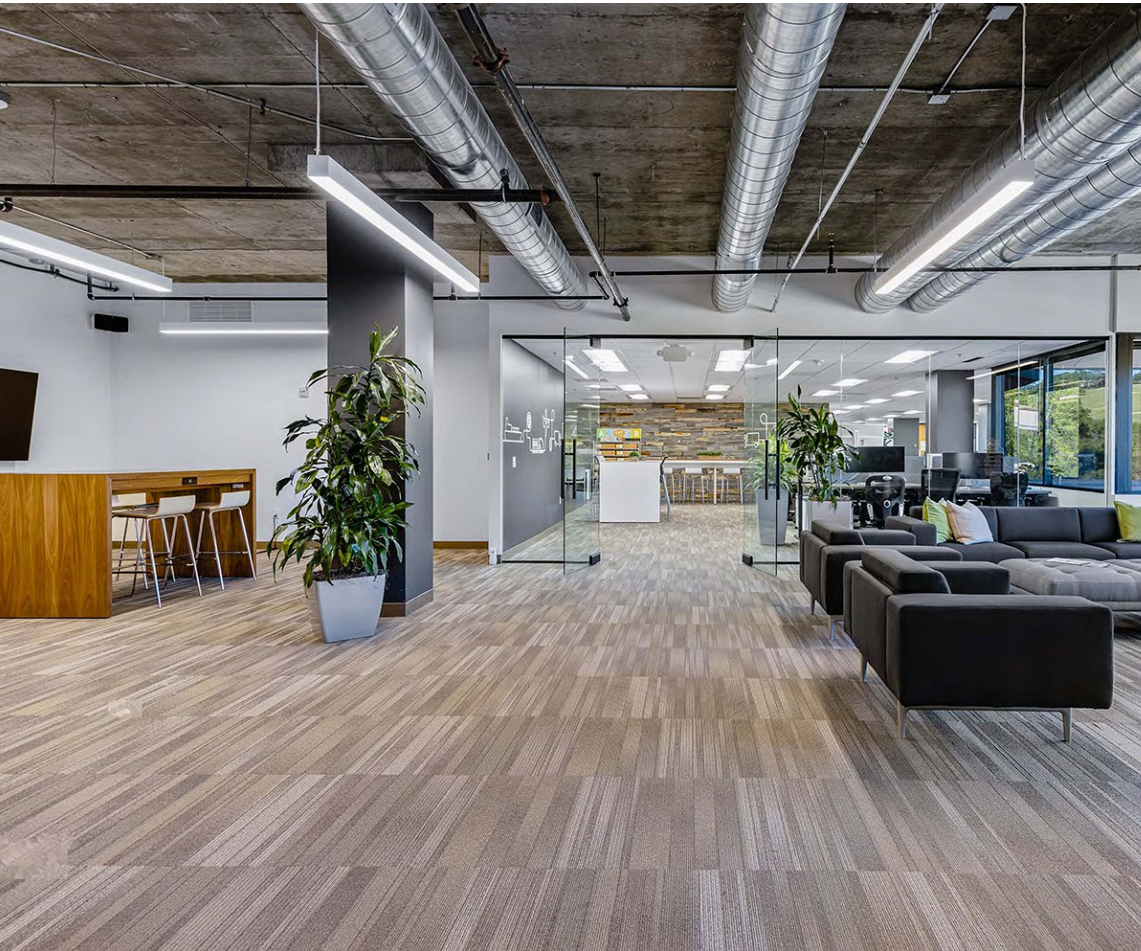
- Five-story, Class “A” office building comprising ±174,503 RSF
- Newly remodeled building landscaping, entry, lobby and elevators
- Efficient, flexible floor plates.
- Generous glass-lines, providing abundant natural light
- On-site property management, day porter and engineering team
- Abundant surface 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, lockers and towel service.





