

DOSTART DEVELOPMENT COMPANY, LLC



Dostart Development Company, LLC has proven to be one of the Silicon Valley's premier developers, with more than 25 years and nearly 3 million square feet of experience developing, redeveloping and investing in office space in Silicon Valley and the San Francisco Peninsula. DDC is known for its local focus and expertise, for the high quality of its projects and tenants, and for its leadership in Transit-Oriented Development and sustainable design.



Steve Dostart

President



Steve is the President and Founder of Dostart Development Company, LLC (DDC). Prior to founding DDC, he was a Partner at the Mozart Development Company. Steve is a leader in Transit-Oriented Design and in utilizing the Leadership in Energy and Environmental Design (LEED) standards for efficient and sustainable design. He has overseen the development and acquisition of nearly three million square feet of commercial properties in Redwood City, Palo Alto, Mountain View and Sunnyvale to serve as the corporate homes of professional service and technology oriented clients.

Earlier in his career, Steve worked in the Investment Banking Division of Goldman Sachs in New York, for the Trammell Crow family at the Trammell Crow Company in Dallas and for the Centre City Development Corporation in San Diego.

Steve is a trustee of the Menlo School, chairs the Civic Center Advisory Committee for the Town of Atherton, and is a member of the Stanford Real Estate Counsel, the Policy Advisory Board for the Fisher Center for Real Estate & Urban Economics and the Grand Boulevard Initiative. He was previously the Past President of NAIOP Silicon Valley, a national board member of Reading Partners, a member of the Leadership Council of New Schools Venture Fund and the Management Board at the Graduate School of Business at Stanford University, where he was an Arjay Miller Scholar. He also graduated Magna Cum Laude from Harvard College.



Mollie K. Ricker

Partner



Mollie is a Partner of Dostart Development Company, LLC (DDC), where she leads acquisitions, manages city entitlements, and directs the firm's leasing, construction, and financing activities. DDC is one of the Silicon Valley's premier commercial real estate developers known for its local expertise, for its leadership in sustainability and transit-oriented design, and for the high quality of its projects and tenants.

Earlier in her career, Mollie was an investor with Francisco Partners, a technology- focused private equity firm, and worked in the Investment Banking Division of Goldman Sachs.

Mollie currently serves as President of NAIOP Silicon Valley. She is also a member of the national Industrial and Office Product Council and San Francisco Commercial Product Council for ULI, as well as Stanford Professionals in Real Estate (SPIRE). Mollie also serves on the Board of The Representation Project, a nonprofit dedicated to ensuring all humans achieve their full potential, unencumbered by limiting gender norms.

Mollie received her M.B.A. from the Stanford Graduate School of Business and her B.A. in Economics and Latin American Studies, with Distinction, from Yale University.

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Alex Livadas
Vice President



Alex is Vice President at Dostart Development Company, LLC (DDC), where he is involved in the underwriting, project management and asset management of the firm's development and investment projects. Prior to joining DDC, Alex worked at Tishman Speyer within its Leadership Development Rotational Program. He was involved with the underwriting and due diligence for office and multi-family properties and developments, the project management of value-add development initiatives, fund raising efforts for specific properties and for discretionary funds, and various asset and portfolio management responsibilities.

Earlier in his career, Alex worked as a real estate consultant with The Weitzman Group, Inc. where he performed feasibility studies, marketability studies and appraisals for developers, investors and banks.

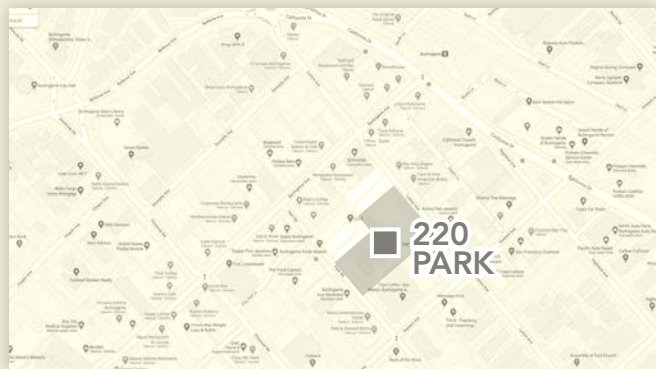
Alex received his M.B.A. in Real Estate from the James A. Graaskamp Center for Real Estate at the University of Wisconsin – Madison and earned a B.S. in Hotel Administration from Cornell University. He is a licensed real estate broker in California, a LEED Green Associate, a member of NAIOP – Silicon Valley, and a member of the Urban Land Institute (ULI) and its Silicon Valley Committee.

