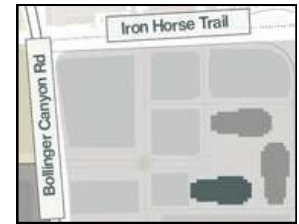




6101, 6111, 6121 Bollinger Canyon Road

OFFICE AVAILABILITY

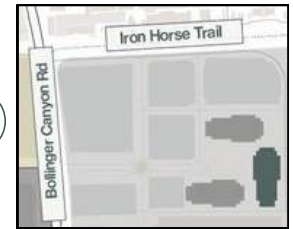
6101 Bollinger Canyon Road



Unit	RSF	Plan	Spec	Comments	
Suite 170	1,565		Market-ready	• New market-ready, move in condition • Three window line offices or huddle rooms • Open area	• Ground floor location • Available December 2025
Suite 290	1,721		Under Construction	• Spec suite delivering Q3 2025 • Three window line offices	• Coffee bar • Room for four-six desks
Suite 120	2,191		Shell	• Ideal space for wellness use • Adjacent to building gym, physical therapist and Pilates studio	
Suite 125	2,303		Under Construction	• Spec suite delivering Q4 2025 • Three window-line offices • Conference room	• Coffee bar • Room for ~ten desks
Suite 450	9,246		Shell	• Shell condition overlooking the fountain and plaza	
Suite 495	11,395		Shell	• Shell condition with rolling hills views	
Suite 250	14,842		Shell	• Shell condition with window line offices in place • Divisible to ~8k	

OFFICE AVAILABILITY

6111 Bollinger Canyon Road

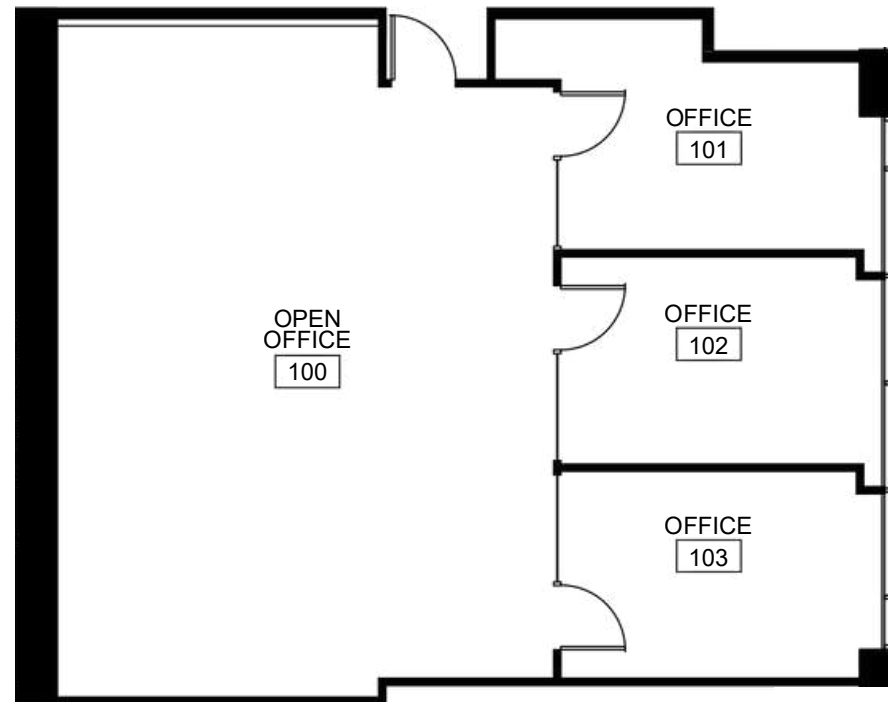
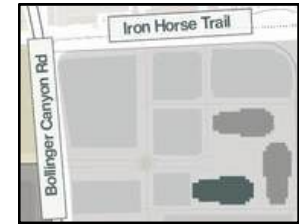


Unit	RSF	Plan	Tour	Comments
Suite 325	20,262			• Second generation mostly open plan • Great southern window line
Suite 200	54,819			• Full floor, move-in ready second generation, TIA available • Seventeen offices/huddle rooms, five large conference rooms, two kitchenettes • One library, two IT rooms • Multiple print/storage/supply rooms spread throughout the floor

