



BR Orchards

6101, 6111, 6121 Bollinger Canyon Road



AMENITIES TO ADMIRE

Orchards provides access to a diverse array of onsite amenities to help recruit and retain the best talent, all against the backdrop of the foothills of the San Ramon Valley.

AMENITIES



FLOURISH LOUNGE

Delivering Fall 2024

Onsite concierge, restaurant, bar + hospitality experience, coffee and café



RESTAURANTS & ENTERTAINMENT

60 walkable restaurants including City Center Bishop Ranch and Roundhouse Market



MEETING & CONFERENCE ROOMS

Onsite meeting rooms and work points that serve as an extension of your leased footprint
Full suite of audio visual technology services



BIKABLE

BRite bike program
Bike parking spaces



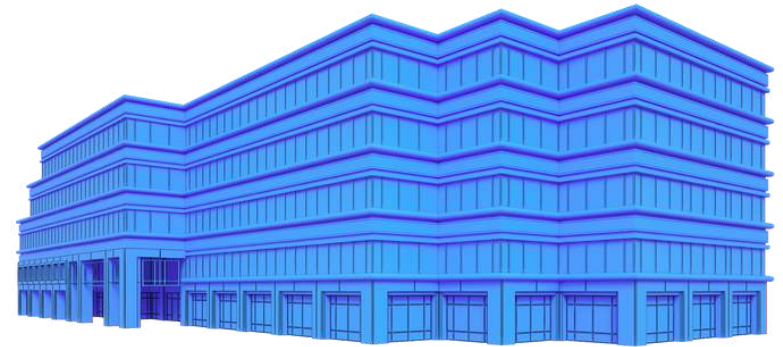
CONNECTED TO NATURE

Green space and outdoor collaboration areas
Connection to Iron Horse Trail

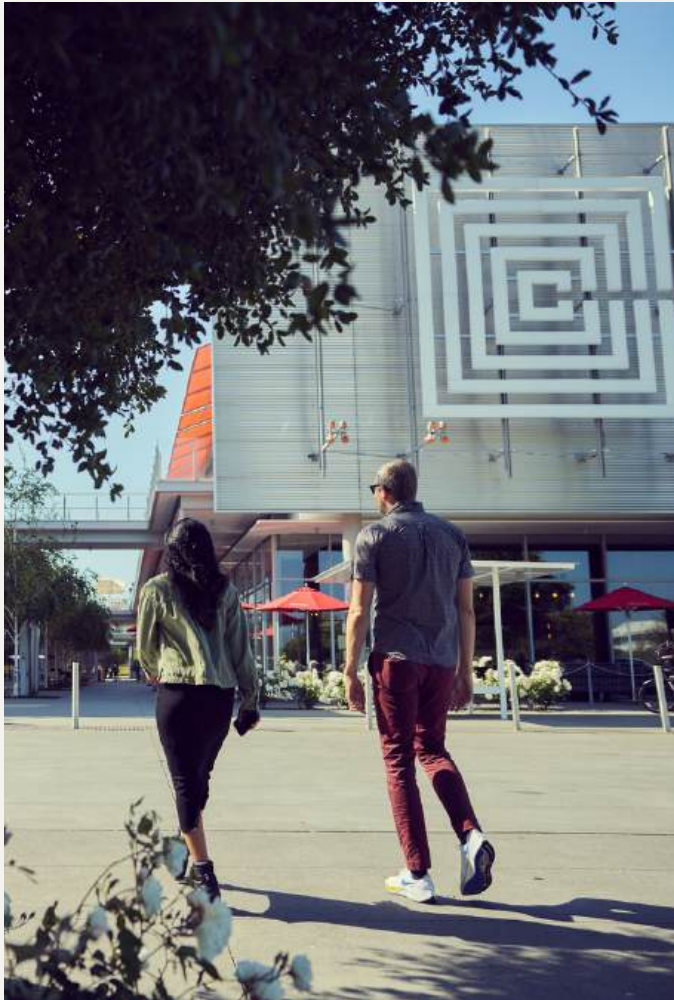


FITNESS CENTER AND PILATES STUDIO

New tenant fitness center with a full time physical therapist and Pilates studio



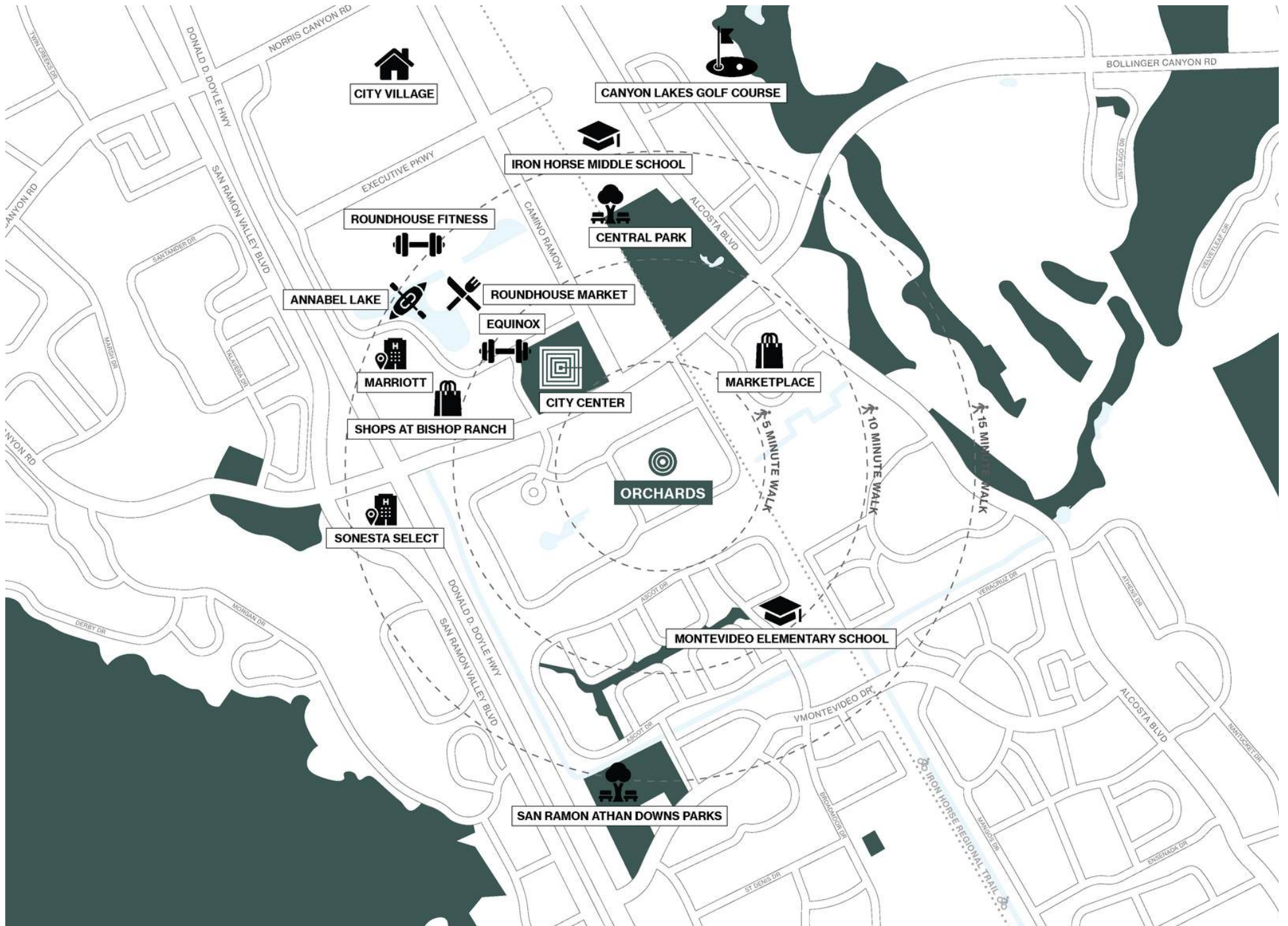
- ▶ 3 Buildings
- ▶ 5-stories
- ▶ Class A
- ▶ 786,213 RSF total
- ▶ ±54,000 - 59,000 RSF floor plates
- ▶ Outdoor decks on select floors
- ▶ 24/7 roving security
- ▶ Surface parking and covered parking provided by solar panels
- ▶ LEED Platinum Certified by USGBC
- ▶ Powered by 90% renewable energy
- ▶ 1 freight elevator per building



THE LOCATION

