

# THE UNION 1.2 @ BART

1.2 Million Square Feet of Office Space  
Connected @ BART



WOODSTOCK  
DEVELOPMENT

DES  
ARCHITECTS  
ENGINEERS



UNION  
CITY  
STATION  
DISTRICT



THE  
**UNION 12**  
@ BART

**Density + Connected to Transit**

- Transit Connected Development @BART
- 1.2 Million Square Feet of Class A Office and Technology Space
- Designed by DES Architects+Engineers
- Next Generation Silicon Valley Campus

Discover. Here.

**Image Shown**

- Building 6
- 450,000 sq ft
- 8 Stories
- 20,000 sq ft commissary with indoor and outdoor seating



THE  
**UNION 12**  
@ BART

### Inspiring Innovation Through Space

- Three Buildings: six, seven, and eight stories tall
- 57,000 sq ft floor plates
- 17' floor to floor ceiling height to accommodate R&D/BioTech uses
- Underground parking maximizes open space

### Image Shown

- Building 1
- 367,000 sq ft, 6-7 Stories
- Zen Garden, Roof Deck
- Views of Hills and Bay



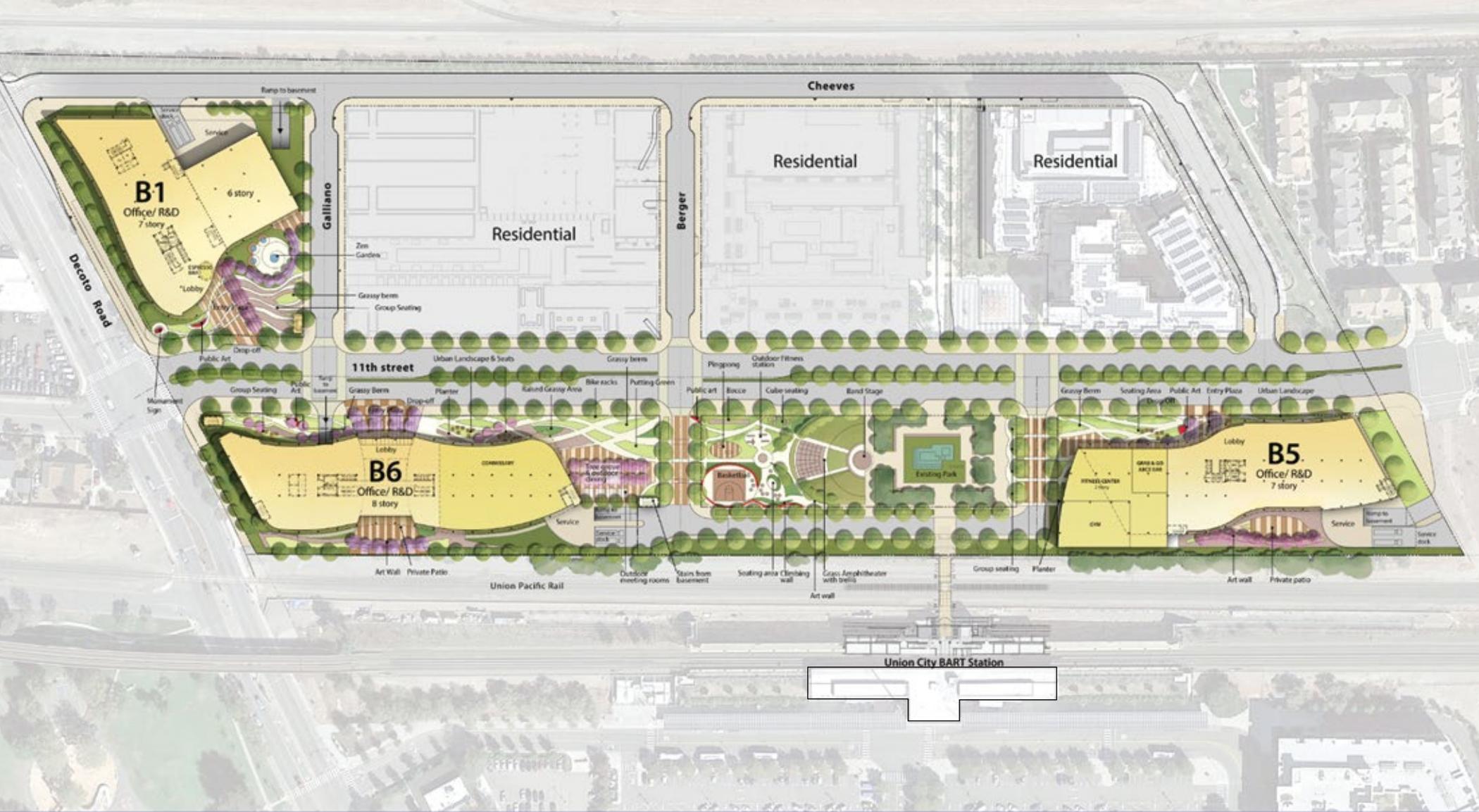
THE  
**UNION 12**  
@ BART

### A Different Perspective

Every window offers unparalleled views of the East Bay hills and panoramic views toward San Francisco Peninsula and Silicon Valley.

