



# FOR SALE

*±5,428 SF Standalone Owner-User Building Available for Purchase  
in San Ramon for Medical/Office use*

*For more information  
please contact*

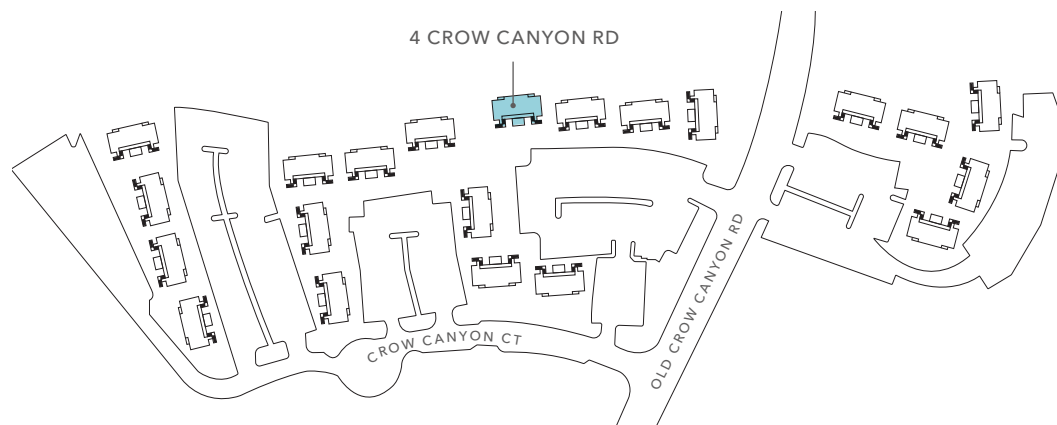
**WILL BALLOWE**  
925.389.2499  
will.ballowe@kidder.com  
LIC N° 02053125



*Kidder Mathews as exclusive advisor is pleased to offer the opportunity to acquire 4 Crow Canyon Court (the “Property”) in San Ramon, California.*

4 Crow Canyon Court is a well-located office building in the Crow Canyon Office Park in San Ramon. Built in 1980, the building is sprinklered and has been well maintained over the years. The Property was recently measured with LaserTech a  $\pm 5,428$  RSF—this difference comes from updated BOMA standards, and buyers should verify all measurements on their own. The property is a great fit for an owner-user, especially with SBA financing, since 51% occupancy can be reached within 12 months. On November 1,

2025, about 1,900 RSF on the ground floor will be available, creating a perfect space for a business to move in. The HOA is locally managed by Adwill Management, Inc., with monthly dues of \$1,114 that cover common area upkeep and exterior painting. Parking is very convenient, allowing you to park close by and walk directly into your suite. Overall, this is a rare chance to own an office building in a strong San Ramon location with flexible space and financing advantages.