Located in the heart of downtown San Ramon, a stone's throw from City Center Bishop Ranch, Orchards offers breathtaking parks, great shopping, world-class culture and a lively afterwork food and drink scene.

THE LOCATION



BR Shepherd's Glen

BR Sycamore

Belmont Village

6121 Bollinger Canyon Rd

6111 Bollinger Canyon Rd

City Village

400+ New Homes

City Center

BR Lakeside

6101 Bollinger Canyon Rd

Roundhouse Market and Conference Center

BR Orchards

Future Residential Development

I-680

THE PLACE TO BE

The best of Orchards social scene, shopping and park life all within a 5-minute walk.

Working at Orchards opens up a world of ways to spend your day. Step outside and enjoy the greenery along the Iron Horse Trail less than a 2-minute walk from the office, catch some culture at City Center and take your pick from the variety of shops, cocktail bars, and restaurants, all just moments from work.





SERIOUSLY SUSTAINABLE

Orchards holds LEED® Gold credentials and makes use of on-site renewal energy. Transit and mobility solutions encourage alternatives to gas-powered vehicles.

Walkable neighborhoods promote active lifestyles and connection to nature with native, drought tolerant landscaping. An extensive solar panel initiative supports the company's core green philosophy, 80% of energy is produced by on-site solar and complements an award-winning transit program, extensive recycling initiative, green cleaning practices and more.