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220 Park Road
Burlingame, CA

- Entitled for ±168,000 SF office and ±17,000 SF retail in the heart of downtown Burlingame
- New development to integrate rehabilitated historic post office and front Burlingame’s planned new Town Square
- Steps from Burlingame Caltrain station just one stop south of the Millbrae BART connection,
- Vibrant location walkable to countless premier retailers and restaurants
- ±2/1,000 on site parking ratio
- Joint venture with Sares Regis (SRGNC)

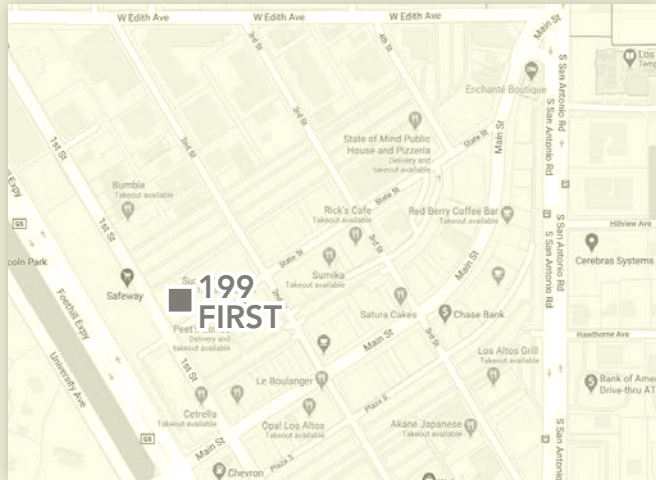


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199 First Street Los Altos, CA

- Existing ±26,000 square foot mixed-use office and retail building acquired in 2019
- Extensive interior and exterior renovation with full height windows providing abundant natural light, upgraded common areas, flexible floorplates and open ceilings for creative space
- Boutique downtown location surrounded by vibrant amenities
- Convenient nearby parking due to location in the City's Parking District



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601 Marshall Street Redwood City, CA

- ±136,000 SF Class A+ office building developed in 2018
- 100% leased; majority tenant Goodwin Procter LLP
- Outdoor tenant space on 4th floor with indoor/outdoor terrace and on top floor with prominent corner terrace overlooking the coastal mountains
- Core downtown location 2 blocks from Redwood City's "baby bullet" Caltrain Station
- ±2/1,000 on site parking ratio
- Redwood City's first LEED Platinum office development