#### PROPERTY HIGHLIGHTS

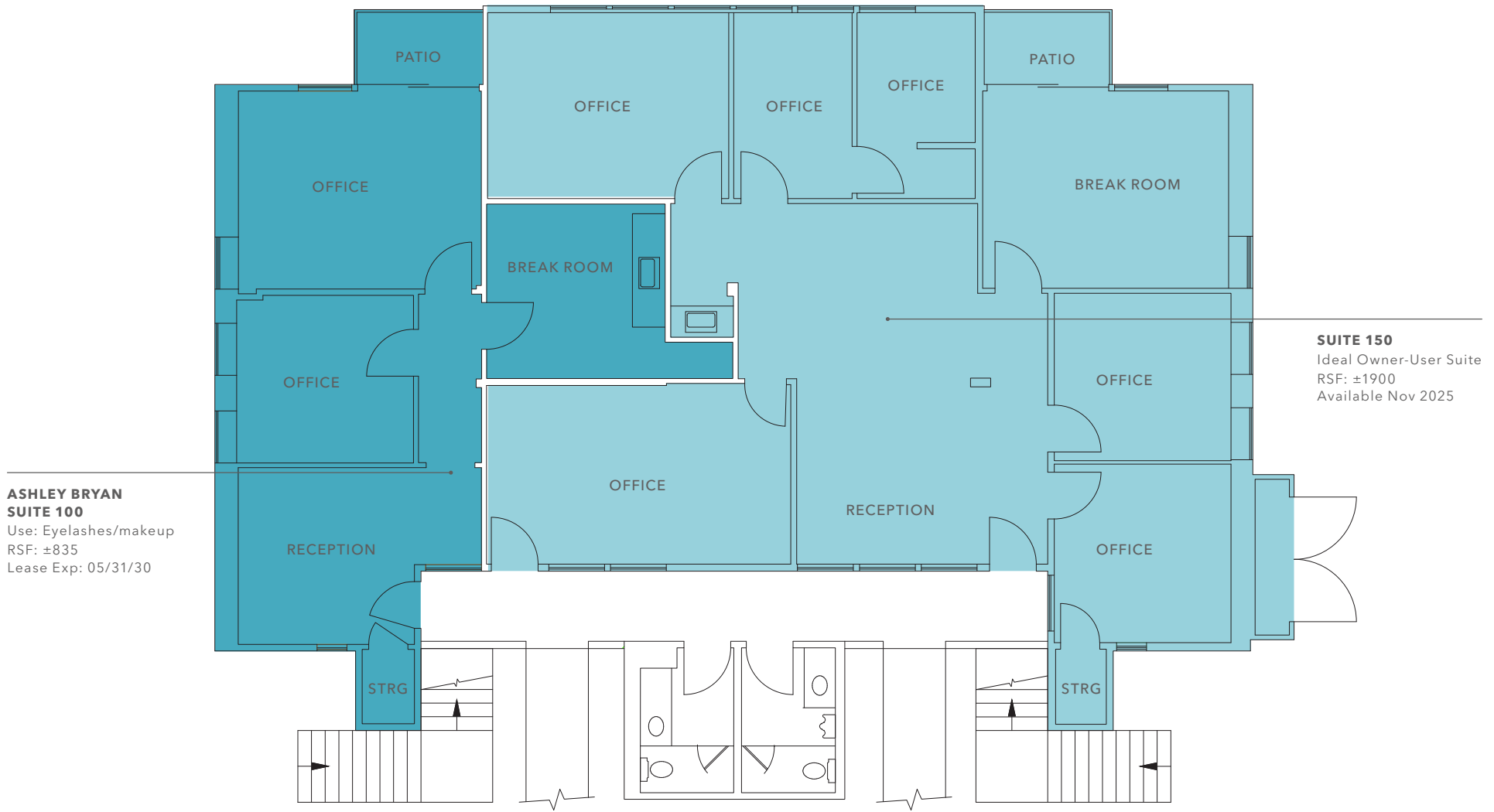
YEAR BUILT	1980
TOTAL BUILDING	$\pm 5,428$ SF
STORIES	2
TENANCY	Multiple
SPRINKLERS	Yes
HVAC	Two (2) package units on the roof, one for each floor
ROOF	PVC Membrane/Shingle
PARKING RATIO	4.0/1,000 PSF
SPRINKLERS	Yes
PARCEL NUMBER	208-490-014-7

$\pm 5,428$   
TOTAL SF

$\$1,925,000$   
ASKING PRICE (\$389.00 PSF)