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PLEASANTON MARRIOTT

BART WEST DUBLIN/PLEASANTON STATION
1/2 Mile Walk

STONERIDGE MALL

STONERIDGE PLACE

KAISER MEDICAL

THE PRESERVE TRAILS

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
- Nordstrom
- 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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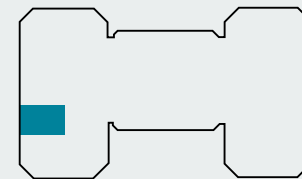
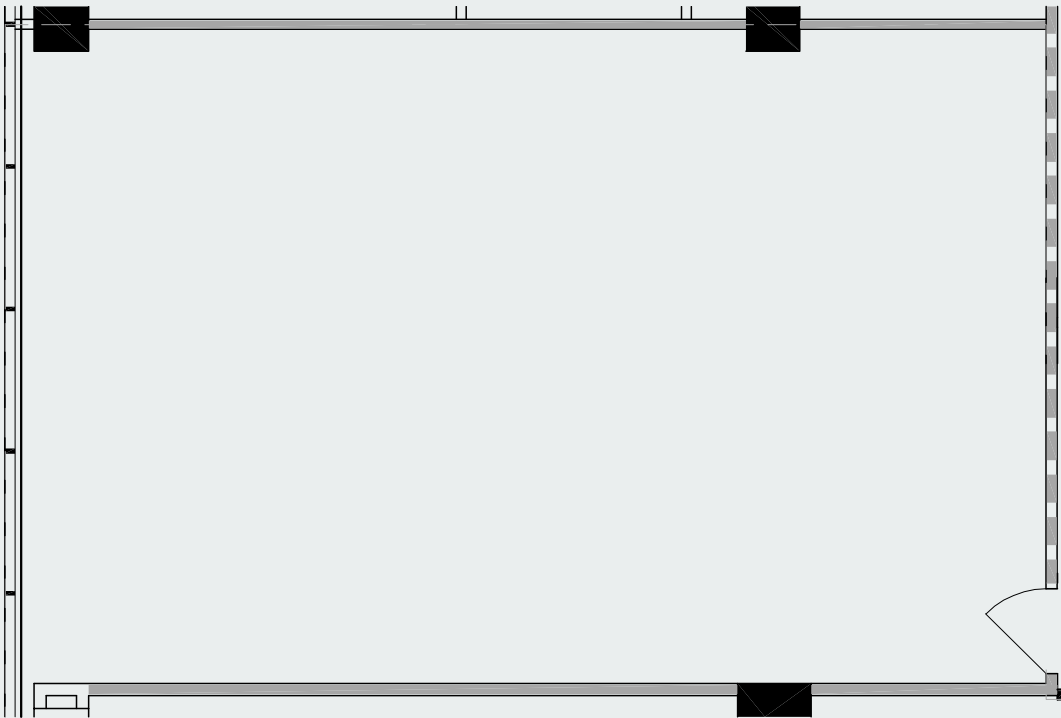
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AVAILABLE SUITES

Suites	SF	Available	Comments
224	±1,046	Now	Premium small suite with efficient open plan is "TI Ready".
226	±1,062	Now	"Market Ready", spec suite features reception, three (3) private offices, conference room and kitchenette.
404	±1,812	Now	Suite features fourth floor eastern orientation, three (3) private offices and conference room.
223	±2,170	Now	Suite features abundant corner glass-line and an open floor plan.
330	±2,251	Now	'Spec' suite features northern views, three (3) private offices, conference room and breakroom
208	±2,307	Now	Suite features conference room, five (5) private offices on the glass line and kitchenette.
340	±5,042	Now	Premium 'spec' suite features double glass-door entry, polished concrete at reception, large board room, ten (10) private offices, bull-pen and open kitchen
410	±5,597	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. 
500	±7,036	Now	5th floor suite features double-door entry off elevator lobby, eight (8) private offices, two (2) conference rooms, kitchen, and an open bullpen with glass line.
330/340	±7,293	Now	Suite features 3 sides of glass and norther views, thirteen (13) private offices, two (2) conference rooms, large kitchen and storage.

