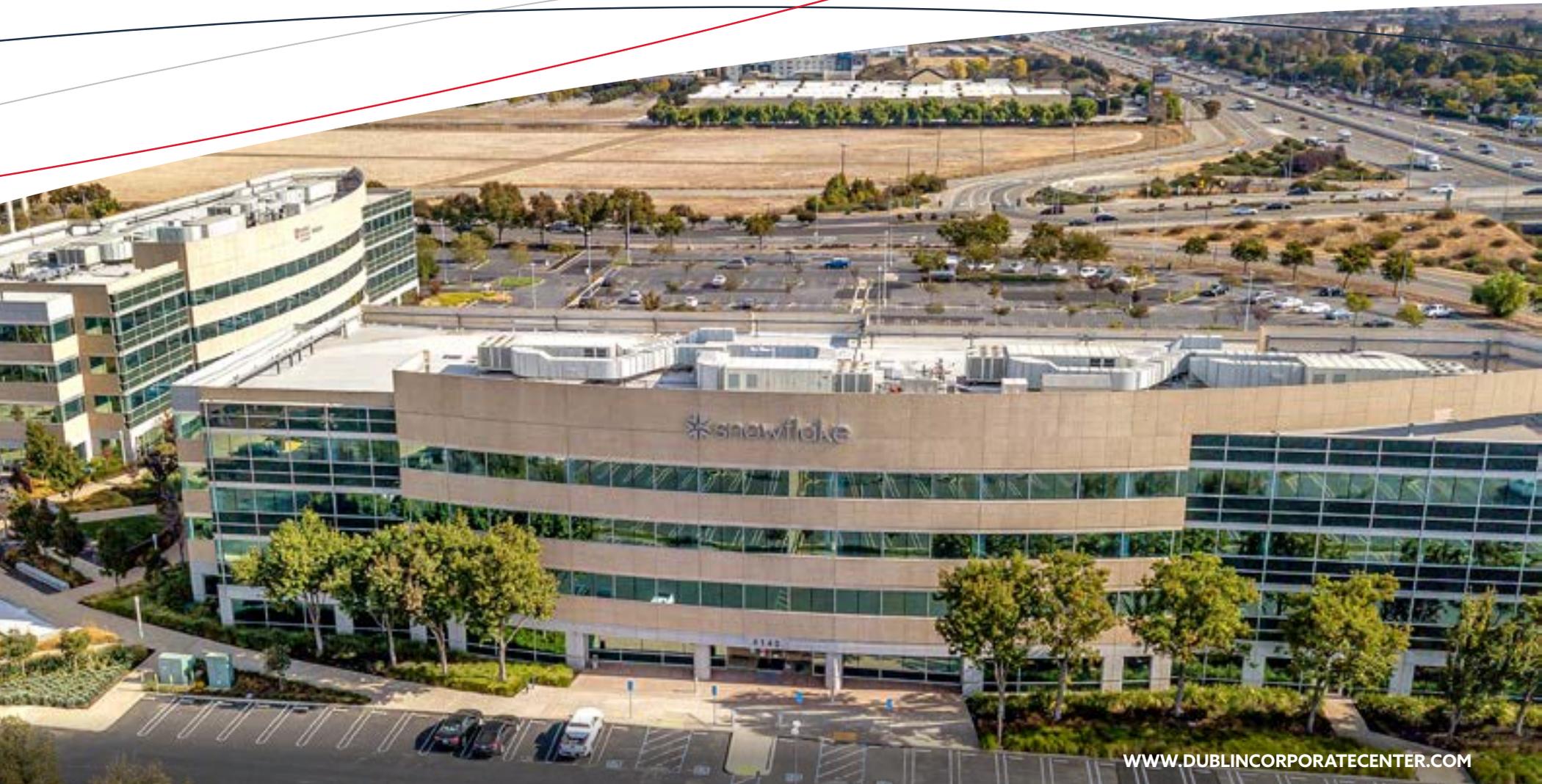




**DUBLIN  
CORPORATE  
CENTER**



[WWW.DUBLINCORPORATECENTER.COM](http://WWW.DUBLINCORPORATECENTER.COM)

4120, 4140, 4160 DUBLIN BOULEVARD • DUBLIN, CALIFORNIA

Hines

CBRE

# SUMMARY OF AVAILABILITIES

BUILDING	SUITE	SIZE/±RSF	COMMENTS
4120	105	6,415	Available 1/1/23
4160	130	4,192	Available now, Divisible SF options.
 4160	210	10,548	Available Now, Modern market-ready improvements.
4160	300	39,357	Available 12/1/22, potentially sooner.
4160	450	6,873	Available 3/1/23

Click building number above to view floor plan



# EXPERIENCE

## DUBLIN CORPORATE CENTER

Dublin Corporate Center provides its tenants an abundance of amenities, in a prime suburban Bay Area location - with employee wellness a priority. With best in class project amenities, commute-oriented services and an array of community offerings, employees can experience a healthy work-life balance.