SUITE 170

1,565 RSF | 1ST FLOOR | AVAILABLE DECEMBER 2025

6101 BOLLINGER CANYON ROAD



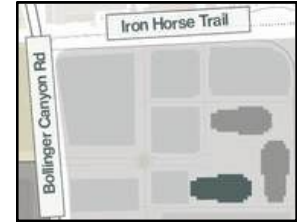
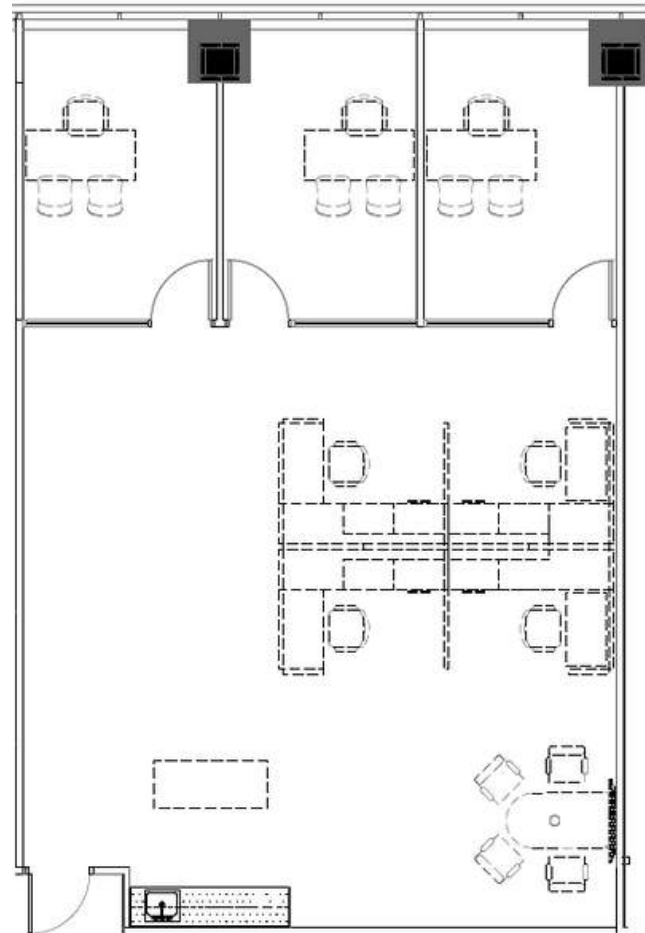
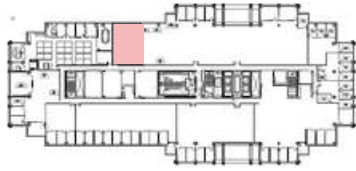
SUITE DETAILS:

- NEW MARKET-READY, MOVE IN CONDITION
- 3 WINDOW-LINE OFFICES OR HUDDLE ROOMS
- OPEN AREA
- GROUND FLOOR LOCATION

SUITE 290

6101 BOLLINGER CANYON ROAD

1,721 RSF | 2ND FLOOR | AVAILABLE Q3 2025



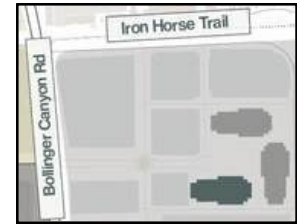
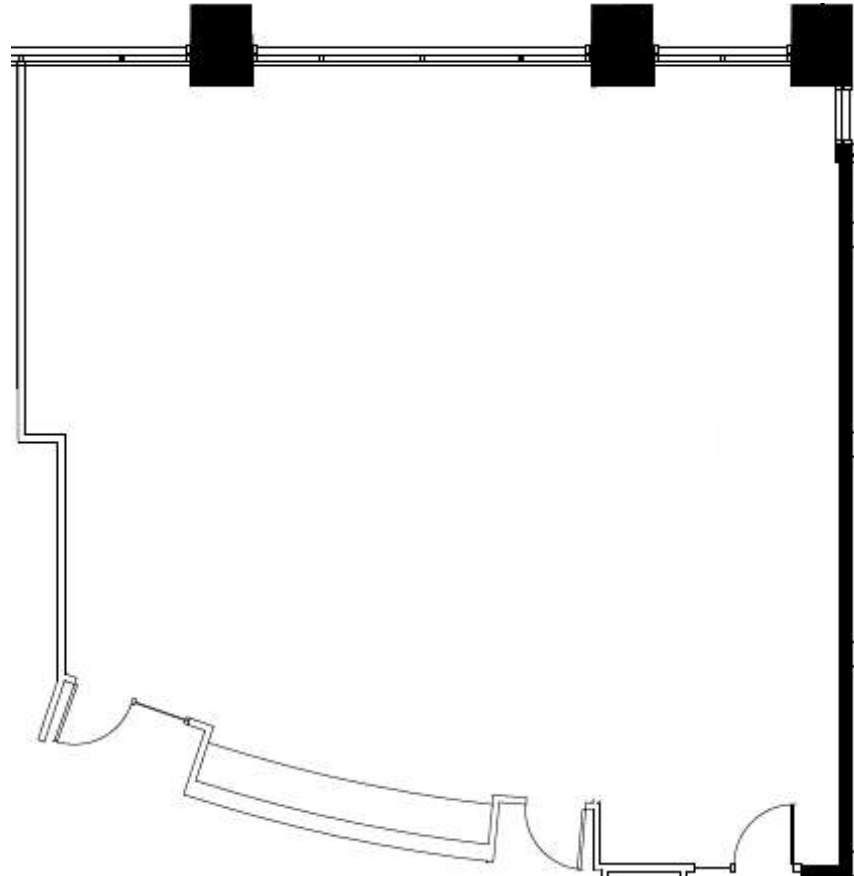
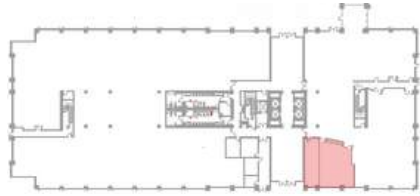
SUITE DETAILS:

- SPEC SUITE DELIVERING Q3 2025
- THREE WINDOW LINE OFFICES
- COFFEE BAR
- ROOM FOR FOUR-SIX DESKS

SUITE 120

2,191 RSF | 1ST FLOOR | AVAILABLE NOW

6101 BOLLINGER CANYON ROAD



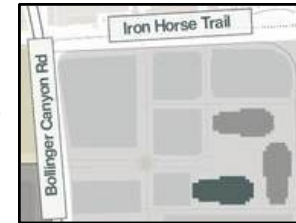
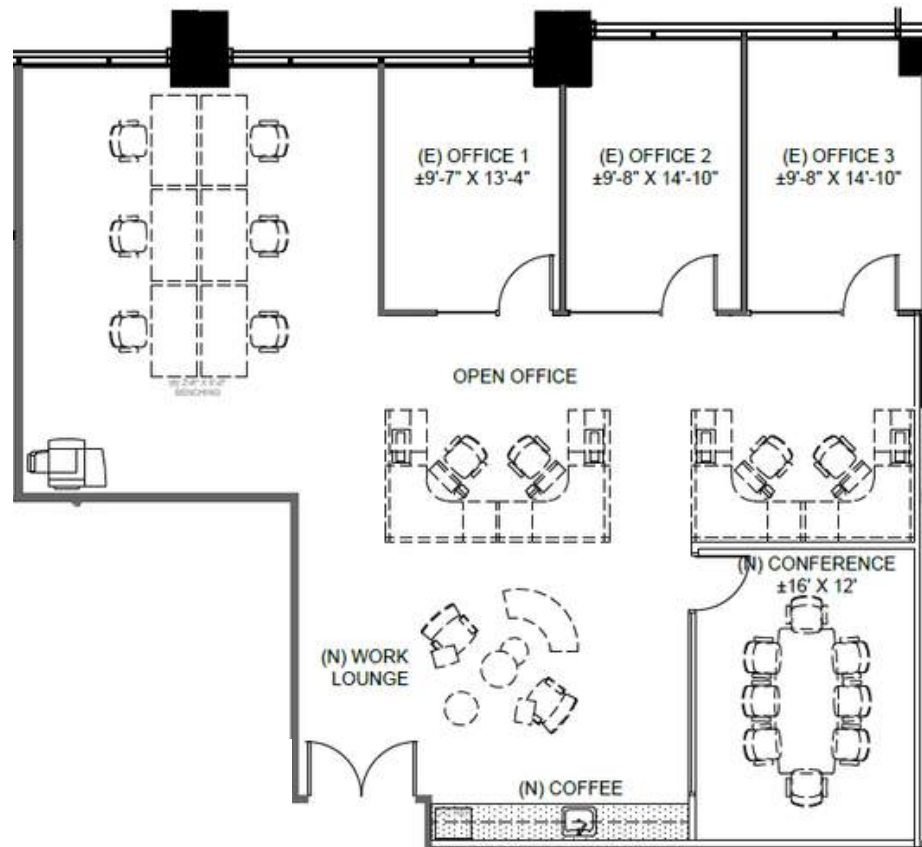
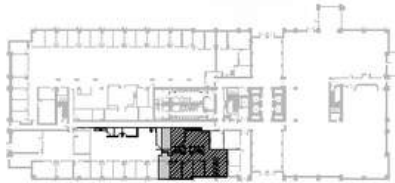
SUITE DETAILS:

- IDEAL SPACE FOR WELLNESS USE
- ADJACENT TO BUILDING GYM, PHYSICAL THERAPIST AND PILATES STUDIO

SUITE 125

6101 BOLLINGER CANYON ROAD

2,303 RSF | 1ST FLOOR | AVAILABLE Q4 2025



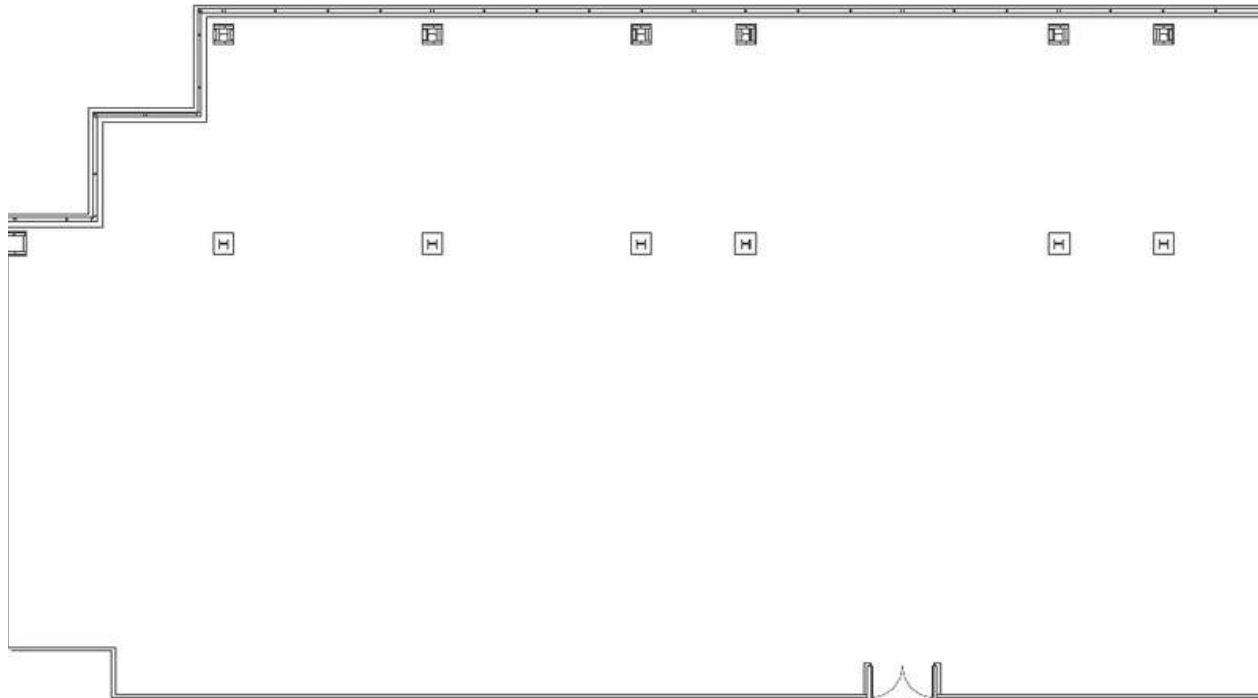
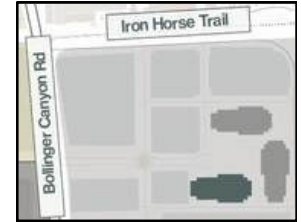
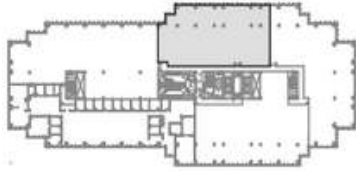
SUITE DETAILS:

- SPEC SUITE DELIVERING Q4 2025
- THREE WINDOW LINE OFFICES
- CONFERENCE ROOM
- COFFEE BAR
- ROOM FOR ~TEN DESKS

SUITE 450

9,246 RSF | 4TH FLOOR | AVAILABLE NOW FOR CONSTRUCTION

6101 BOLLINGER CANYON ROAD



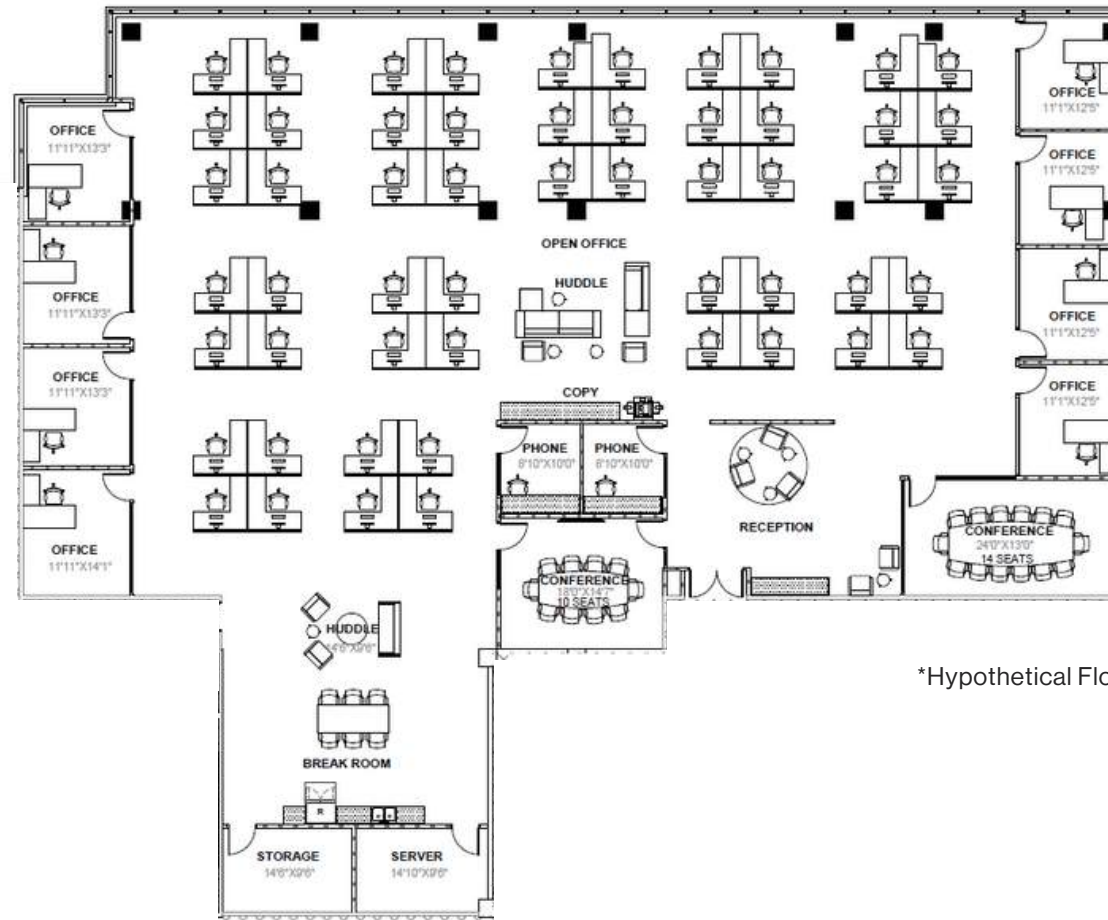
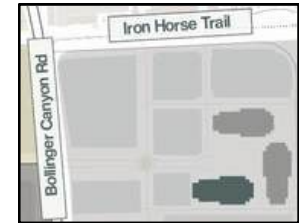
SUITE DETAILS:

- SHELL CONDITION OVERLOOKING THE FOUNTAIN AND PLAZA

SUITE 495

6101 BOLLINGER CANYON ROAD

11,395 RSF | 4TH FLOOR | AVAILABLE FOR CONSTRUCTION



*Hypothetical Floor Plan

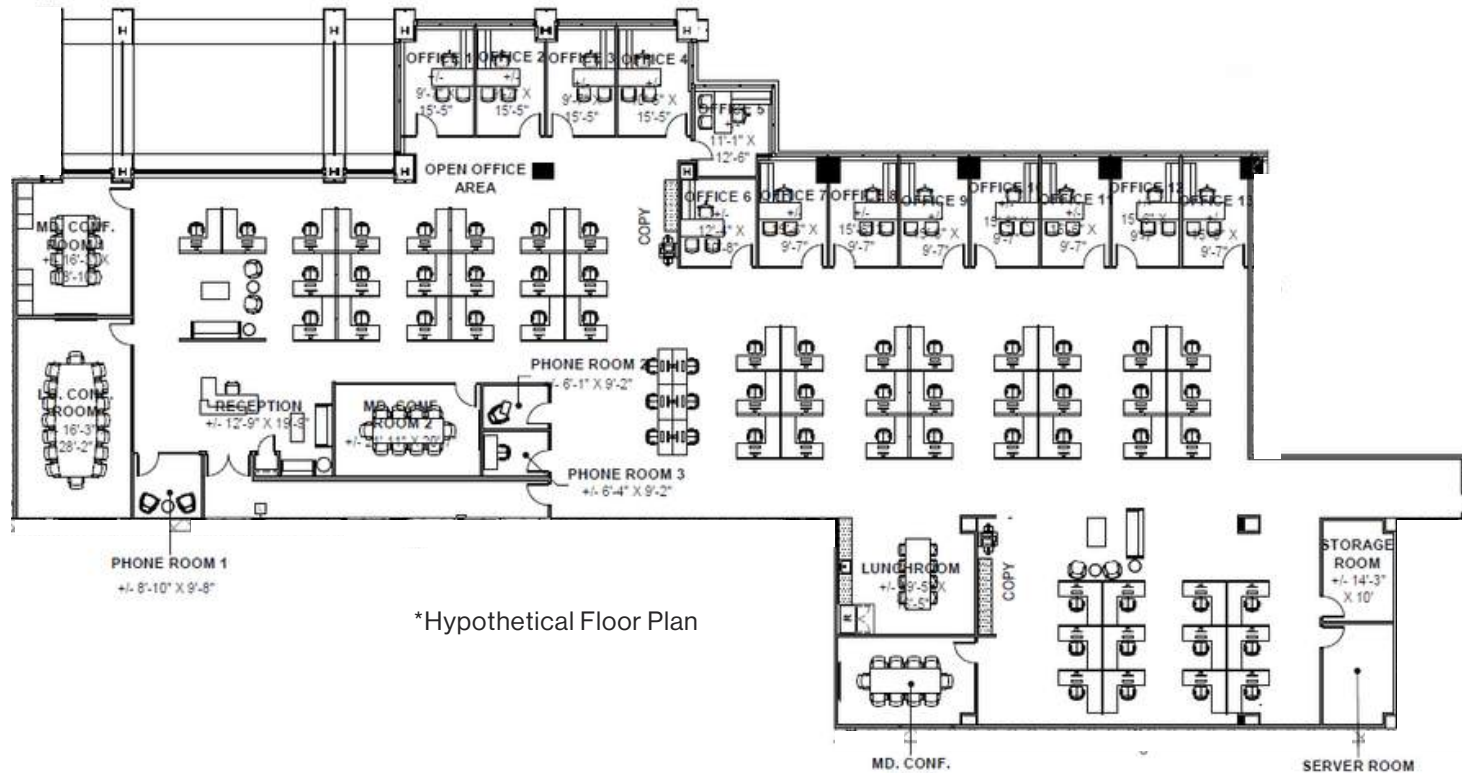
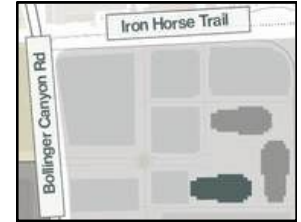
SUITE DETAILS:

- SHELL CONDITION WITH ROLLING HILLS VIEWS

SUITE 250

14,842 RSF | 2ND FLOOR | AVAILABLE NOW FOR CONSTRUCTION

6101 BOLLINGER CANYON ROAD



*Hypothetical Floor Plan

SUITE DETAILS:

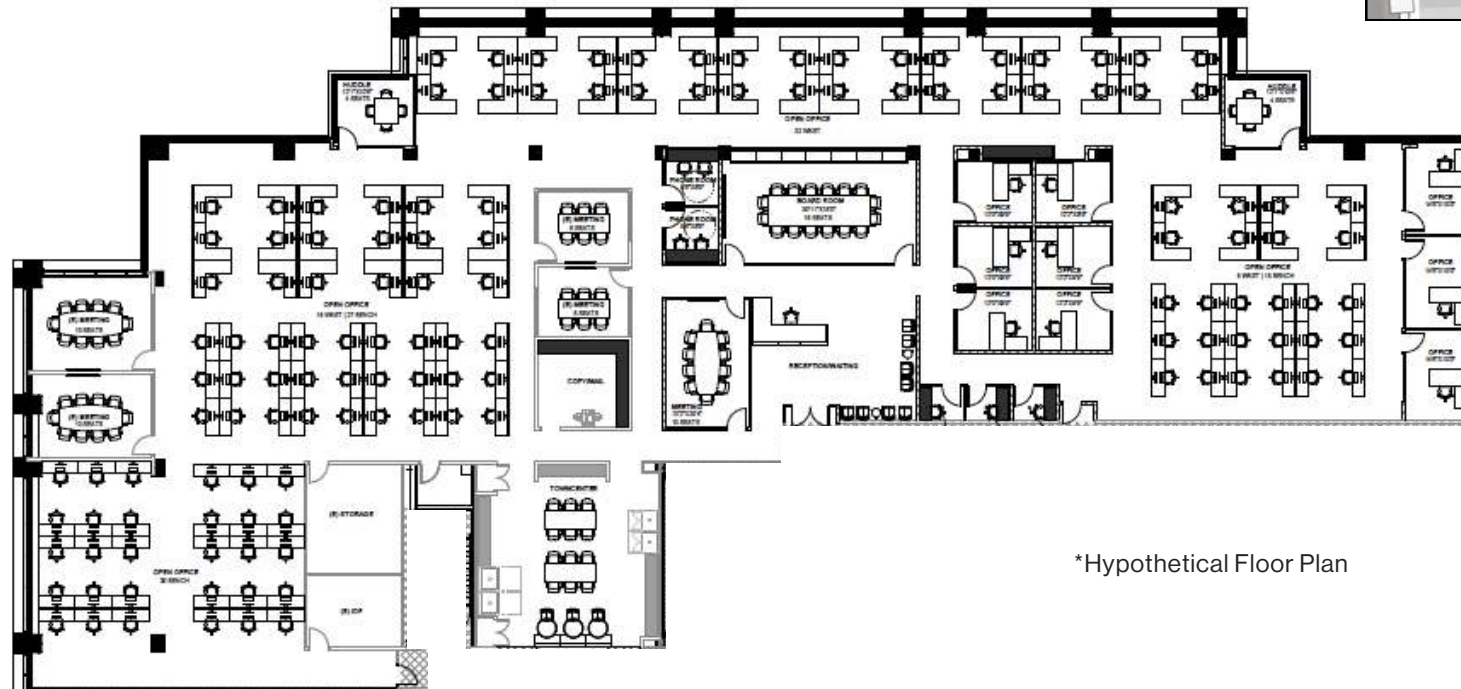
- CURRENTLY IN SHELL CONDITION WITH WINDOW LINE OFFICES IN PLACE
- DIVISIBLE TO ~8K

