

MEDICAL OFFICE SUITES

5601

NORRIS CANYON ROAD
San Ramon, CA

**FOR
SALE**

SUITE 320 / ±857 SF
\$250,000

- + Waiting Area
- + Business Office
- + 2 Exam rooms w/Sink
- + 1 Consultation Office w/Private Toilet Area
- + 1 Full Bathroom
- + Small Lab Area

SUITE 240 / ±1,704 SF
\$500,000

- + Waiting Area
- + Reception/Business Office
- + 2 Bathrooms
- + 2 Consult Office
- + 4 Exam Rooms w/Sinks
- + Breakroom

NEWMARK

**RICK
STEFFENS**

Senior Managing Director
925.974.0110
CA RE LICENSE #00871716

**FOR
SALE**

5601

NORRIS CANYON ROAD
San Ramon, CA

PROPERTY HIGHLIGHTS

OWNER/USER MEDICAL SUITE OPPORTUNITY / ±857 / ±1,704SF

Two condo suites located in a first class medical 30,000 SF building just steps away from San Ramon Regional Medical Center, a 123 bed, acute care hospital and the Outpatient Surgery Center.

The units are configured with appropriately sized exam rooms, consult rooms, waiting areas.

The units are subject to an unsubordinated ground lease which goes through 2087. All buyers will need to be approved by Ground Lessor and be on staff of San Ramon Regional Medical Center.

PRICED TO SELL

SUITE 320	\$250,000 (\$292/PSF)
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SUITE 240	\$500,000 (\$293/PSF)
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**BISHOP RANCH
2600**

