

**FOR  
SALE OR  
LEASE**

**MEDICAL OFFICE SUITES**

**5601**

**NORRIS CANYON ROAD  
San Ramon, CA**

**5601**

**CONTACT BROKER FOR LEASE INFORMATION**

**SUITE 200 / ±1,888 SF**  
**\$560,000**

- + ±1,888 Square Feet
- + \$1.30 Estimated Operating Expenses
- + Use must be approved by San Ramon Regional Medical Center

**NEWMARK**

**JUSTIN  
GRILLI**

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**NELSON  
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**5601**

NORRIS CANYON ROAD  
San Ramon, CA

**PROPERTY HIGHLIGHTS**

**OWNER/USER MEDICAL SUITE  
OPPORTUNITY / ±1,888 SF**

5601 Norris Canyon Road, Suite 200 is a 1,888 SF medical office condo secured by a ground lease through 2087.

5601 Norris Canyon is 3 story, 30,000 SF medical office building situated within the San Ramon Regional Hospital Campus. San Ramon Regional is an estimated 180,000 SF hospital with 123 staffed beds, providing acute-care, inpatient/outpatient services, 24 hour emergency, and outpatient surgery/ treatment centers. There are 3 additional medical office buildings located in the campus; each building is 30,000 SF and multi-tenant in nature.

**SUITE 200**      **\$560,000**



**SAN RAMON  
REGIONAL MEDICAL CENTER**

**5601**  
NORRIS CANYON ROAD  
San Ramon, CA

**OUTPATIENT  
SURGERY  
CENTER**



# 5601

NORRIS CANYON ROAD  
San Ramon, CA

SUITE 200 ±1,888 SF