Three (3) four-story  
Class A office  
buildings



Approximately  
450,000 RSF



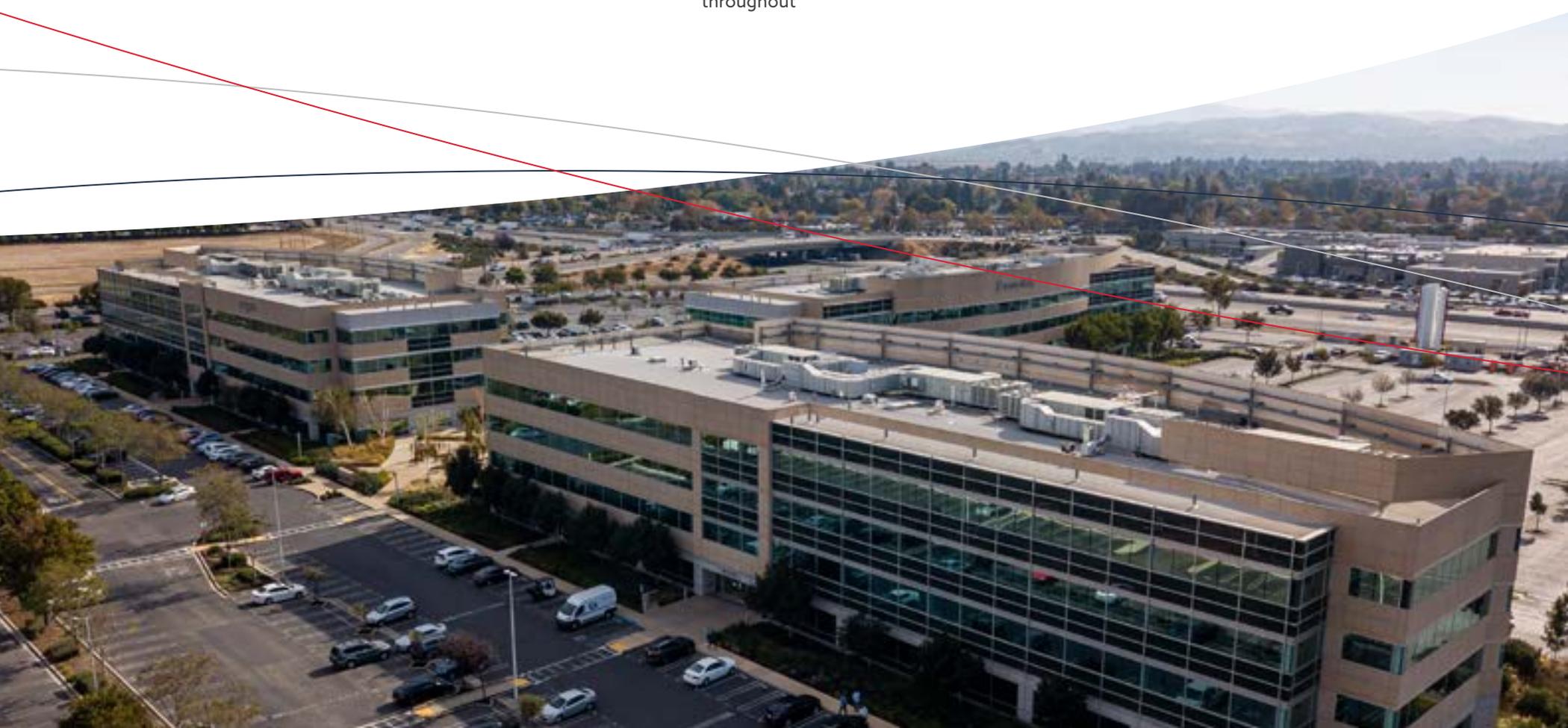
High-end interiors  
with elegant stone  
and wood finishes  
throughout



Located just East of  
the Interstate 580/680  
interchange



1.5 miles from the  
Dublin/Pleasanton  
BART station



# STAY HEALTHY STAY FOCUSED

The health and well-being of our employees, tenants and partners is our top priority. We have implemented a number of building measures at Dublin Corporate Center to promote a safe return for our tenants, including:



## SECURE AFTER-HOURS ACCESS

for tenants using building cards to enter the buildings and elevators, aiming for minimal occupancy at



## CONSTANT AND CONSISTENT JANITORIAL

disinfecting efforts, particularly in high-touch and high-traffic areas



**STRINGENT AIR QUALITY** standards, circulating air from outside



**ESTABLISHED CASE REPORTING** and communication protocols



**HAND SANITIZING STATIONS** throughout the buildings



LEARN MORE AT [HINES.COM/READY](https://www.hines.com/ready)



# THE HUB AMENITY CENTER

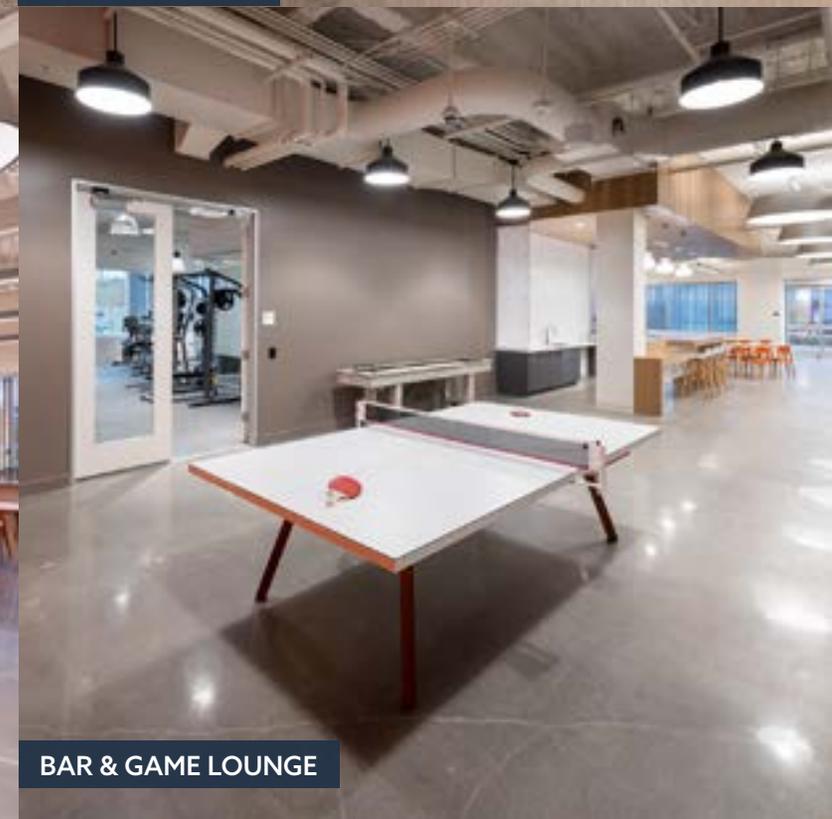
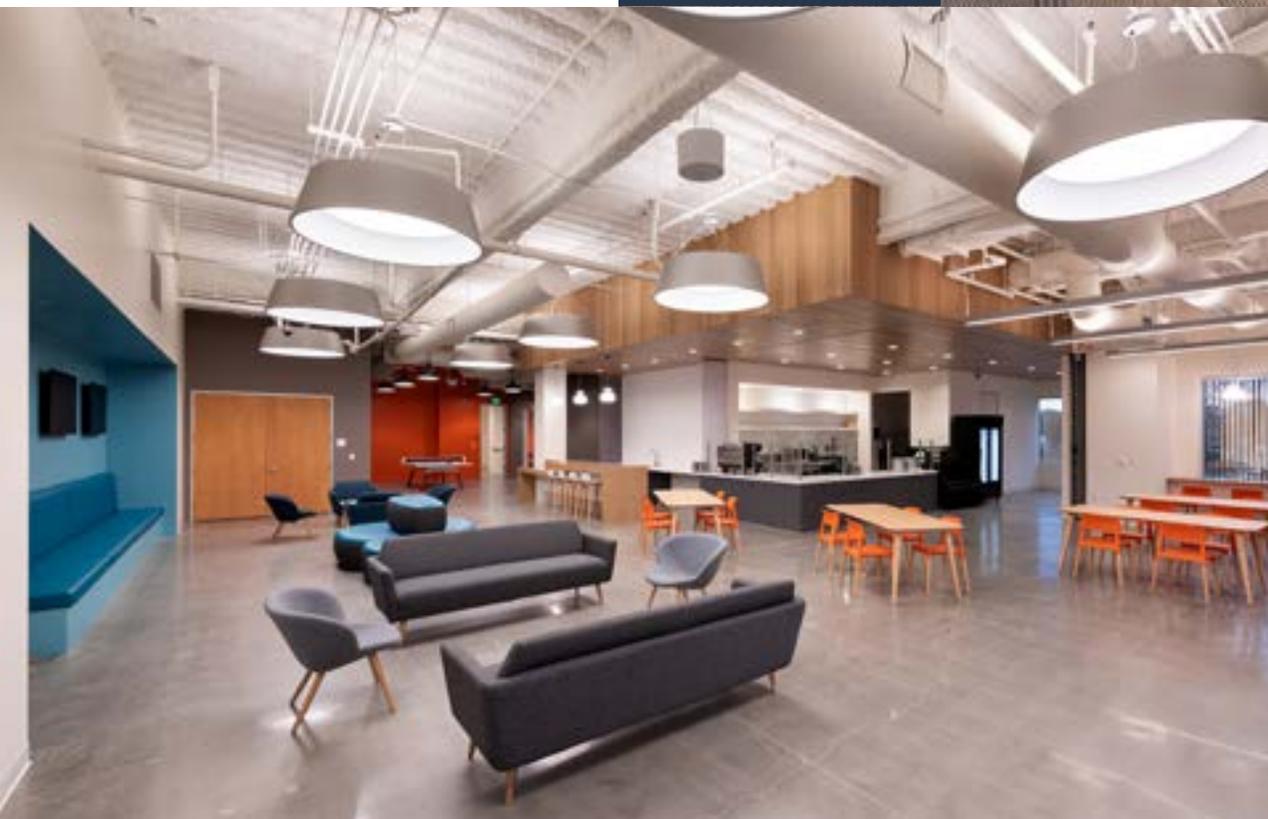
- Entrance lounge
- Two state-of-the-art conference rooms that seat up to 100 people
- On-site Cafe opening 2022
- Bar and game lounge
- Brand new fitness center



