

PREPARED FOR:

Herman Commercial Real Estate
 1777 N California Blvd, Suite 300
 Walnut Creek, CA 94596
 Tel (925) 200-7485

**4750 NORRIS CANYON
 SAN RAMON, CA**

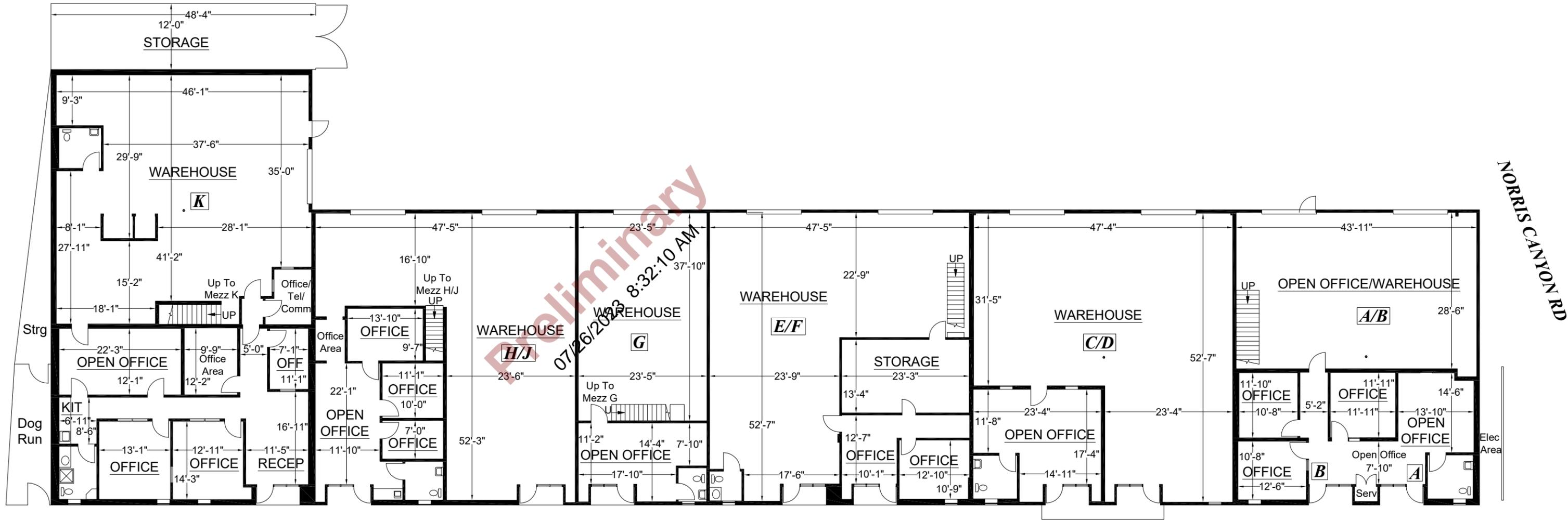
FIRST FLOOR
 (As Measured: July 2023)

FLOOR PLAN



Floor Billing Summary 1	SQ.FT.	%
*Measured Built-out Area:	5,934	32%
*Measured Warehouse Area:	12,585	68%
Exterior Area:	2,259	

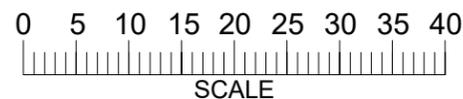
(Includes Mezzanine)



Building Billing Summary	SQ.FT.	%
*Measured Built-out Area:	5,934	32%
*Measured Warehouse Area:	12,585	68%
Exterior Area:	2,259	

Survey Accuracy: +/- 0.05 %

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.



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*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.