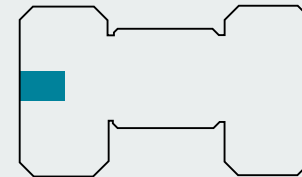
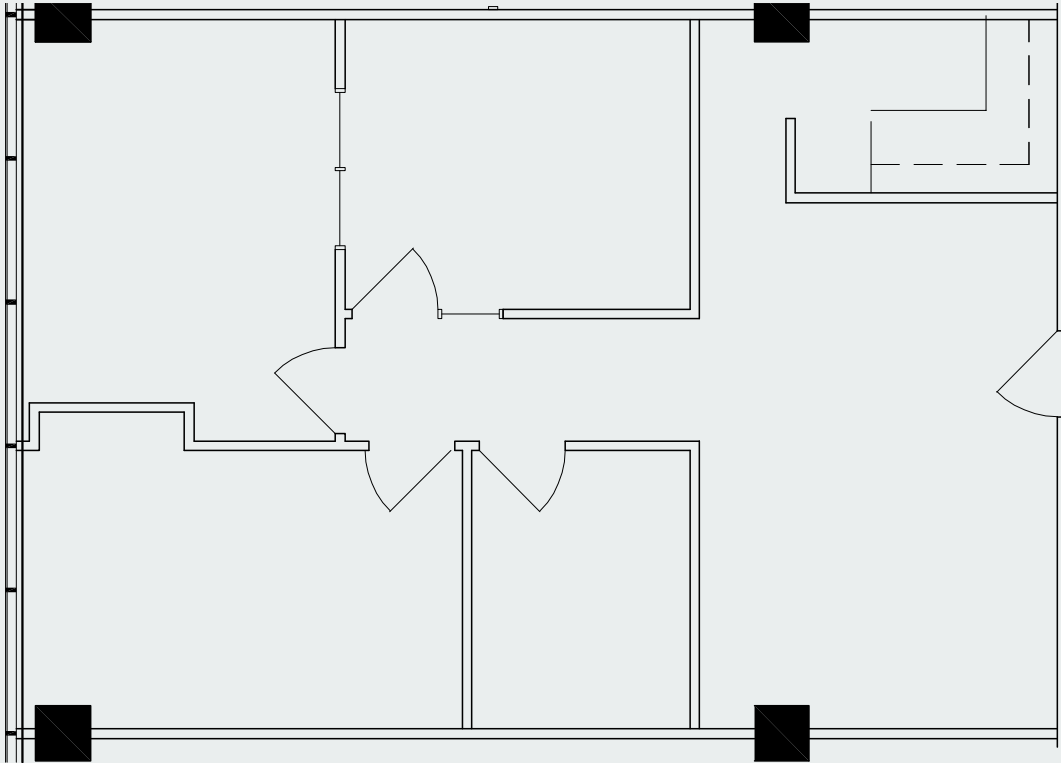