CONFERENCE CENTER



FITNESS CENTER



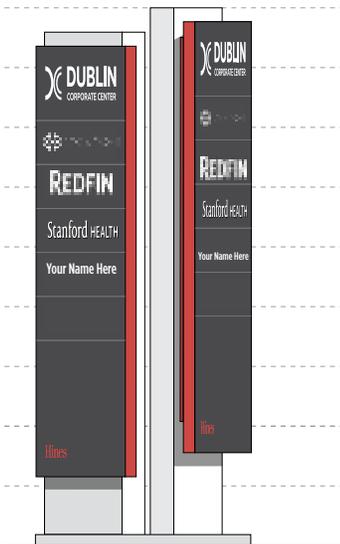
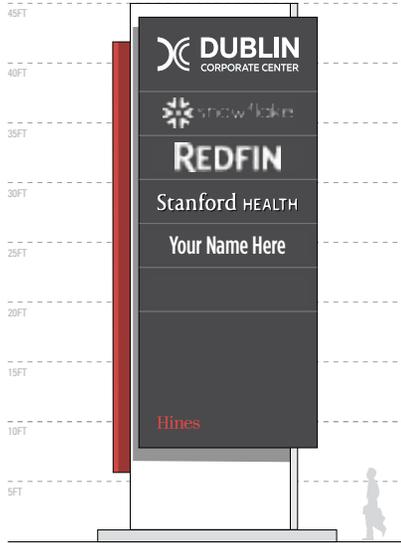
BAR & GAME LOUNGE

# ON-SITE AMENITIES

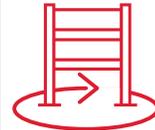
- Bocce ball court
- Showers and lockers
- On-site dry cleaning pick-up/drop-off lockers
- Outdoor meeting areas
- On-Site Cafe opening 2022
- Electric vehicle charging stations
- Complimentary bus tickets connecting Dublin Center to Dublin/Pleasanton BART



