



FOR SALE

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

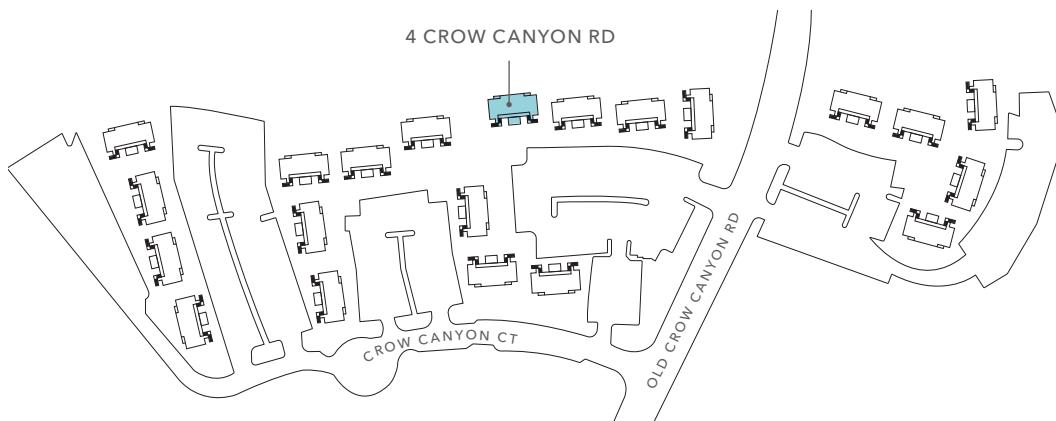
*For more information
please contact*

WILL BALLOWE
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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

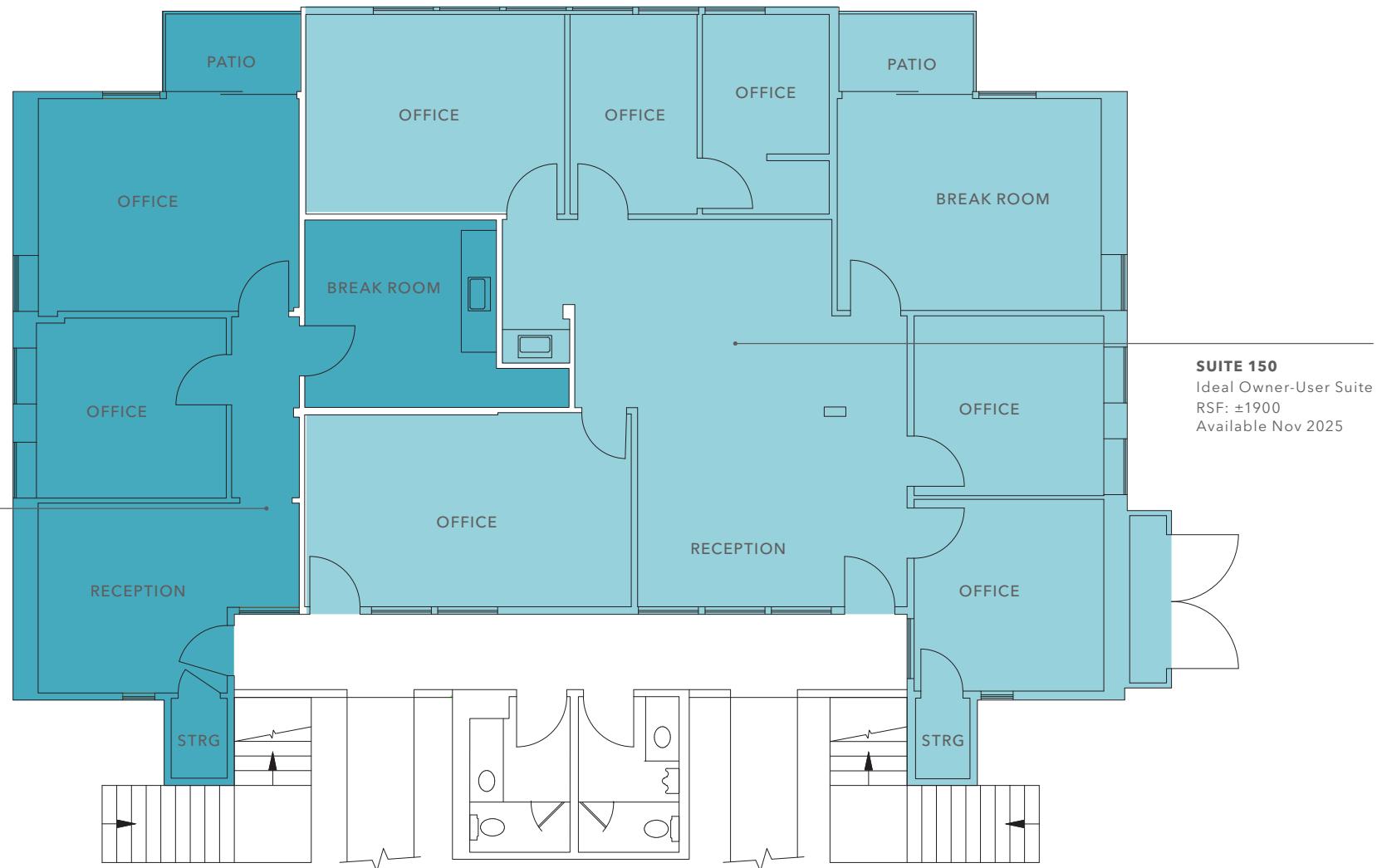
TOTAL SF

\$1,925,000

ASKING PRICE (\$389.00 PSF)

