

TWO-STORY HEADQUARTERS FOR SUBLEASE

- 13,651 SF on Two Floors
- Nine Year Sublease
- Sublease Term Through February 28, 2035
- Parking Ratio 4/1,000
- Location Proximity to I-580/I-680
- Tenant Improvements Available
- Full Commission to Procuring Broker

Rental Rate: \$2.50/ rsf Full Service

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DONLON WAY | DUBLIN, CA



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BUILDING HIGHLIGHTS



Class B Office

13,651 SF two-story headquarters office.

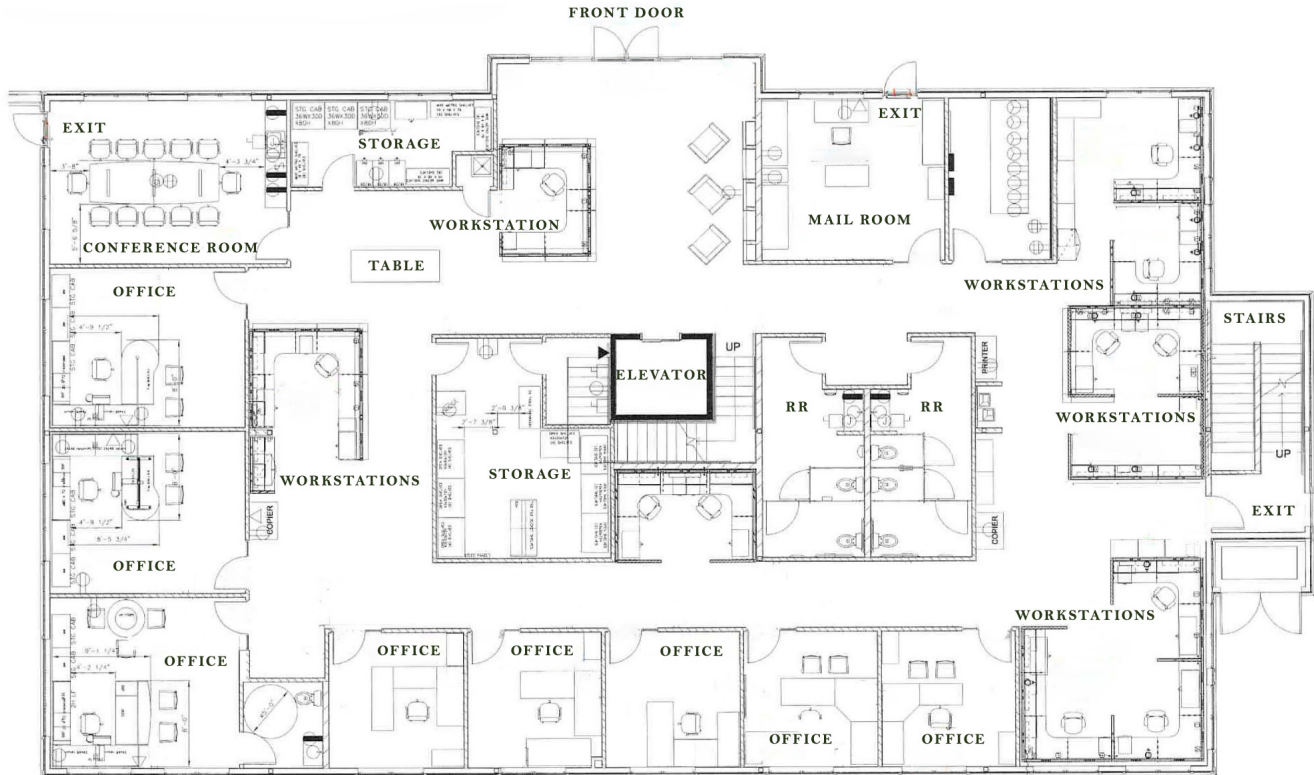
Long-term sublease opportunity Sublease term through February 28, 2035.

Excellent Dublin location with immediate freeway access to I-580 and I-680, providing strong regional connectivity throughout the Tri-Valley and greater Bay Area.

