



**BR** Orchards

6101, 6111, 6121 Bollinger Canyon Road



## AMENITIES TO ADMIRE

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

## AMENITIES



### FLOURISH LOUNGE

On-site concierge, restaurant, bar + hospitality experience, coffee and café



### RESTAURANTS & ENTERTAINMENT

60 walkable restaurants including City Center Bishop Ranch and Roundhouse Market



### MEETING & CONFERENCE ROOMS

On-site 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

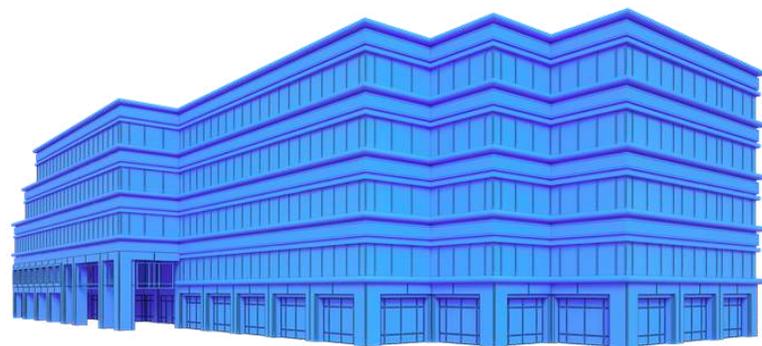
New tenant fitness center with a third party physical therapist and Pilates studio



# FLOURISH

The first in a new series of workplace café lounges, Flourish is a vibrant hub for connection and collaboration. It features a full-service restaurant and bar, along with flexible spaces—from private Zoom rooms to fully equipped conference areas. With options for custom events and private buyouts, Flourish is where work and community come together.





- ▶ 3 buildings
- ▶ 5-stories
- ▶ Class A
- ▶ 786,240 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 Gold Certified by USGBC
- ▶ Powered by 80% renewable energy
- ▶ 1 freight elevator per building
- ▶ Showers/lockers



## 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.

BR Shepherd's Glen

BR Sycamore

Belmont Village

6121 Bollinger Canyon Rd

Heritage Park

6111 Bollinger Canyon Rd

City Village  
400 + New Homes

city center  
bishop ranch

6101 Bollinger Canyon Rd

BR Lakeside

ROUNDHOUSE  
Conference Center  
Market & Fitness

BR Orchards

Future  
Residential  
Development



## 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 at Heritage Park or the Iron Horse Trail. 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, recycling initiative, green cleaning practices and more.

## BISHOP RANCH 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  
Efficient floor plates



### 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%



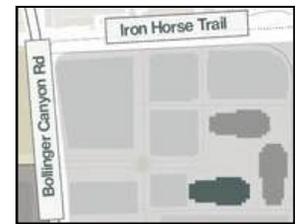
### CARBON FOOTPRINT

4,500 tons of CO<sub>2</sub>e – 30% reduction in carbon  
compared to a typical new build

Note: This data represents Bishop Ranch in its entirety, not individual neighborhoods.

# OFFICE AVAILABILITY

6101 Bollinger Canyon Road



| Unit      | RSF    | Plan | Spec         | Tour | Comments   |
|-----------|--------|------|--------------|------|--|
| Suite 362 | 940    |      | Market-ready |      | <ul style="list-style-type: none"> <li>• Market-ready</li> <li>• Two private offices</li> <li>• Open office area</li> </ul>  |
| Suite 314 | 1,366  |      | Market-ready |      | <ul style="list-style-type: none"> <li>• Market-ready, move in condition</li> <li>• Two private offices</li> <li>• Open office area</li> </ul>   |
| Suite 361 | 1,522  |      | Market-ready |      | <ul style="list-style-type: none"> <li>• Market-ready, move in condition</li> <li>• Two private offices</li> <li>• Open office area</li> </ul> <ul style="list-style-type: none"> <li>• Available April 2026</li> </ul>                                  |
| Suite 170 | 1,578  |      | Market-ready |      | <ul style="list-style-type: none"> <li>• New market-ready, move in condition</li> <li>• Three window line offices or huddle rooms</li> <li>• Open area</li> </ul> <ul style="list-style-type: none"> <li>• Ground floor location</li> </ul>              |
| Suite 125 | 2,303  |      | Spec Suite   |      | <ul style="list-style-type: none"> <li>• <b>Lease pending</b></li> <li>• Three window-line offices</li> <li>• Conference room</li> </ul> <ul style="list-style-type: none"> <li>• Coffee bar</li> <li>• Room for ~ten desks</li> </ul>                   |
| Suite 430 | 2,811  |      | Shell        |      | <ul style="list-style-type: none"> <li>• Hypothetical space plan</li> <li>• Three private offices</li> <li>• Open office area</li> </ul> <ul style="list-style-type: none"> <li>• Reception</li> <li>• Conference room</li> <li>• Huddle area</li> </ul> |
| Suite 495 | 11,395 |      | Shell        |      | <ul style="list-style-type: none"> <li>• Shell condition with rolling hills views</li> </ul>   |
| Suite 250 | 14,842 |      | Shell        |      | <ul style="list-style-type: none"> <li>• Shell condition with window line offices in place</li> <li>• Divisible to ~8k</li> </ul>  |

