

MEDICAL OFFICE SUITES

5601

NORRIS CANYON ROAD
San Ramon, CA

**FOR
SALE OR
LEASE**

SUITE 230 + 240 | ±4,378 USF
CAN BE PURCHASED OR LEASED SEPARATELY

\$1,450,000



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NEWMARK

FOR
SALE OR
LEASE

5601

NORRIS CANYON ROAD
San Ramon, CA

PROPERTY HIGHLIGHTS

OWNER/USER MEDICAL SUITE OPPORTUNITY / ±4,378 USF

Two condo suites located in a first class medical 30,000 SF building just steps away from San Ramon Regional Medical Center, a 123 bed, acute care hospital and the Outpatient Surgery Center.

The units are configured with appropriately sized exam rooms, consult rooms, waiting areas.

The units are subject to an unsubordinated ground lease which goes through 2087. All buyers will need to be approved by Ground Lessor and be on staff of San Ramon Regional Medical Center.

PRICED TO SELL

SUITE 230 +240	\$1,450,000
SUITE 230	\$925,000
SUITE 240	\$525,000

BISHOP RANCH
2600

680

JOHN MUIR
MEDICAL

ALCOSTA BLVD

SAN RAMON
REGIONAL MEDICAL CENTER

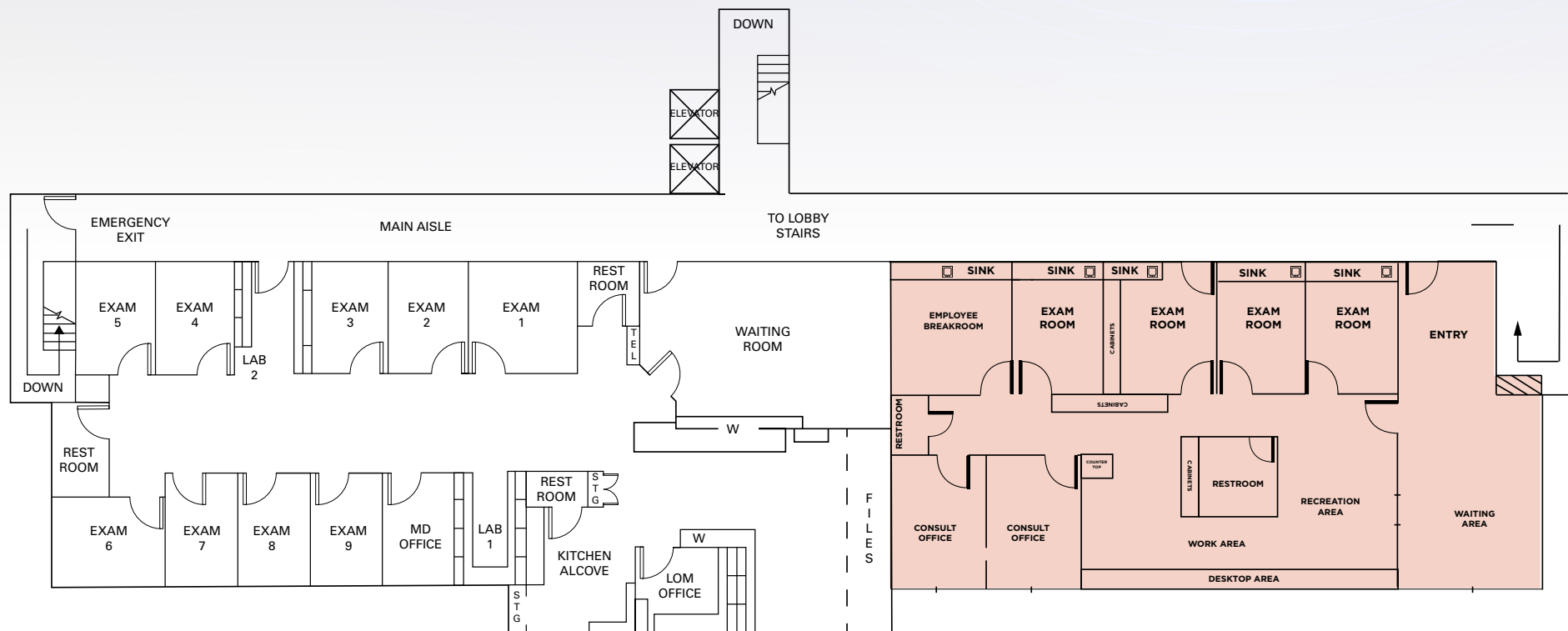
SITE

OUTPATIENT
SURGERY
CENTER

5601

NORRIS CANYON ROAD
San Ramon, CA

SUITE 230 + 240 ±4,378 USF



SUITE 230 ±2,794 USF

SUITE 240 ±1,584 USF

NOTE * Not to exact scale

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