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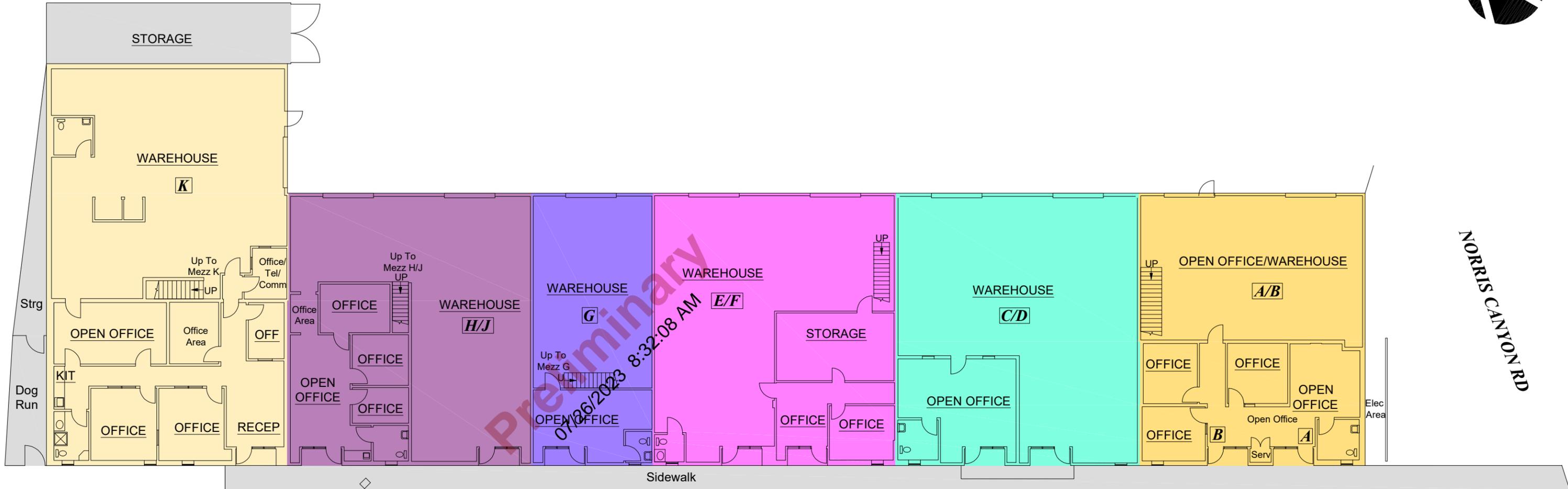
**4750 NORRIS CANYON
 SAN RAMON, CA**

FIRST FLOOR
 (As Measured: July 2023)

LEASE PLAN



Storage: 580 s.f.

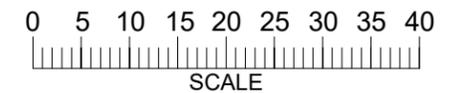


Dog Run/Storage: 369 s.f.

Sidewalk: 1,310 s.f.

BUILDING SUMMARY	SQ.FT.
Total Rentable	18,519
Total Usable	18,519
Total Occupant	18,519
Floor Service	0
Building Service	0
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Exclusions 1	0
Total Exclusions 2	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
A/B	2,399.4	2,399.4	2,399.4	1.0000	13.0
C/D	2,587.5	2,587.5	2,587.5	1.0000	14.0
E/F	2,581.8	2,581.8	2,581.8	1.0000	13.9
G	1,290.5	1,290.5	1,290.5	1.0000	7.0
H/J	2,593.4	2,593.4	2,593.4	1.0000	14.0
K	3,784.5	3,784.5	3,784.5	1.0000	20.4
MEZZ-A/B	1,111.4	1,111.4	1,111.4	1.0000	6.0
MEZZ-E/F	745.0	745.0	745.0	1.0000	4.0
MEZZ-G	383.9	383.9	383.9	1.0000	2.1
MEZZ-H/J	645.9	645.9	645.9	1.0000	3.5
MEZZ-K	396.0	396.0	396.0	1.0000	2.1