SUITE 224

**SECOND
FLOOR**

**±1,046
SQUARE FEET**

**NOW
AVAILABLE**

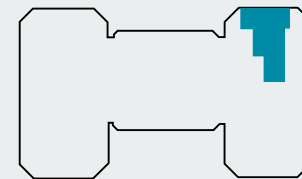
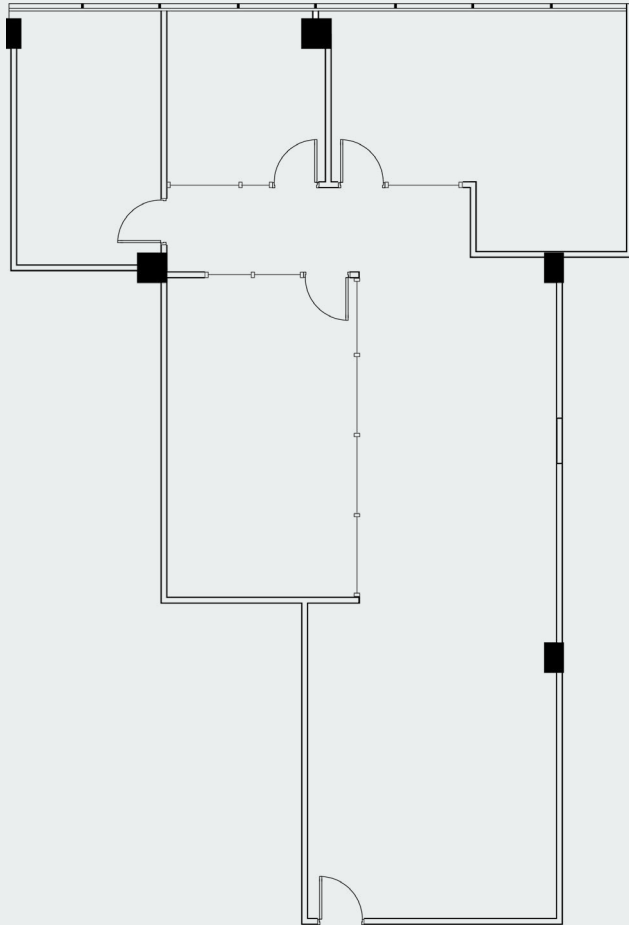


SUITE 226

**SECOND
FLOOR**

**±1,062
SQUARE FEET**

**NOW
AVAILABLE**

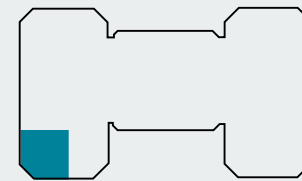
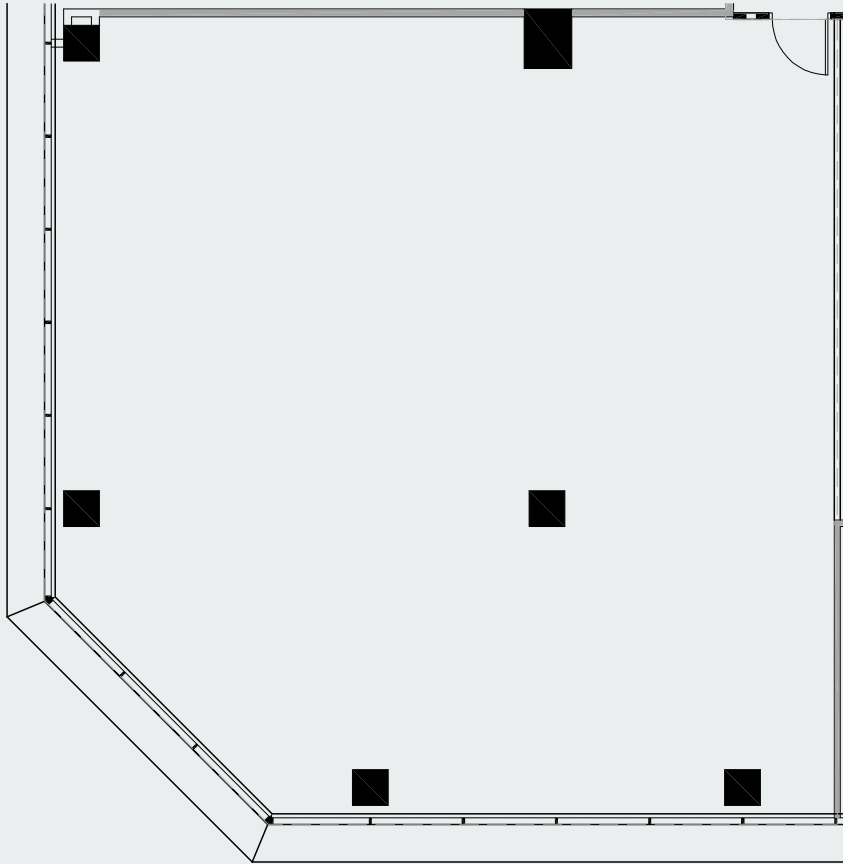