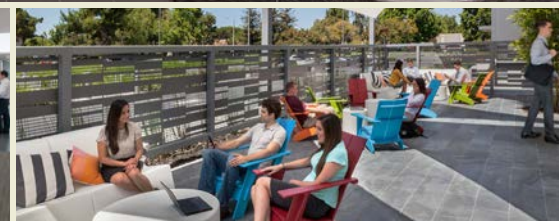
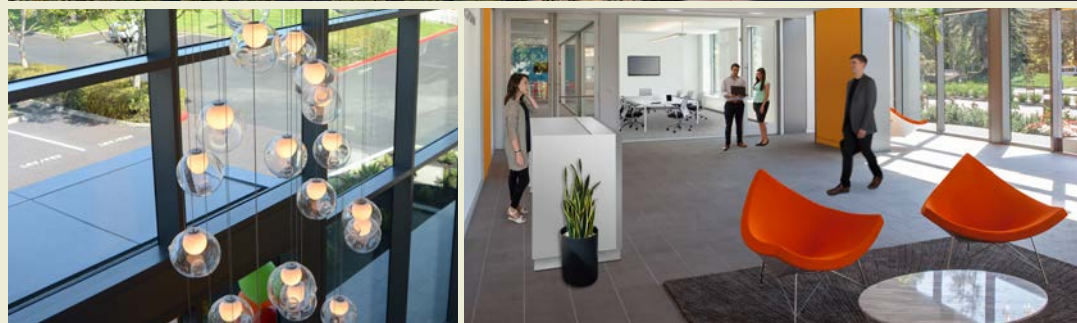
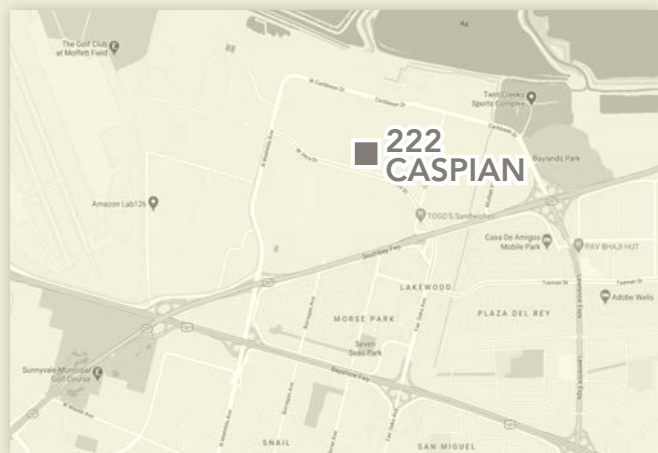


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222 Caspian Drive
Sunnyvale, CA

- Existing 96,000 square foot tech-oriented office building acquired in 2013
- Extensive interior and exterior renovation completed, including a new two-story glass lobby, expansive window lines, partial open-ceiling modern interiors, and indoor- outdoor lunchroom and dining terrace
- LEED Silver certified
- Sold in 2015

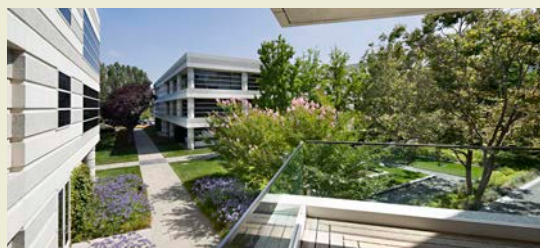


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410- 430 N. Mary Avenue
Sunnyvale, CA

- Existing class-A multi-tenant office property brought under management in 2010
- Three buildings totaling approximately 350,000 square feet
- Currently 100% leased

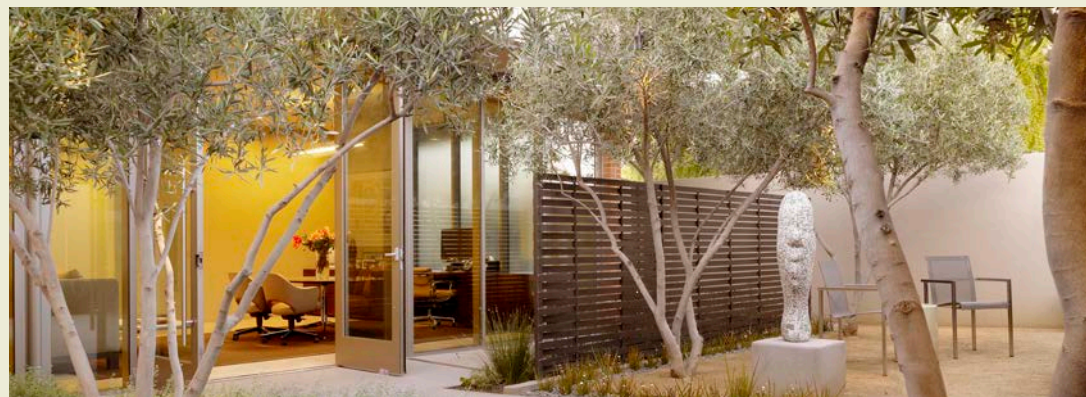


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145 Addison Avenue
Palo Alto, CA

- Existing 3,800 SF 1940's building acquired in 2007
- Extensive renovation including full seismic and ADA upgrade
- Designed for current DDC headquarters office
- LEED Gold certified



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690 E. Middlefield Road
Mountain View, CA

