



For Lease

# Office/Flex/Warehouse Units

2570 & 2580 San Ramon Valley Boulevard | San Ramon, CA

Lowest Rates in San Ramon

6% Fee to Procuring Brokerage

## Property Features

- Recent property upgrades
- Immediate access to I-680
- High traffic visibility
- Close proximity to Bishop Ranch
- Nearby retail amenities
- Parking ratio: 4.43/1,000
- Tenant improvements available
- Flexible lease terms (2-year minimum)
- On-site management



Accelerating success.

## Contact Brokers

### George Wineinger

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### Steve Tovani

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# Location & Access

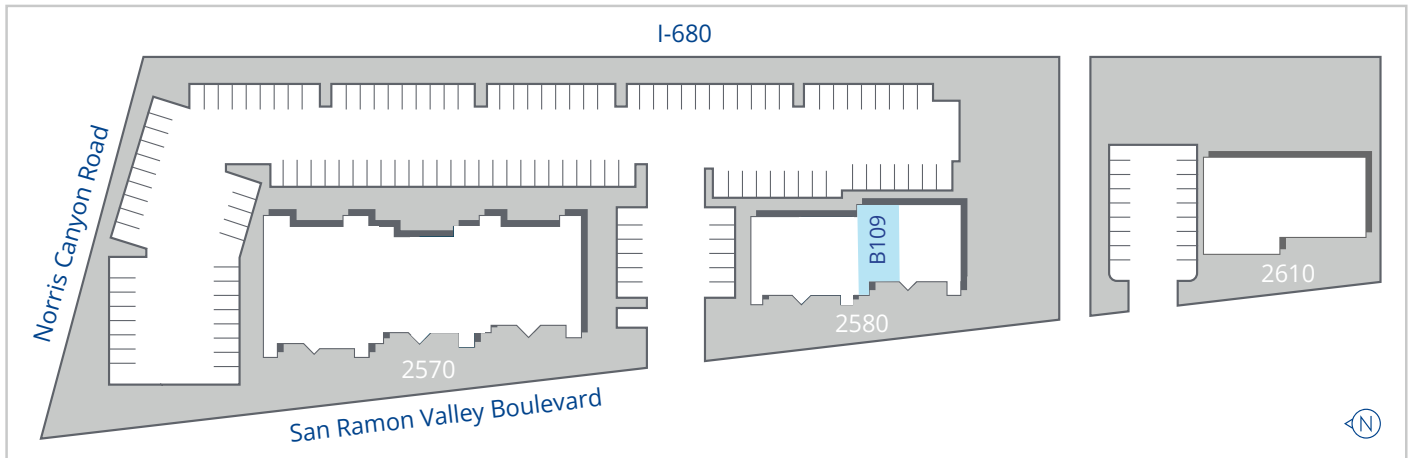


2570 & 2580  
San Ramon Valley Blvd

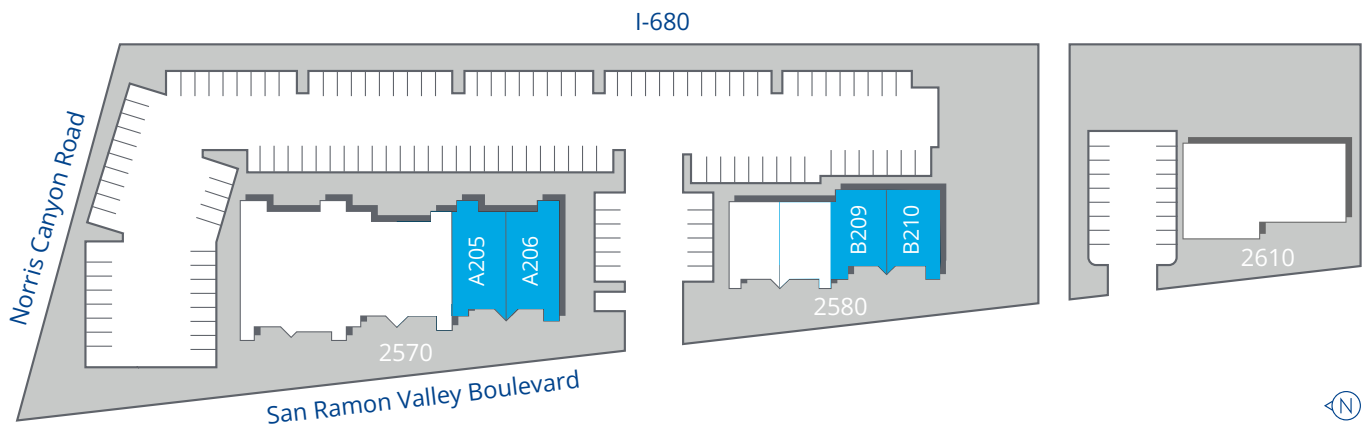
Bishop Ranch	Twin Canyon Shopping Center	Diablo Plaza	Courtyard Center	Magnolia Square	Crow Canyon Commons
<ul style="list-style-type: none"> <li>• Target</li> <li>• Whole Foods</li> <li>• Chipotle</li> <li>• Starbucks</li> <li>• Philz Coffee</li> <li>• Pottery Barn</li> <li>• GAP</li> <li>• Chow</li> </ul>	<ul style="list-style-type: none"> <li>• Ace Auto Repair</li> <li>• DareDevil Dogs</li> <li>• Pho Sam</li> <li>• Beer Area Liquors</li> <li>• Round Table Pizza</li> </ul>	