# OFFICE AVAILABILITY

6111 Bollinger Canyon Road

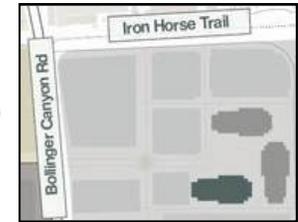
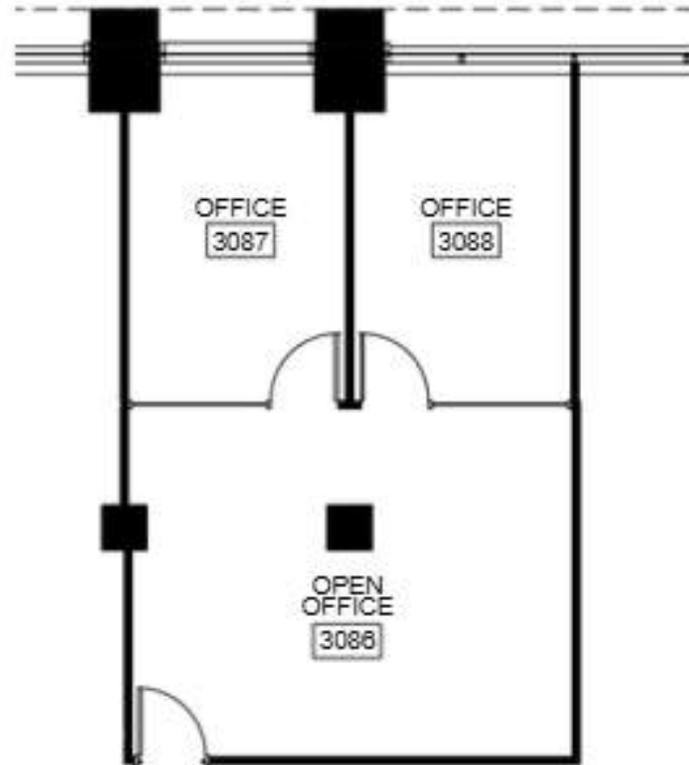


| Unit      | RSF    | Plan | Tour | Comments  |
|-----------|--------|------|------|---|
| Suite 525 | 6,970  |      |      | <ul style="list-style-type: none"><li>Fully furnished and professionally staged penthouse office suite</li><li>Top-floor location with private, furnished outdoor deck</li><li>Plug-and-play technology package: cabling, Wi-Fi, monitors</li><li>Zoom/Teams-enabled meeting rooms</li><li>Pre-installed security and access controls</li><li>1 private office</li><li>Open kitchen with bar seating and banquettes</li><li>1 huddle room</li><li>2 phone rooms</li><li>9 sit-stand workstations</li><li>Collaborative lounge area</li><li>Large conference room + medium conference room</li></ul> |
| Suite 325 | 20,262 |      |      | <ul style="list-style-type: none"><li>Second generation mostly open plan</li><li>Great southern window line</li></ul>   |
| Suite 200 | 54,819 |      |      | <ul style="list-style-type: none"><li>Full floor, move-in ready second generation, TIA available</li><li>Seventeen offices/huddle rooms, five large conference rooms, two kitchenettes</li><li>One library, two IT rooms</li><li>Multiple print/storage/supply rooms spread throughout the floor</li></ul>  |

# SUITE 362

6101 BOLLINGER CANYON ROAD

940 RSF | 3RD FLOOR | AVAILABLE MAY 2026



## SUITE DETAILS:

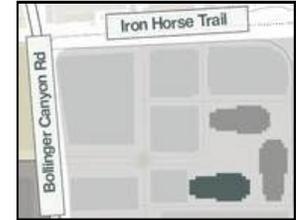
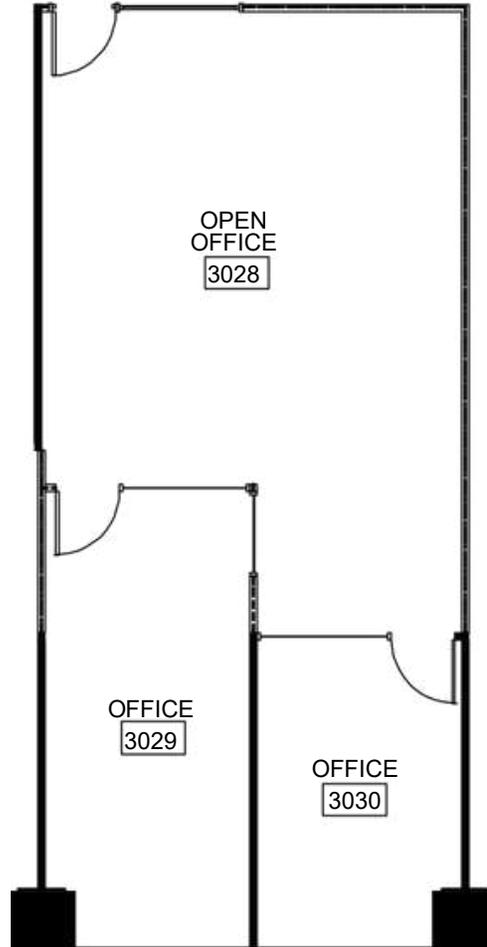
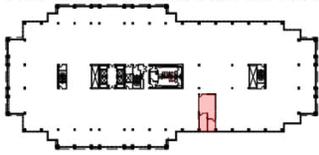
- MARKET-READY
- TWO PRIVATE OFFICES
- OPEN OFFICE AREA
- AVAILABLE MAY 2026