- Existing 184,000 square foot, three building R&D campus on 15.6 acres acquired from Hewlett Packard in 2007
- Entitlements received to permit construction of a new, 2 building campus with approximately 340,000 square feet of class A office space
- Transit-Oriented Development, located steps away from the VTA light rail, LEED Gold pre-certified design
- Leased to Synopsys, Inc.
- Sold in 2012



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440-450 Clyde Avenue
Mountain View, CA

- Two existing buildings totaling 47,000 square feet acquired in 2007
- Extensive interior and exterior renovation/upgrade and seismic retro-fit
- Transit-Oriented Development located only a 5-minute walk from VTA light rail



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3201 & 3251 Hillview Ave.
Palo Alto, CA

- Approx. 8.4 acre parcel acquired in 2000 with existing outdated research and development facility
- 2-buildings; 150,000 square feet of new high-image office space developed in the Stanford Research Park in 2001
- Palo Alto's first LEED designed building shell; Fully-leased to Goldman Sachs
- Sold in 2006



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100 View Street
Mountain View, CA

- Existing multi-tenant office property acquired in 1999
- Approximately 42,000 square feet
- Well located immediately across from major transit hub
- Sold in 2007



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441 Logue Avenue
Mountain View, CA

- 2 acre parcel acquired in 1999 with existing obsolete industrial building
- Approx. 32,000 square feet of new commercial office space developed in 2001
- Designed to provide one or two technology-focused tenants with excellent image and efficient space. Originally leased to TDK Semiconductor
- Located steps away from the VTA light rail line



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Mathilda Place Sunnyvale, CA

- Three class A office buildings totaling 470,000 square feet developed in 2002.
- Won the city sponsored competition for the site and oversaw all entitlements.



Steve Dostart worked on this project while at the Mozart Development Company.

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One & Two Circle Star Way San Carlos, CA

- Two class A office buildings totaling 214,200 square feet developed in 1999.
- Lead the leasing and financing of this multi-tenant project.



Steve Dostart worked on this project while at the Mozart Development Company.

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475 & 495 Java Drive Sunnyvale, CA

- Two class A office buildings totaling 261,000 square feet developed in 1998.
- Lead all aspects of development on 495 Java and oversaw entitlements for 475 Java which was subsequently developed by Network Appliance who purchase both properties.



Steve Dostart worked on this project while at the Mozart Development Company.

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605 East Fairchild Drive Mountain View, CA

- 53,361 square foot, class B office building developed in 1998.
- Lead all aspects of development. Initially leased to Vivus.



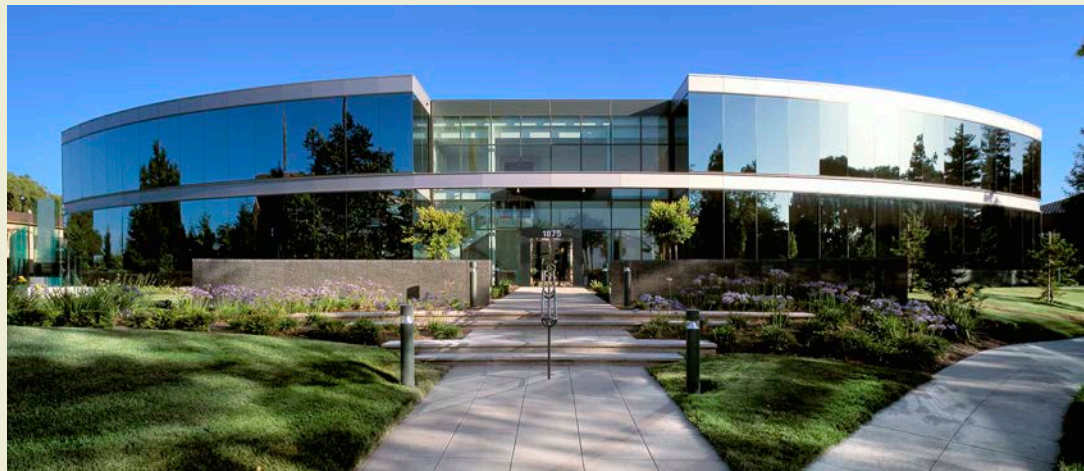
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1875 Charleston Road
Mountain View, CA

- 42,136 square foot Class A office building developed in 1997 in Shoreline Business Park.
- Lead all aspects of development. Initially leased to Omni Offices.