SUITE 404

**FOURTH
FLOOR**

**±1,812
SQUARE FEET**

**JAN 2026
AVAILABLE**

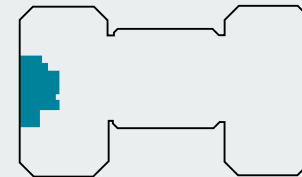
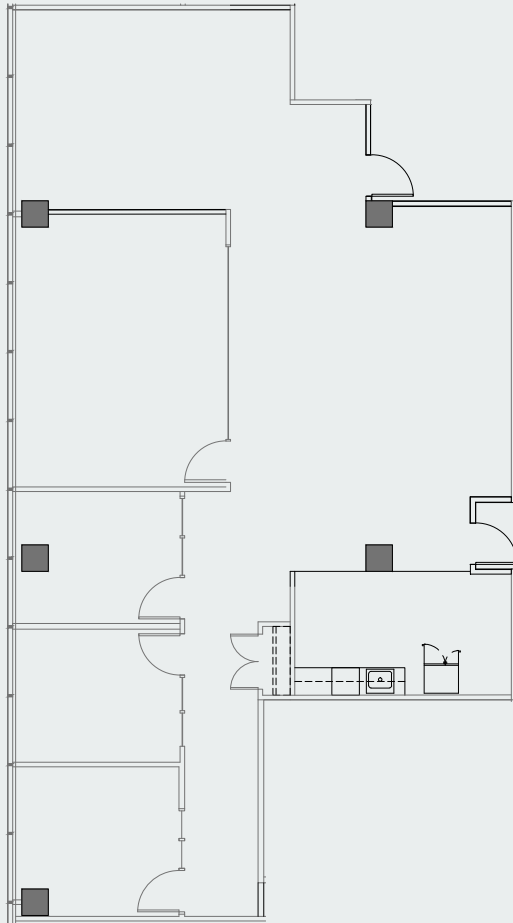


SUITE 223

**SECOND
FLOOR**

**±2,170
SQUARE FEET**

**NOW
AVAILABLE**

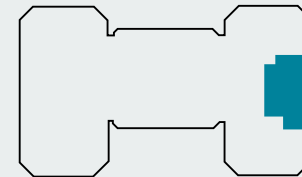
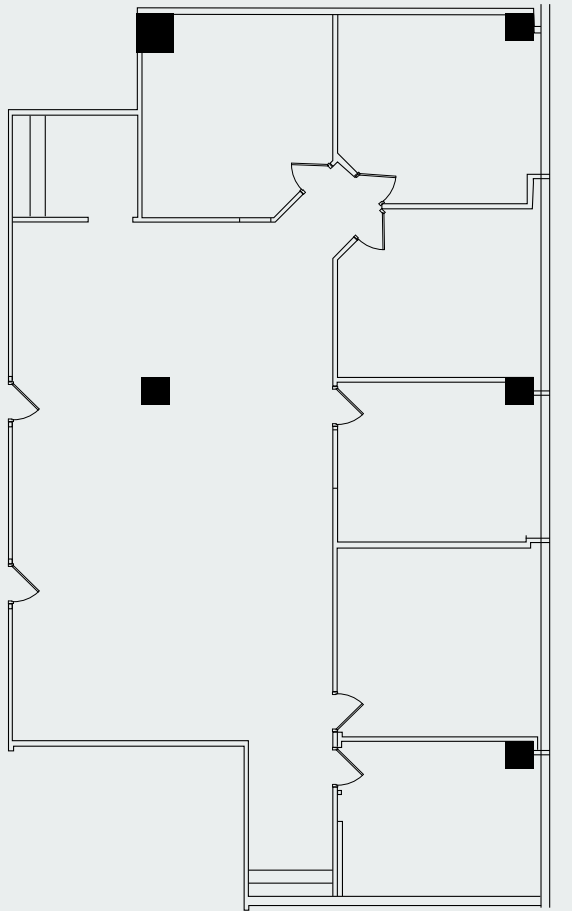