FIRST FLOOR PLAN

*±2,864 SF*  
ENTIRE FIRST FLOOR



# SECOND FLOOR PLAN

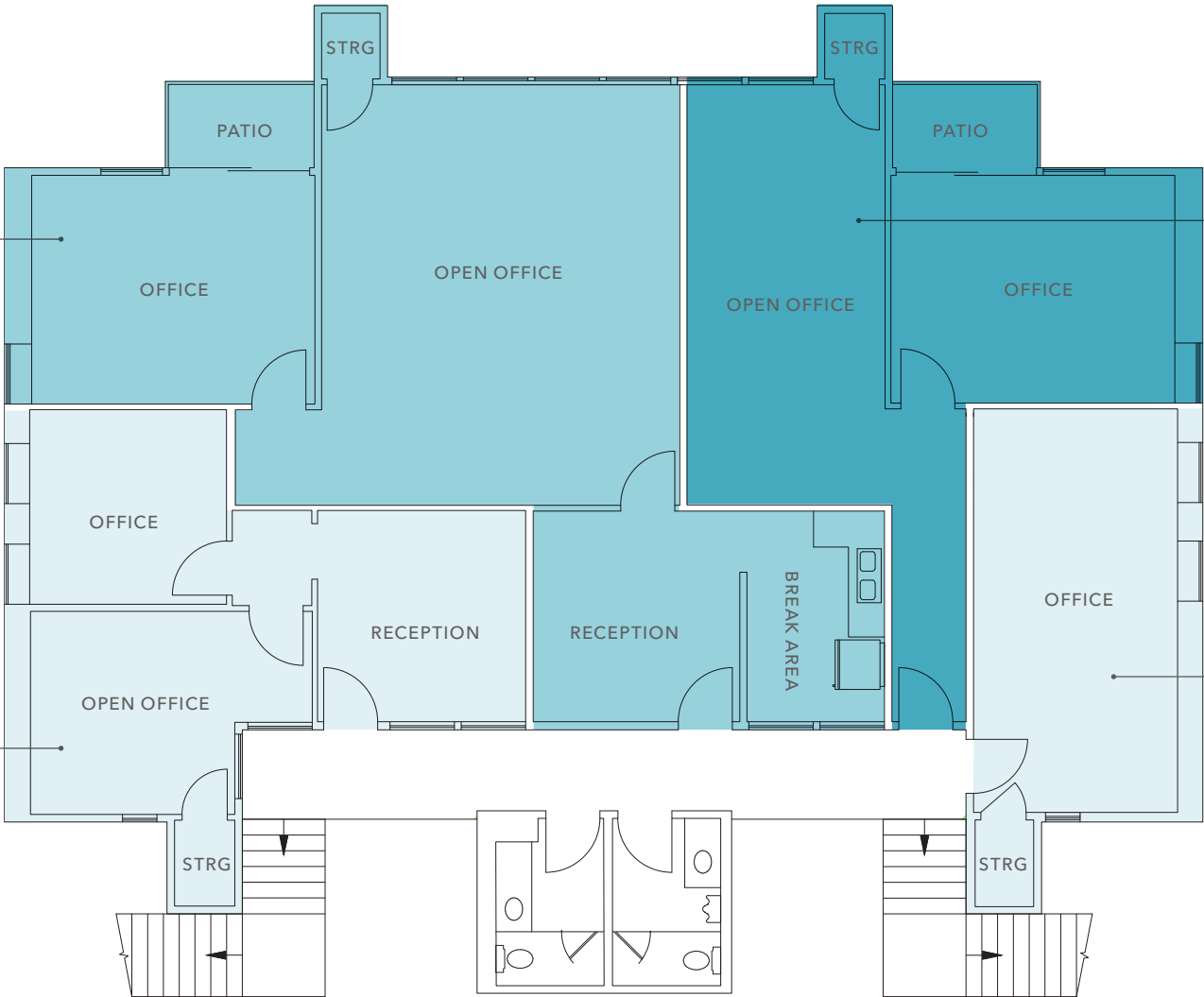
*±2,869 SF*  
ENTIRE SECOND FLOOR

**MARIA H HASWELL  
SUITE 205**  
Use: Therapy  
RSF: ±1,155  
Lease Exp: 07/31/27

**SUITE 210**  
Richard Daniels  
Transportation  
RSF: ±688  
Lease Exp: Mo-Mo

**KASHIF ALI  
SUITE 200**  
Use: Office  
RSF: ±700  
Lease Exp: 03/31/26

**SUITE 215**  
Anna Plummer  
RSF: ±360  
Lease Exp: 07/31/26







## 4 CROW CANYON CT

*For more information on  
this property, please contact*

**WILL BALLOWE**  
925.389.2499  
will.ballowe@kidder.com  
LIC N° 02053125

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