# SUITE 314

6101 BOLLINGER CANYON ROAD

1,366 RSF | 3RD FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



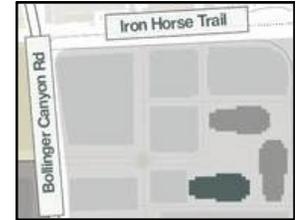
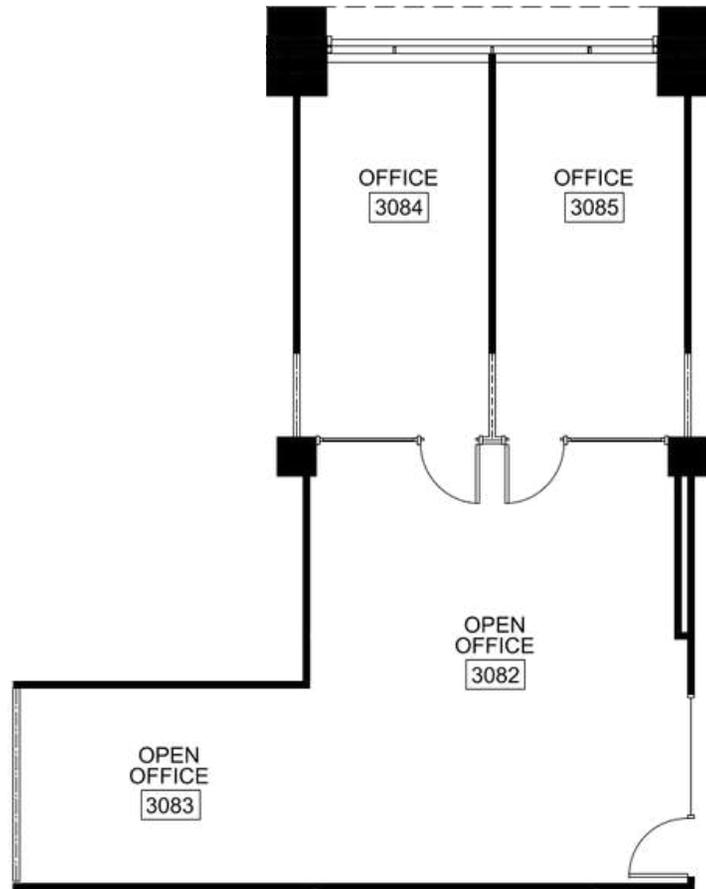
## SUITE DETAILS:

- 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

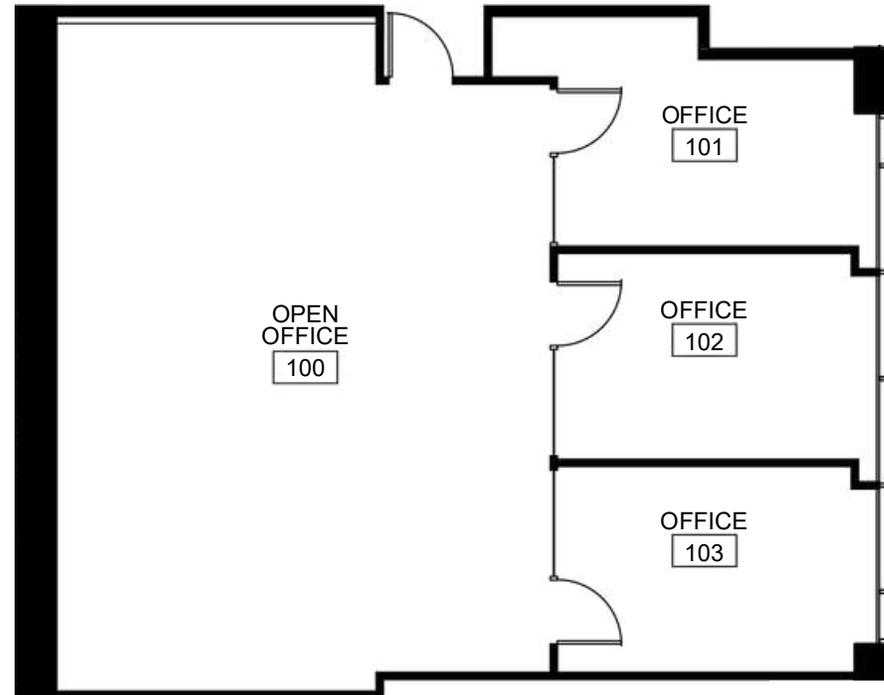
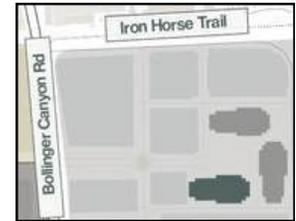
# SUITE 170