<ul style="list-style-type: none"> <li>• Safeway</li> <li>• CVS</li> <li>• Starbucks</li> <li>• McDonald's</li> <li>• Chipotle</li> <li>• Taco Bell</li> <li>• Dainty Donuts</li> </ul>	<ul style="list-style-type: none"> <li>• Tomahawk Steak, Chops and Seafood</li> <li>• Enterprise Rent-A-Car</li> <li>• Gaucho Brazilian Steakhouse</li> </ul>	<ul style="list-style-type: none"> <li>• Ulta Beauty</li> <li>• On Fire Pizza</li> <li>• Starbucks</li> <li>• Petco</li> <li>• Dumpling 85</li> </ul>	<ul style="list-style-type: none"> <li>• Rite Aid</li> <li>• Plucked Chicken &amp; Beer</li> <li>• Sprouts Farmers Market</li> <li>• Panera Bread</li> <li>• Pizza My Heart</li> <li>• Ace Hardware</li> <li>• Total Wine &amp; More</li> <li>• Carl's Jr.</li> </ul>

# Available Units

## First Floor



## Second Floor



### 2570 San Ramon Valley Blvd

Suite	Type	SF NNN	Price PSF	OpEx
A205	Office	±1,560	\$1.00	\$0.46
A206	Office	±1,560	\$1.00	\$0.46

### 2580 San Ramon Valley Blvd

Suite	Type	SF NNN	Price PSF	OpEx
B209	Office	±1,170	\$1.00	\$0.46
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B109	Flex	±1,150	\$1.60	\$0.46

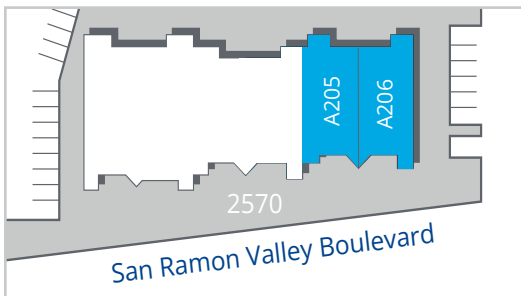
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# 2570 San Ramon Valley Blvd Suite A206

