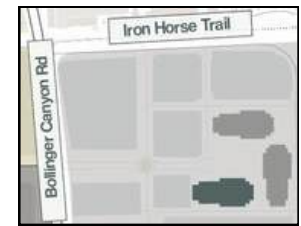




6101, 6111, 6121 Bollinger Canyon Road

OFFICE AVAILABILITY

6101 Bollinger Canyon Road



Unit	RSF	Plan	Spec	Comments	
Suite 314	1,366		Market-ready	• Market-ready, move in condition • Two private offices • Open office area	
Suite 361	1,522		Market-ready	• Market-ready, move in condition • Two private offices • Open office area	• Available April 2026
Suite 170	1,578		Market-ready	• New market-ready, move in condition • Three window line offices or huddle rooms • Open area	• Ground floor location • Available December 2025
Suite 290	1,721		Under Construction	• Spec suite delivering Q3 2025 • Three window line offices	• Coffee bar • Room for four-six desks
Suite 120	2,191		Shell	• Ideal space for wellness use • Adjacent to building gym, physical therapist and Pilates studio	
Suite 125	2,303		Under Construction	• Spec suite delivering Q4 2025 • Three window-line offices • Conference room	• Coffee bar • Room for ~ten desks
Suite 450	9,246		Shell	• Shell condition overlooking the fountain and plaza	
Suite 495	11,395		Shell	• Shell condition with rolling hills views	
Suite 250	14,842		Shell	• Shell condition with window line offices in place • Divisible to ~8k	

OFFICE AVAILABILITY

6111 Bollinger Canyon Road

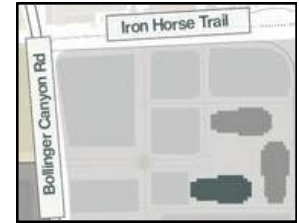
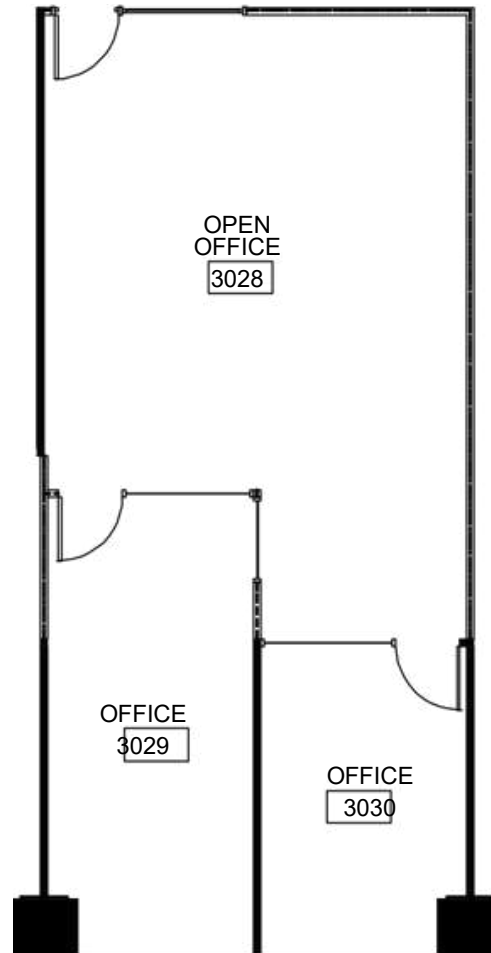
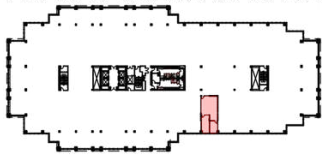


Unit	RSF	Plan	Tour	Comments	
Suite 525	6,970			- Fully furnished and professionally staged penthouse office suite - Top-floor location with private, furnished outdoor deck - Plug-and-play technology package: cabling, Wi-Fi, monitors - Zoom/Teams-enabled meeting rooms - Pre-installed security and access controls 1 private office	- Open kitchen with bar seating and banquettes 1 huddle room 2 phone rooms 9 sit-stand workstations - Collaborative lounge area - Large conference room + medium conference room
Suite 325	20,262			- Second generation mostly open plan - Great southern window line	
Suite 200	54,819			- Full floor, move-in ready second generation, TIA available - Seventeen offices/huddle rooms, five large conference rooms, two kitchenettes - One library, two IT rooms - Multiple print/storage/supply rooms spread throughout the floor	

