



# Bishop Ranch Availabilities





## 5 Available Listings

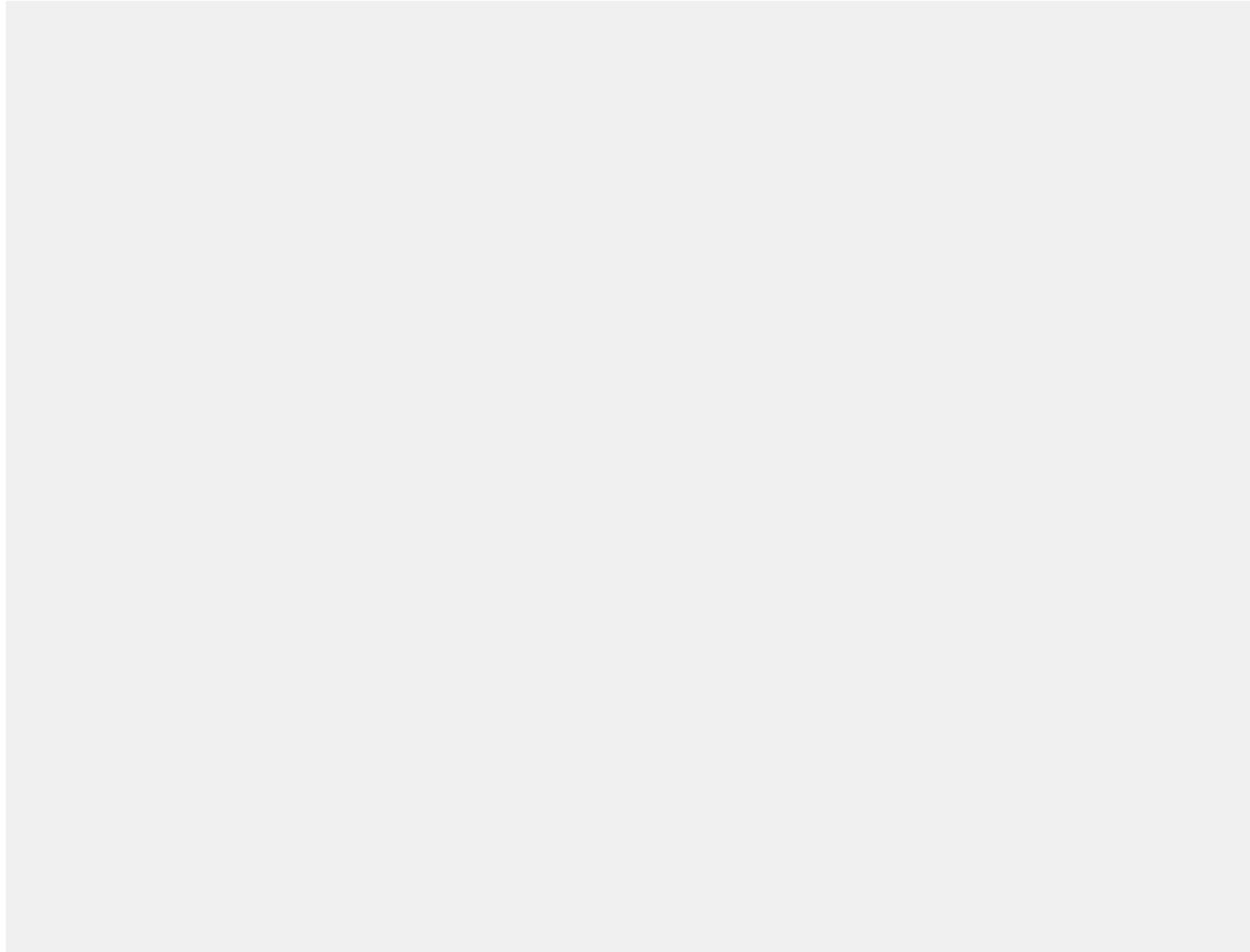
Created: Sep 16, 2021

Address	Square Footage	Monthly Rate	Date Available	Description
<b>BR8 Suite 430</b> 5000 Executive Parkway San Ramon, CA	5,799	\$3.05 / SF	Immediately	<ul style="list-style-type: none"><li>• 7 private offices</li><li>• 2 conference rooms</li><li>• IT room</li><li>• break room</li></ul>
<b>BR3 Suite 480</b> 2603 Camino Ramon San Ramon, CA	5,594	\$3.35 / SF	Immediately	<ul style="list-style-type: none"><li>• Open office area</li></ul>
<b>BR8 Suite 450</b> 5000 Executive Parkway San Ramon, CA	3,646	\$3.05 / SF	Immediately	<ul style="list-style-type: none"><li>• Open office area</li><li>• Reception</li><li>• 4 private offices</li><li>• Conference room</li><li>• Server / Storage room</li><li>• Break room</li></ul>