## Suite Features

- ±1,560 SF
- Office Space
- Asking: \$1.00 PSF/mo
- OpEx: \$0.46 PSF

## Site Plan | Second Floor



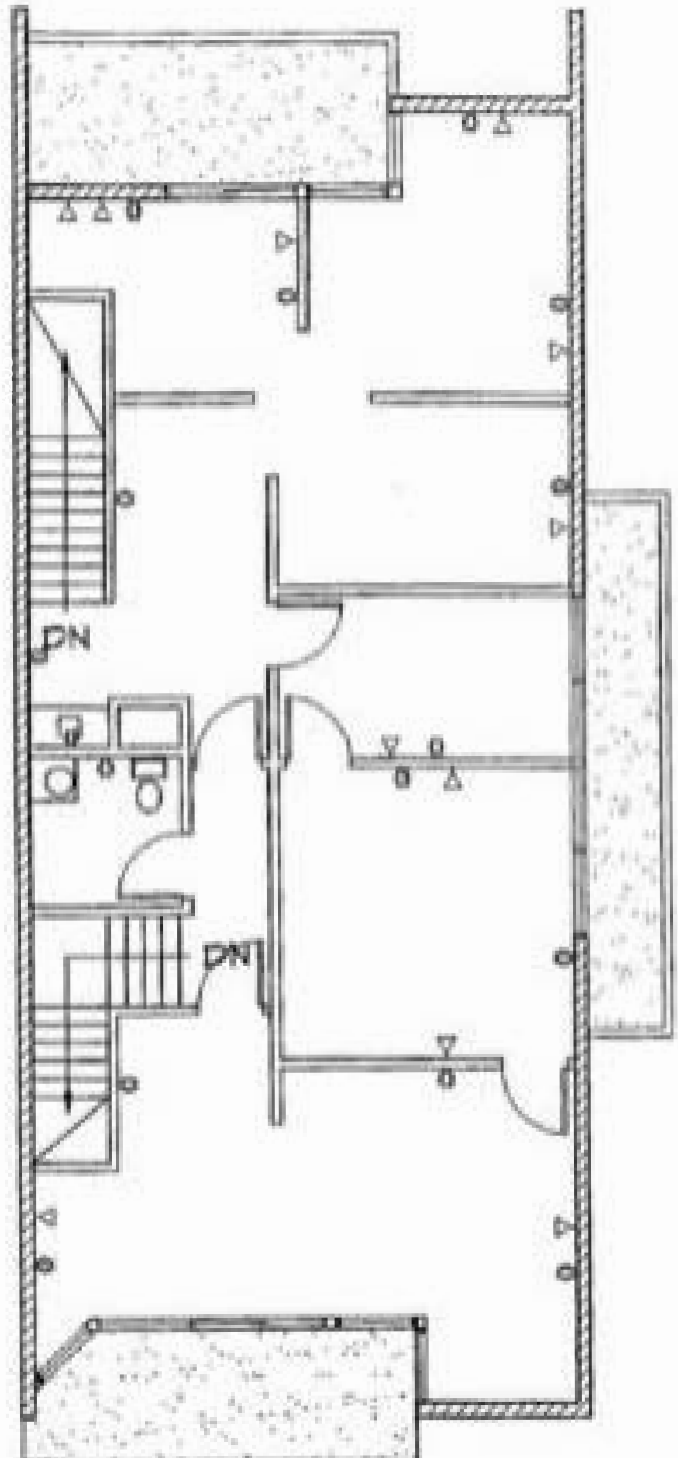
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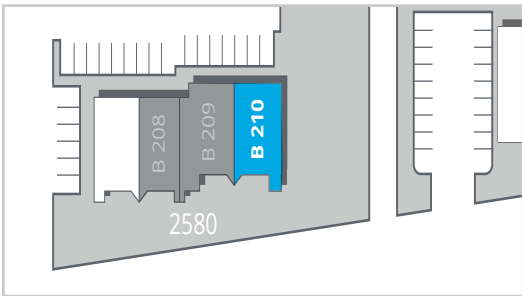
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# 2580 San Ramon Valley Blvd Suite B210