Steve Dostart worked on this project while at the Mozart Development Company.



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500 E. Middlefield Road
& 401 Ellis Avenue
Mountain View, CA

- Two Class A office buildings totaling 236,000 square foot developed in 1997.
- First Transit Oriented Development in Mountain View and revitalized a former Brownfields neighborhood.
- Lead all aspects of development. Initially leased to KPMG and Netscape.



Steve Dostart worked on this project while at the Mozart Development Company.

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3300 Hillview Avenue
Palo Alto, CA

- 42,870 square foot class A office building developed in 1996 in Stanford Research Park.
- Lead the design, leasing and financing of this project. Initially leased to Pennie and Edmonds.



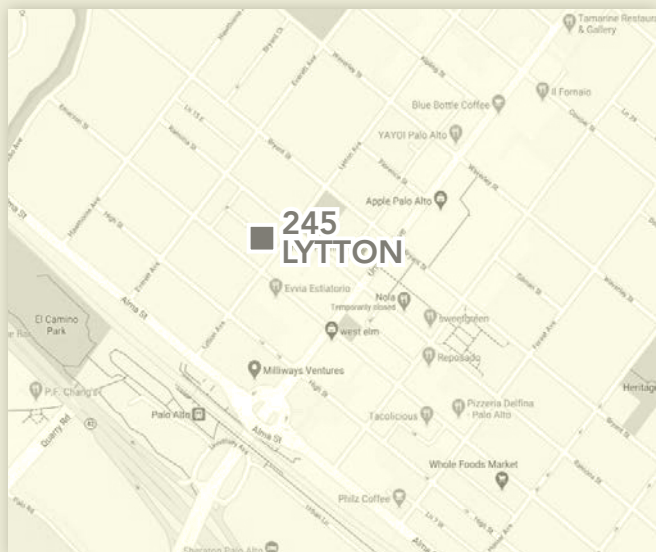
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245 Lytton Avenue
Palo Alto, CA

- 57,151 square foot class A office building developed in 1995 in downtown Palo Alto.
- Lead the leasing and financing of this multi-tenant project.



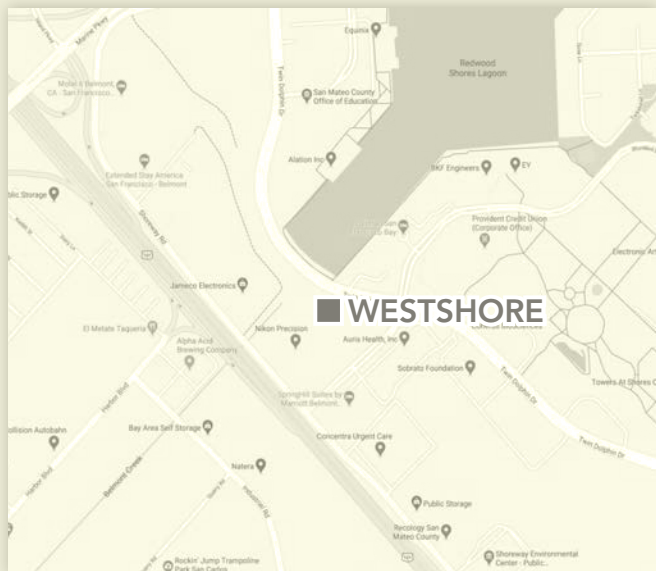
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Westshore Office Park
Redwood Shores, CA

- A 48,769 square foot multi-tenant office condominium development
- Purchased in 1994 from Washington Mutual and performed minor rehabilitation to building and grounds. 10 tenants.



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Stoneridge Business Center Pleasanton, CA

- 150,664 square foot light industrial project.
- Purchased in 1993 from Wells Fargo Bank and performed structural upgrade. 75 tenants.



Steve Dostart worked on this project while at the Mozart Development Company.



CONTACT



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