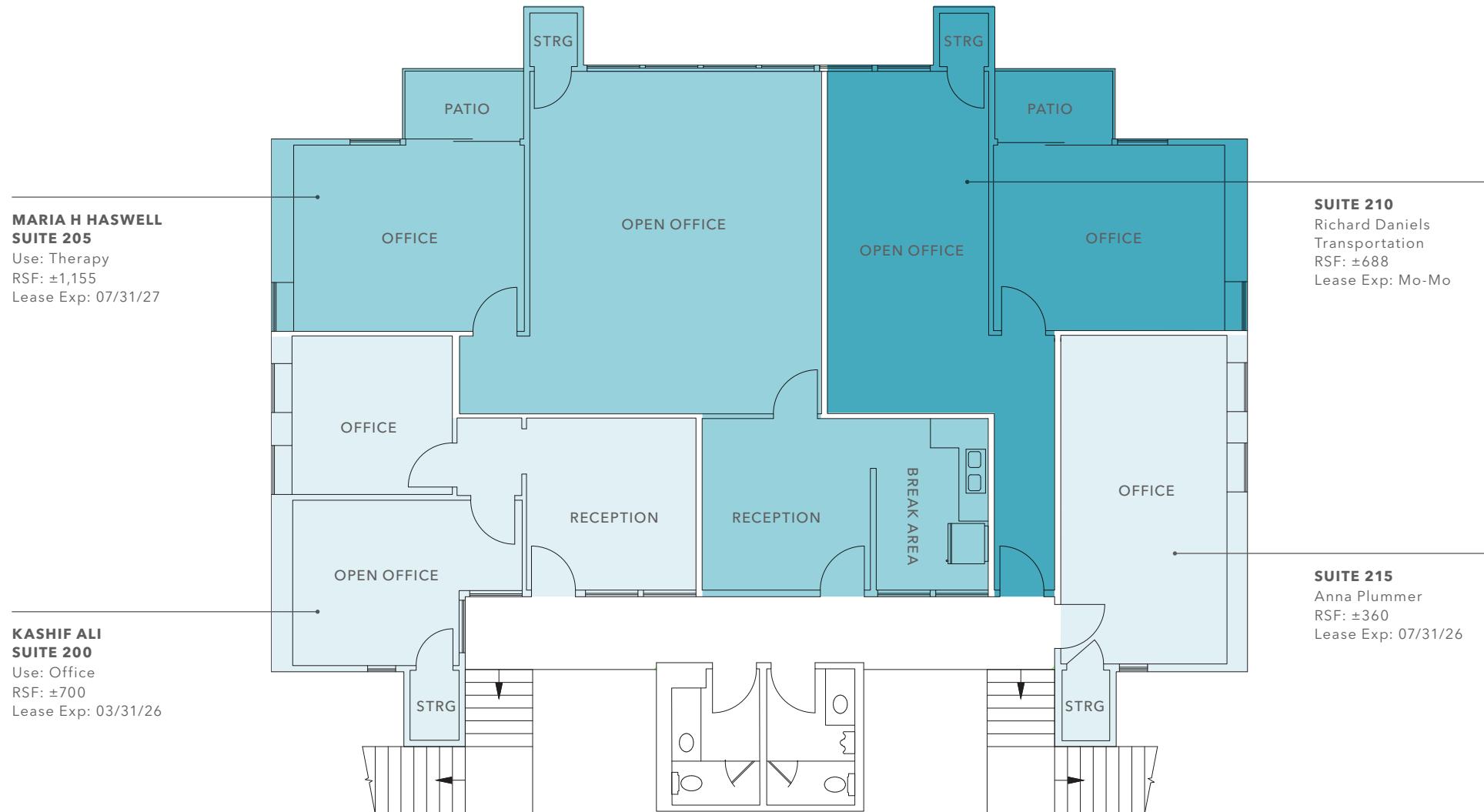
FIRST FLOOR PLAN

$\pm 2,864 SF$
ENTIRE FIRST FLOOR



SECOND FLOOR PLAN

$\pm 2,869 SF$
ENTIRE SECOND FLOOR





4 CROW
CANYON CT

4 CROW CANYON CT

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this property, please contact*

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KIDDER.COM

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km **Kidder**
Mathews