SUITE 325

6111 BOLLINGER CANYON ROAD

20,262 RSF | 3RD FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



*Hypothetical Floor Plan

SUITE DETAILS:

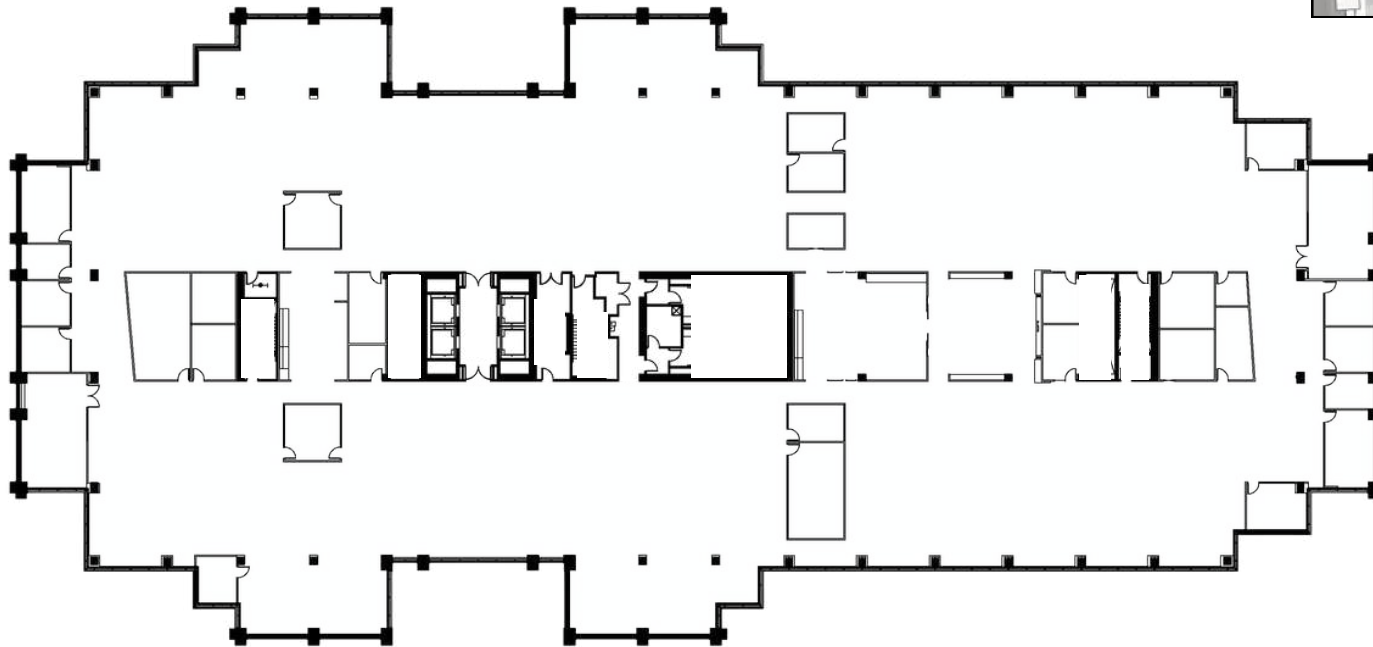
- SECOND GENERATION MOSTLY OPEN PLAN
- GREAT SOUTHERN WINDOW LINE

SUITE 200

6111 BOLLINGER CANYON ROAD

54,819 RSF | 2ND FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

- FULL FLOOR
- MOVE-IN READY SECOND GENERATION
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE
- SEVENTEEN OFFICES/HUDDLE ROOMS
- FIVE LARGE CONFERENCE ROOMS
- TWO KITCHENETTES
- ONE LIBRARY
- TWO IT ROOMS
- MULTIPLE PRINT/STORAGE/SUPPLY ROOMS SPREAD THROUGHOUT THE FLOOR

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