SUSTAINABILITY



ENERGY EFFICIENCY

3.5M Kilowatts saved each year
Rooftop solar panel system



TRANSPORTATION

10k vehicles eliminated from roads daily
Free bus access to BART
BRite Bikes
144 EV chargers, superchargers and CNG & Hydrogen fueling stations



DESIGN FEATURES

LEED® Gold Certified
Glazed windows



SUSTAINABLE MANAGEMENT

84k pounds of electronic waste recycled annually
380k pounds of paper, glass, bottles and cans recycled annually
Robust compost program
Water conservation program that reduces water consumption by 22.5%








CARBON FOOTPRINT

4,500 tons of CO₂e – 30% reduction in Carbon compared to a typical new build













OFFICE AVAILABILITY

6101 Bollinger Canyon Road

| Unit | RSF | Plan | Tour | Comments |
|-----------|--------|---|---|---|
| Suite 200 | 54,734 |  |  | Second generation , demo planned, TIA available projected occupancy 120 days from lease execution |
| Suite 390 | 1,457 |  |  | Three offices, open space, shared conference and break rooms on floor |
| Suite 450 | 45,387 |  | | Warm shell, TIA available, projected occupancy 120 days from lease execution |

OFFICE AVAILABILITY

6111 Bollinger Canyon Road

| Unit | RSF | Plan | Tour | Comments |
|-----------|-----------|---|---|--|
| Suite 200 | 54,819* |  |  | Full floor, move-in ready second generation, TIA available, 17 offices/huddle rooms, 5 large conference rooms, 2 cafes, 1 library, 2 IT rooms, multiple print/storage/supply rooms spread throughout the floor, can be combined with the 3rd and 4th floors |
| Suite 300 | 57,230* |  |  | Full floor, move-in ready second generation, TIA available, 7 offices/huddle rooms, 4 large conference rooms, 6 medium conference rooms, 4 phone rooms, 2 cafes, 1 training room, 2 IT rooms, wellness room, multiple print/storage/supply rooms spread throughout the floor, can be combined with 2nd and 4th floor |
| Suite 400 | 58,241* |  |  | Full floor, move-in ready second generation, TIA available, 12 offices/huddle rooms available, 3 large conference rooms, 6 medium conference rooms, 6 phone rooms, 2 cafes, 1 training room, 2 IT rooms, wellness room, multiple print/storage/supply rooms spread throughout the floor, can be combined with 2nd and 3rd floors |
| Suite 525 | 5,774 |  |  | Fully furnished, staged penthouse office suite, top office floor with private, furnished outdoor deck, technology package including cabling, wifi, monitors, zoom/teams enabled meeting rooms and pre-installed security/access controls, 1 private office, open kitchen with bar seating and banquettes, 1 huddle room, 2 phone rooms, 9 sit-stand workstations, collaborative lounge, large and medium conference room |
| Suite 550 | +/-13,500 |  |  | Hypothetical plan shown, projected occupancy 120 days from lease execution, space for 66 workstations, 9 offices/huddle rooms, 1 large conference room, 2 phone rooms, break area, 1 IT room, multiple print/storage/supply rooms spread throughout suite |
| Suite 580 | 2,610 |  |  | BR ready suite in move-in ready condition, open office area, break room and reception, 4 private offices |

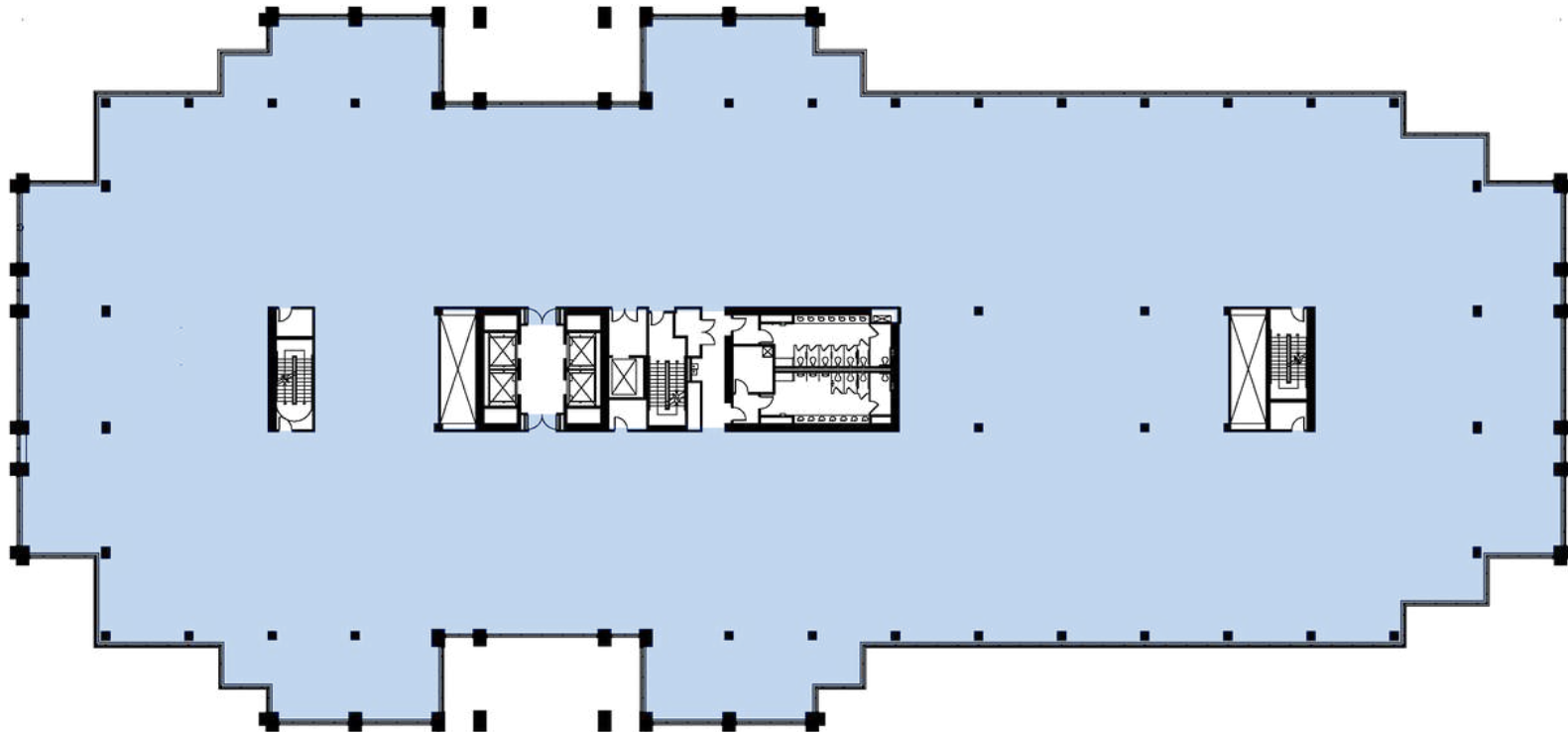
*Floors 2, 3 & 4 can be combined for a ~170k RSF Big Block

