



#### **AMENITIES TO ADMIRE**

Shepherd's Glen 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**



#### **RESTAURANTS & ENTERTAINMENT**

60 walkable restaurants including City Center Bishop Ranch and Bishop Farms



#### **BIKABLE**

Free BRite bike share program Bike parking spaces Access to bike trails



#### **CONNECTED TO NATURE**

Green space and outdoor collaboration areas Connection to Iron Horse Trail Lush landscaping



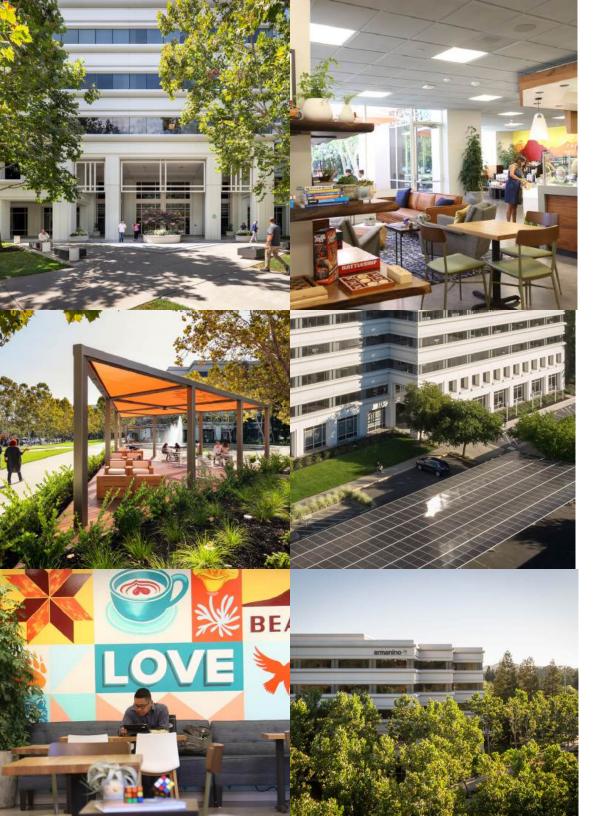
#### **TRANSPORTATION**

Abundant surface lot and covered parking
EV Charging Stations
3 minute walk to San Ramon Transit Center
Free express bus services from Walnut Creek and
Dublin/Pleasanton BART stations, plus unlimited
bus service on all County Connection routes
Guaranteed Ride Home program reimbursing 6
rides per year



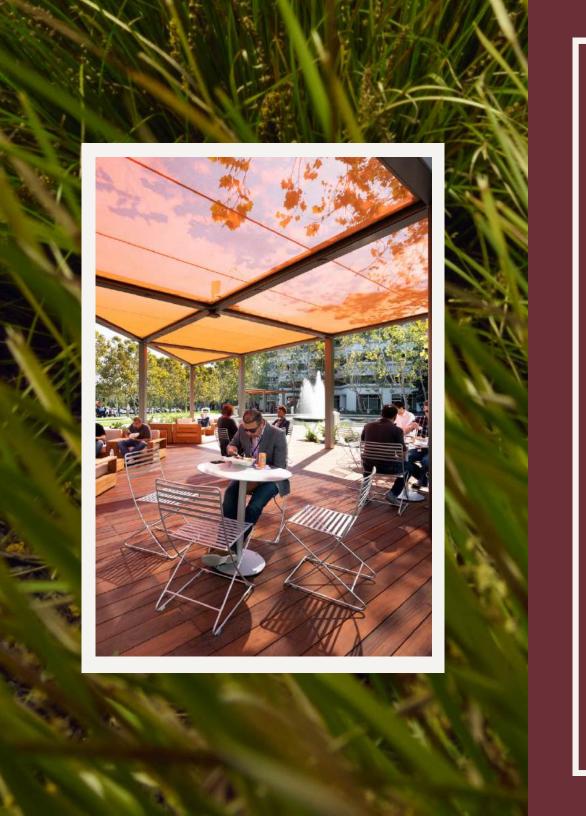
#### **BR MEDICAL ON -SITE**

Located in the northernmost building of the projecttotaling 200K square feet of medical space Suite size range: 2K-11K square feet On-site tenants John Muir Urgent Care and UCSF





- ▶ 3 Buildings (excluding BR Medical building)
- ► 5-stories
- ► Class A
- ▶ 606,071 RSF total
- ▶ 40,000 45,000 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
- ▶ Outside collaborative work areas with wifi
- ▶ Showers/lockers



# THE LOCATION

Nestled alongside the Iron Horse Trail, Shepherd's Glen feels like a retreat. Lush landscaping forms the ideal backdrop for outdoor work areas. Spanning 30 park-like acres, Shepherd's Glen offers tenants a unique work environment.