SUITE 330

**THIRD
FLOOR**

**±2,734
SQUARE FEET**

**JAN 2026
AVAILABLE**

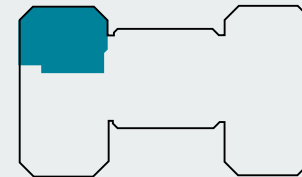
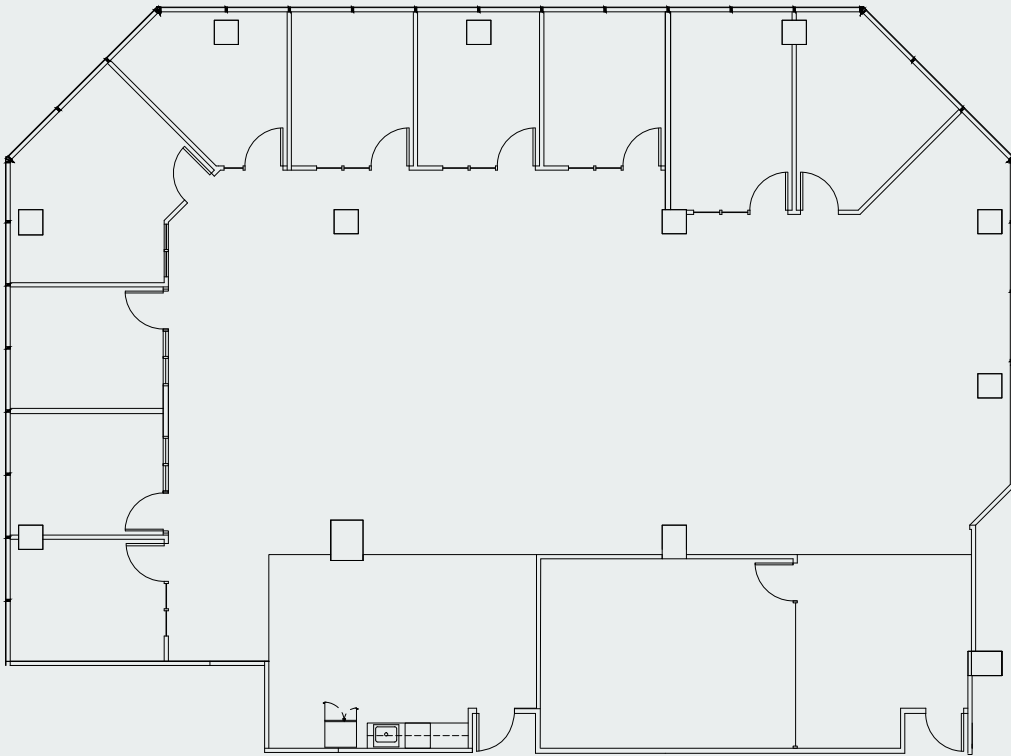