SUITE 200

6101 BOLLINGER CANYON ROAD

54,734 RSF | 2ND FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

- **SECOND GENERATION CONDITION**
- **DEMO PLANNED**
- **TENANT IMPROVEMENT ALLOWANCE AVAILABLE**
- **PROJECTED OCCUPANCY 120 DAYS FROM LEASE EXECUTION**

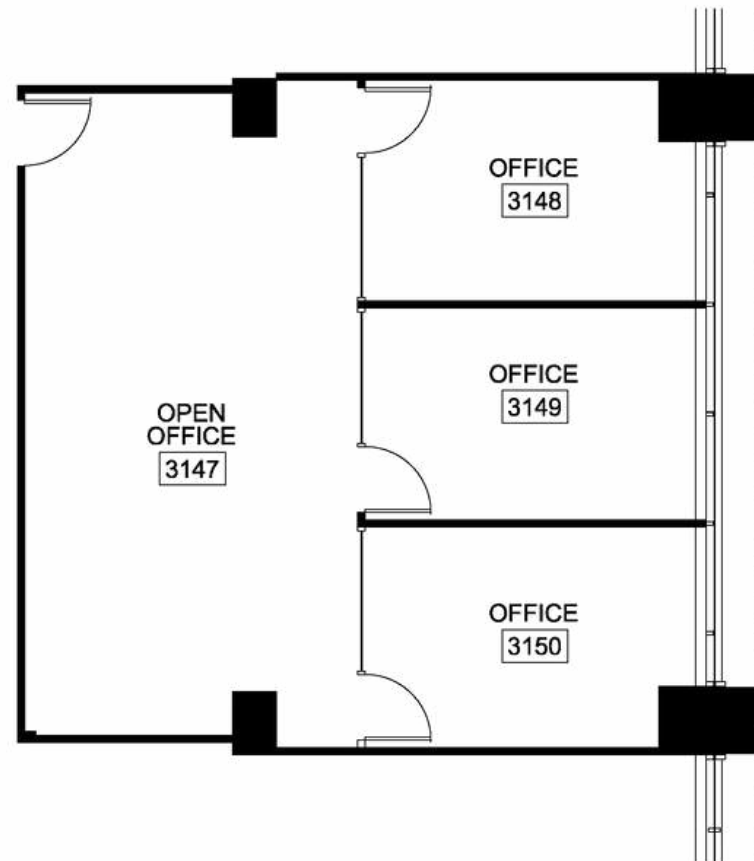
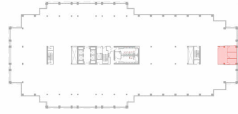


SUITE 390

1,457 RSF | 3RD FLOOR | AVAILABLE NOW

6101 BOLLINGER CANYON ROAD

[VIRTUAL TOUR](#)