Tenant Improvements Available

SPACE HIGHLIGHTS

AS-BUILT FLOOR PLAN



First Floor

Fully Furnished &
Move-in Ready

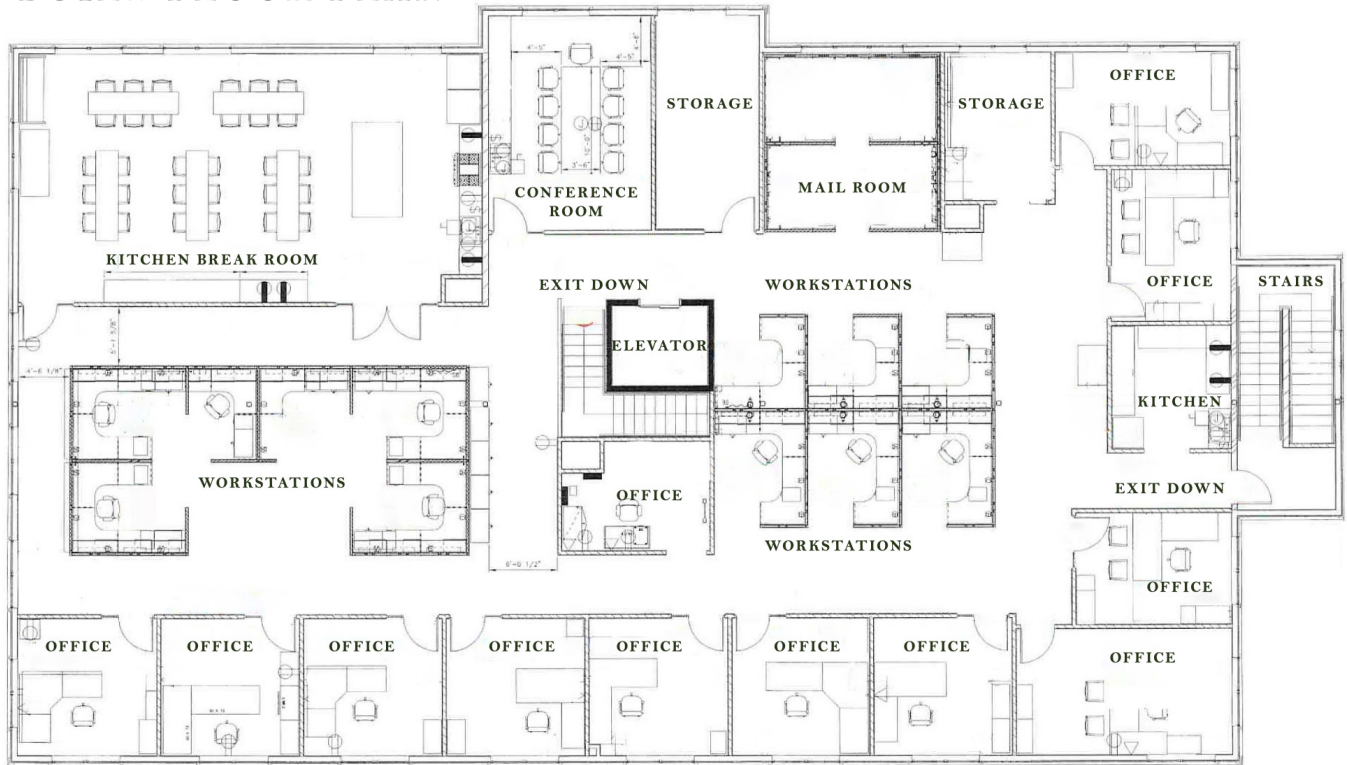
Four Sides of Glass
with Excellent
Natural Light

NOT TO SCALE

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SPACE HIGHLIGHTS

AS-BUILT FLOOR PLAN



Second Floor

Fully Furnished &
Move-in Ready

Four Sides of Glass
with Excellent
Natural Light

NOT TO SCALE

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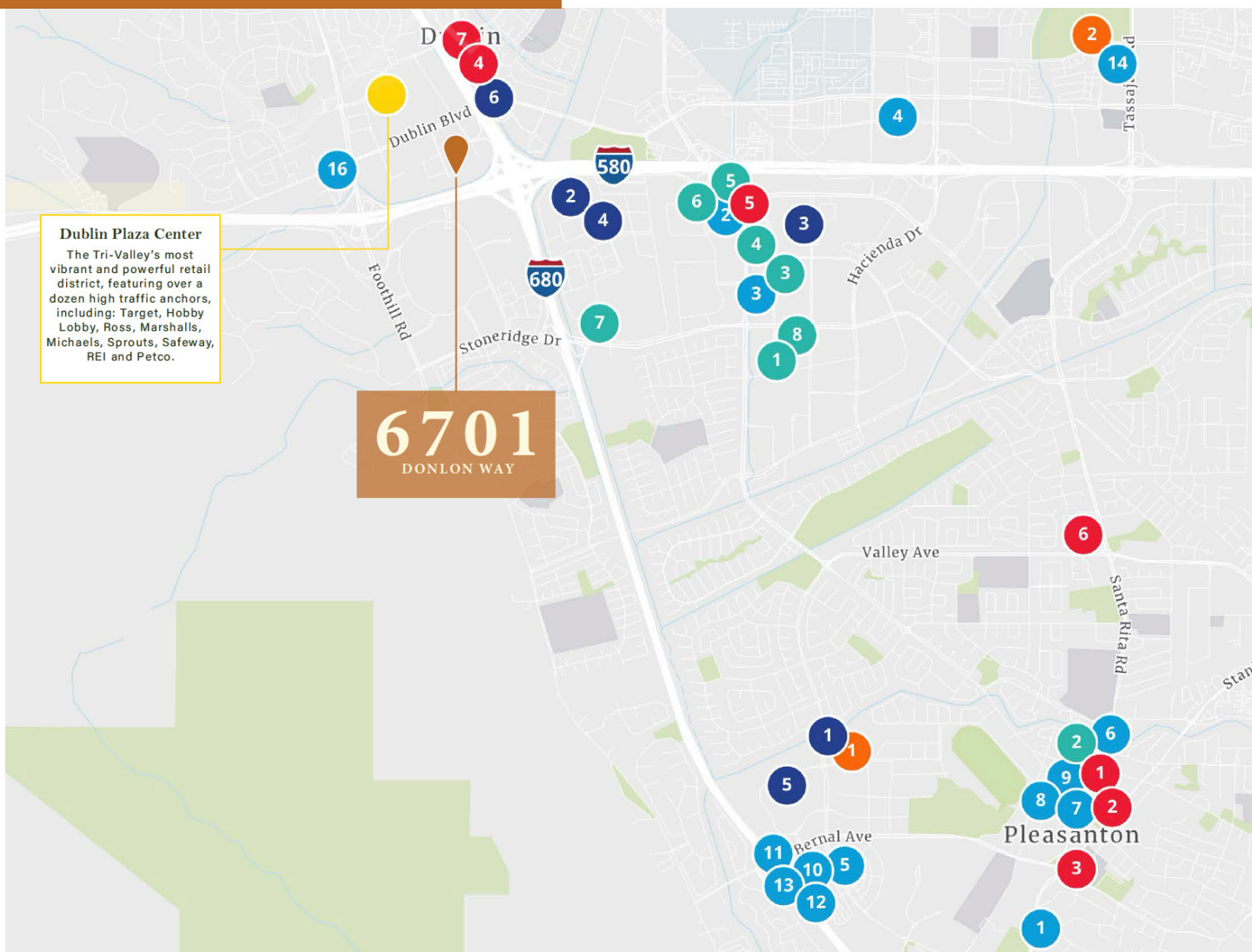
DONLON WAY