680

**BISHOP RANCH
6**

ALCOSTA BLVD

**SAN RAMON
REGIONAL MEDICAL CENTER**

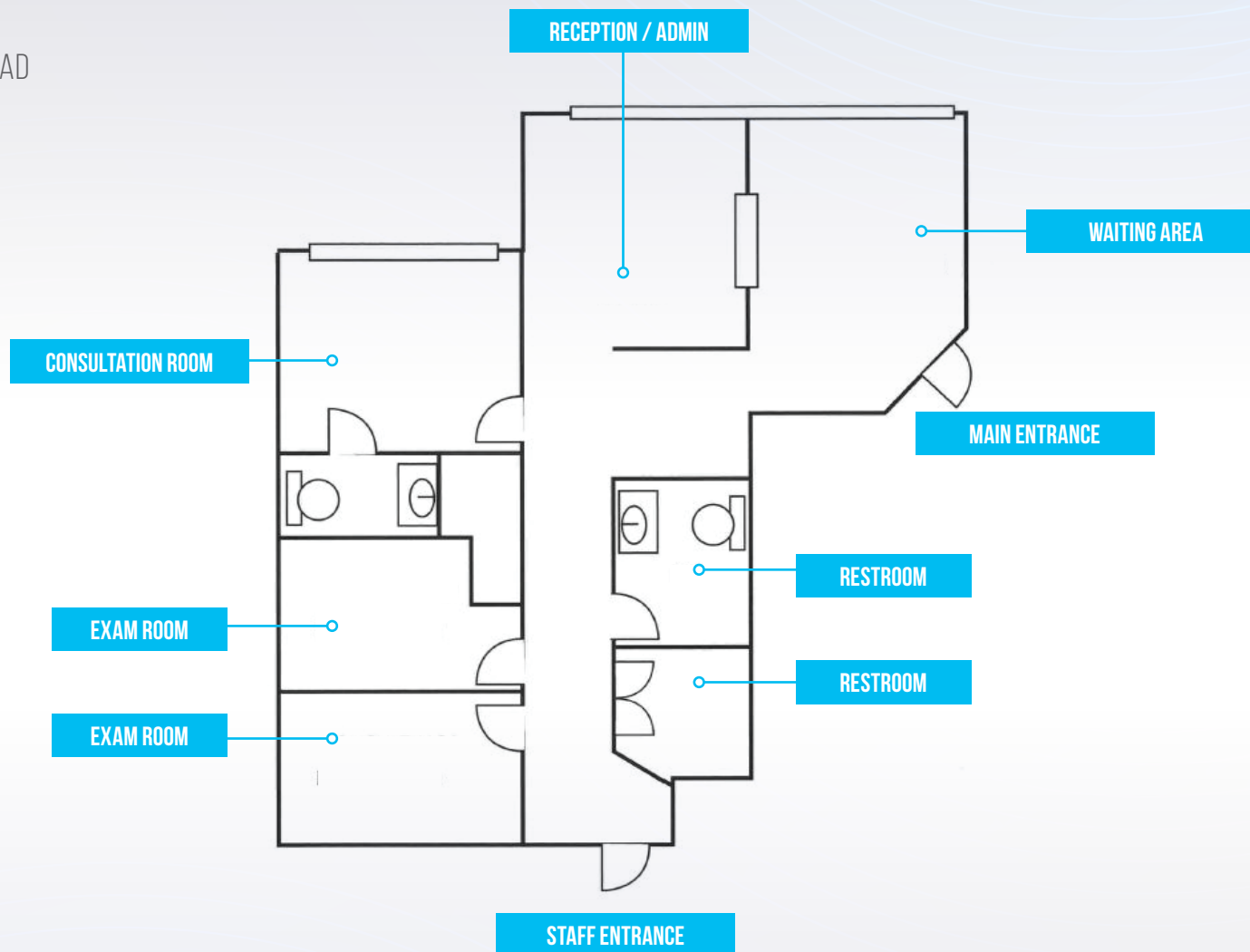
SITE

**OUTPATIENT
SURGERY
CENTER**

5601

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San Ramon, CA

SUITE 320 ±857 SF



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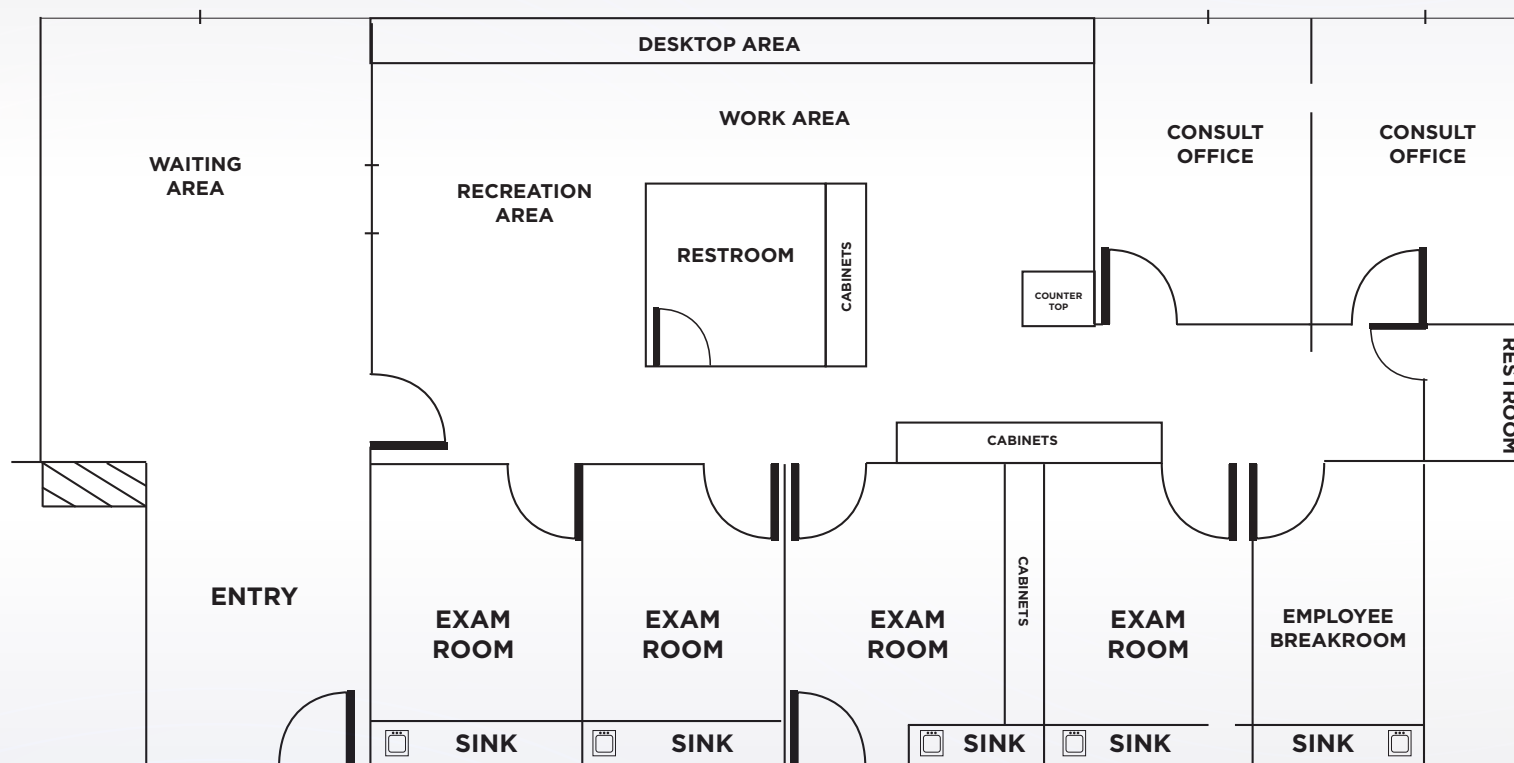
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SUITE 240 ±1,704 SF



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