

32 | crow
23 | canyon
road

FOR LEASE OR SALE
IN THE HEART OF SAN RAMON



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CBRE

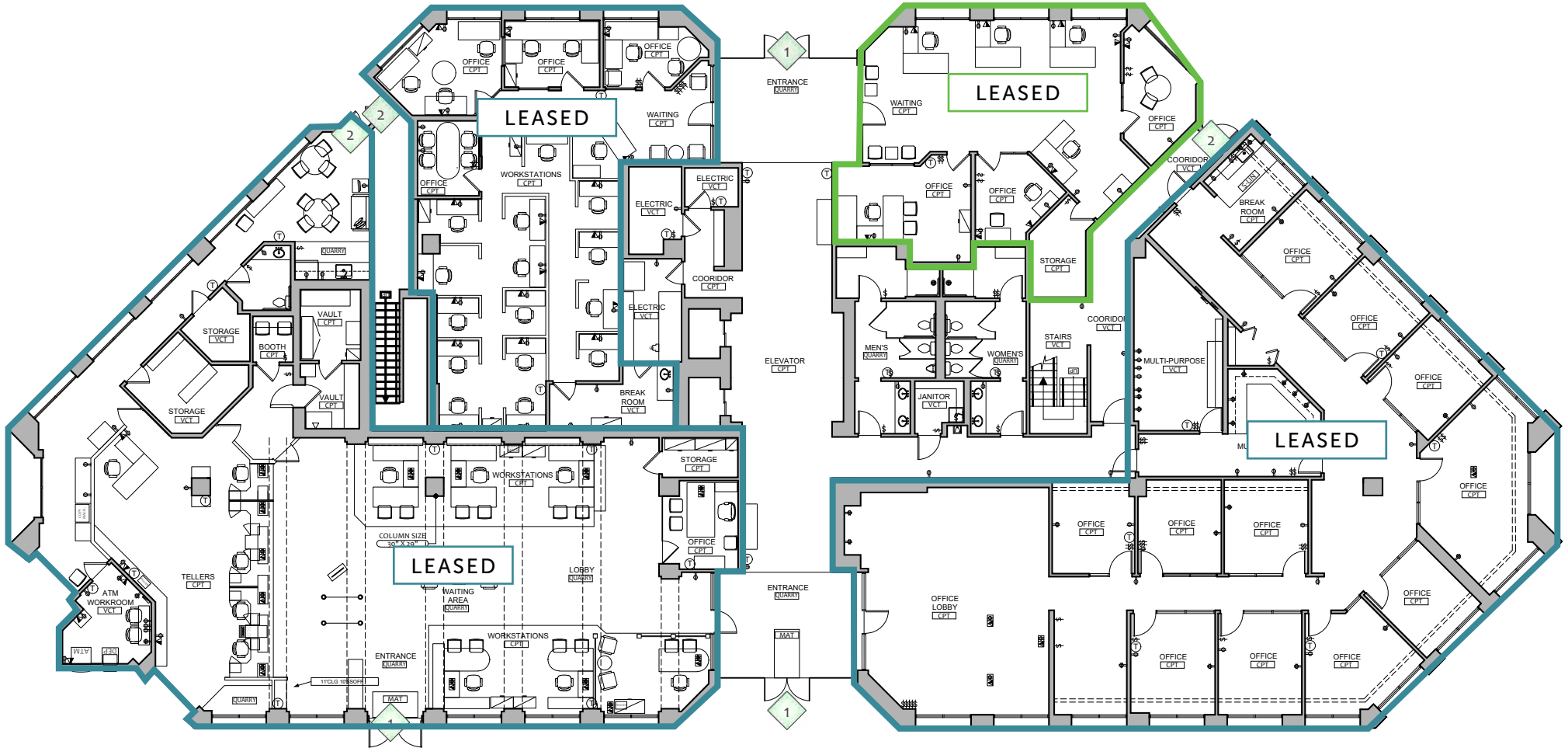
property highlights

- Close proximity to retail
- Close to I-680
- High identity location
- Most recognized office building in San Ramon



