



OFFICE CONDO FOR SUBLEASE

111 DEERWOOD RD, SUITE 175 | SAN RAMON, CA



CONTENTS

- 3** LEASE SUMMARY
- 4** PROPERTY HIGHLIGHTS
- 5** PROPERTY AERIALS
- 7** LOCATION HIGHLIGHTS

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LEASE SUMMARY

Beautiful Office Condo for sublease in a great building with a great location in San Ramon. The office is turn key ready with 3 private offices, Lobby area, cubical area, an newly updated kitchenette with sink and plenty of room for fridge, microwave, and more. Located in suite 175 of the Deerwood Office building, this office has great views out multiple windows, close to exit doors, and few neighbors due to it's corner location in the building.



LEASE RATE

Call Broker

ADDRESS

111 Deerwood Rd, Suite 175
San Ramon, CA

AVAILABLE SF

1,256 SF

ZONING

Office and Medical

LEASE TERM

Full Service



OFFICE HIGHLIGHTS

- Turn Key Office
- Newly Updated Kitchenette
- Great Location in the Building
- Great Light coming into the office
- Great Relaxing Views



 DEERWOOD DR

 DEERWOOD RD

 CROW CANYON RD | 28,100 VPD



COSTCO
WHOLESALE
Marshalls

petco
STARBUCKS COFFEE
ULTA
baskinBRobbins

CROW CANYON RD

**SAN RAMON VALLEY
CONFERENCE
CENTER**

THE HOME DEPOT
Staples

SPROUTS FARMERS MARKET
ACE Hardware
GameStop
PANERA BREADS
SUPERCUTS
PANDA EXPRESS CHINESE KITCHEN
MIKE'S
Bank of America
WELLS FARGO
Carl's Jr.

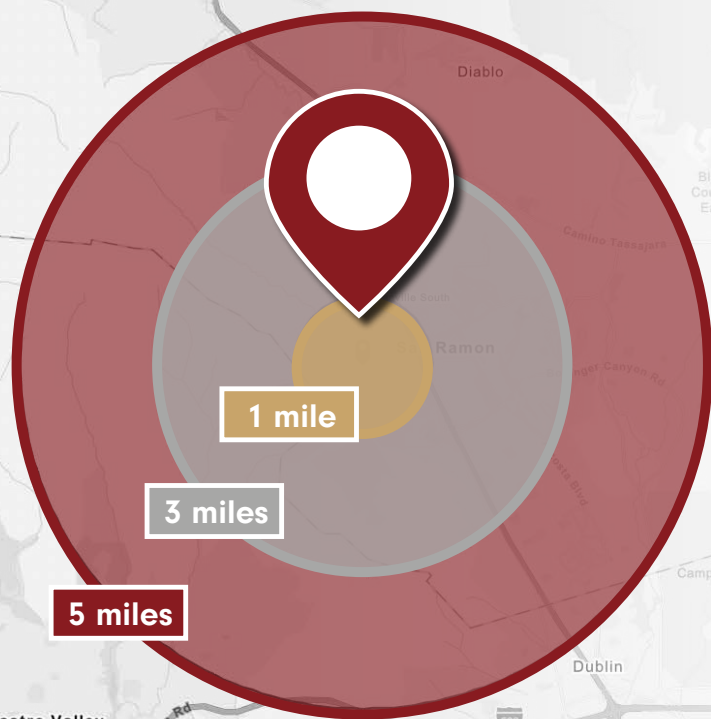
**24
HOUR
FITNESS**

CVS
STARBUCKS COFFEE
CHIPOTLE MEXICAN BOWL
SAFeway
McDonald's
TACO BELL

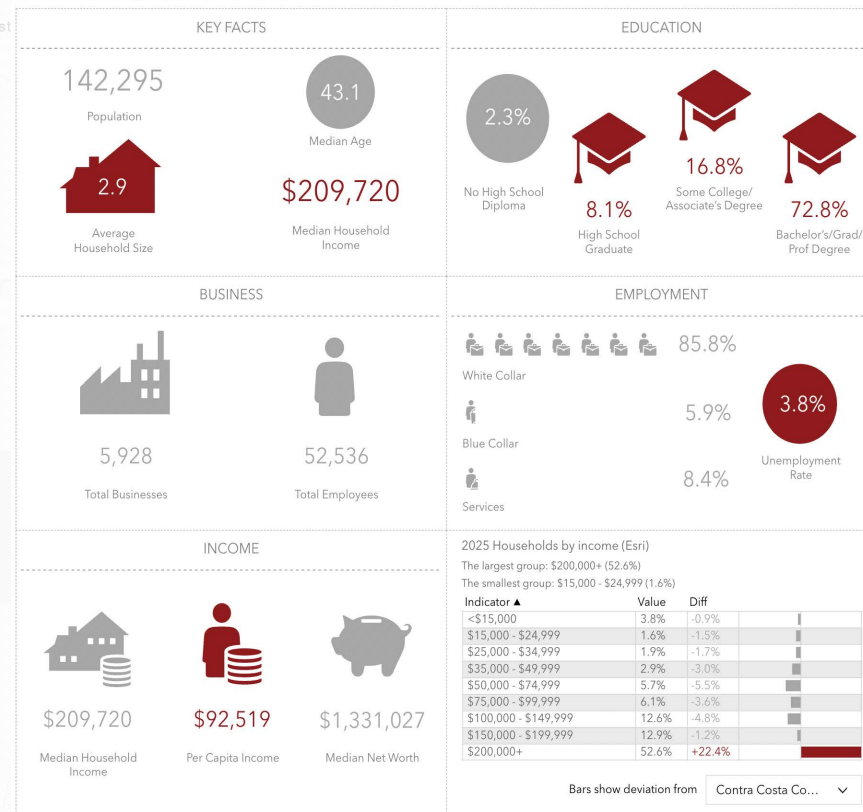
CROW CANYON RD

**INTERSTATE
680**

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	10,985	54,771	142,295
Households	3,985	20,118	49,561
Families	2,797	14,879	38,458
Average Household Size	2.76	2.72	2.86
Owner Occupied Housing Units	2,488	14,531	37,298
Renter Occupied Housing Units	1,497	5,587	12,263
Median Age	40.3	43.2	43.1
Median Household Income	\$173,427	\$185,094	\$209,720
Average Household Income	\$229,565	\$243,350	\$265,328



SAN RAMON CALIFORNIA

San Ramon, California, is a premier East Bay business hub offering immediate access to a highly skilled workforce, affluent customer base, and outstanding regional connectivity. Located along the I-680 corridor, the city provides direct commuter access to Silicon Valley, Oakland, and San Francisco, making it a strategic choice for companies seeking visibility and convenience in the Bay Area.

The sublease location benefits from proximity to Bishop Ranch, one of the largest and most successful mixed-use business parks in the region, home to major corporate tenants such as Chevron, AT&T, GE Digital, and SAP. The surrounding area offers abundant amenities, including the 300,000 SF City Center Bishop Ranch retail and dining destination, numerous hotels, fitness centers, and conference facilities—ideal for both employee convenience and client engagement.

San Ramon's strong demographics—with a median household income above \$170,000 and a highly educated population—support a professional, service-oriented business environment. Top-rated schools, exceptional parks, and vibrant community offerings further enhance the city's appeal, providing a well-rounded setting for companies looking to attract and retain top talent.

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