### Image Shown

- Building 5
- 383,000 sq ft, 7 stories
- 40,000 sq ft fitness center with outdoor pool, lounge and juice bar



THE  
**UNION 1.2**  
 @ BART

**Site Plan**

By designing a site plan with underground parking, The Union 1.2 maximizes building density, outdoor space, and amenities on the site. Central Park connects building 5 and 6.



THE  
**UNION 12**  
@ BART

## Amenities, Amenities, Amenities

- 20,000 sq ft commissary with indoor and outdoor seating overlooking Central Park
- 40,000 sq ft fitness center with lap pool
- Coffee Shops
- Basketball court, ping pong, bocce court, climbing wall
- Large Amphitheater Area
- Zen Garden
- Endless options for outdoor seating and working in the sunshine



THE  
**UNION 12**  
@ BART

Amenities, Amenities, Amenities



# THE UNION 12 @ BART

## A New Mixed Use Community

- Over 1,000 new and planned multi-family dwellings
- **Union Flats** - 243 units under construction  
Completion Fall 2017
- **Windflower Properties Phase II** - 440 planned units  
Projected completion 2020
- **MidPen Housing** - Existing project of 157 units
- **Avalon Bay** - Existing project of 438 units



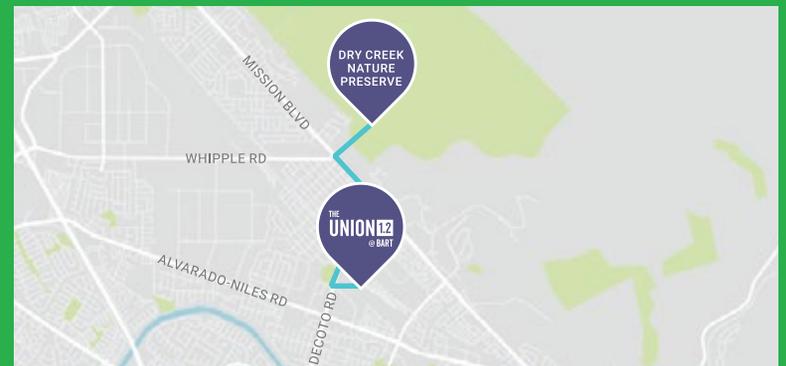


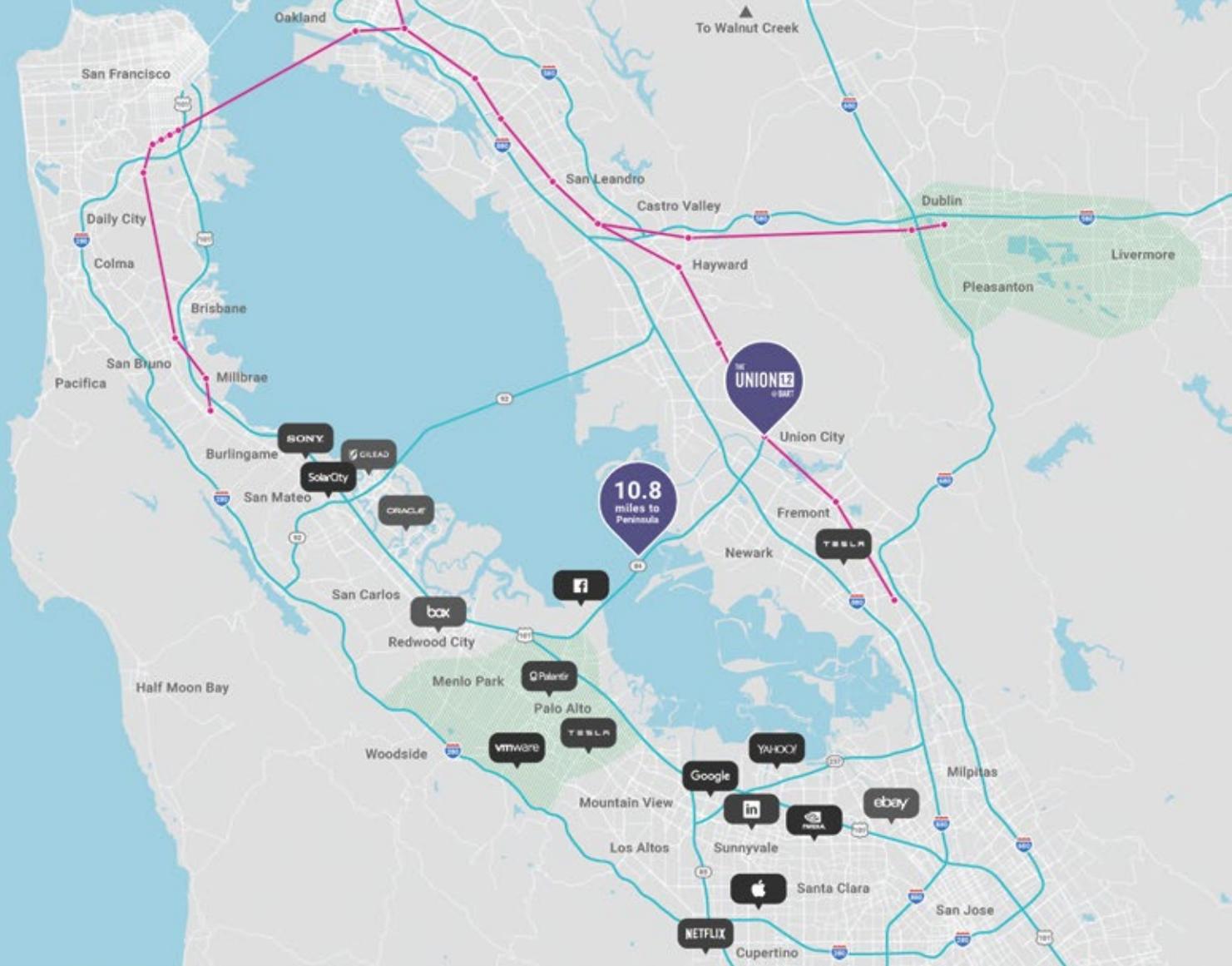


THE  
**UNION 1.2**  
@ BART

### Access to Nature

Bring your running shoes or mountain bike. Endless trails await at Dry Creek Nature Preserve, less than one mile away.





THE  
**UNION 1.2**  
 @ BART

### Strategic Location

Connecting the East Bay and Tri-Valley to Silicon Valley, The Union 1.2 is a hub of innovation centered in the heart of the Bay Area.

— HIGHWAYS  