<b>BR3 Suite 470</b> 2633 Camino Ramon San Ramon, CA	1,989	\$3.35 / SF	Immediately	<ul style="list-style-type: none"><li>• Open office area</li><li>• 3 private offices</li></ul>
<b>BR3 Suite 425</b> 2603 Camino Ramon San Ramon, CA	1,550	\$3.35 / SF	Immediately	<ul style="list-style-type: none"><li>• 3 private offices</li><li>• open bullpen area</li></ul>

# BR8

**Suite 430**  
**5,799 SQ FT**

**Floor 4**  
**5000 Executive Parkway**  
**San Ramon, CA 94583**



## Suite Features

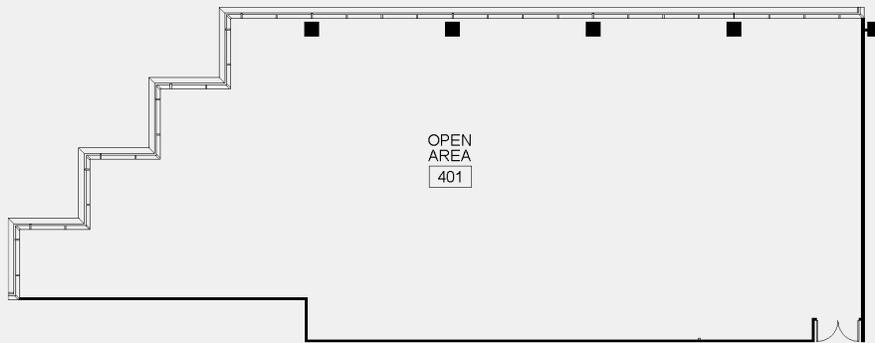
- 7 private offices
- 2 conference rooms
- IT room
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# BR3

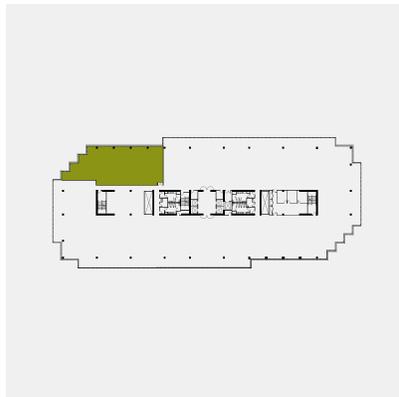
Suite 480  
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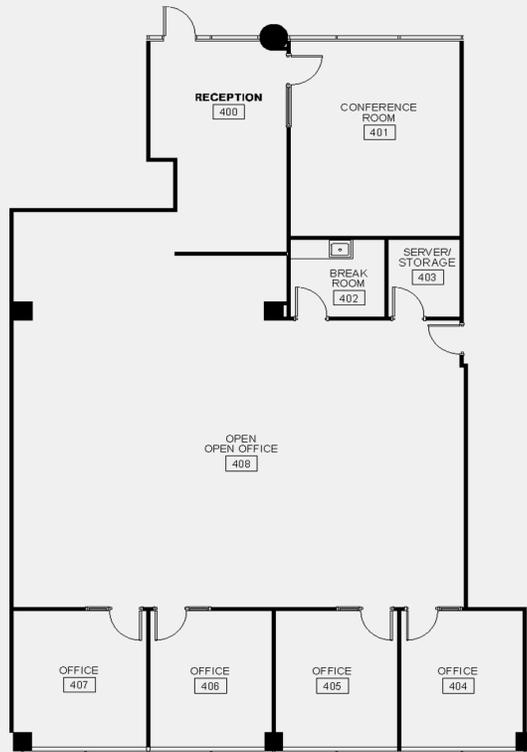
Floor 4  
2603 Camino Ramon  
San Ramon, CA 94583