Survey Accuracy: +/- 0.05 %

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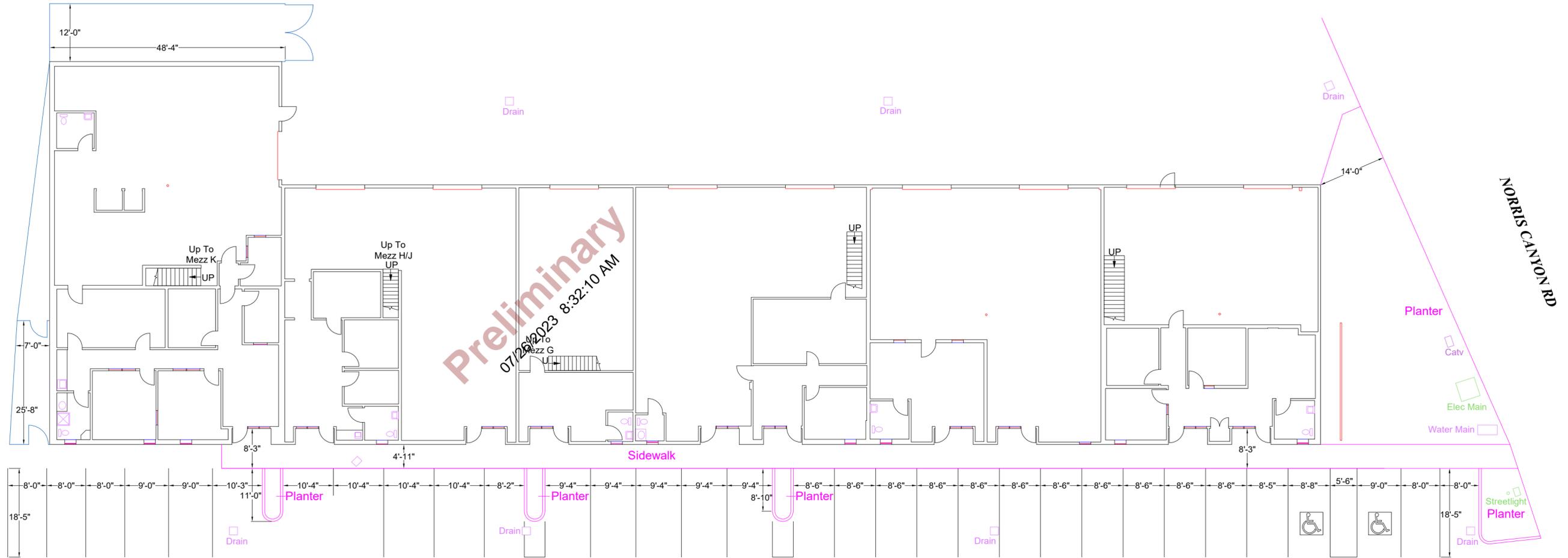
AREAS COMPUTED IN ACCORDANCE WITH
 ANSI/BOMA (Z65.2) 2019 INDUSTRIAL STANDARD.
 Note: Overhang areas are INCLUDED in Rentable



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SITE PLAN

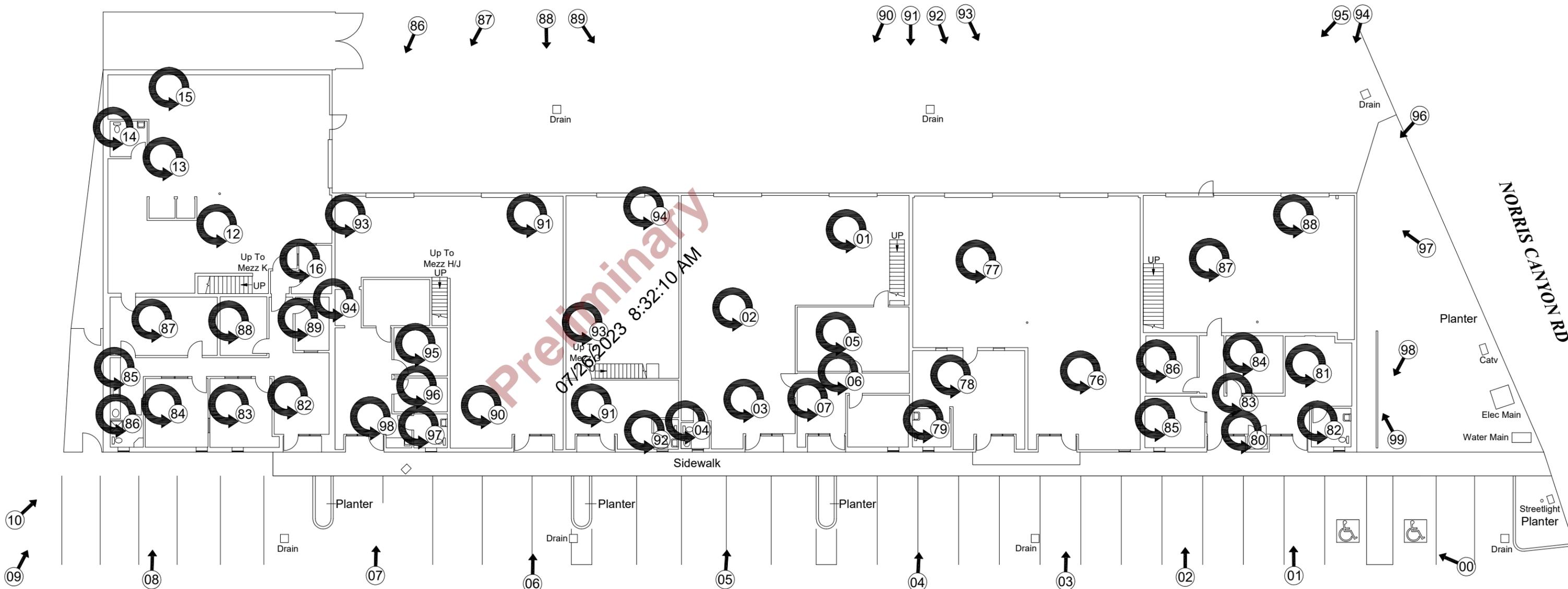


SCALE: 1/16" = 1'-0"