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MAP & NEARBY AMENITIES

DUBLIN, CA

- BARS
- HOTELS
- GYMS
- FOOD
- RECREATION



- | | | |
|---|------------------------------------|---|
| 1 Beer Baron Whiskey Bar & Kitchen | 7 SpringHill Suites | 6 Rubys & Roses |
| 2 Middle 8 | 8 Extended Stay America | 7 Elia |
| 3 McKay's Taphouse & Beer Garden | 1 Koll Center Corporate Gym | 8 Naschmarkt |
| 4 The Back Lounge | 2 Bay Club Pleasanton | 9 Locanda Amalfi |
| 5 Y'all Come Back Saloon | 3 24 Hour Fitness | 10 The Habit Burger |
| 6 Limitless Axes | 4 CrossFit Pleasanton | 11 Toast Cafe & Grill |
| 7 The Back Lounge | 5 The Training Zone | 12 Bagel Street Cafe |
| 1 Hyatt House Pleasanton | 6 LUX Gym | 13 Starbucks |
| 2 The Rose Hotel | 1 Balaji Mess | 14 Bodrum Mezze & Cocktails |
| 3 Courtyard by Marriott | 2 Olive Market | 15 YYDS99 Yummy Pot |
| 4 Four Points by Sheraton | 3 Ssam K-BBQ & Bar | 16 Frankie, Johnnie & Luigi Too! |
| 5 Best Western Plus | 4 Vitality Bowls | 1 Pleasanton Golf Center Driving Range |
| 6 Larkspur Landing | 5 Parktown Pizza Company | 2 Emerald Glen Park |

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PHOTO GALLERY

DUBLIN, CA



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PHOTO GALLERY

DUBLIN, CA



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PHOTO GALLERY

DUBLIN, CA



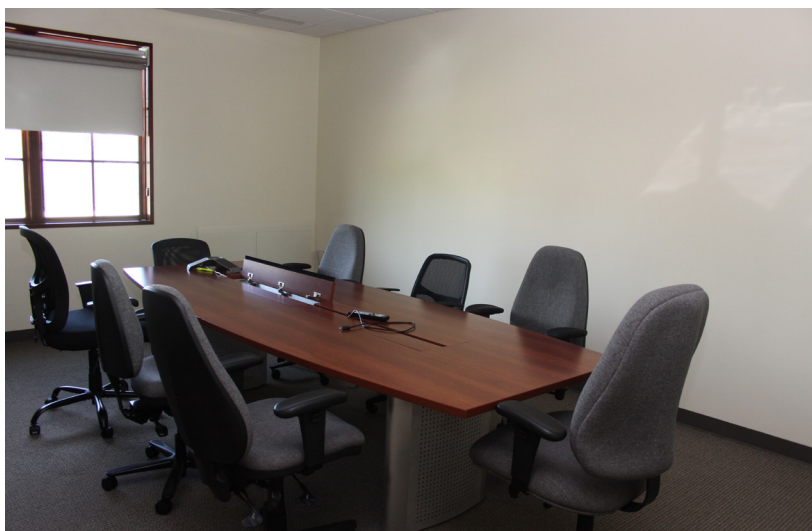
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PHOTO GALLERY

DUBLIN, CA



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April 2026

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Dublin, CA



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