#### THE PLACE TO BE

The best of Shepherd's Glen social scene, shopping and park life all within a 10-minute walk.

Working at Shepherd's Glen opens up a world of ways to spend your day. Step outside and enjoy the greenery along 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**

Shepherd's Glen 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%



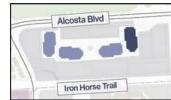
#### **CARBON FOOTPRINT**

4,500 tons of CO2e-30% reduction in Carbon compared to a typical new build

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

## OFFICE AVAILABILITY 12647 Alcosta Blvd

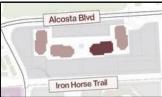




Unit	RSF	Plan	Tour	Suite Details
Suite 443	1,593		360°	<ul><li>Three private offices</li><li>Open space</li></ul>
Suite 325	2,205			<ul> <li>Five private offices</li> <li>Break area</li> <li>Reception</li> <li>Open space</li> <li>Available April 2026</li> <li>Available April 2026</li> <li>IT/Storage Room</li> </ul>
Suite 380	2,358			<ul> <li>Five private offices</li> <li>Reception</li> <li>Open space</li> <li>Conference room</li> <li>IT room</li> <li>Partially furnished as shown in floor plan</li> </ul>
Suite 225	2,777	4	360°	<ul> <li>Hypothetical floor plan includes:</li> <li>Four private offices</li> <li>Kitchen</li> <li>Conference room</li> <li>IT/Storage room</li> <li>Open space</li> <li>Can be combined with Suite 230</li> </ul>
Suite 163	2,893			<ul><li>Four private offices</li><li>Open space</li><li>Break room</li></ul>
Suite 230	3,539		360°	<ul> <li>Three private offices</li> <li>Conference room</li> <li>IT room</li> <li>Open space</li> <li>Can be combined with Suite 225</li> </ul>
Suite 240	4,669		360°	<ul> <li>Three private offices</li> <li>Open space</li> <li>Break room</li> <li>Two conference rooms</li> <li>Reception room</li> </ul>
Suite 400	5,683		360°	<ul><li>Shell space</li><li>Can be combined with Suite 425</li></ul>
Suite 155	6,044	-1		<ul> <li>Seven private offices</li> <li>Open space</li> <li>Available February 2026</li> <li>Storage room</li> <li>Break room</li> </ul>
Suite 425	12,544	4	360°	<ul> <li>Eight private offices, four conference rooms, three huddle rooms, four storage rooms</li> <li>Break room, mail room, server room, reception area, and open space</li> <li>Two private balconies</li> <li>Can be combined with Suite 400</li> </ul>
Suite 300	18,797		360°	<ul> <li>Thirty-five private offices</li> <li>Five conference rooms</li> <li>Break room</li> <li>Print/copy room</li> <li>Open space</li> </ul>

## OFFICE AVAILABILITY 12657 Alcosta Blvd





Unit	RSF	Plan	Tour	Suite Details	Iron Horse Trail
Suite 140	6,635	-1		<ul> <li>Eleven private offices</li> <li>Break room</li> <li>Print/Copy room</li> <li>Conference room</li> <li>Open space</li> <li>Reception</li> </ul>	Available January 2026
Suite 300	22,325		360°	<ul><li>Warm shell</li><li>Tenant improvement allowance available</li></ul>	
Suite 350	22,617		360°	<ul><li>Thirty-one private offices</li><li>Three large conference rooms</li><li>One break area</li></ul>	
Suite 500	42,224		360°	<ul><li>Full floor</li><li>Market ready plan pricing now</li></ul>	

### **OFFICE AVAILABILITY**

### 12667 Alcosta Blvd

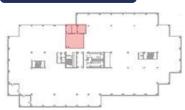




Unit	RSF	Plan	Tour	Suite Details
Suite 404	998	-1	360°	<ul><li>Two private offices</li><li>Open space</li><li>New market ready suite</li></ul>
Suite 406	998	-1	360°	<ul> <li>Two private offices</li> <li>Open space</li> <li>New market ready suite</li> </ul>
Suite 408	998	-1	360°	<ul><li>Two private offices</li><li>Open space</li><li>New market ready suite</li></ul>
Suite 420	1,000			<ul> <li>Two private offices</li> <li>Open space</li> <li>New market ready suite</li> </ul>
Suite 402	1,057	-1	360°	<ul><li> Two private offices</li><li> Open space</li><li> New market ready suite</li></ul>
Suite 195	2,474	-1	360°	<ul> <li>Four private offices</li> <li>Conference room</li> <li>Reception area</li> <li>Break room</li> <li>Open area</li> </ul>
Suite 325	9,377	-1	360°	Shell space
Suite 300	12,382	-1	360°	<ul><li>Eight private offices</li><li>Conference room</li><li>Kitchen</li></ul>