PARKING LEGEND	
HC PARKING	

Survey Accuracy: +/- 0.05%

PHOTO KEYMAP



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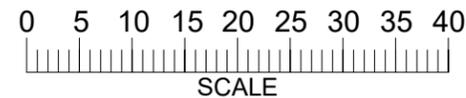
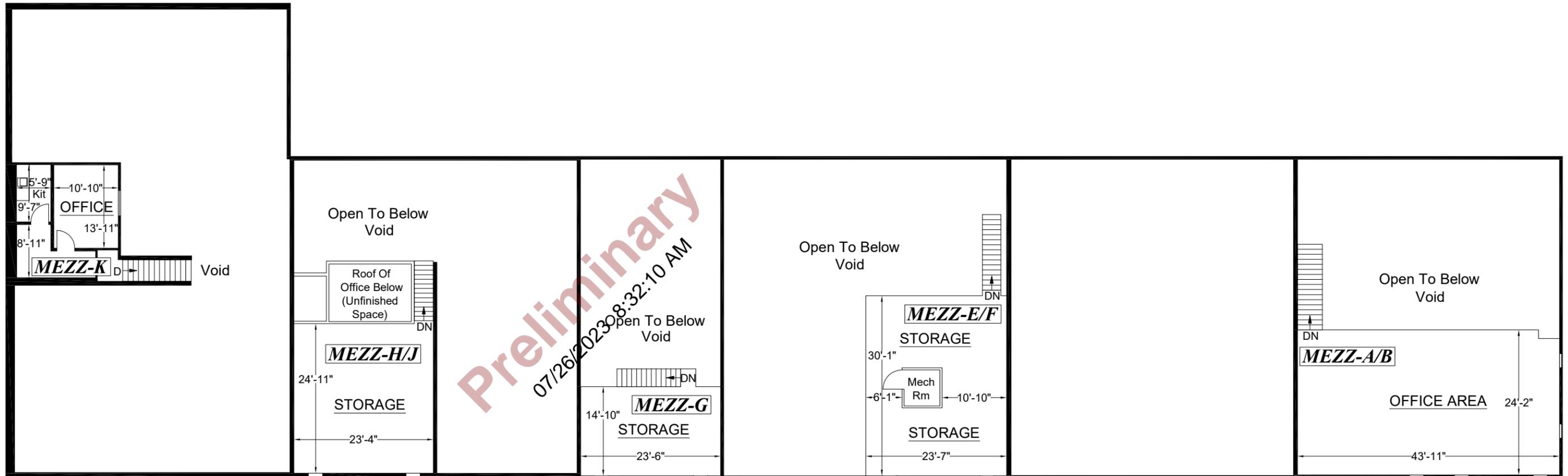
MEZZANINE
(As Measured: July 2023)



FLOOR PLAN

*Measured Built-out Area: 396 s.f.

*Measured Warehouse Area: 2,886 s.f.



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Survey Accuracy: +/- 0.07 %



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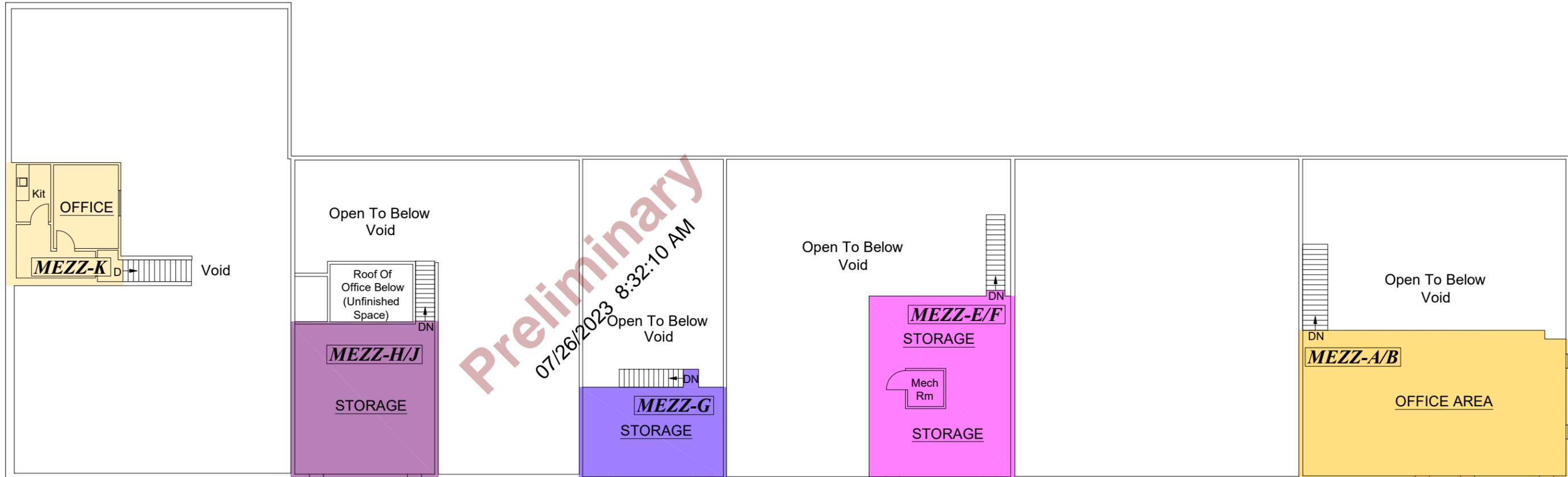
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MEZZANINE
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LEASE PLAN