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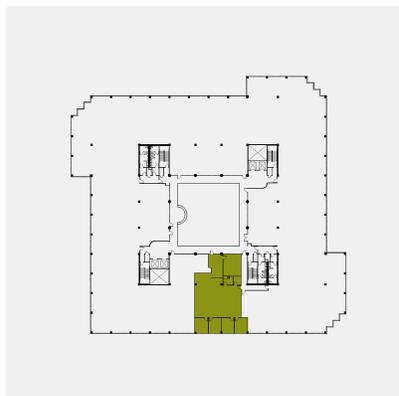
- Open office area





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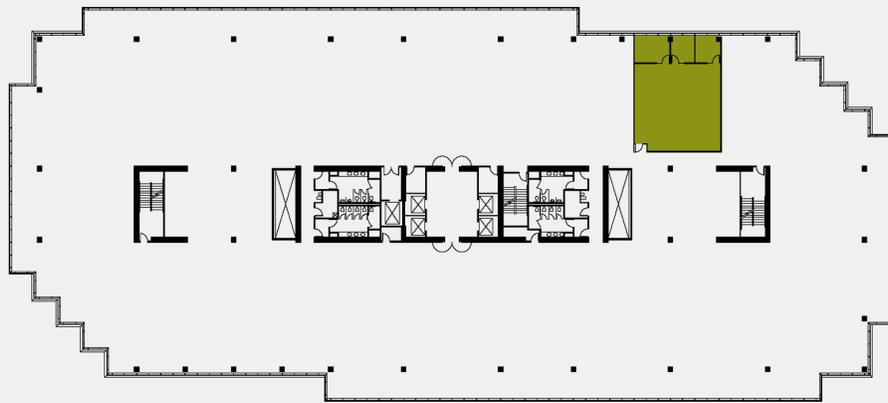
- Open office area
- Reception
- 4 private offices
- Conference room
- Server / Storage room
- Break room



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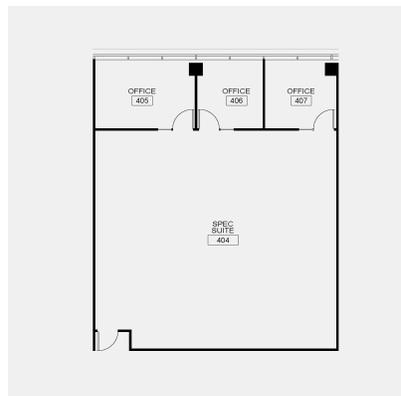
Suite 470  
1,989 SQ FT

Floor 4  
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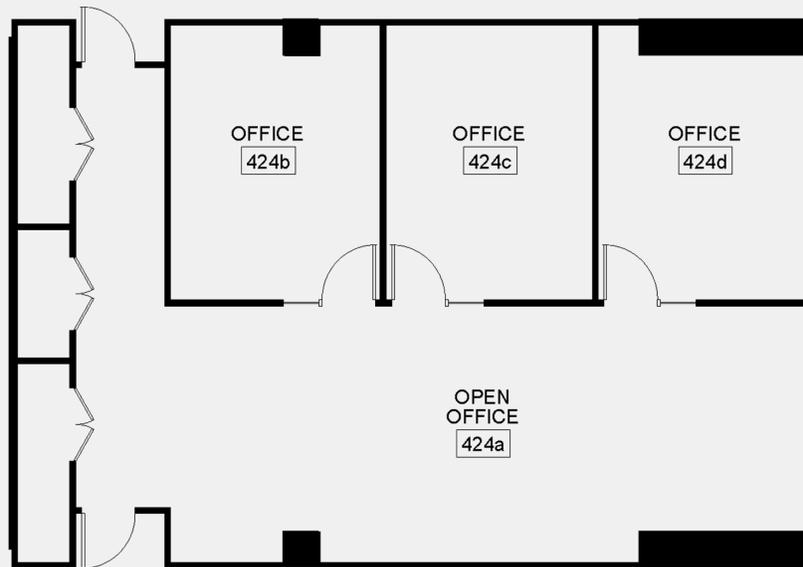
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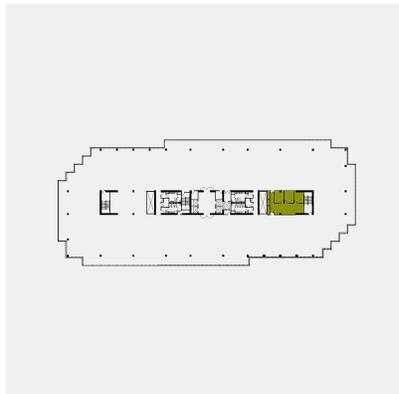
Suite 425  
1,550 SQ FT