 — BART



THE  
**UNION 1.2**  
@ BART

## Goodbye Gridlock, Hello Transit.

### Connecting Tri-Valley with Silicon Valley via BART:

- Pleasanton/Dublin to The Union 1.2 ..... 32 Minutes
- Orinda to The Union 1.2 ..... 46 Minutes
- Walnut Creek to The Union 1.2 ..... 55 Minutes

### Connecting San Francisco with Silicon Valley via BART:

- San Francisco to The Union 1.2 ..... 39 Minutes
- Oakland City Center to The Union 1.2 ..... 30 Minutes

Driving from Peninsula = 10.8 Miles  
over Dumbarton Bridge (counter commute)



THE  
**UNION 12**  
@ BART

### Master Plan

- Central Park connects buildings 5 and 6
- Union City BART Station (Foreground)
- Dry Creek Nature Preserve is less than 1 mile away

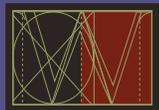


THE  
**UNION 12**  
@ BART

## About the Developer

Woodstock Development specializes in the development and management of Office and Life Science properties in the San Francisco Bay Area and Northern California. Woodstock was founded in 1995 by Kirk Syme who oversees acquisitions, development and property/asset management. Woodstock is proud of its 18 year history with Union City as the owner/operator of Crossroads Technology Park (325,000 sq ft office/technology campus) located at Whipple Rd and Union City Blvd. For further details please visit [www.woodstockdevelopment.com](http://www.woodstockdevelopment.com)

# THE UNION 1.2 @ BART



WOODSTOCK  
DEVELOPMENT

## Contact Information

Kirk Syme

 330 Primrose Road, Suite 203  
Burlingame, California 94010

 650.579.1901

 [Ksyme@woodstockdevelopment.com](mailto:Ksyme@woodstockdevelopment.com)