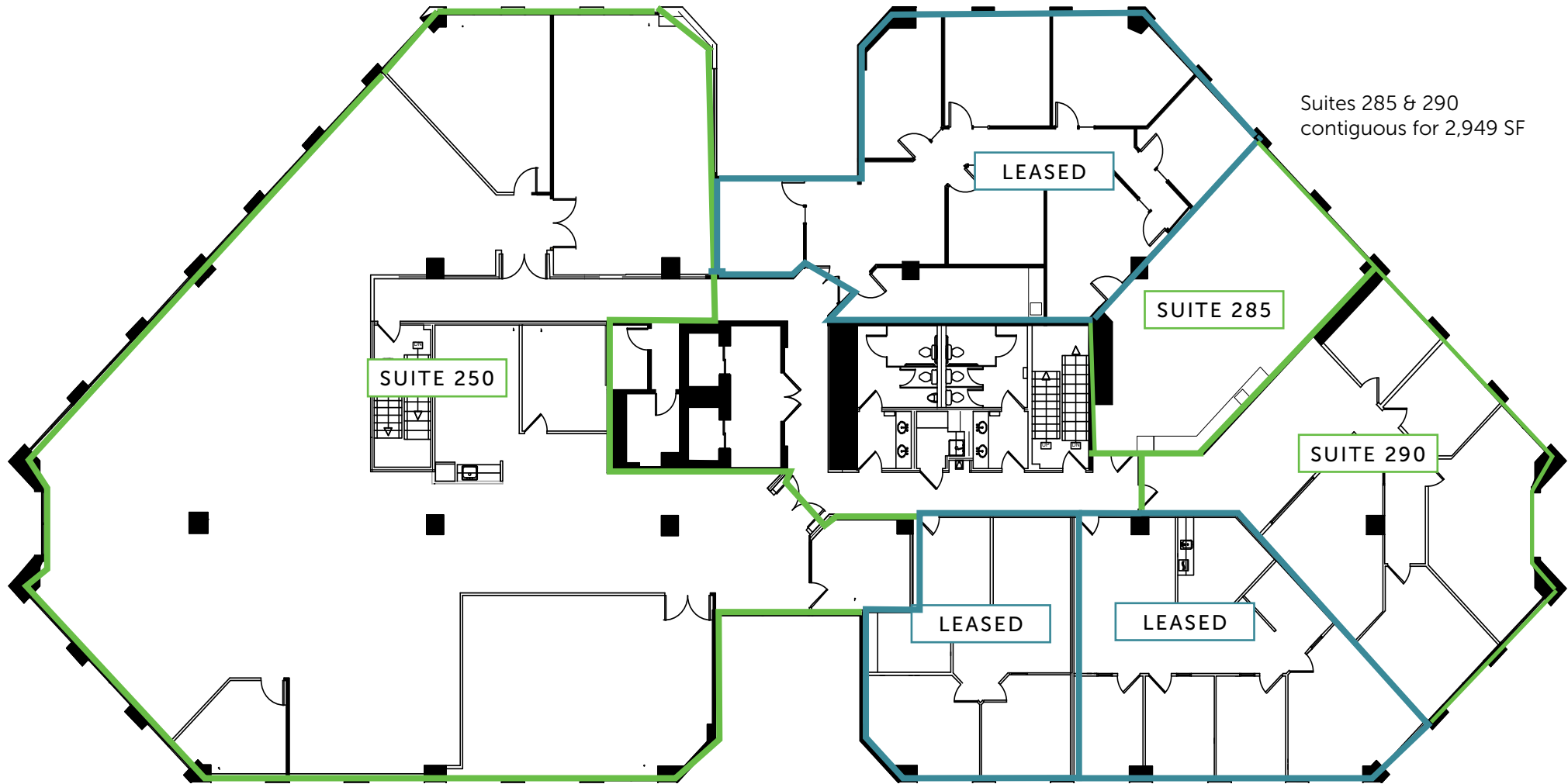
ground floor

- FULLY LEASED



second floor

- Suite 250: 8,146 RSF
- Suite 285: 1,060 RSF
- Suite 290: 1,889 RSF

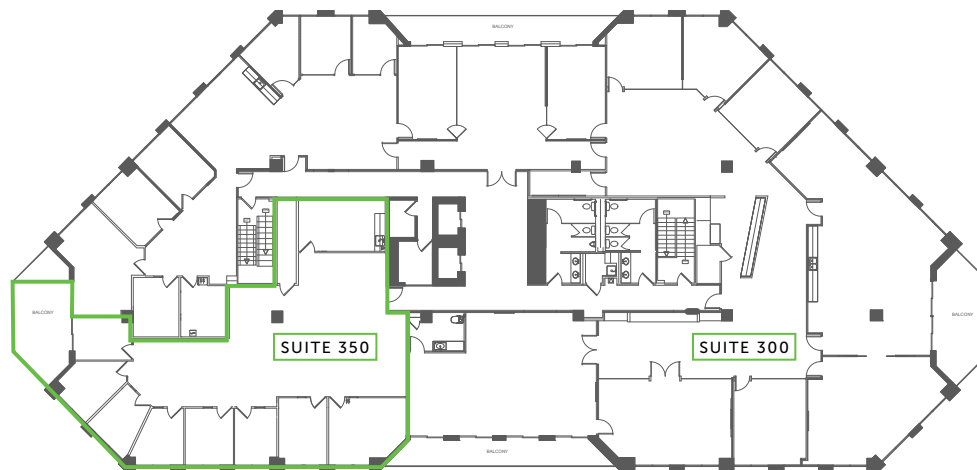


space specific points

- High-end buildout
- Exterior balconies
- Prominent signage available

third Floor

- Suite 300: 13,551 RSF
- Suite 350: 3,685 RSF
- Entire Floor: 17,236 RSF



THIRD FLOOR
VIRTUAL TOUR

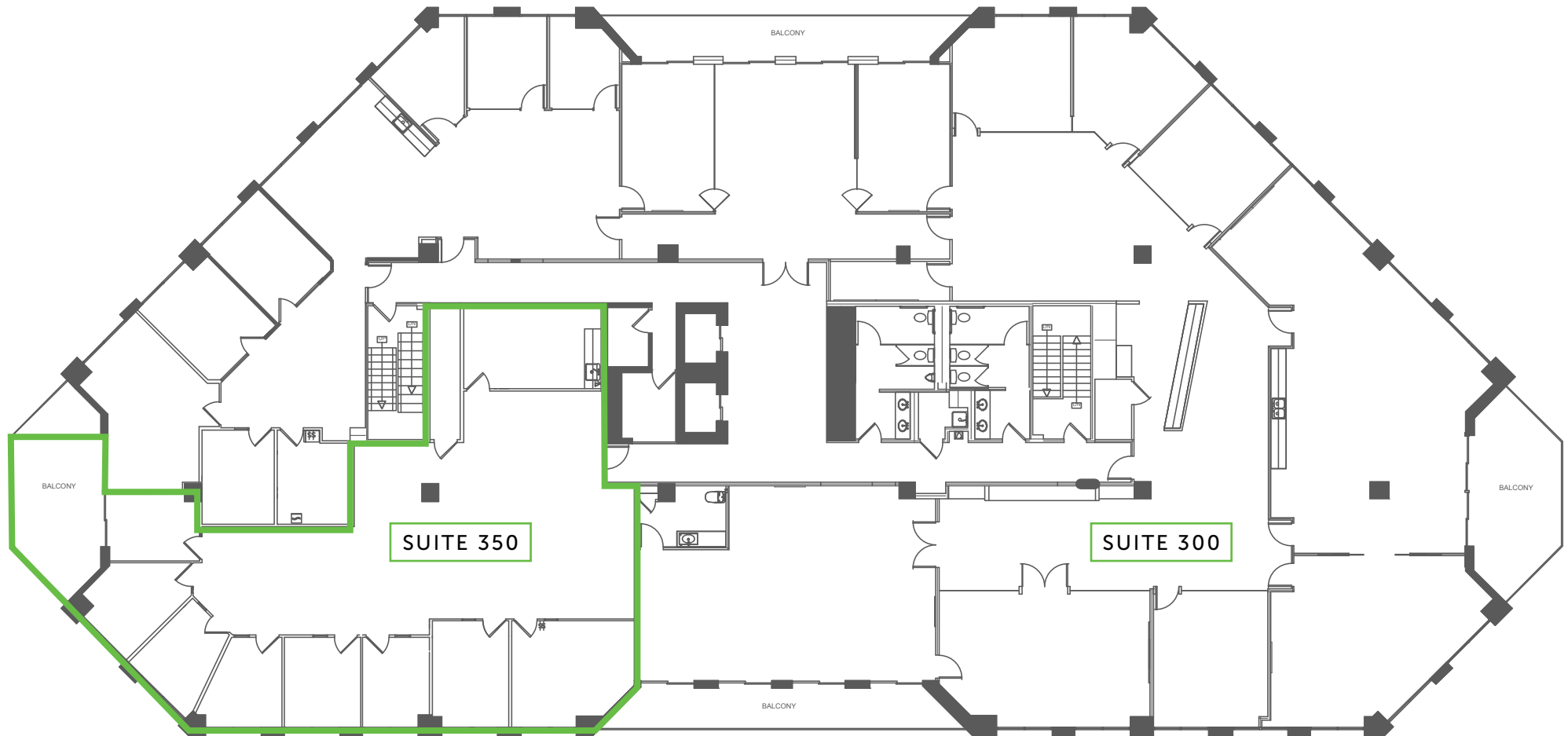