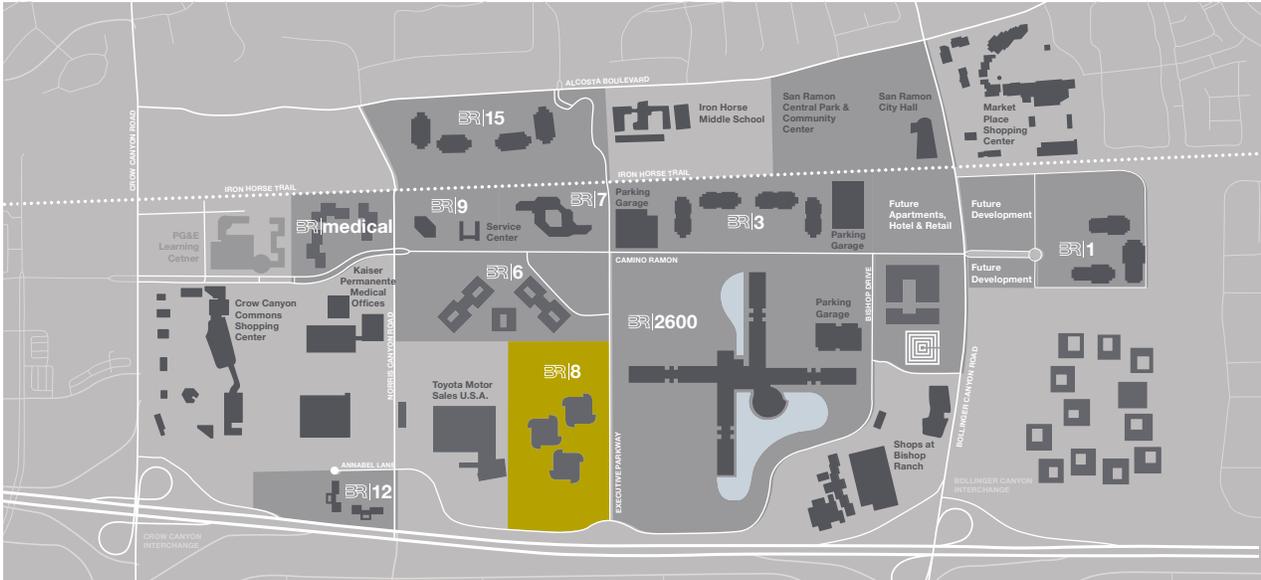
Floor 4  
2603 Camino Ramon  
San Ramon, CA 94583



## Suite Features

- 3 private offices
- open bullpen area





## Bishop Ranch 8

3000, 4000 and 5000 Executive Parkway  
San Ramon, CA 94583

BR 8 is considered one of the premier office complexes in the East Bay. The three five-story buildings and its signature fountains are located on 27 beautiful, tree-filled acres. Each building boasts a spacious, enclosed atrium.

Bishop Ranch is situated on 585 acres in the scenic San Ramon Valley. Recognized nationally as one of the premier business addresses in the country, the business community is home to more than 600 of the world's leading companies, from established Fortune 500 companies to innovative startups. Bishop Ranch offers an impressive portfolio of buildings, state-of-the-art infrastructure and unparalleled customer service.