# HIGH VISIBILITY SIGNAGE



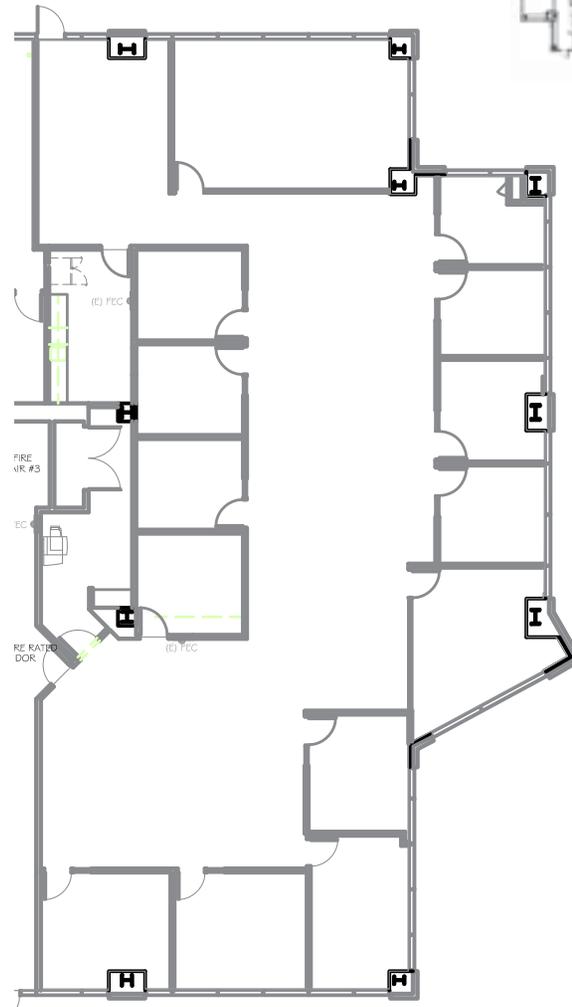
**TRAFFIC COUNT**  
±250,000  
**CARS PER DAY**  
\*VPD Totals Pre-Covid

 **360° High Impact Pylon Sign**

# 4120 DUBLIN SUITE 105

6,415 RSF

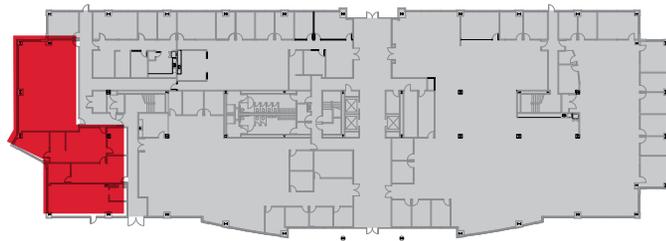
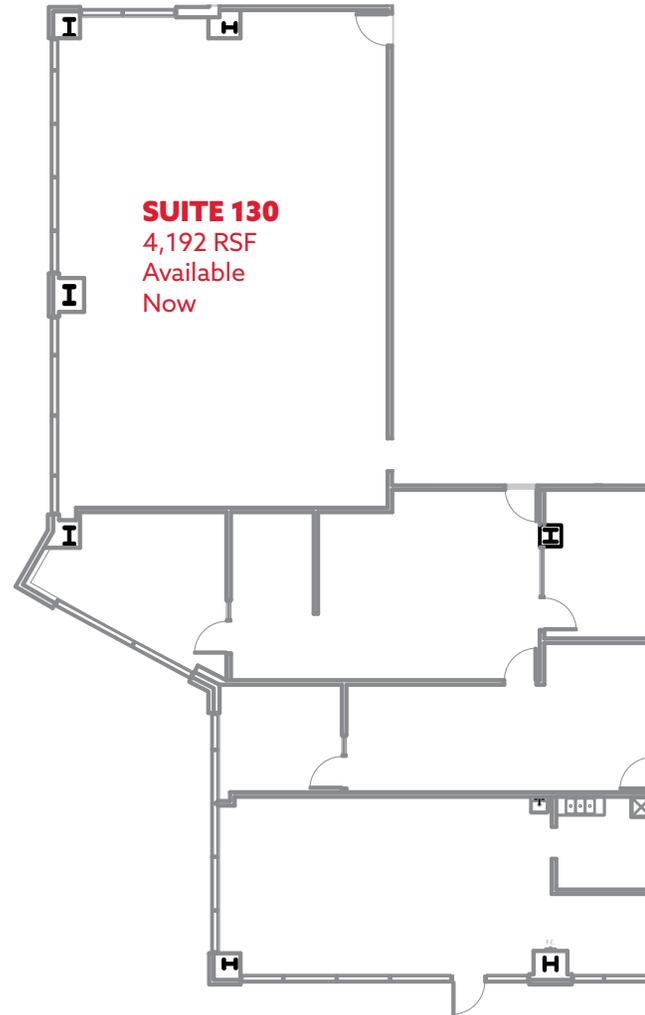
AVAILABLE 1/1/2023