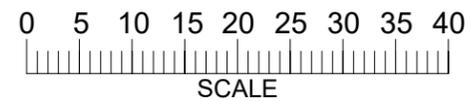


Preliminary
 07/26/2023 8:32:10 AM

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
MEZZ-A/B	1,111.4	1,111.4	1,111.4	1.0000	6.0
MEZZ-E/F	745.0	745.0	745.0	1.0000	4.0
MEZZ-G	383.9	383.9	383.9	1.0000	2.1
MEZZ-H/J	645.9	645.9	645.9	1.0000	3.5
MEZZ-K	396.0	396.0	396.0	1.0000	2.1

Area included on 1st floor

Survey Accuracy: +/- 0.07 %



AREAS COMPUTED IN ACCORDANCE WITH
 ANSI/BOMA (Z65.2) 2019 INDUSTRIAL STANDARD.
 Note: Overhang areas are INCLUDED in Rentable

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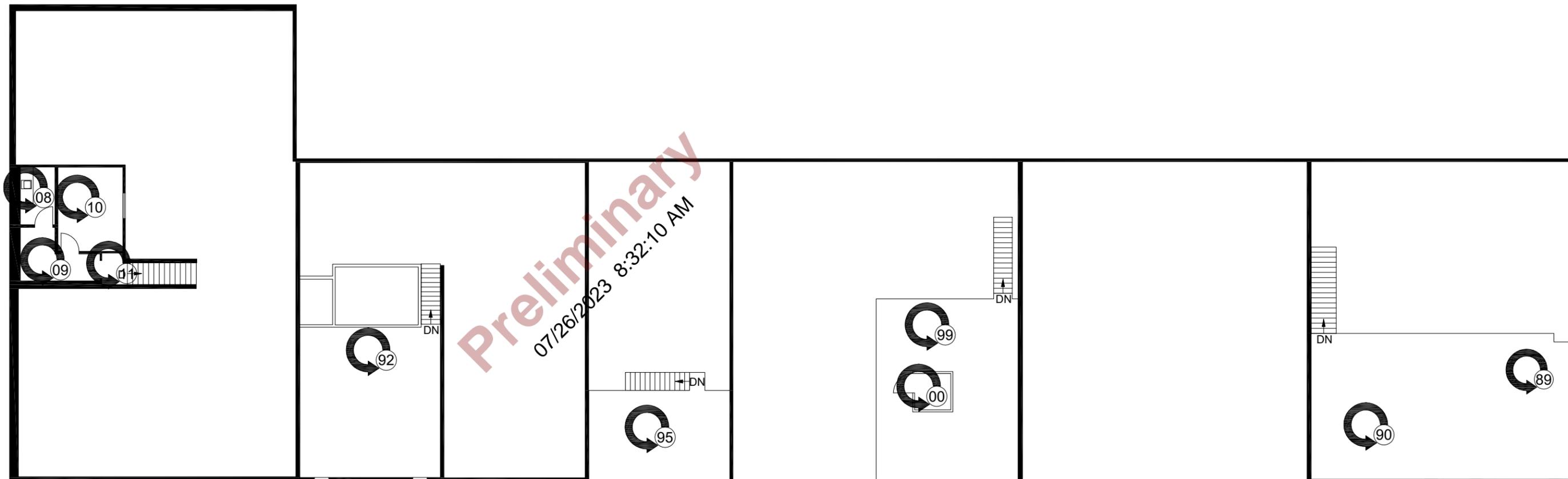
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