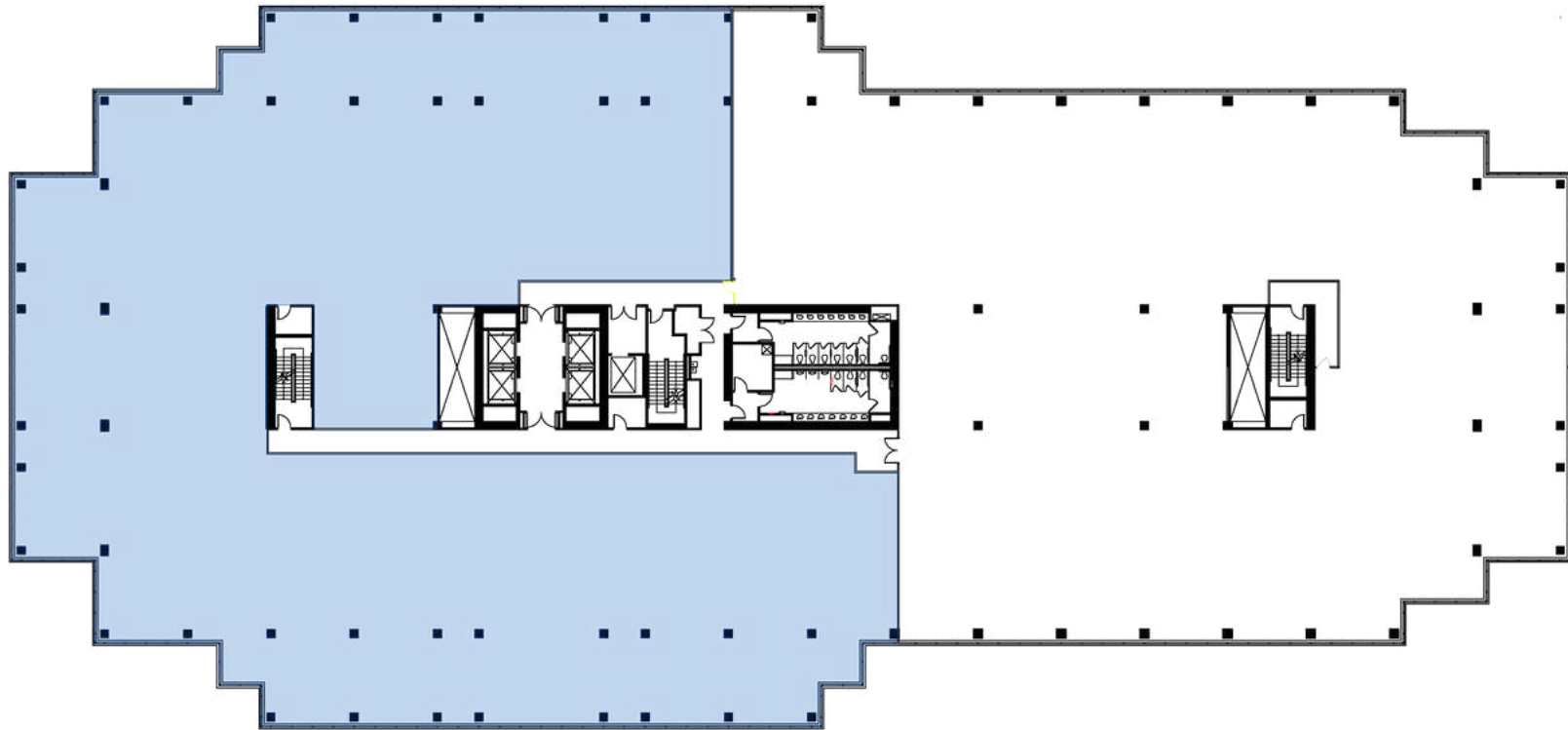
SUITE DETAILS:

- THREE OFFICES
- OPEN SPACE
- SHARED CONFERENCE & BREAK ROOMS ON FLOOR

SUITE 450

6101 BOLLINGER CANYON ROAD

45,387 RSF | 4TH FLOOR | AVAILABLE NOW



SUITE DETAILS:

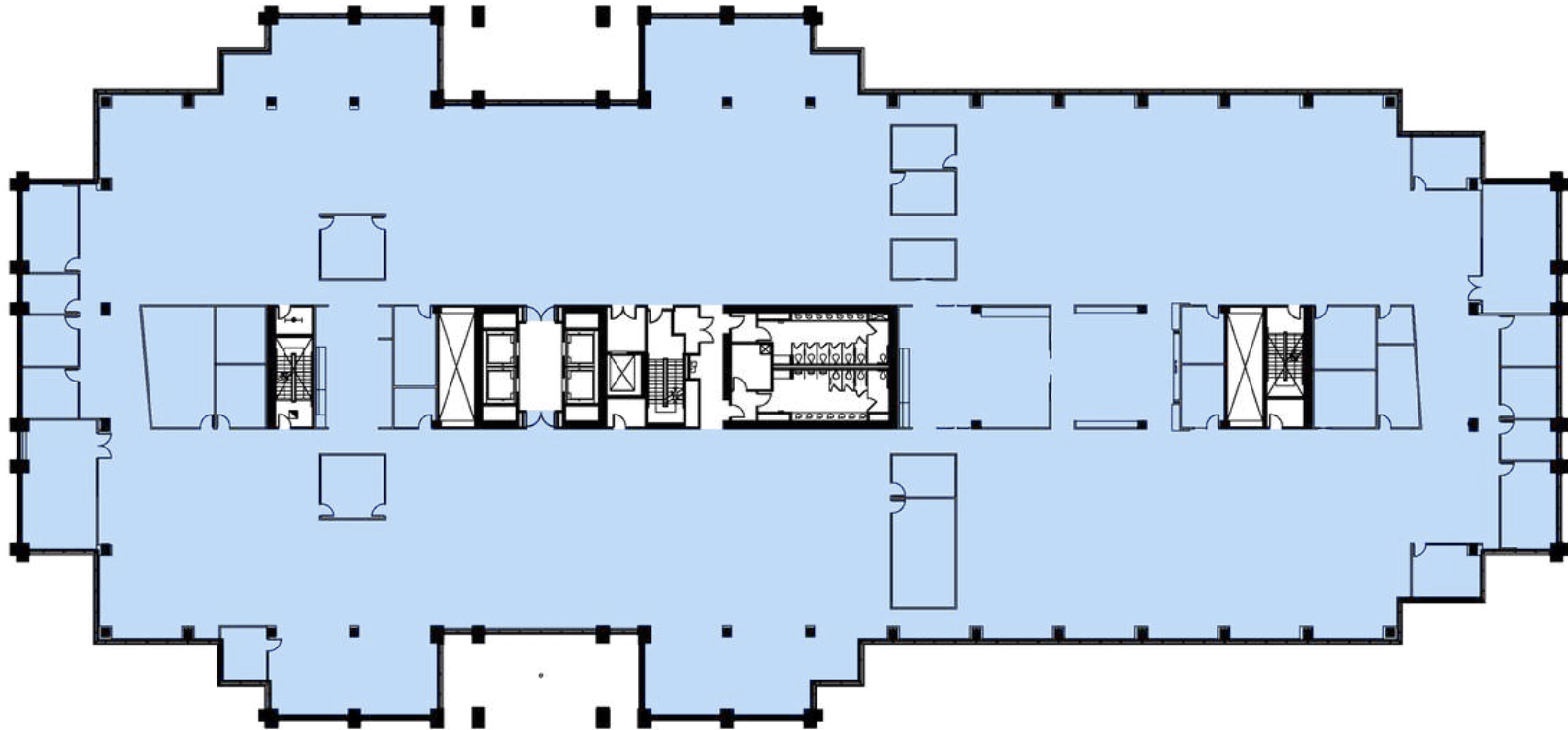
- WARM SHELL
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE
- PROJECTED OCCUPANCY 120 DAYS FROM LEASE EXECUTION