Located along the thriving I-680 corridor, Bishop Ranch is easily accessible from anywhere in the Bay Area by car and public transit.

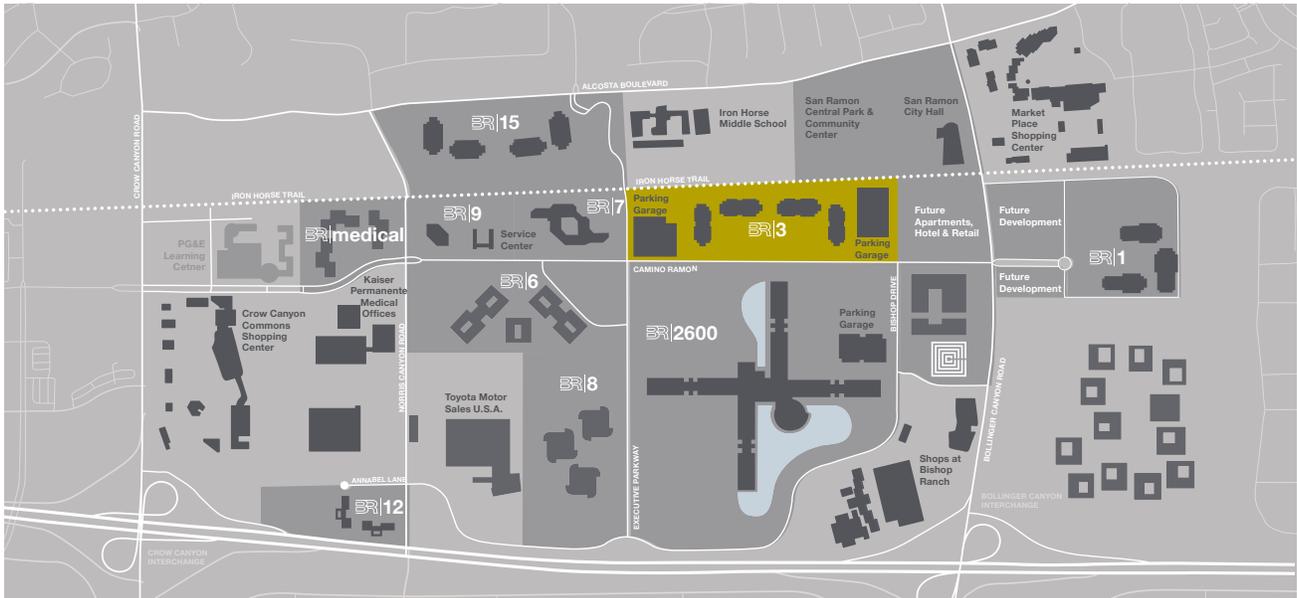
Sunset Development Company, established in 1951, is the owner and manager of Bishop Ranch and is located on-site.

## Campus Highlights

- 585 landscaped acres
- 50+ buildings
- 10 million square feet
- On-site property management
- Architecture, engineering and construction services
- State-of-the-art infrastructure
- Free BART express bus service to and from Dublin / Pleasanton and Walnut Creek BART stations
- Fully staffed transportation department providing free regional transit solutions
- On-site dining and retail services
- Proximity to shopping and recreation
- 375-room Marriott on-site
- A green and sustainable environment
- 50,000 square foot Roundhouse Market and Conference Center

## Building Features

- 27 acres
- Three five-story buildings
- 677,721 RSF
- Floor sizes: 30,547–49,973 RSF
- Small suites available
- On-site Bishop Farms Restaurant
- Outside collaborative work areas with wifi
- Free and abundant parking



## Bishop Ranch 3

2603, 2613, 2623 and 2633 Camino Ramon  
San Ramon, CA 94583

BR 3 is a four-building complex located on 30 acres fronting Camino Ramon. The central core design and large floor plans offer tenants the optimum workplace. There is at-grade and structured parking that is free and abundant. BR 3 is a five minute walk from City Center.