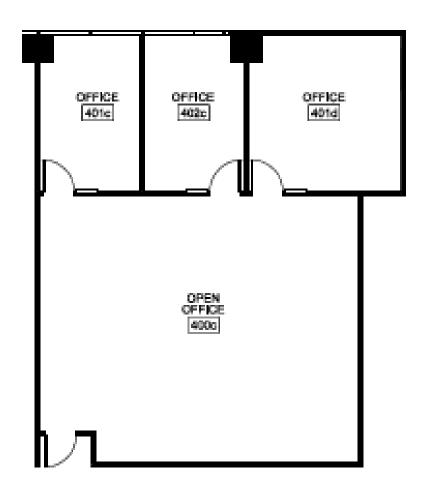
#### 1,593 RSF | 4TH FLOOR | AVAILABLE NOW





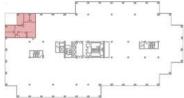






- THREE PRIVATE OFFICES
- OPEN OFFICE SPACE

#### 12647 ALCOSTA BLVD









SUITE DETAILS:

- FIVE PRIVATE OFFICES
- OPEN SPACE

• BREAK AREA

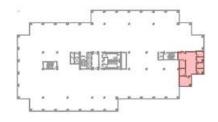
CONFERENCE ROOM

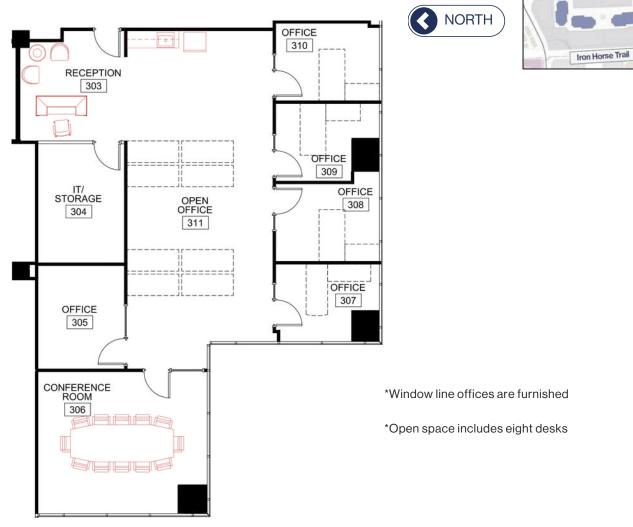
• RECEPTION

• IT/STORAGE ROOM

Alcosta Blvd

#### 12647 ALCOSTA BLVD





#### SUITE DETAILS:

- FIVE PRIVATE OFFICES
- CONFERENCE ROOM

RECEPTION

• IT ROOM

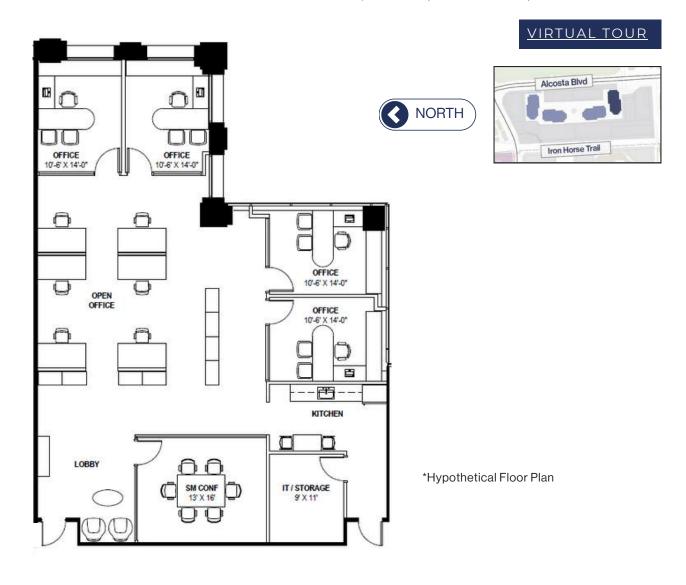
• OPEN SPACE

• PARTIALLY FURNISHED

#### 2,777 RSF | 2ND FLOOR | AVAILABLE NOW

#### 12647 ALCOSTA BLVD





SUITE DETAILS:

- FOUR PRIVATE OFFICES
- CONFERENCE ROOM

• KITCHEN

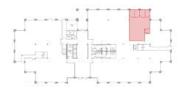
• IT/STORAGE ROOM

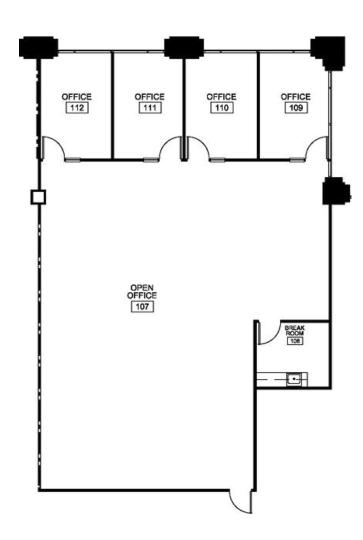
• OPEN SPACE

• CAN BE COMBINED WITH SUITE 230

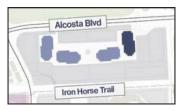
#### 2,893 RSF | 1ST FLOOR | AVAILABLE NOW

#### 12647 ALCOSTA BLVD





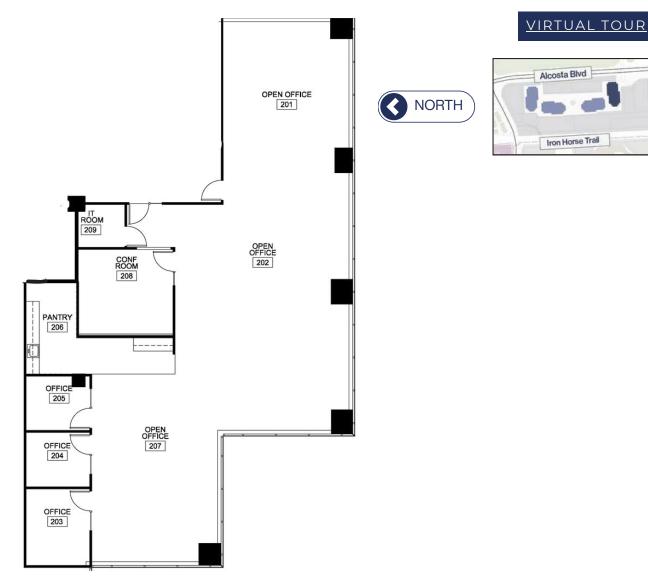




- FOUR PRIVATE OFFICES
- BREAK ROOM
- OPEN SPACE

#### 3,539 RSF | 2ND FLOOR | AVAILABLE NOW





- THREE PRIVATE OFFICES
- OPEN SPACE
- PANTRY/KITCHEN

- IT ROOM
- CONFERENCE ROOM
- CAN BE COMBINED WITH SUITE 225

#### 4,669 RSF | 2ND FLOOR | AVAILABLE NOW

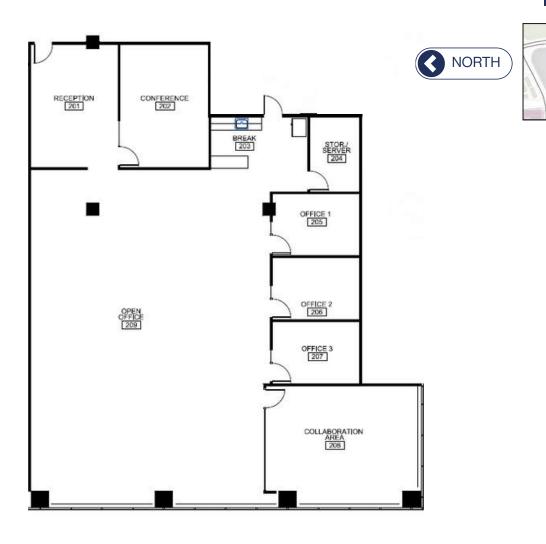
#### 12647 ALCOSTA BLVD





Alcosta Blvd

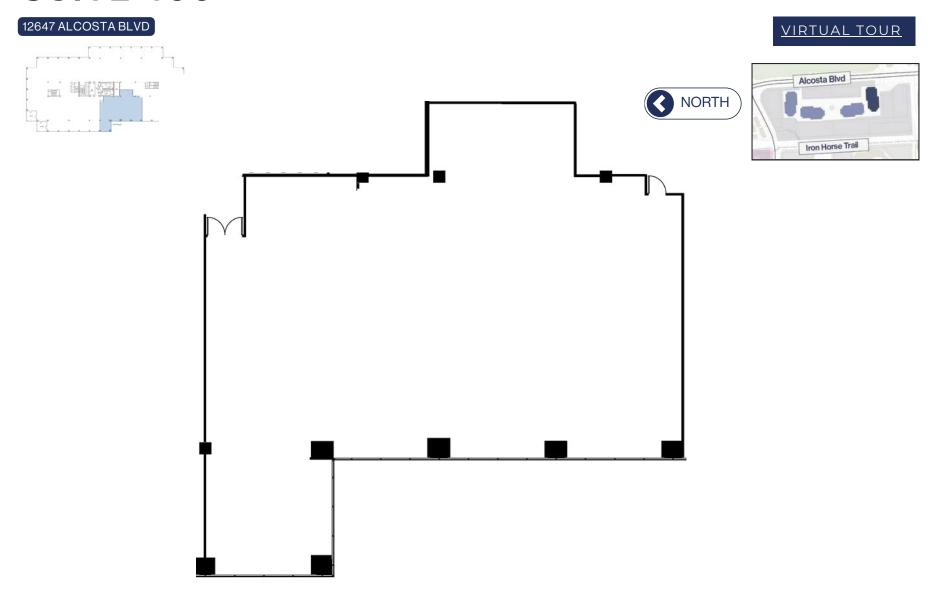
Iron Horse Trail



SUITE DETAILS:

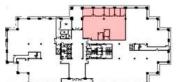