SUITE 200

6111 BOLLINGER CANYON ROAD

54,819 RSF | 2ND FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

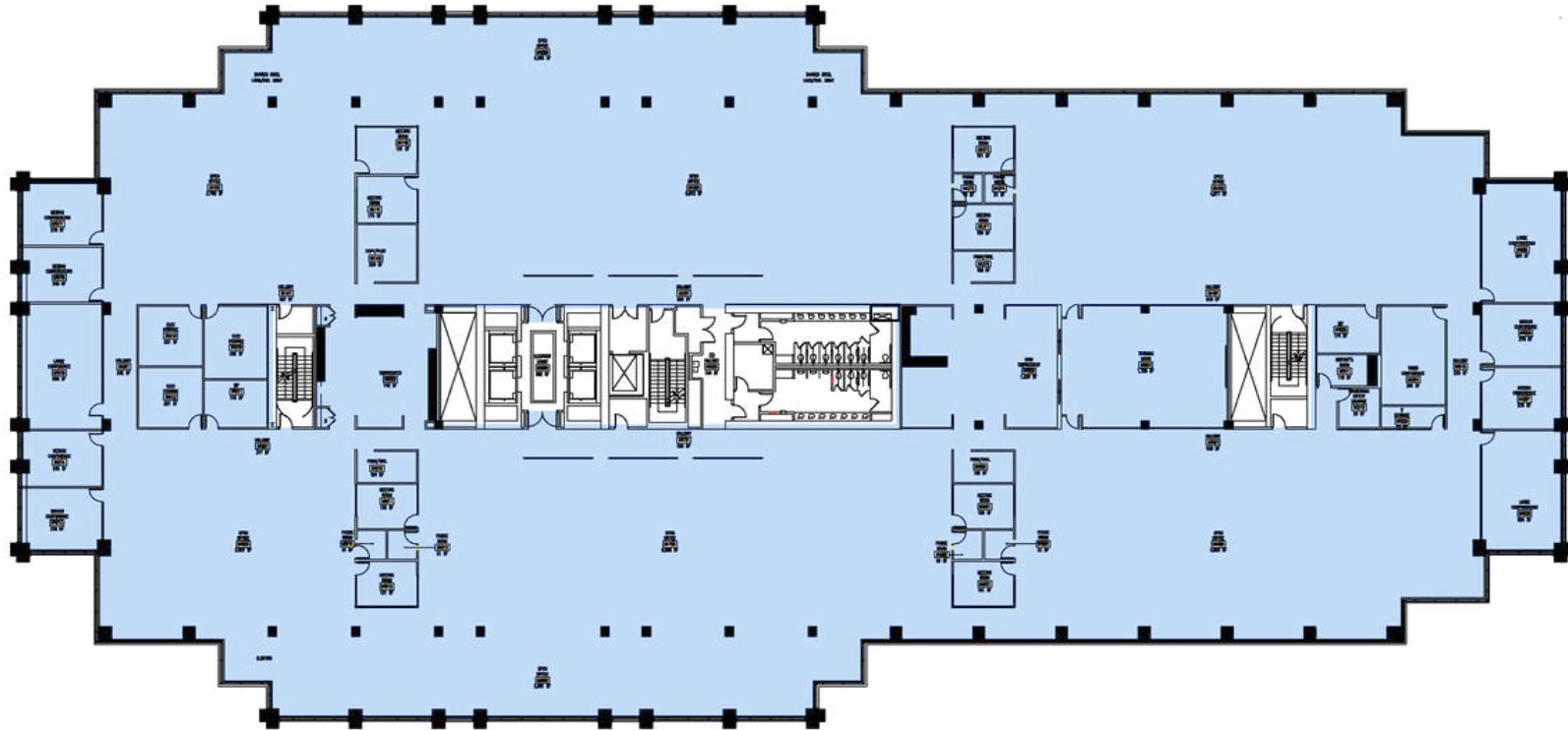
- FULL FLOOR
- MOVE-IN READY SECOND GENERATION
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE
- 17 OFFICES/HUDDLE ROOMS
- 5 LARGE CONFERENCE ROOMS
- 2 CAFES
- 1 LIBRARY
- 2 IT ROOMS
- MULTIPLE PRINT/STORAGE/SUPPLY ROOMS SPREAD THROUGHOUT THE FLOOR
- CAN BE COMBINED WITH THE 3RD AND 4TH FLOORS