SUITE 314

6101 BOLLINGER CANYON ROAD

1,366 RSF | 3RD FLOOR | AVAILABLE NOW



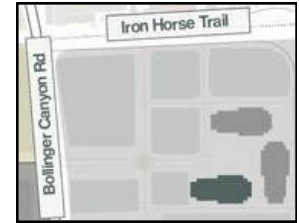
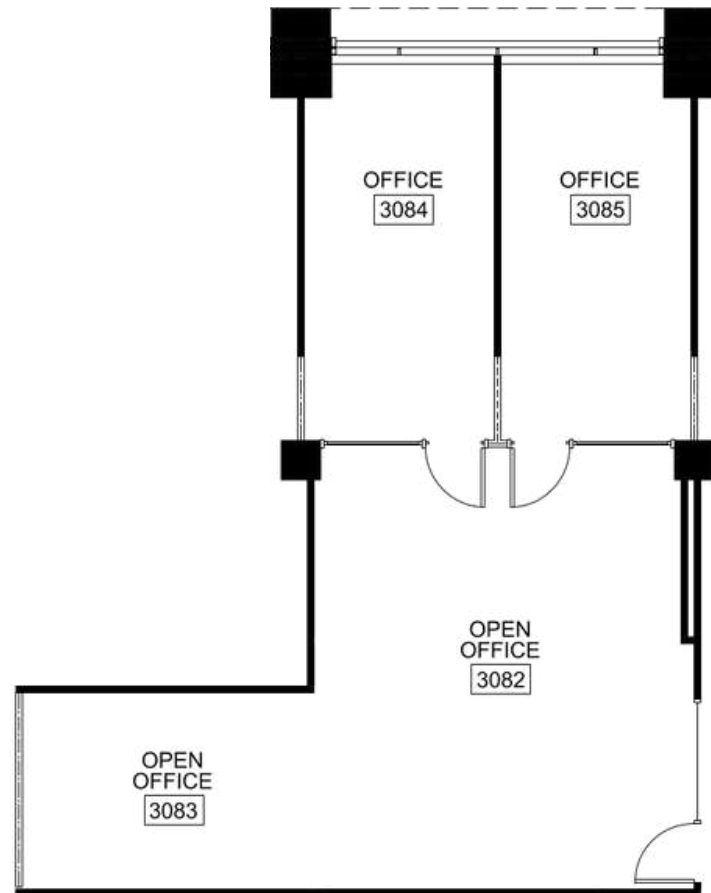
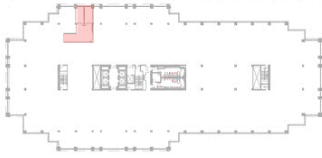
SUITE DETAILS:

- MARKET-READY, MOVE IN CONDITION
- TWO PRIVATE OFFICES
- OPEN OFFICE AREA

SUITE 361

1,522 RSF | 3RD FLOOR | AVAILABLE APRIL 2026

6101 BOLLINGER CANYON ROAD



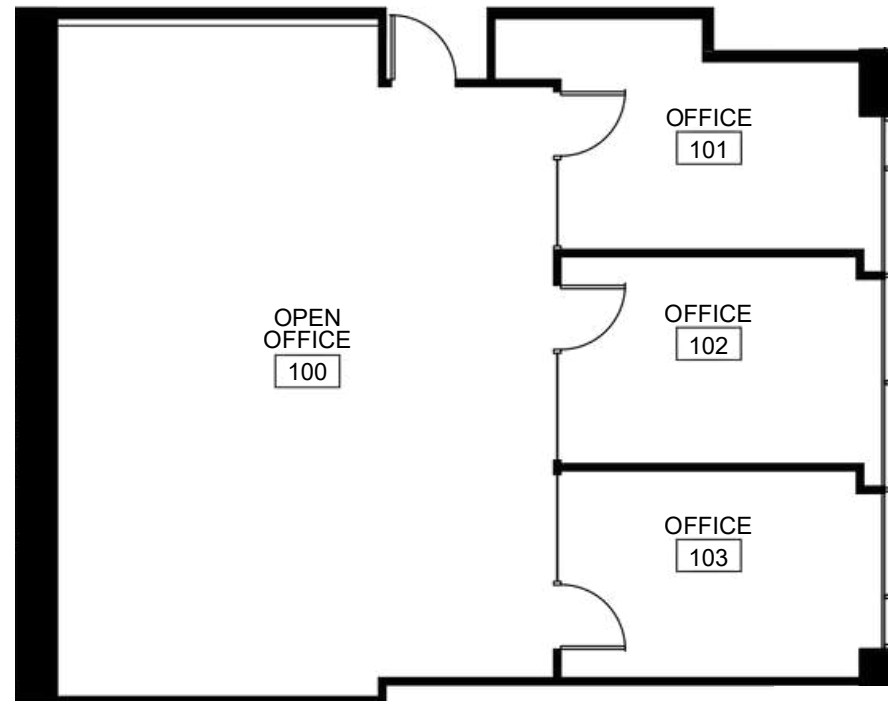
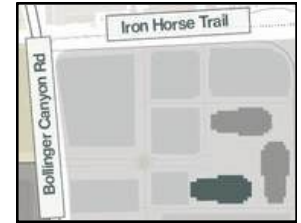
SUITE DETAILS:

- MARKET-READY, MOVE IN CONDITION
- TWO PRIVATE OFFICES
- OPEN OFFICE AREA
- AVAILABLE APRIL 2026

SUITE 170

1,578 RSF | 1ST FLOOR | AVAILABLE DECEMBER 2025

6101 BOLLINGER CANYON ROAD



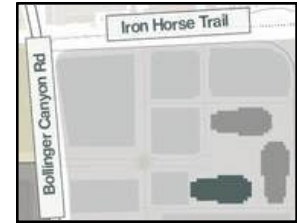
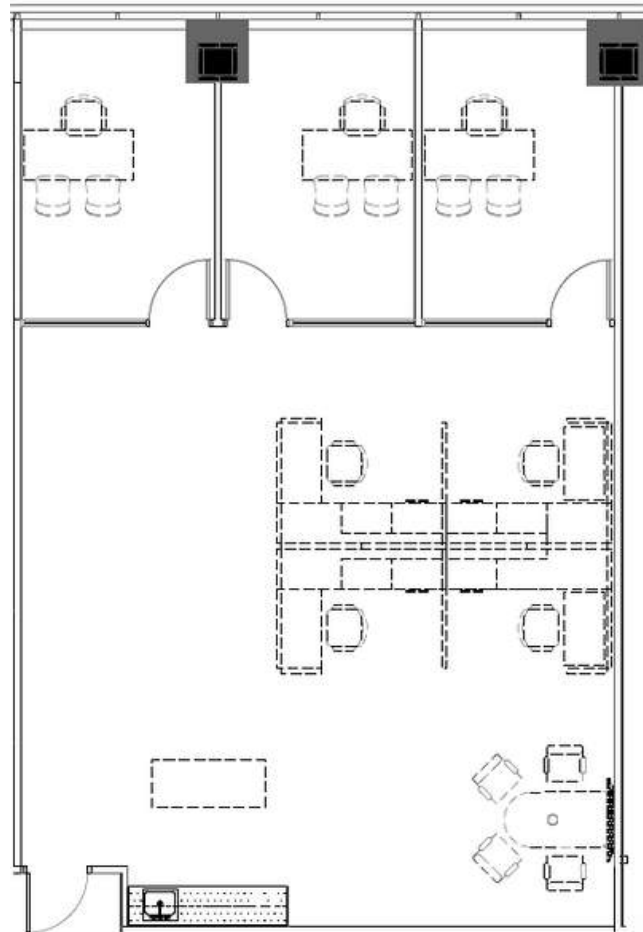
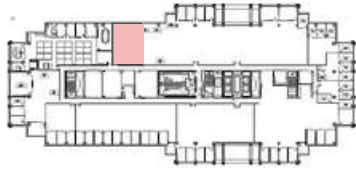
SUITE DETAILS:

- NEW MARKET-READY, MOVE IN CONDITION
- 3 WINDOW-LINE OFFICES OR HUDDLE ROOMS
- OPEN AREA
- GROUND FLOOR LOCATION

SUITE 290

6101 BOLLINGER CANYON ROAD

1,721 RSF | 2ND FLOOR | AVAILABLE Q3 2025



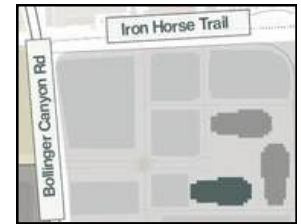
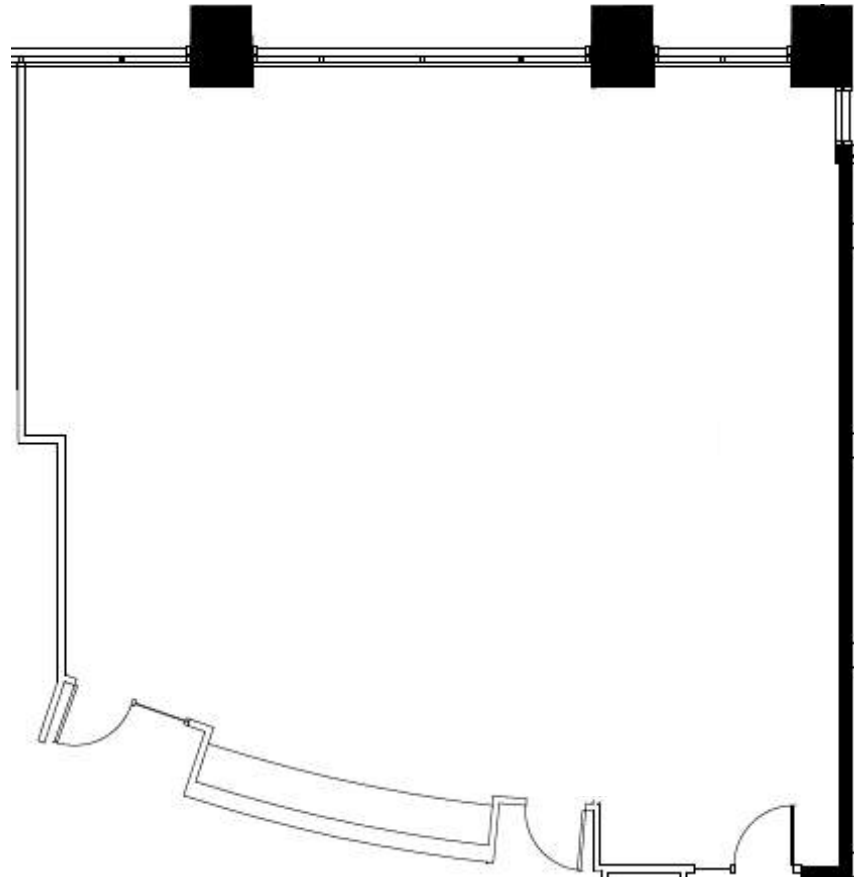
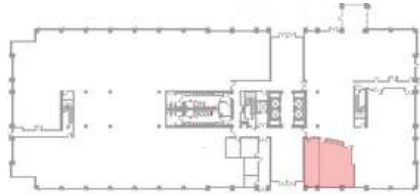
SUITE DETAILS:

- SPEC SUITE DELIVERING Q3 2025
- THREE WINDOW LINE OFFICES
- COFFEE BAR
- ROOM FOR FOUR-SIX DESKS

SUITE 120

2,191 RSF | 1ST FLOOR | AVAILABLE NOW

6101 BOLLINGER CANYON ROAD



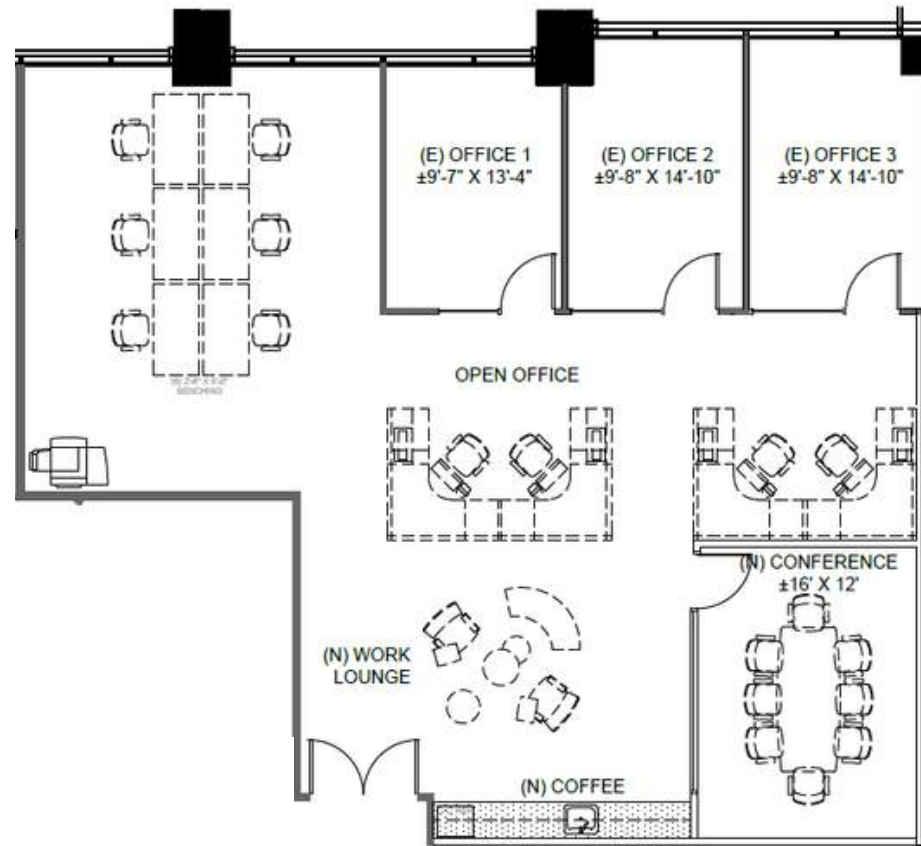
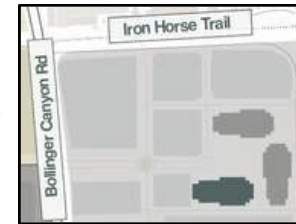
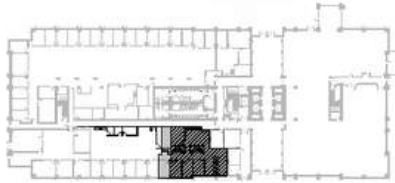
SUITE DETAILS:

- IDEAL SPACE FOR WELLNESS USE
- ADJACENT TO BUILDING GYM, PHYSICAL THERAPIST AND PILATES STUDIO

SUITE 125

6101 BOLLINGER CANYON ROAD

2,303 RSF | 1ST FLOOR | AVAILABLE Q4 2025



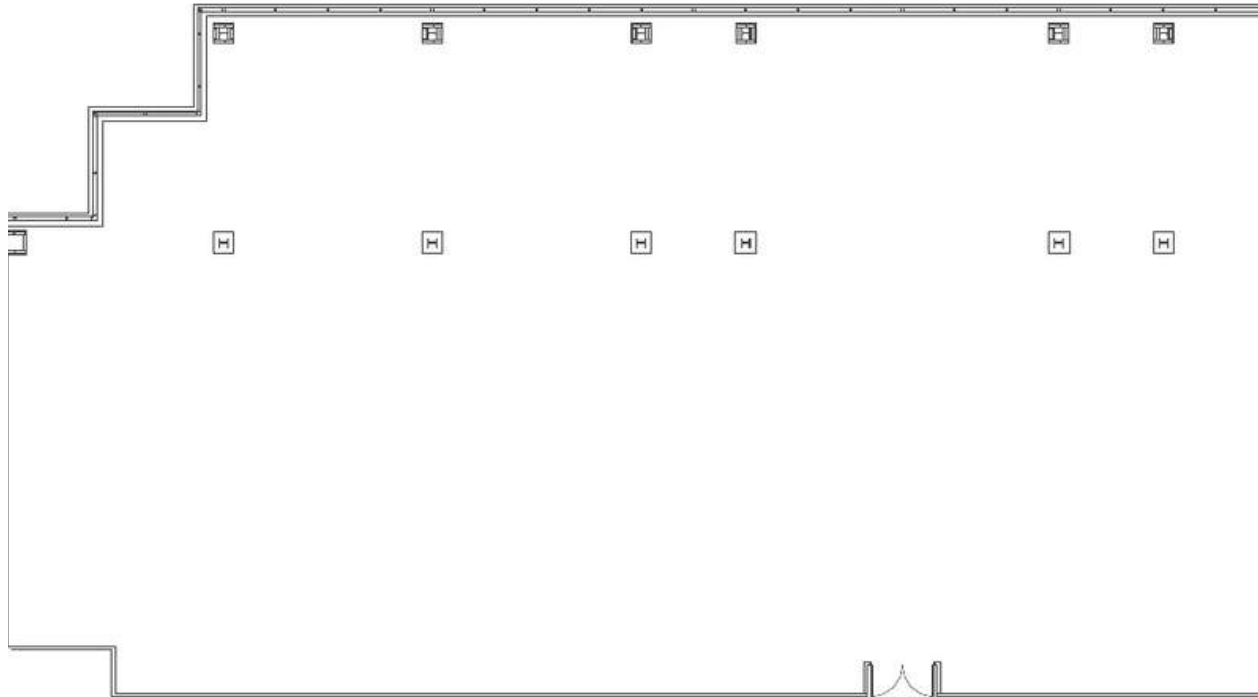
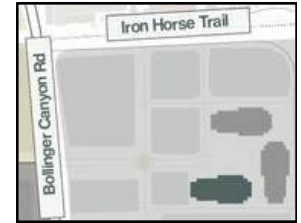
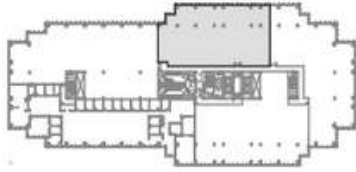
SUITE DETAILS:

- SPEC SUITE DELIVERING Q4 2025
- THREE WINDOW LINE OFFICES
- CONFERENCE ROOM
- COFFEE BAR
- ROOM FOR ~TEN DESKS

SUITE 450

9,246 RSF | 4TH FLOOR | AVAILABLE NOW FOR CONSTRUCTION

6101 BOLLINGER CANYON ROAD



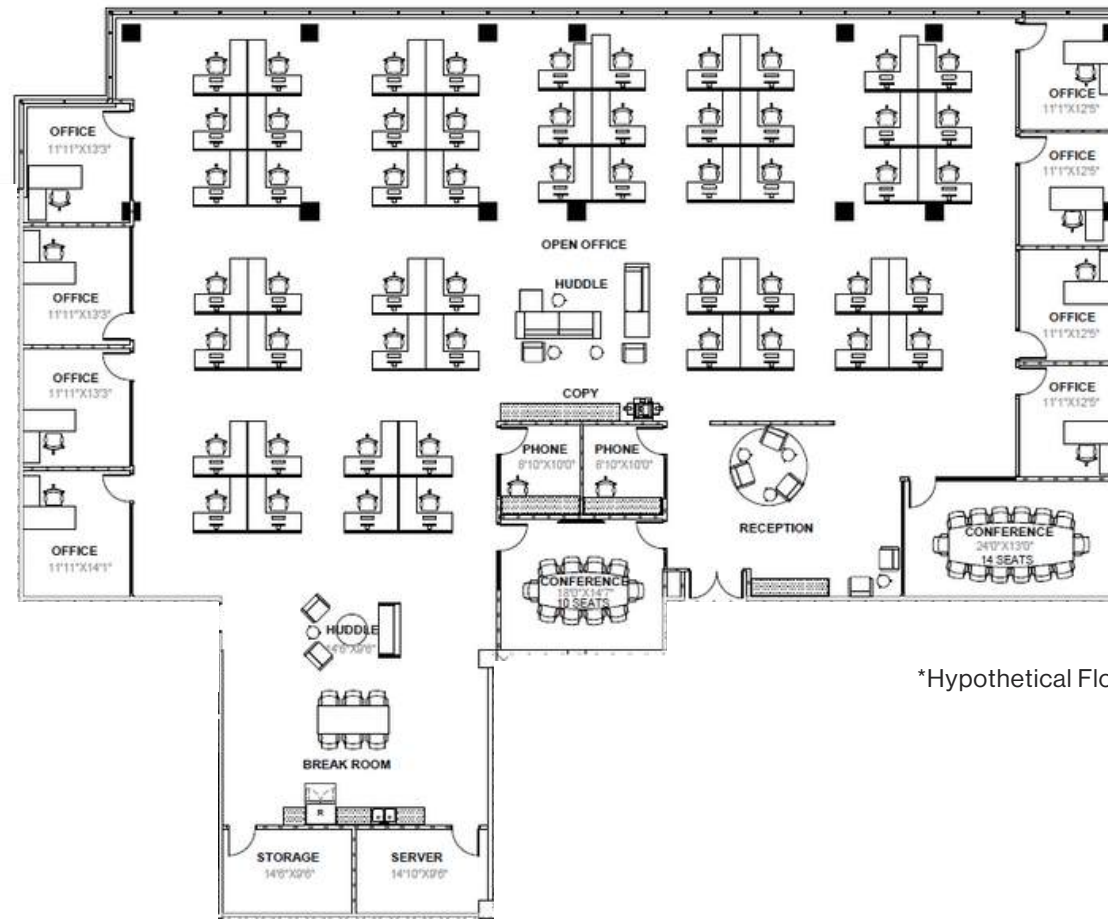
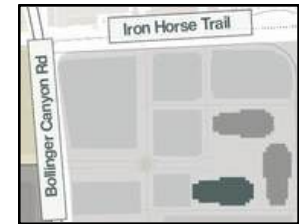
SUITE DETAILS:

- SHELL CONDITION OVERLOOKING THE FOUNTAIN AND PLAZA

SUITE 495

6101 BOLLINGER CANYON ROAD

11,395 RSF | 4TH FLOOR | AVAILABLE FOR CONSTRUCTION



*Hypothetical Floor Plan

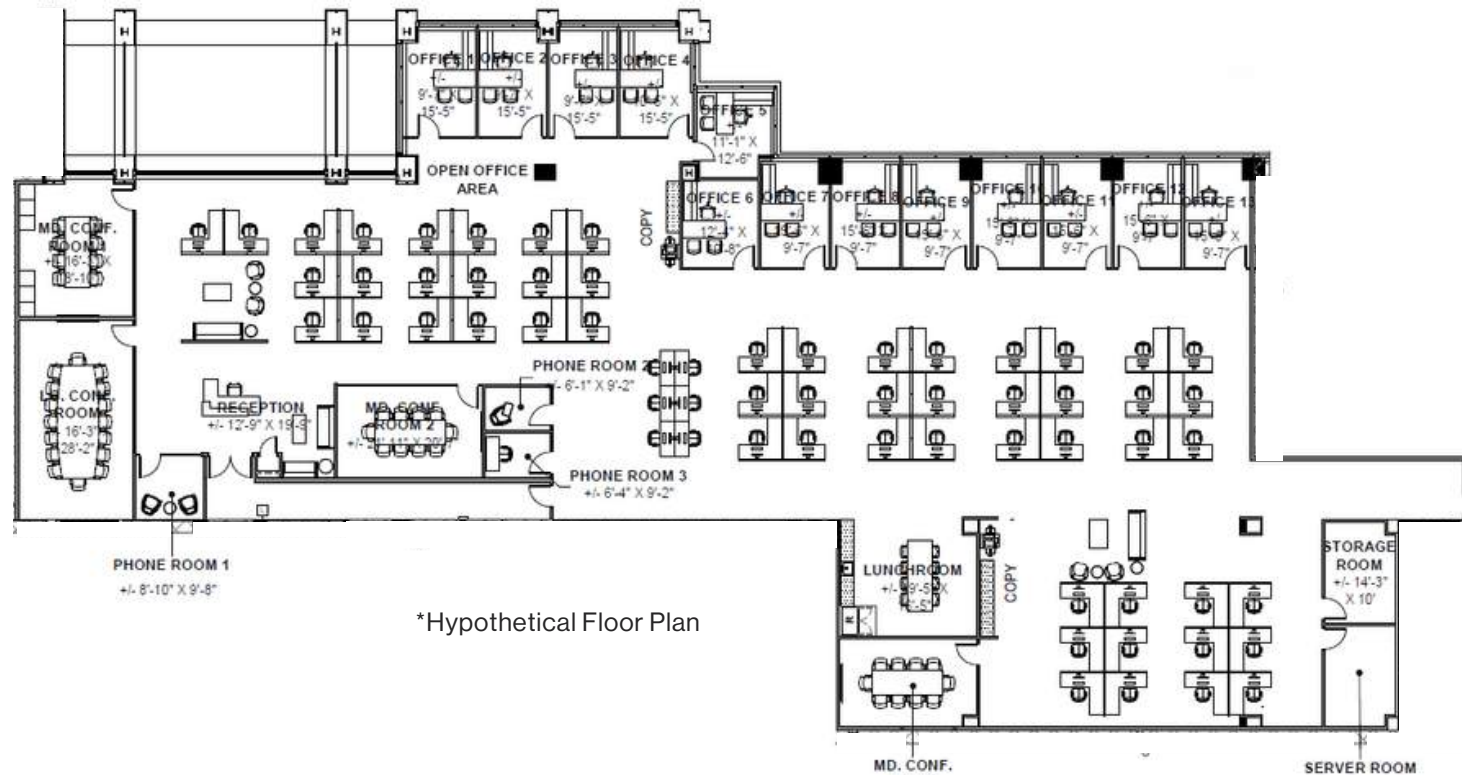
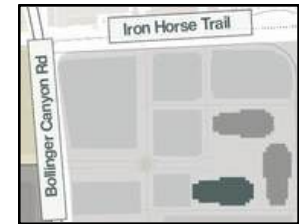
SUITE DETAILS:

- SHELL CONDITION WITH ROLLING HILLS VIEWS

SUITE 250

14,842 RSF | 2ND FLOOR | AVAILABLE NOW FOR CONSTRUCTION

6101 BOLLINGER CANYON ROAD



*Hypothetical Floor Plan

SUITE DETAILS:

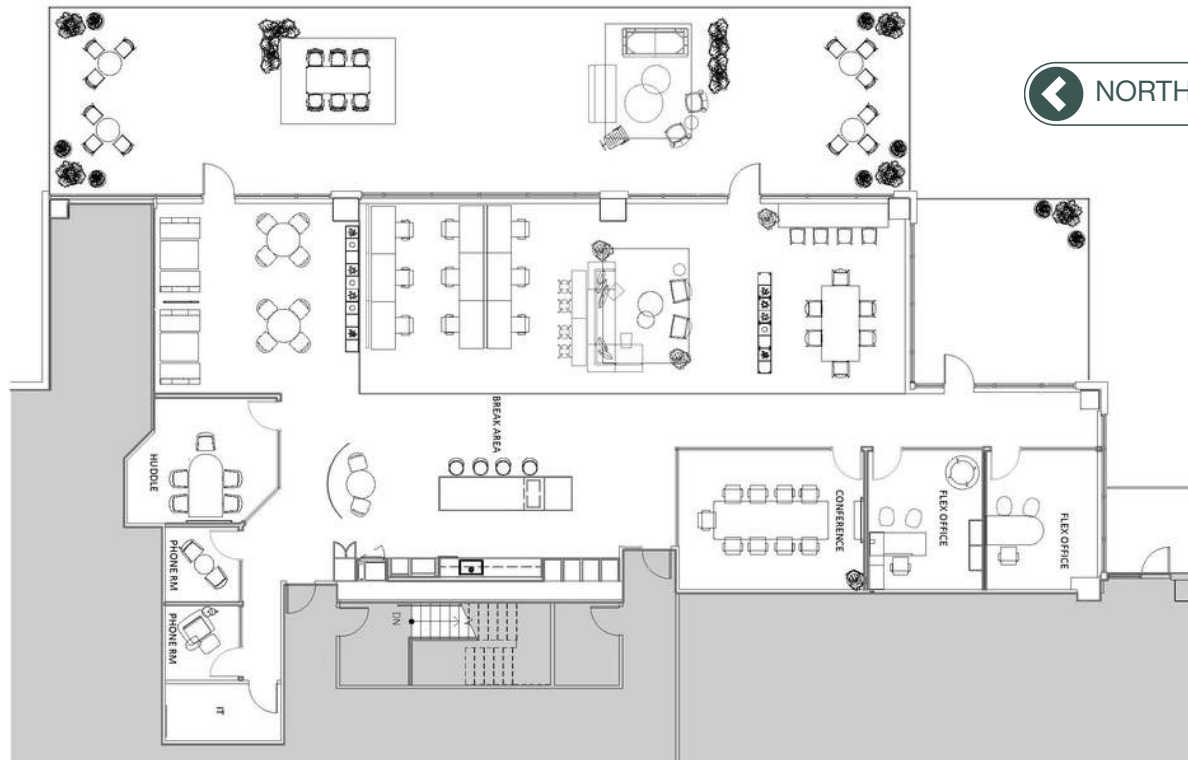
- CURRENTLY IN SHELL CONDITION WITH WINDOW LINE OFFICES IN PLACE
- DIVISIBLE TO ~8K

SUITE 525

6111 BOLLINGER CANYON ROAD

6,970 RSF | 5TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

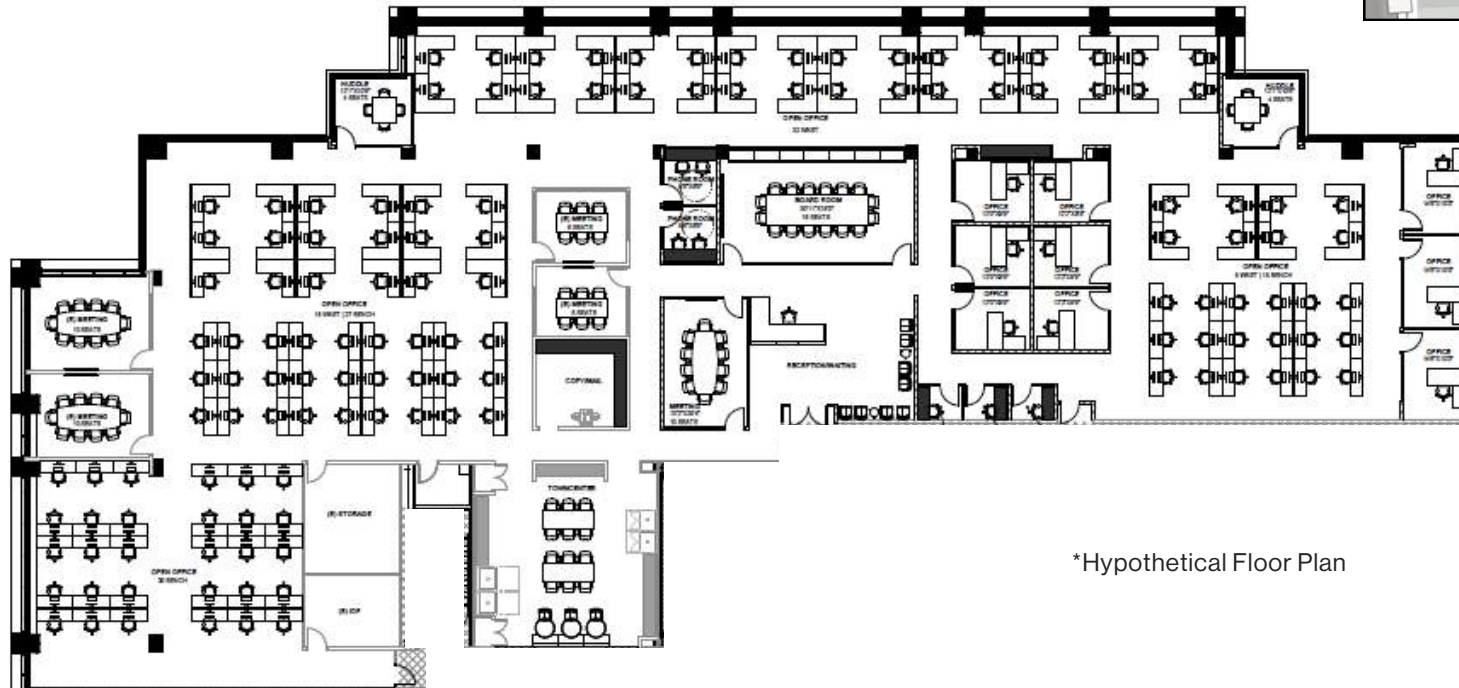
- FULLY FURNISHED, STAGED PENTHOUSE OFFICE SUITE
- TOP OFFICE FLOOR WITH PRIVATE, FURNISHED OUTDOOR DECK
- TECHNOLOGY PACKAGE INCLUDING CABLING, WIFI, MONITORS, ZOOM/TEAMS ENABLED MEETING ROOMS AND PRE-INSTALLED SECURITY/ACCESS CONTROLS
- 1 PRIVATE OFFICE
- OPEN KITCHEN WITH BAR SEATING AND BANQUETTES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