- THREE PRIVATE OFFICES
- BREAK ROOM
- TWO CONFERENCE ROOMS
- OPEN SPACE

RECEPTION ROOM

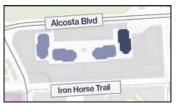


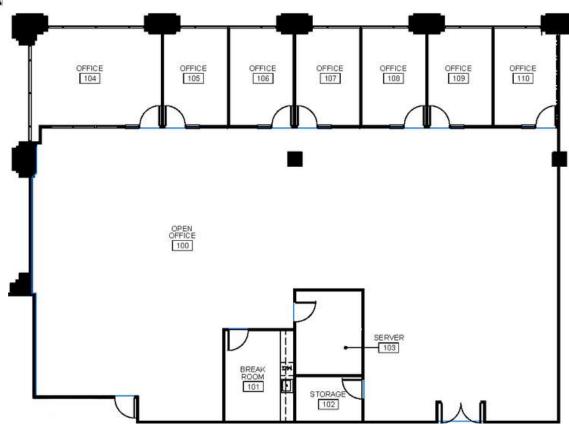
- SHELL SPACE
- CAN BE COMBINED WITH SUITE 425

#### 12647 ALCOSTA BLVD









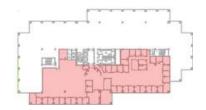
- SEVEN PRIVATE OFFICES
- BREAK ROOM
- STORAGE ROOM
- OPEN SPACE

## 12647 ALCOSTA BLVD VIRTUAL TOUR NORTH Iron Horse Trail ornes 420 omos (4) OFFICE 420 2000 2000 OFFICE and (40) STATE OF THE PARTY SUITE 400 PRIVATE TRANSMI ROOM 403

- EIGHT PRIVATE OFFICES
- BREAK ROOM
- SERVICE ROOM
- RECEPTION AREA
- TWO PRIVATE BALCONIES

- FOUR CONFERENCE ROOMS
- THREE HUDDLE ROOMS
- FOUR STORAGE ROOMS
- MAIL ROOM AND OPEN SPACE
- CAN BE COMBINED WITH SUITE 400

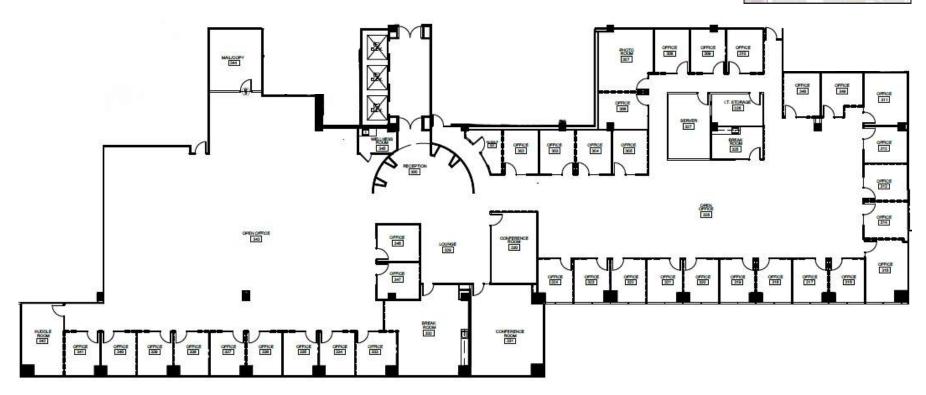
#### 12647 ALCOSTA BLVD











SUITE DETAILS:

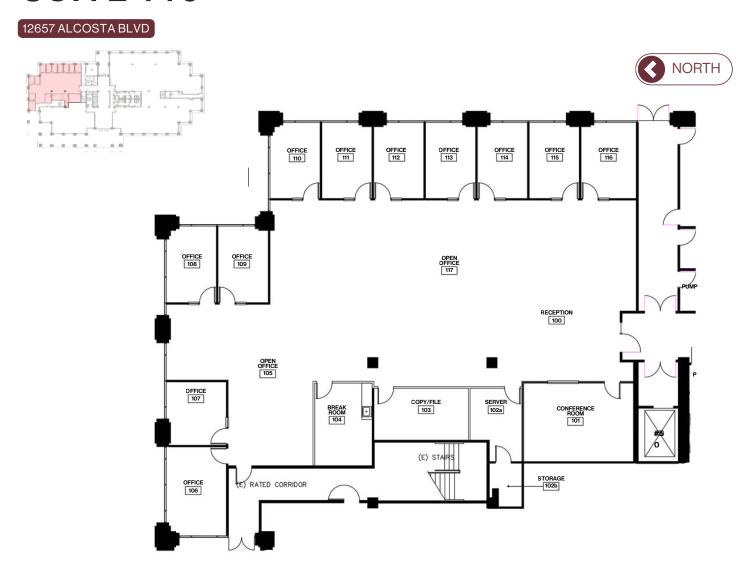
- THIRTY-FIVE PRIVATE OFFICES
- FIVE CONFERENCE ROOMS

• BREAK ROOM

PRINT/COPY ROOM

• COFFEE BAR

• OPEN SPACE



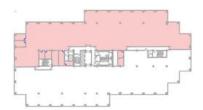
Alcosta Blvd

Iron Horse Trail

- ELEVEN PRIVATE OFFICES
- BREAK ROOM
- PRINT/COPY ROOM

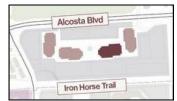
- CONFERENCE ROOM
- OPEN SPACE
- RECEPTION

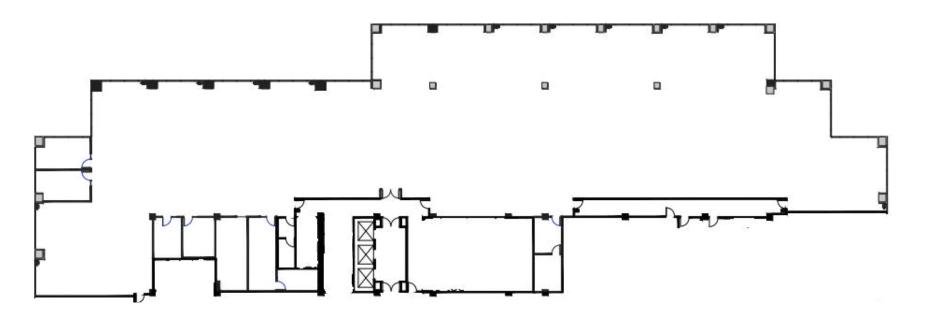
#### 12657 ALCOSTA BLVD





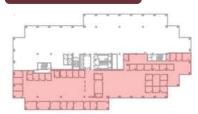






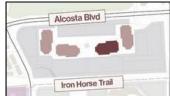
- WARM SHELL
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE

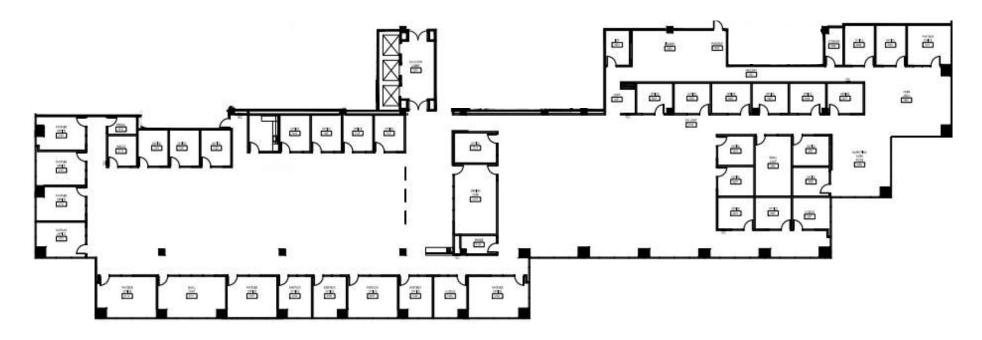
#### 12657 ALCOSTA BLVD







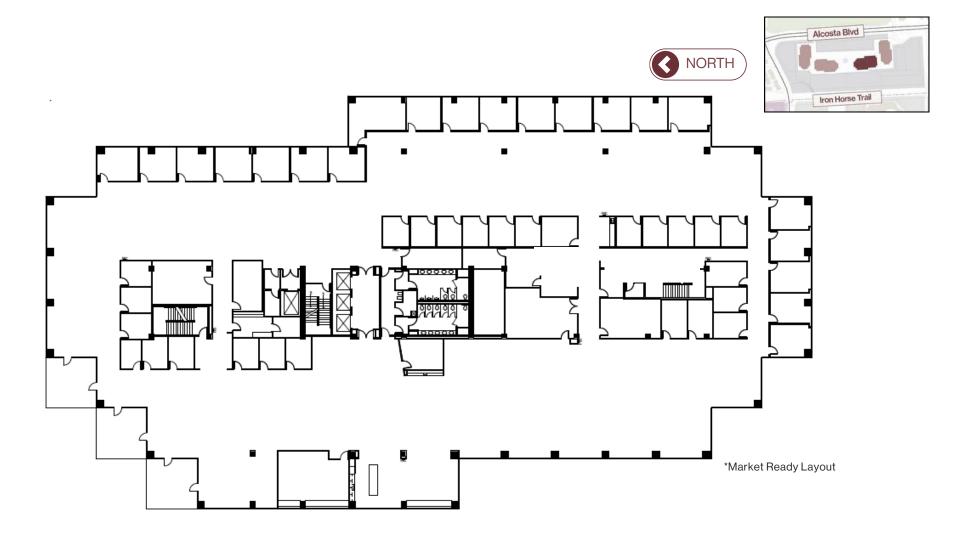




- THIRTY-ONE PRIVATE OFFICES
- THREE LARGE CONVERENCE ROOMS
- ONE BREAK AREA

12657 ALCOSTA BLVD



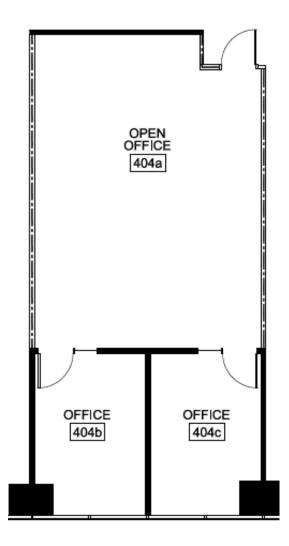


- FULL FLOOR
- MARKET READY PLAN PRICING NOW

#### 998 RSF | 4TH FLOOR | AVAILABLE NOW

#### 12667 ALCOSTA BLVD





- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE

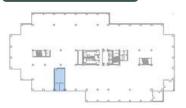


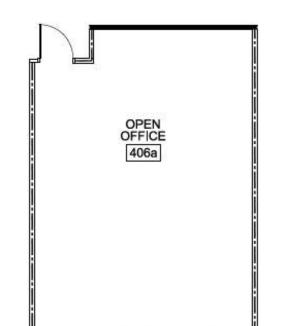




#### 998 RSF | 4TH FLOOR | AVAILABLE NOW

#### 12667 ALCOSTA BLVD





OFFICE

406c







SUITE DETAILS:

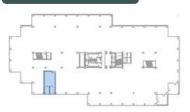
- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE

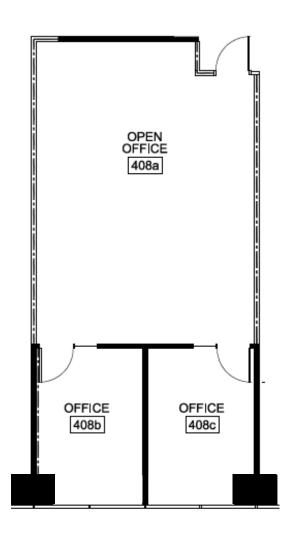
**OFFICE** 

406b

#### 998 RSF | 4TH FLOOR | AVAILABLE NOW

#### 12667 ALCOSTA BLVD





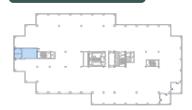




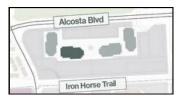


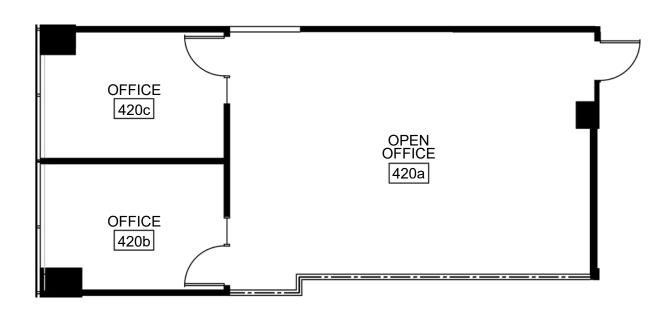
- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE

#### 12667 ALCOSTA BLVD









SUITE DETAILS:

TWO PRIVATE OFFICES

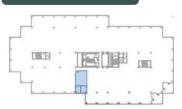
AVAILABLE FEBRUARY 2026

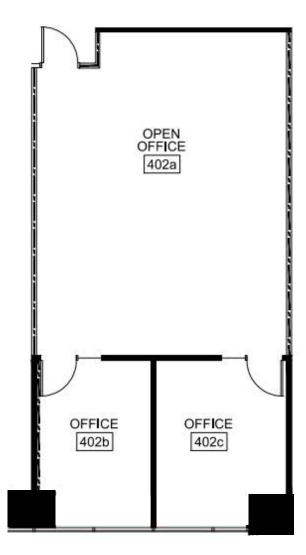
• OPEN SPACE

• NEW MARKET READY SUITE

#### 1,057 RSF | 4TH FLOOR | AVAILABLE NOW

#### 12667 ALCOSTA BLVD

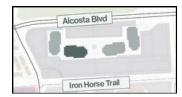




- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE





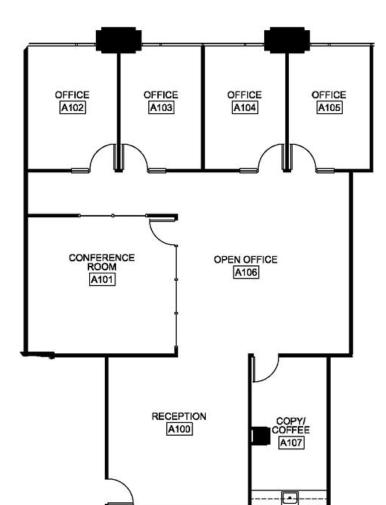


#### 12667 ALCOSTA BLVD





Iron Horse Trail





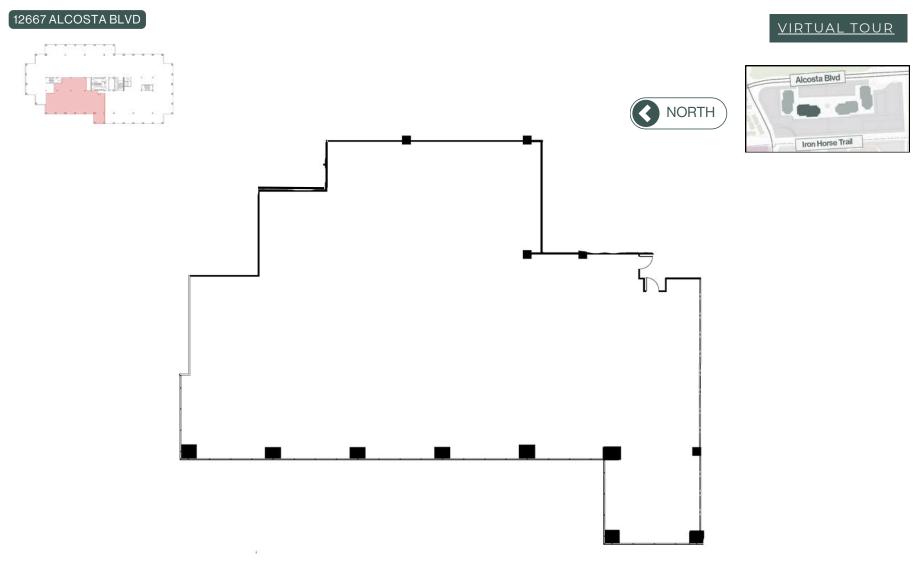
SUITE DETAILS:

- FOUR PRIVATE OFFICES
- BREAK ROOM

• CONFERENCE ROOM

OPEN AREA

• RECEPTION AREA



SUITE DETAILS:

• SHELL SPACE

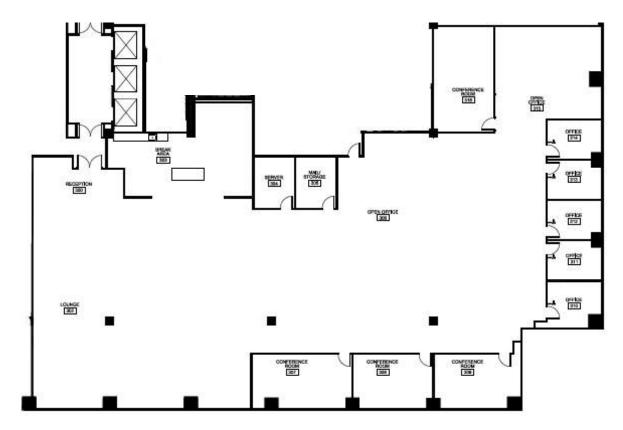
#### 12667 ALCOSTA BLVD











- KITCHEN
- EIGHT PRIVATE OFFICES
- CONFERENCE ROOM

## Bishop Ranch

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