# 4160 DUBLIN SUITE 130

SUITE 130 - 4,192 RSF

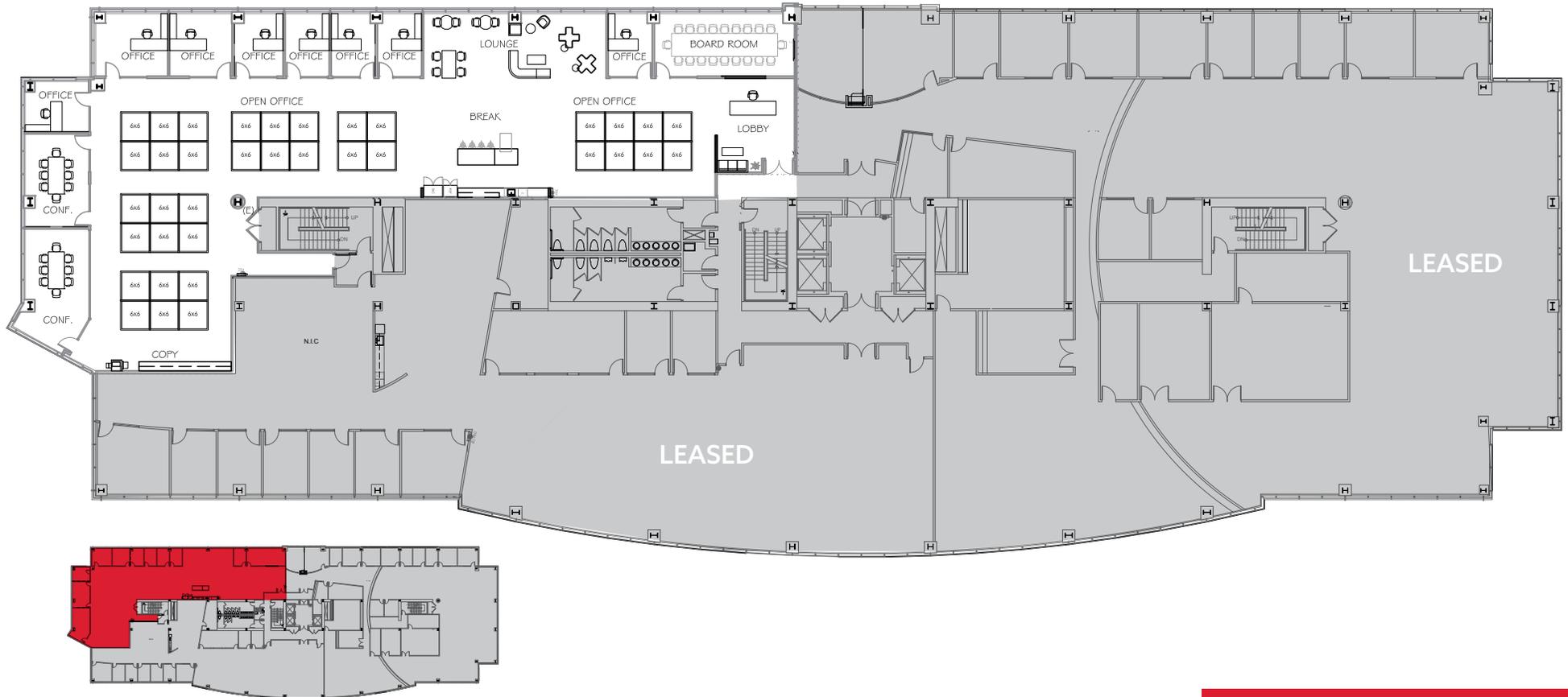
**AVAILABLE NOW**



# 4160 DUBLIN SUITE 210

 10,548 RSF

HYPOTHETICAL FLOOR PLAN  
AVAILABLE NOW





KITCHEN



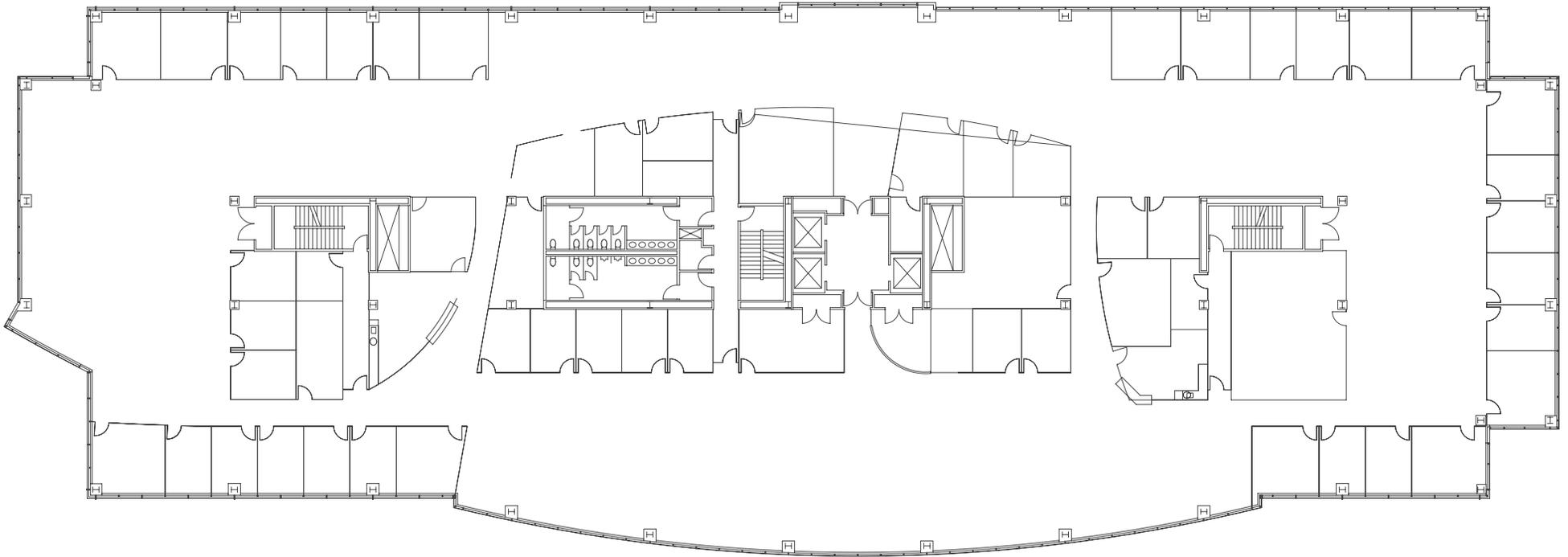
SUITE 210

# 4160 DUBLIN SUITE 300

FULL FLOOR OPPORTUNITY

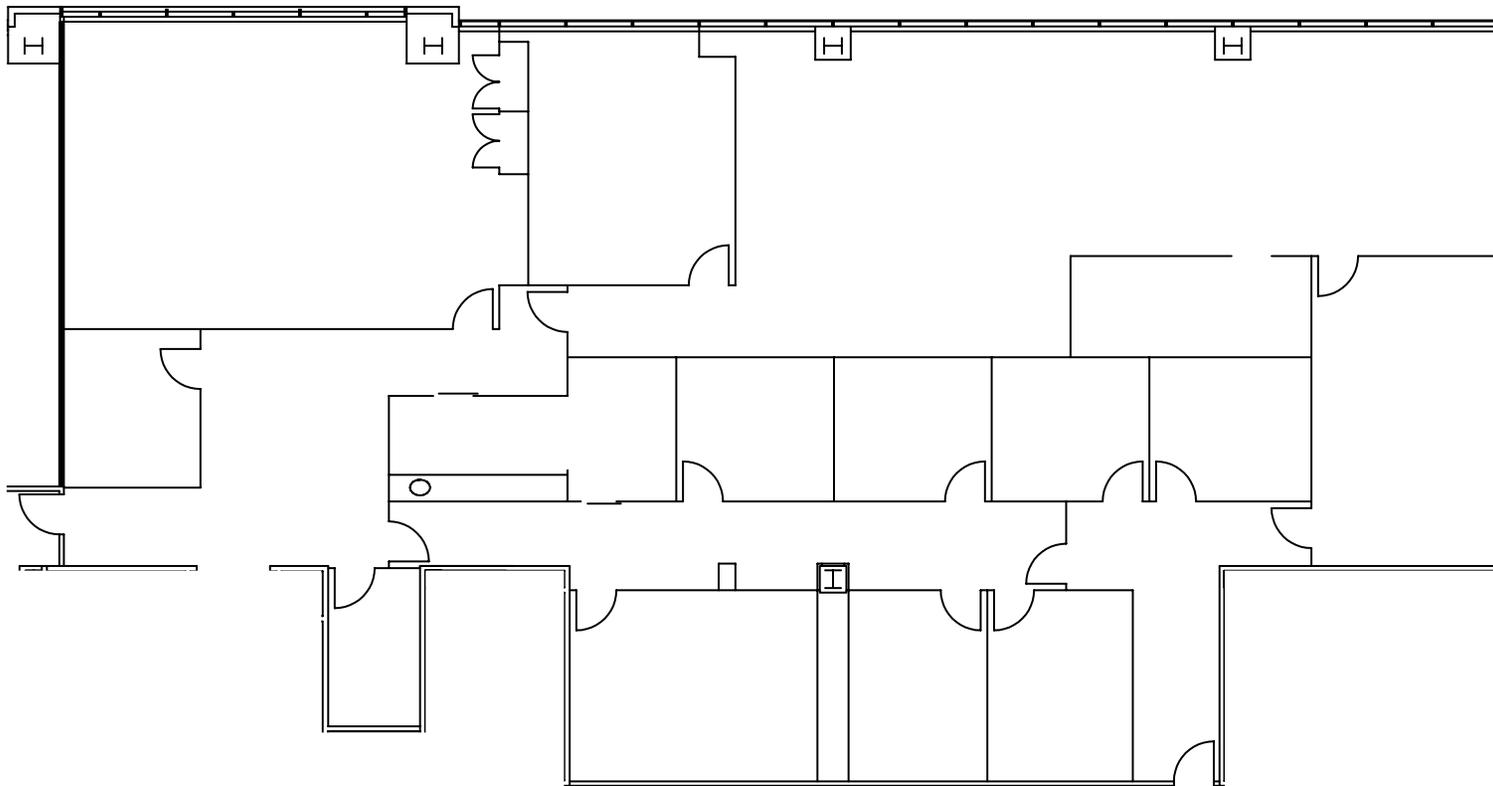
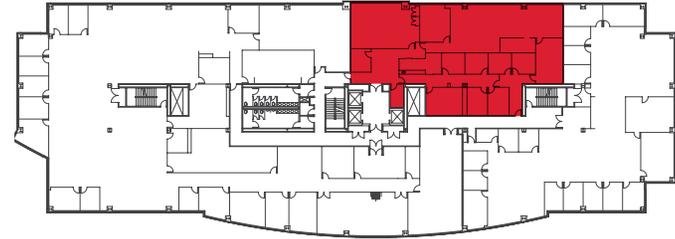
39,357 RSF

AVAILABLE 12/1/2022 (POTENTIALLY SOONER)



# 4160 DUBLIN SUITE 450

6,873 RSF  
AVAILABLE 3/1/2023



# THE CENTER OF IT ALL

## NEARBY AMENITIES

01

Chipotle  
The Habit  
Whole Foods  
Urban Plates  
Patxi's Pizza  
Orange Theory Fitness

02

Hyatt Place  
On The Border Grill  
Applebee's  
Lazy Dog  
Five Guys  
Black Angus

03

Safeway  
Peet's Coffee & Tea  
Bagel Street Cafe  
Baja Fresh  
Willy's Barbeque  