6101 BOLLINGER CANYON ROAD



1,578 RSF | 1ST FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)

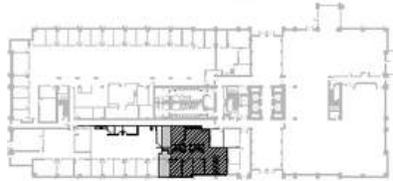


## SUITE DETAILS:

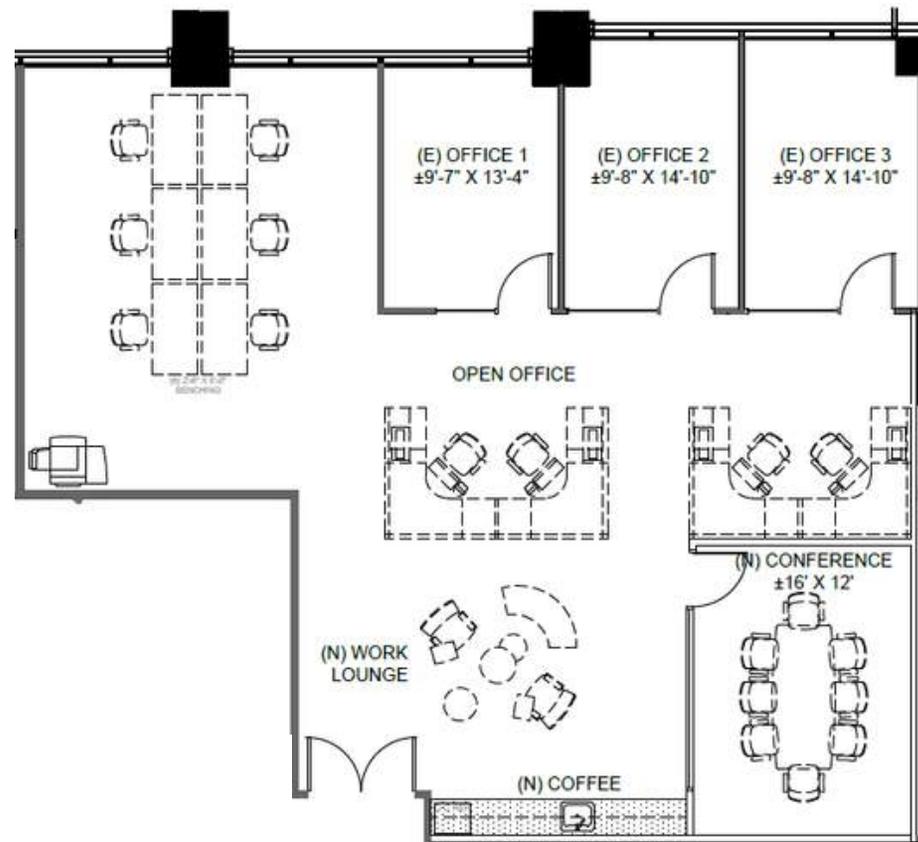
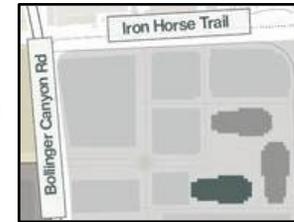
- NEW MARKET-READY, MOVE IN CONDITION
- 3 WINDOW-LINE OFFICES OR HUDDLE ROOMS
- OPEN AREA
- GROUND FLOOR LOCATION