SUITE 325

6111 BOLLINGER CANYON ROAD

20,262 RSF | 3RD FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



*Hypothetical Floor Plan

SUITE DETAILS:

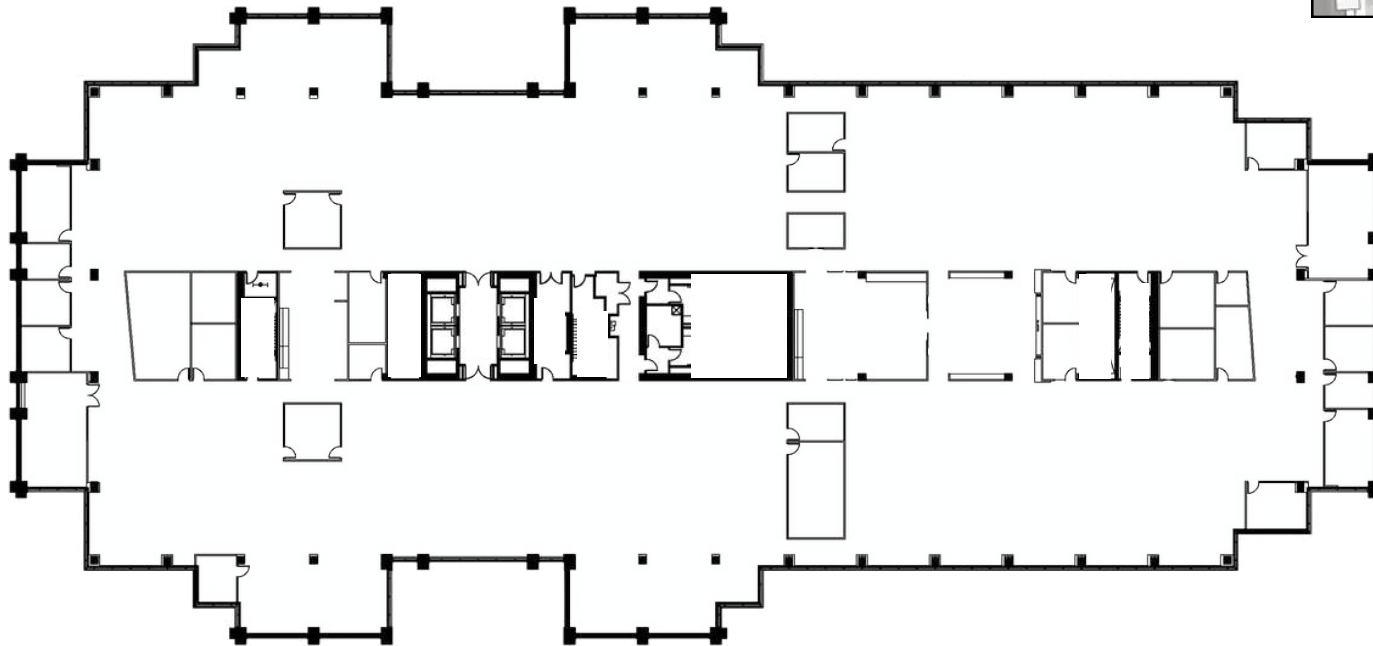
- SECOND GENERATION MOSTLY OPEN PLAN
- GREAT SOUTHERN WINDOW LINE

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
- SEVENTEEN OFFICES/HUDDLE ROOMS
- FIVE LARGE CONFERENCE ROOMS
- TWO KITCHENETTES
- ONE LIBRARY
- TWO IT ROOMS
- MULTIPLE PRINT/STORAGE/SUPPLY ROOMS SPREAD THROUGHOUT THE FLOOR

Bishop Ranch

Andrea Reeder

Senior Vice President, Director of Leasing
andrea@bishopranch.com
925-968-4411
DRE License 1463217

Nick Polsky

First Vice President, Leasing
nick@bishopranch.com
925-380-9518
DRE License 1472715

Andy Chang

Senior Director, Leasing
achang@bishopranch.com
925-327-3922
DRE License 02040615

**Orchards**

925-866-0100
www.bishopranch.com
DRE License 00164527