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## Building Features

- 30 acres
- Four five-story buildings
- 996,824 RSF
- Floor sizes: 50,063–52,762 RSF
- Accessible decks
- Small suites available from 150 square feet
- On-site Bishop Farms Restaurant
- On-site showers and lockers
- On-site conference rooms
- Free and abundant parking
- 5-minute walk to City Center and Roundhouse Market





# Our Award-winning Transportation Program

Conveniently located just off I-680, Bishop Ranch is a well-connected transportation hub, easily reached no matter your preferred method of transport. We also have a fully staffed transportation team to offer commute plans customized to tenants' individual needs, ensuring you get here comfortably and efficiently.



## Find Your Way

- Free BART Shuttles to Dublin & Walnut Creek Stations
- San Francisco Luxury Express Shuttle
- Direct Connections to ACE
- Subsidized Car and Vanpooling with Reserved Parking
- Customized Commute Plan
- Guaranteed Ride Home Program
- EV Charging Stations
- CNG & Hydrogen Fueling Stations
- On-site Car Wash
- Booster Fuel On-Demand Gas Delivery
- Autonomous Shuttle on Campus

## Getting Here

Over half of Bishop Ranch tenants enjoy a commute of under 30 minutes, thanks to plentiful affordable housing nearby and unparalleled access via 680, Crow Canyon Road, Dougherty Road, various bike trails and more.

Shuttle from Walnut Creek BART	20 min
Shuttle from Dublin/Pleasanton/BART/ACE Train	15 min
SF Luxury Coach	1 hour



## Getting Around Our Campus

When it comes to getting where you need to go on campus, you've got options. From California's first autonomous shuttle and our free, communal BriteBikes to an on-site bike shop with storage, getting around here is as simple as it is fun.

## Eco-friendly Transportation

A critical factor in our commitment to sustainability is our transportation program, which incentivizes green transit wherever possible—and it works. We've eliminated 10,000 cars from the roads daily, equal to 15 million gallons of gas saved annually. And thanks to van/carpool initiatives, 60% of cars driving to Bishop Ranch are now multiple occupancy.



# Amenities Unlike Anywhere Else.

In every detail, the Bishop Ranch campus has been designed to attract new talent, keep employees happy and increase retention rates. An extensive and thoughtful roster of on-site amenities provides tenants with endless life-enriching possibilities before, during and after work.



## Roundhouse Market & Conference Center.

A 50,000 square foot, LEED Gold-certified conference center, a sparkling lake complete with rowboats, a fitness center and a collection of fresh dining options make Roundhouse the true heart of Bishop Ranch's office offering: a place to gather, re-energize and refresh.

- Duffy Boat, Water Bikes & Rowboats
- Volleyball & Bocce Ball Courts
- Conference Center with rooms for 5-300 people
- B2B Seminars & Tech Talks
- Lakeside Coffee, Wine Bar & Happy Hour
- Speaker Series
- Cooking Classes
- Wellness Programs



## City Center Bishop Ranch.

Designed by renowned architect Renzo Piano, City Center is a landmark project for the East Bay and beyond, offering over 300,000 square feet of beloved and boutique restaurants, retail and entertainment options. At the heart of our campus, there is the timeless public square, entirely reimagined for modern times: buzzing with energy, activity and community connection.

- The LOT Cinema, Restaurant & Bar
- Equinox Fitness
- The Slanted Door
- Fieldwork Brewing
- Roam Artisan Burgers
- Boba Guys
- Mendocino Farms
- C CASA
- Anthropologie
- Pottery Barn
- Williams Sonoma
- Athleta
- M by Maggie Rizer
- Starbucks
- Ramen Hiroshi
- MIXT
- Joe & The Juice
- Curry Up Now
- Delarosa

## Working Toward Wellness.

Maintaining an active lifestyle is made simple on the Bishop Ranch campus due to its wide variety of ways to challenge yourself, including state-of-the-art fitness centers, outdoor recreational areas, team-building activities at Roundhouse and more.