# SUITE 125

6101 BOLLINGER CANYON ROAD



2,303 RSF | 1ST FLOOR | LEASE PENDING



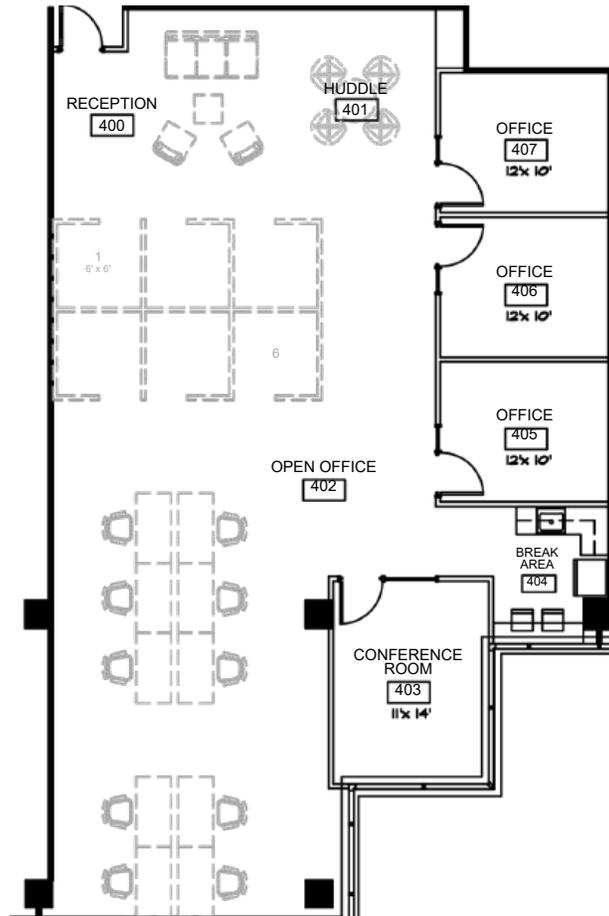
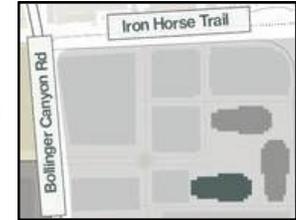
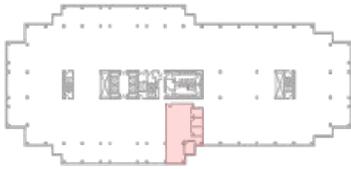
SUITE DETAILS:

- **LEASE PENDING**
- **THREE WINDOW LINE OFFICES**
- **CONFERENCE ROOM**
- **COFFEE BAR**
- **ROOM FOR ~TEN DESKS**

# SUITE 430

6101 BOLLINGER CANYON ROAD

2,811 RSF | 4TH FLOOR | AVAILABLE NOW



\*Hypothetical Space Plan

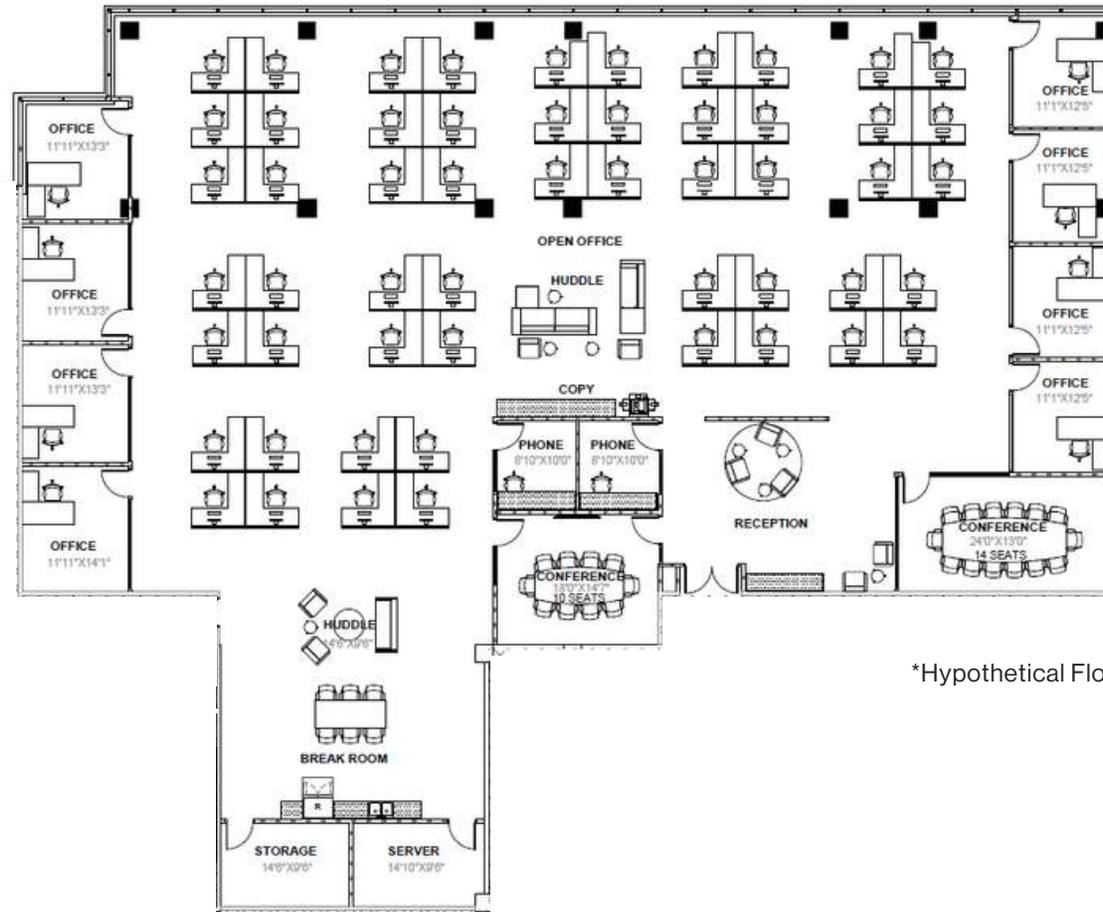
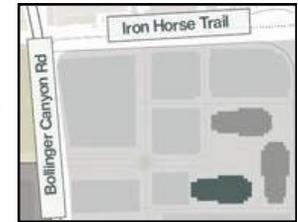
## SUITE DETAILS:

- SHELL CONDITION
- THREE PRIVATE OFFICES
- OPEN OFFICE AREA
- RECEPTION
- CONFERENCE ROOM
- HUDDLE AREA
- BREAK ROOM

# SUITE 495

6101 BOLLINGER CANYON ROAD

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



\*Hypothetical Floor Plan

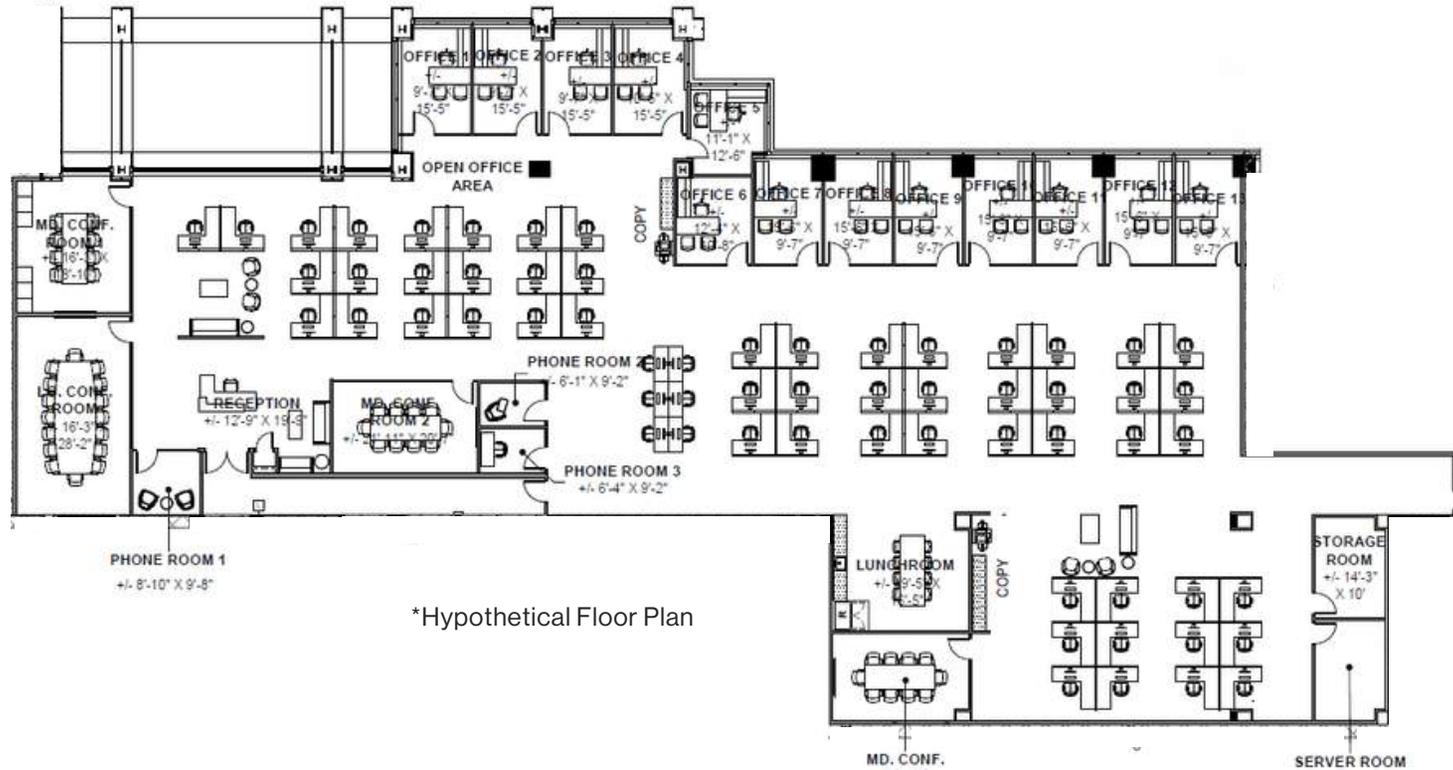
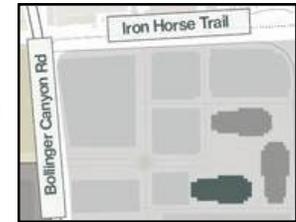
SUITE DETAILS:

- 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:

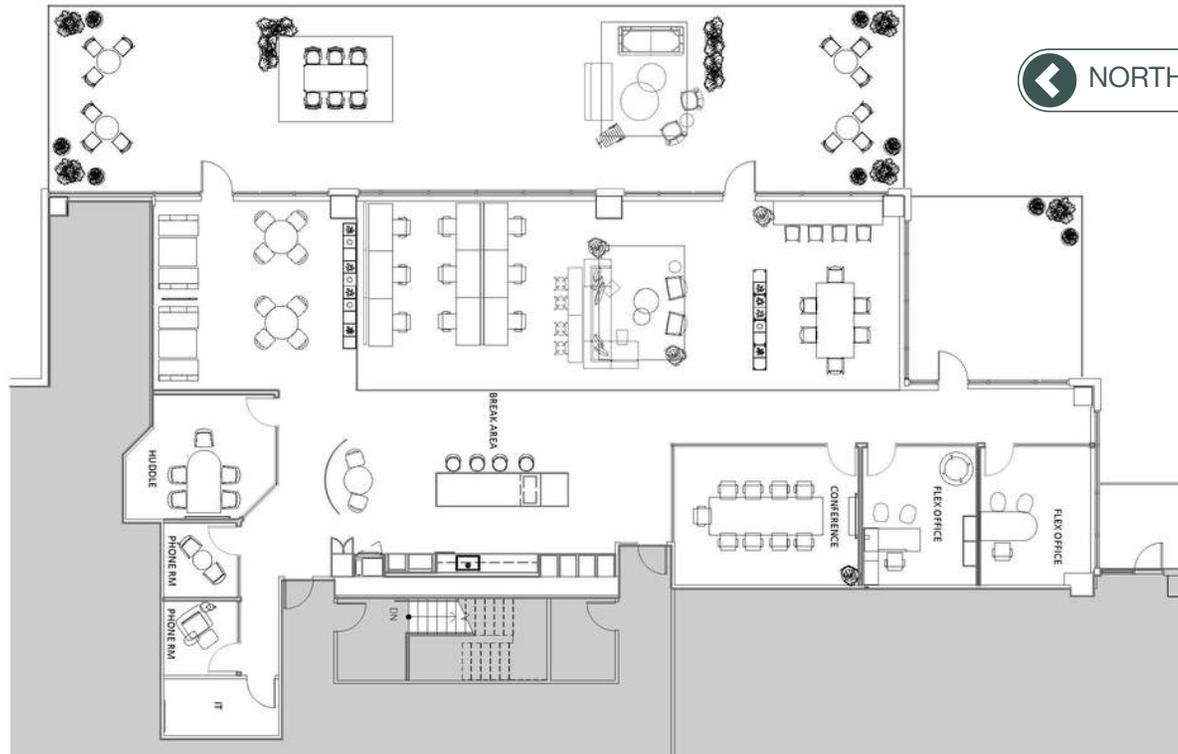
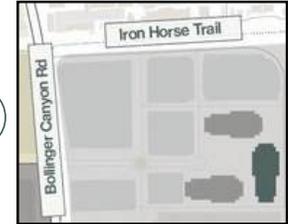
- CURRENTLY IN SHELL CONDITION WITH WINDOW LINE OFFICES IN PLACE
- DIVISIBLE TO ~8K

# SUITE 525

6111 BOLLINGER CANYON ROAD

6,970 RSF | 5TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



## SUITE DETAILS:

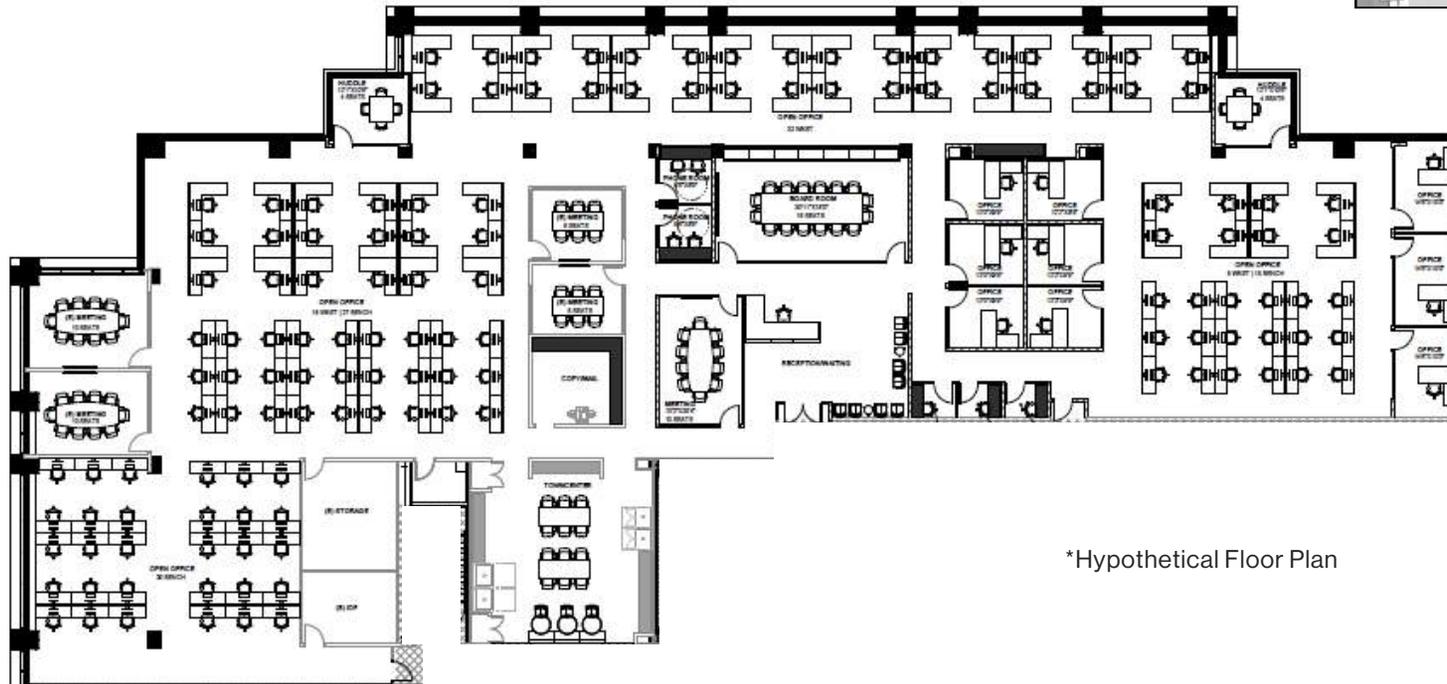
- FULLY FURNISHED, STAGED PENTHOUSE OFFICE SUITE
- TOP OFFICE FLOOR WITH PRIVATE, FURNISHED OUTDOOR DECK
- TECHNOLOGY PACKAGE INCLUDING CABLING, WIFI, MONITORS, ZOOM/TEAMS ENABLED MEETING ROOMS AND PRE-INSTALLED SECURITY/ACCESS CONTROLS
- 1 PRIVATE OFFICE
- OPEN KITCHEN WITH BAR SEATING AND BANQUETTES
- 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:

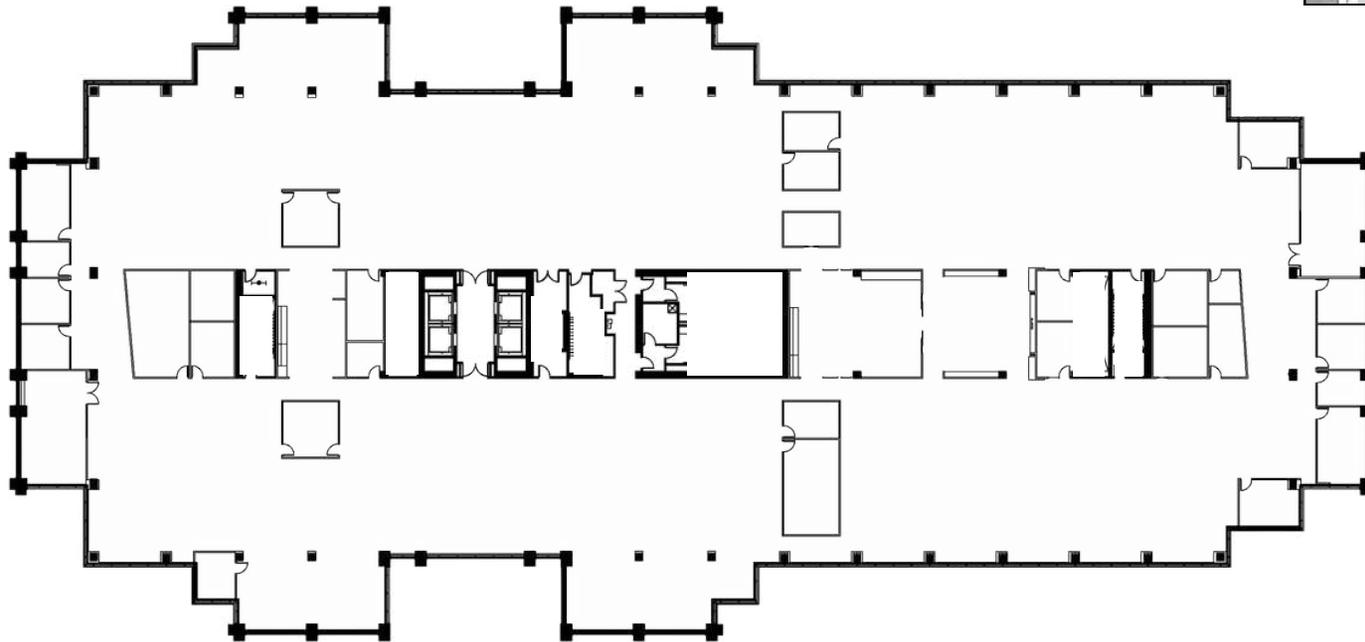
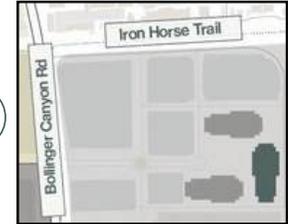
- SECOND GENERATION MOSTLY OPEN PLAN
- GREAT SOUTHERN WINDOW LINE

# 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



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