SUITE 208

THIRD
FLOOR

±2,307
SQUARE FEET

NOW
AVAILABLE

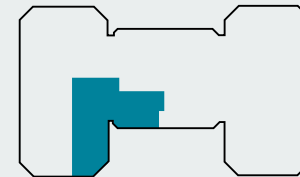
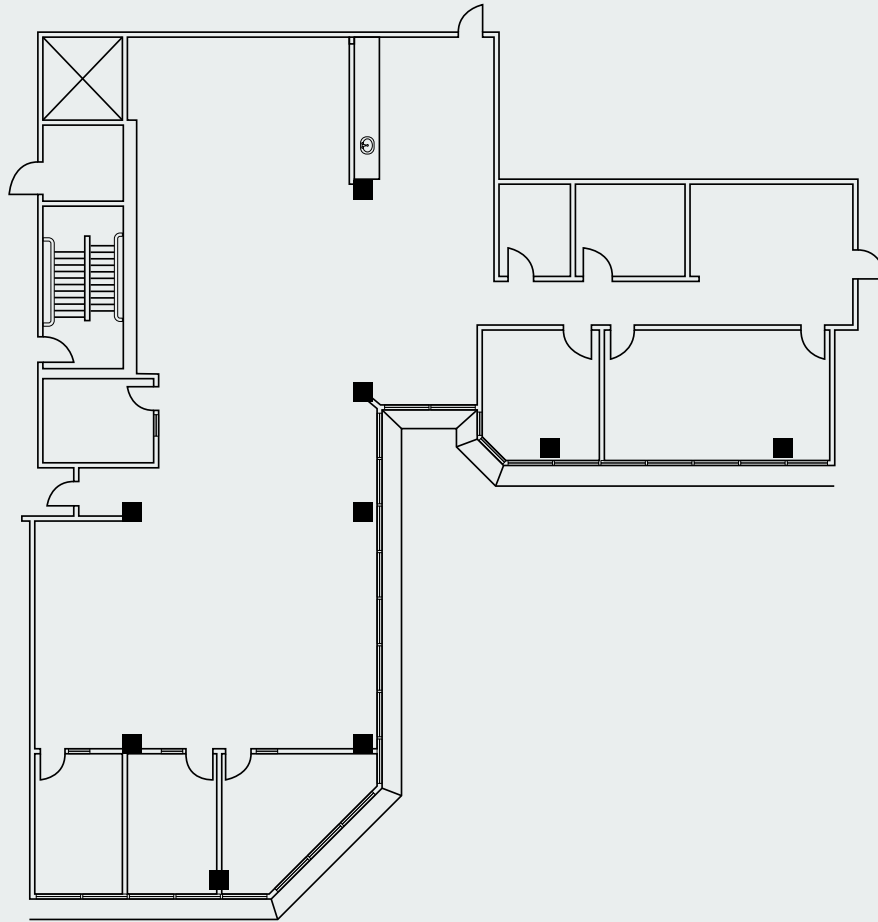


SUITE 340

THIRD
FLOOR

±4,937
SQUARE FEET

Q1 2026
AVAILABLE

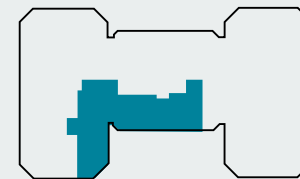
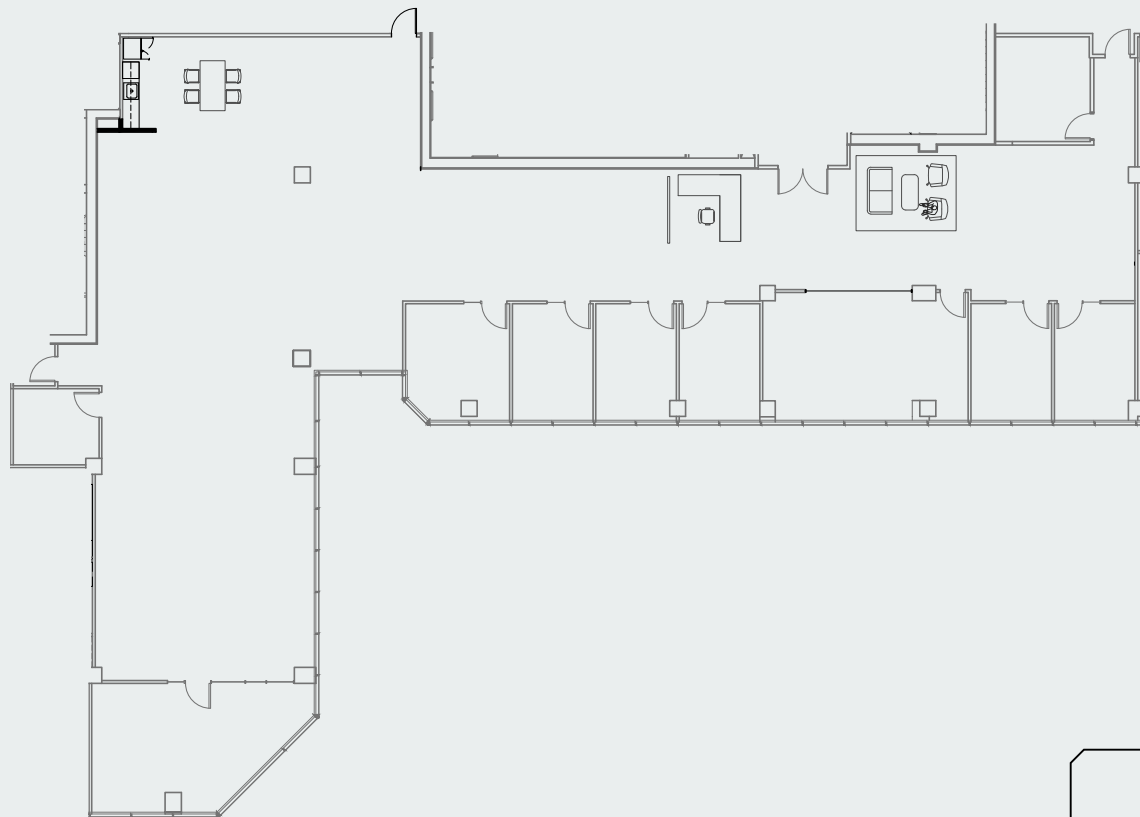