## Suite Features

- ±1,170 SF
- Office Space
- Asking: \$1.00 PSF/mo
- OpEx: \$0.46 PSF

## Site Plan | Second Floor



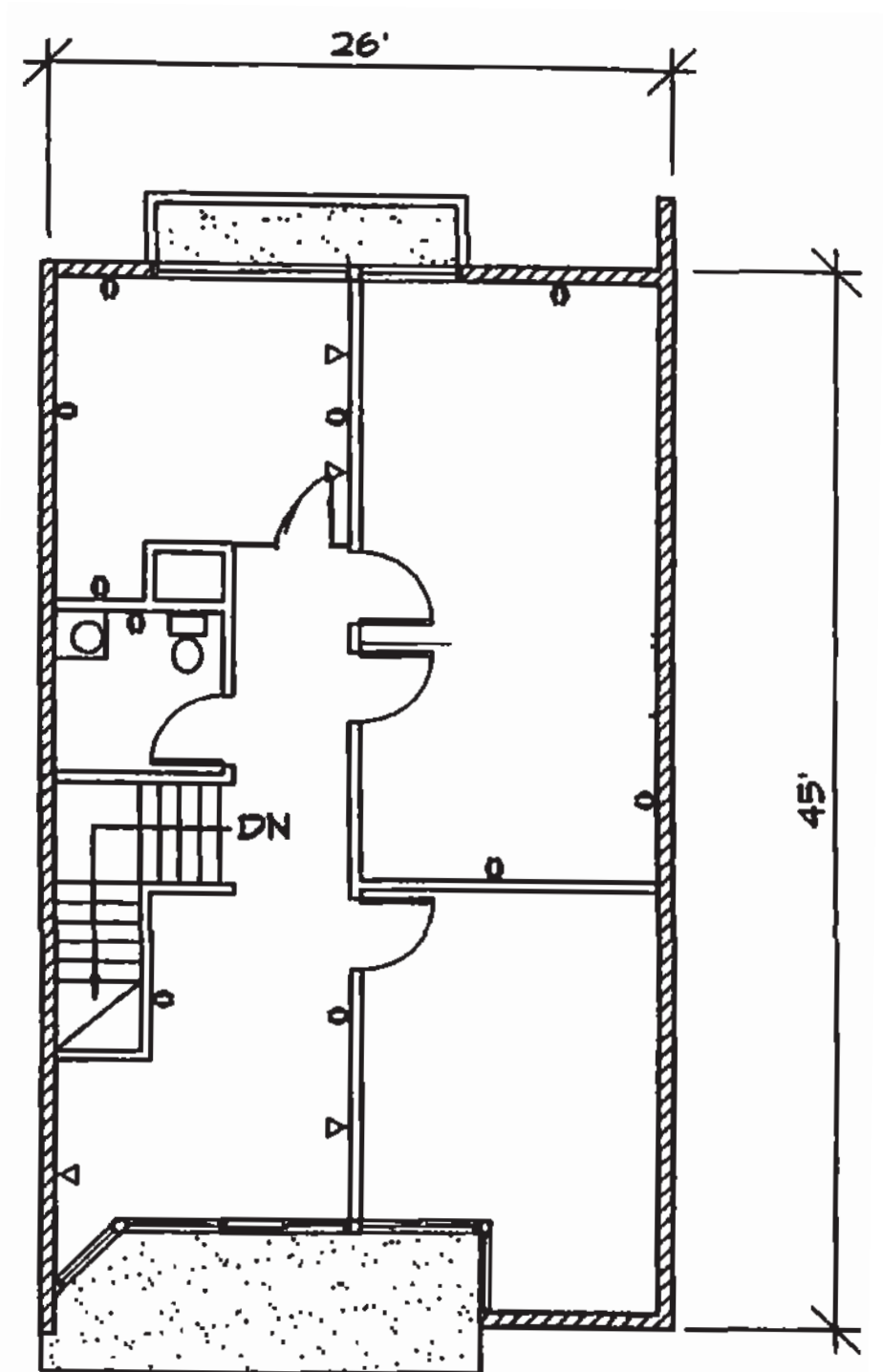
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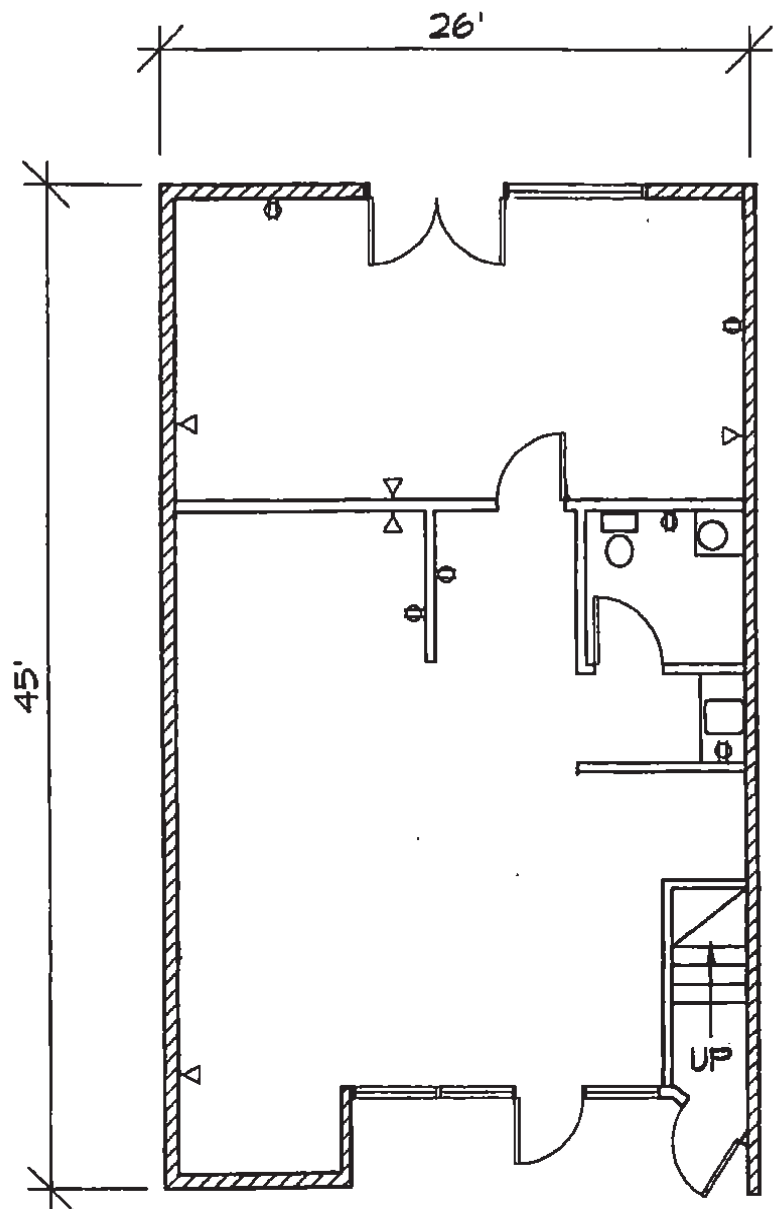
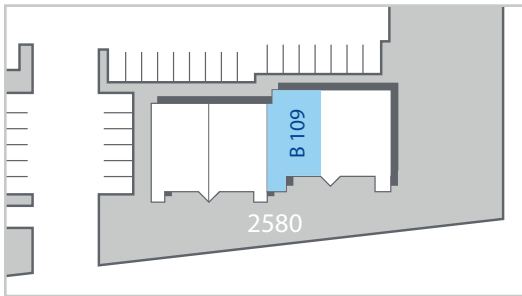
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# 2580 San Ramon Valley Blvd Suite B109

## Suite Features

- ±1,150 SF
- Office Space
- Asking: \$1.60 PSF/mo
- OpEx: \$0.46 PSF

## Site Plan | Second Floor



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# Photo Gallery