- Equinox Fitness
- Iron Horse Trail
- BRiteBikes, Bike Share
- Duffy Boat, Rowboats & Water Bikes
- Bocce Ball & Volleyball Courts
- Bishop Ranch Par Course
- Friday Night Bike Ride Club
- Lakeside Walking Trails
- Roundhouse Fitness Center
- Walking Distance to 24 Hour Fitness

## On-site Tenant Services.

- Childcare at Bright Horizons
- The Dorris Eaton School
- Medical & Dental Services
- Veterinary Hospital
- 24-hour Security
- Concierge
- John Muir Urgent Care
- Kaiser Medical Office Building

## Dining Done Right.

From casual lakeside bites and the ultra-convenient Roundhouse Market to the plethora of options at City Center, everything from impromptu happy hours to post-work dinner and drinks is delightfully covered.

- Bishop Farms at BR1, BR3, BR8 & BR15
- Gourmet Food Trucks
- Farmers Market
- City Center Bishop Ranch
- Roundhouse Market
- Roundhouse Catering
- Walking distance to Whole Foods



# Welcome to Bishop Ranch.

As a next-generation workplace, 585-acre Bishop Ranch is home to a dynamic mix of over 600 tenants, including Fortune 500 companies, local startups and everything in between. LEED-certified, premium office space paired with life-enriching amenities gives our thriving Tri-Valley destination endless ways to elevate your business, your team and you.

**585**

Acres of property

**LEED**

The most LEED-certified real estate in one location outside of a major metro

**10K**

Vehicles eliminated from roads every day due to transportation initiatives

**600**

Companies

**24/7**

Maintenance services to ensure a seamless tenant experience

**3.5M**

Kilowatts saved every year through energy-saving practices

**10M**

Square feet of office, retail and hotel space

**1st**

The first in California to offer an autonomous shuttle on public roads

**380K**

Pounds of paper, glass, bottles and cans recycled annually

## In Good Company.



GE Digital



RODAN+FIELDS

# Room to Grow.

San Ramon is a naturally beautiful, sought-after community at the heart of one of the best-educated and professionally oriented labor pools in the entire Bay Area. Top rated schools, lower cost of living and outstanding outdoor recreation make the Tri-Valley region the perfect place to grow.

## #1

San Ramon's ranking among the Safest Cities in California with populations over 60,000

## LEED

Acres of protected, open park space in the Tri-valley region

## 10K

Tri-Valley residents with at least a Master's Degree, 6% higher than the Bay Area in general

## 5%

The San Ramon Valley Unified School District's ranking in top statewide performance

## 24%

Local workforce who have a STEM degree

## \$28.5B

Economic output from the Tri-Valley region annually

## An Award-winning Transportation Program.

San Ramon is a naturally beautiful, sought-after community at the heart of one of the best-educated and professionally oriented labor pools in the entire Bay Area. Stellar schools, lower cost of living and outstanding outdoor recreation make the Tri-Valley region the perfect place to grow.

- Free BART Express and Regional Shuttles
- Free and Abundant Parking
- Luxury San Francisco Express Shuttle
- Complimentary Bike Share
- Customized Commute Plans
- Electric Vehicle Charging Stations
- Subsidized Carpools

## City Center Bishop Ranch.

Designed by world-renowned architect Renzo Piano, City Center is a beloved gathering spot for our tenants. With over 70 storefronts and a stunning public square, it offers art, events, an Equinox Fitness, and world-class gourmet restaurants and eateries including The Slanted Door, C Casa and Fieldwork Brewing, as well as The LOT, a 10-screen luxury cinema, restaurant and bar.

## A Lifestyle to Love.

In every detail, our campus has been designed to attract new talent, keep employees happy and increase retention rates—and our impressive roster of on-site amenities plays a huge role. Roundhouse Market and Conference Center, along with City Center, provides tenants with endless life-enriching possibilities before, during and after work.

- On-site Childcare, Bright Horizons
- Farmers Market
- 24/7 Security
- Wellness Programs
- Roundhouse Fitness
- Iron Horse Trail
- Equinox Fitness
- Annual Festivals
- Cafes
- On-site Medical & Dental
- Community Events
- Gourmet Food Trucks