SUITE 300

6111 BOLLINGER CANYON ROAD

57,230 RSF | 3RD FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

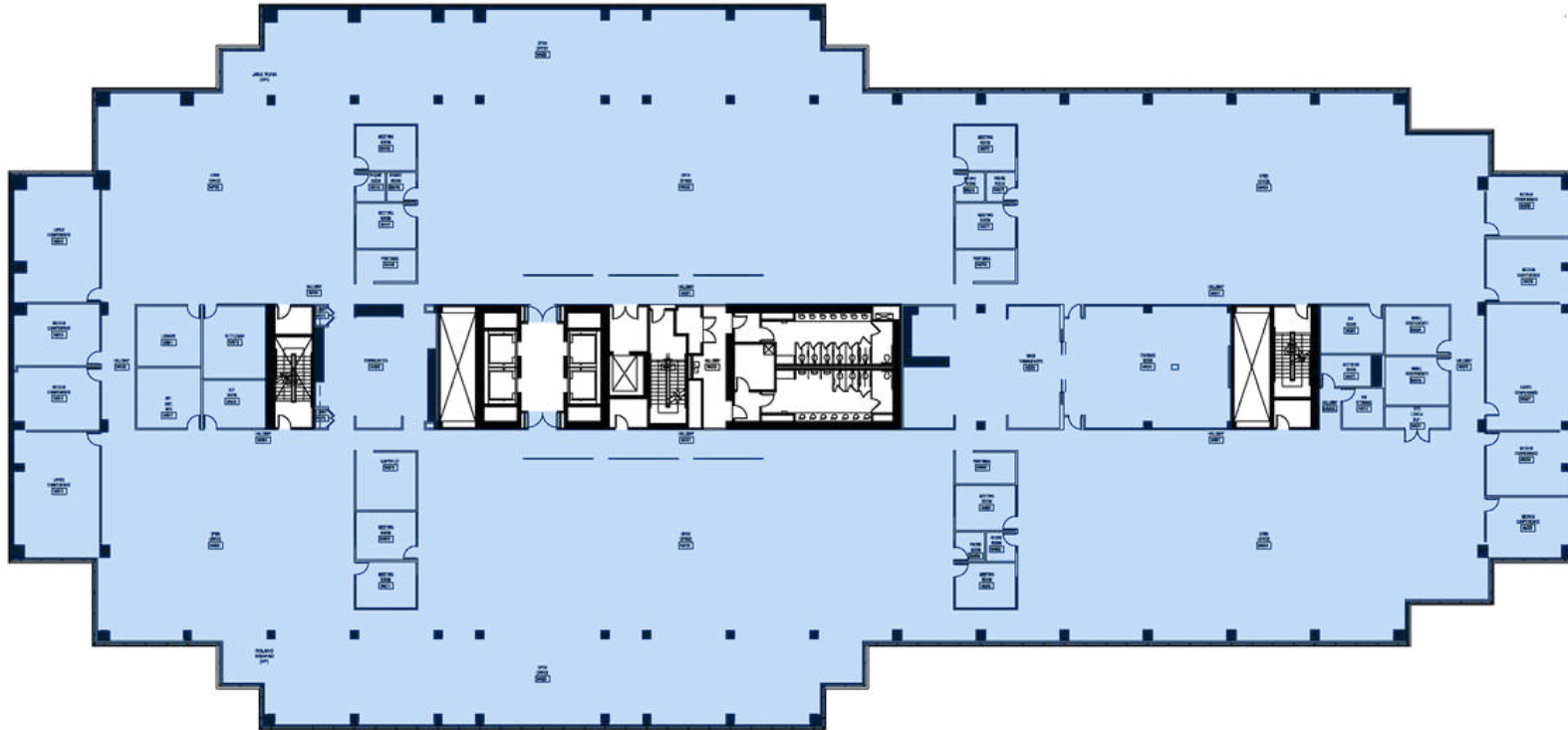
- FULL FLOOR
- MOVE-IN READY SECOND GENERATION
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE
- 7 OFFICES/HUDDLE ROOMS
- 4 LARGE CONFERENCE ROOMS
- 6 MEDIUM CONFERENCE ROOMS
- 4 PHONE ROOMS
- 2 CAFES
- 1 TRAINING ROOM
- 2 IT ROOMS
- WELLNESS ROOM
- MULTIPLE PRINT/STORAGE/SUPPLY ROOMS SPREAD THROUGHOUT THE FLOOR
- CAN BE COMBINED WITH THE 2ND AND 4TH FLOORS

SUITE 400

6111 BOLLINGER CANYON ROAD

58,241 RSF | 4TH FLOOR | AVAILABLE NOW

VIRTUAL TOUR



SUITE DETAILS:

- FULL FLOOR
- MOVE-IN READY SECOND GENERATION
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE
- 12 OFFICES/HUDDLE ROOMS
- 3 LARGE CONFERENCE ROOMS
- 6 MEDIUM CONFERENCE ROOMS
- 6 PHONE ROOMS
- 2 CAFES
- 1 TRAINING ROOM
- 2 IT ROOMS
- WELLNESS ROOM
- MULTIPLE PRINT/STORAGE/SUPPLY ROOMS SPREAD THROUGHOUT THE FLOOR
- CAN BE COMBINED WITH THE 2ND AND 3RD FLOORS

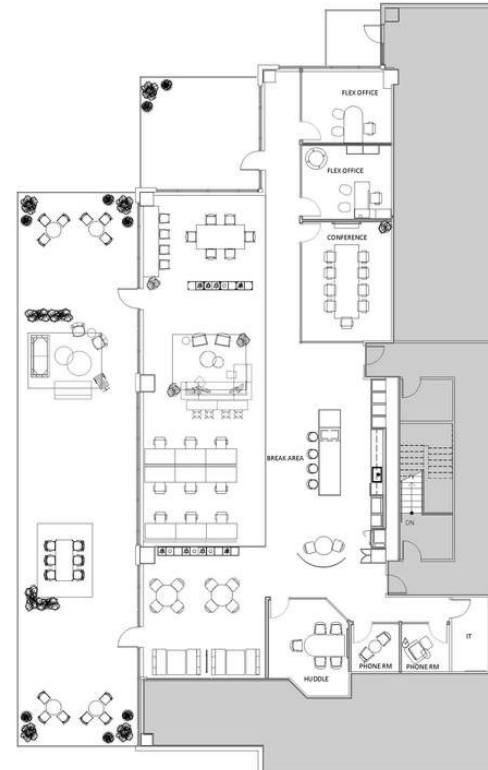


SUITE 525

5,774 RSF | 5TH FLOOR | AVAILABLE NOW

6111 BOLLINGER CANYON ROAD

[VIRTUAL TOUR](#)



SUITE DETAILS:

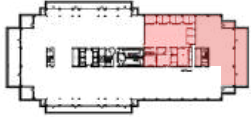
- FULLY FURNISHED, STAGED PENTHOUSE OFFICE SUITE
- TOP OFFICE FLOOR WITH PRIVATE, FURNISHED OUTDOOR DECK
- TECHNOLOGY PACKAGE INCLUDING CABLING, WIFI, MONITORS, ZOOM/TEAMS ENABLED MEETING ROOMS AND PRE-INSTALLED SECURITY/ACCESS CONTROLS
- 1 PRIVATE OFFICE
- OPEN KITCHEN WITH BAR SEATING AND BANQUETTES
- 1 HUDDLE ROOM
- 2 PHONE ROOMS
- 9 SIT-STAND WORKSTATIONS
- COLLABORATIVE LOUNGE
- LARGE AND MEDIUM CONFERENCE ROOM

SUITE 550

6111 BOLLINGER CANYON ROAD

+/- 13,500 RSF | 5TH FLOOR | AVAILABLE NOW

VIRTUAL TOUR



SUITE DETAILS:

- HYPOTHETICAL PLAN SHOWN
- PROJECTED OCCUPANCY 120 DAYS FROM LEASE EXECUTION
- SPACE FOR 66 WORKSTATIONS
- 9 OFFICES/HUDDLE ROOMS
- 1 LARGE CONFERENCE ROOM
- 2 PHONE ROOMS
- BREAK AREA
- 1 IT ROOM
- MULTIPLE PRINT/STORAGE/SUPPLY ROOMS SPREAD THROUGHOUT THE SUITE

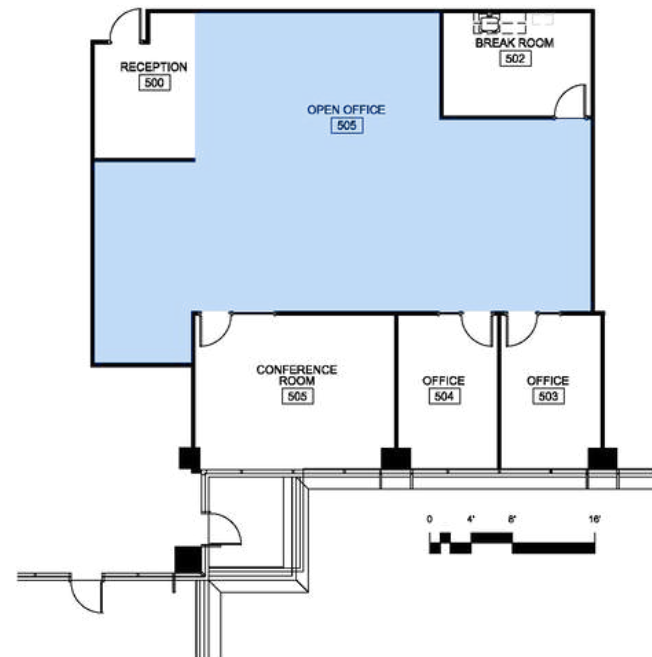


SUITE 580

2,610 RSF | 5th FLOOR | AVAILABLE NOW

6101 BOLLINGER CANYON ROAD

[VIRTUAL TOUR](#)



SUITE DETAILS:

- BR READY SUITE IN MOVE-IN READY CONDITION
- OPEN OFFICE AREA, BREAK ROOM AND RECEPTION
- 4 PRIVATE OFFICES

Bishop Ranch

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