Amici's Pizza

04

Thai Basil  
Koi Palace  
Halu Shabu  
Osaka Ramen  
Tasty Pot

05

Dollar Tree  
Fitness 19  
Erik's DeliCafe  
NY Pizza & Pasta  
Super Burger  
Cookies By Design

06

Buffalo Wild Wings  
Tandoori Pizza  
Mayflower Restaurant



Housing Development





# DUBLIN CORPORATE CENTER

## CONTACT US

**JEFF BIRNBAUM**  
**+1 925 251 4601**  
**jeff.birnbaum@cbre.com**  
Lic. 01185268

**ANDY SCHMITT**  
**+1 925 296 7741**  
**andy.schmitt@cbre.com**  
Lic. 01337870

## Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 189 cities in 20 countries. Hines has approximately \$96.5 billion of assets under management, including \$48.5 billion for which Hines provides fiduciary investment management services, and \$48 billion for which Hines provides third-party property-level services. The firm has 114 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,205 properties, totaling over 390 million square feet. The firm's current property and asset management portfolio includes 533 properties, representing over 213 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world. Visit [www.hines.com](http://www.hines.com) for more information.

## CBRE

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (based on 2016 revenue). The company has more than 75,000 employees (excluding affiliates), and serves real estate investors and occupiers through approximately 450 offices (excluding affiliates) worldwide. CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services. Please visit our website at [www.cbre.com](http://www.cbre.com).

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