third floor

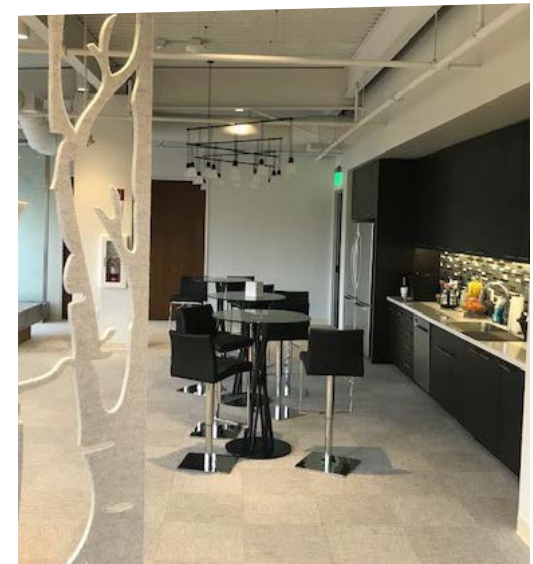
• Suite 300: 13,551 RSF

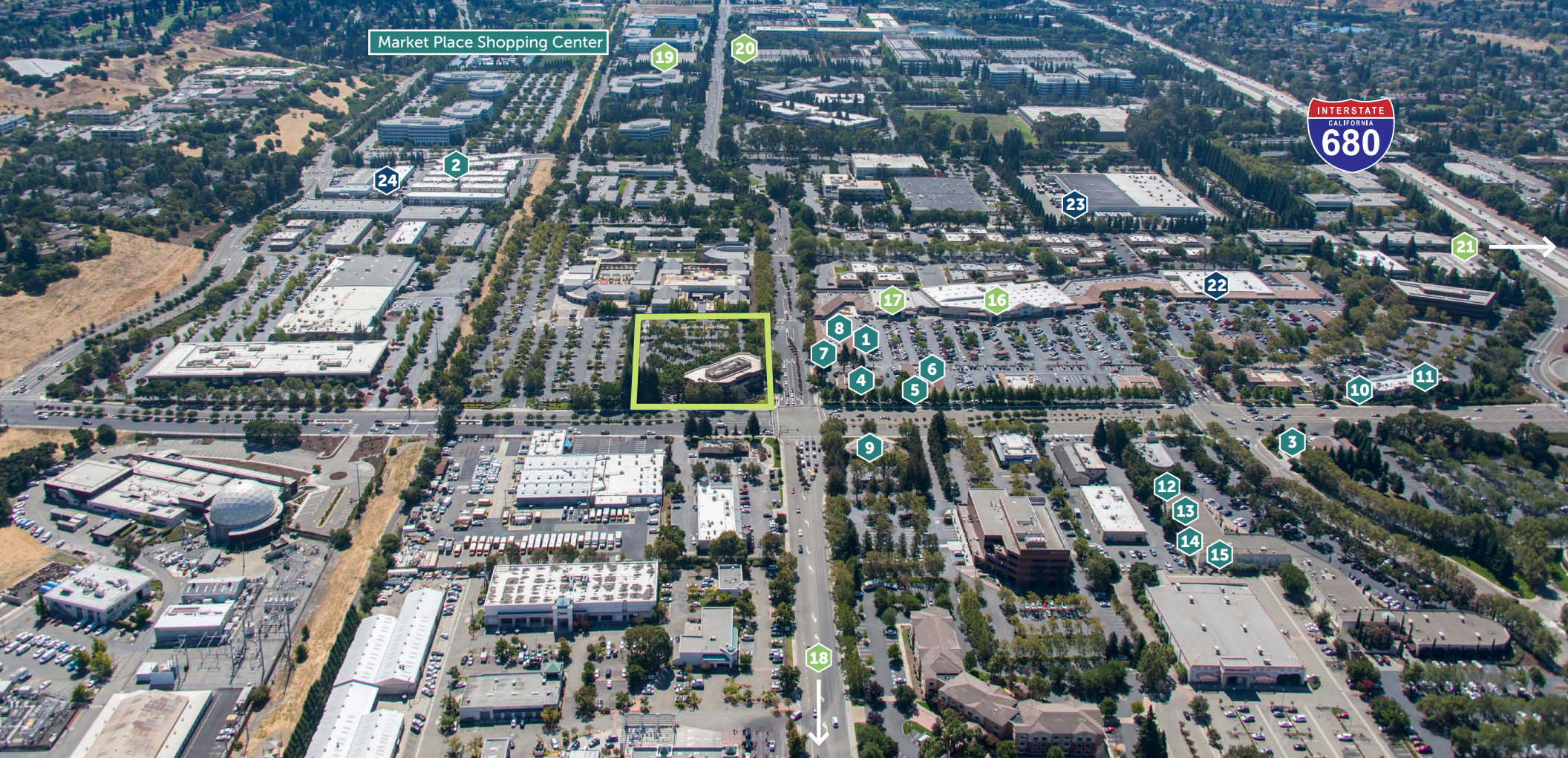
• Suite 350: 3,685 RSF

• Entire Floor: 17,236 RSF



3rd floor





area amenities

RESTAURANTS

- | | | | |
|---|-------------------|----|-------------------------|
| 1 | Peets Coffee | 9 | Burger King |
| 2 | Primo Espresso Co | 10 | Cheese Steak Shop |
| 3 | Starbucks | 11 | Zachary's Chicago Pizza |
| 4 | Carls Jr | 12 | Subway |
| 5 | Panera Bread | 13 | Fat Maddie's |
| 6 | The Habit | 14 | Sunrise Bagels Cafe |
| 7 | Jamba Juice | 15 | Baskin-Robbins |
| 8 | Mr Pickles | | |

GROCERY

- | | |
|----|----------------------|
| 16 | Sprouts |
| 17 | RiteAid |
| 18 | Costco (1.9 miles) |
| 19 | Farmers Market |
| 20 | Whole Foods & Target |
| 21 | Safeway (1.7 miles) |

FITNESS

- | | |
|----|-----------------|
| 22 | Bar Method |
| 23 | 24 Hour Fitness |
| 24 | BP Fitness |

MARKET PLACE SHOPPING CENTER

- | | |
|--------------------------|---------------------|
| Vitality Bowls | Hop Yard Alehouse |
| Jimmy John's | Starbucks |
| Fitness 19 | Round Table Pizza |
| Nob Hill | Sachi Sushi |
| CVS | Cold Stone Creamery |
| Sports Clips | Firehouse #37 |
| Residence Inn Marriott | Buffalo Wild Wings |
| San Ramon Public Library | |



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