SUITE 410

FOURTH
FLOOR

±5,540
SQUARE FEET

NOW
AVAILABLE

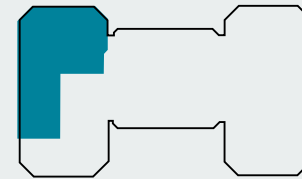
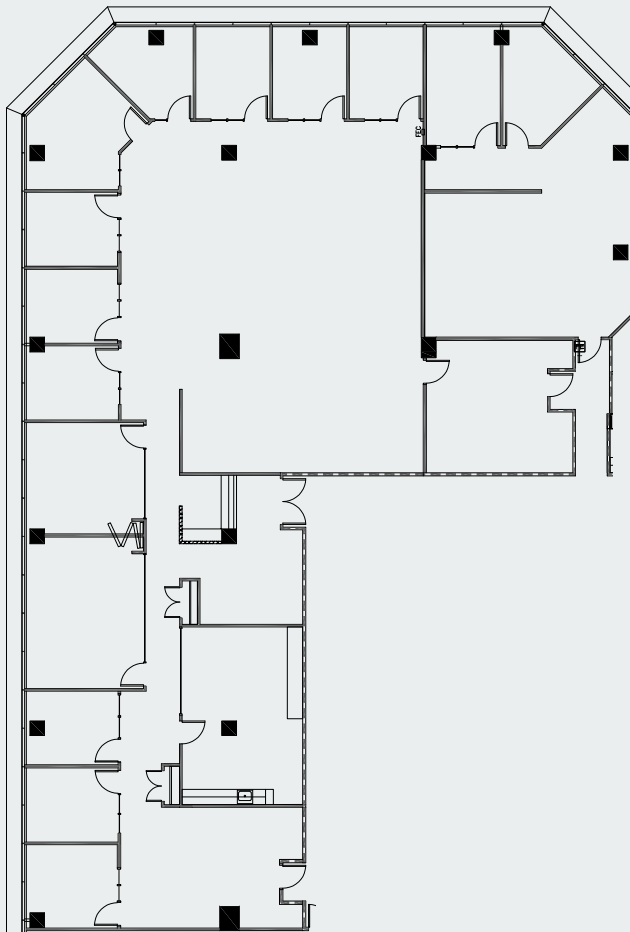


SUITE 500

**FIFTH
FLOOR**

**±7,036
SQUARE FEET**

**NOW
AVAILABLE**



SUITE 330/340

**THIRD
FLOOR**

**±7,594
SQUARE FEET**

**NOW
AVAILABLE**



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