



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



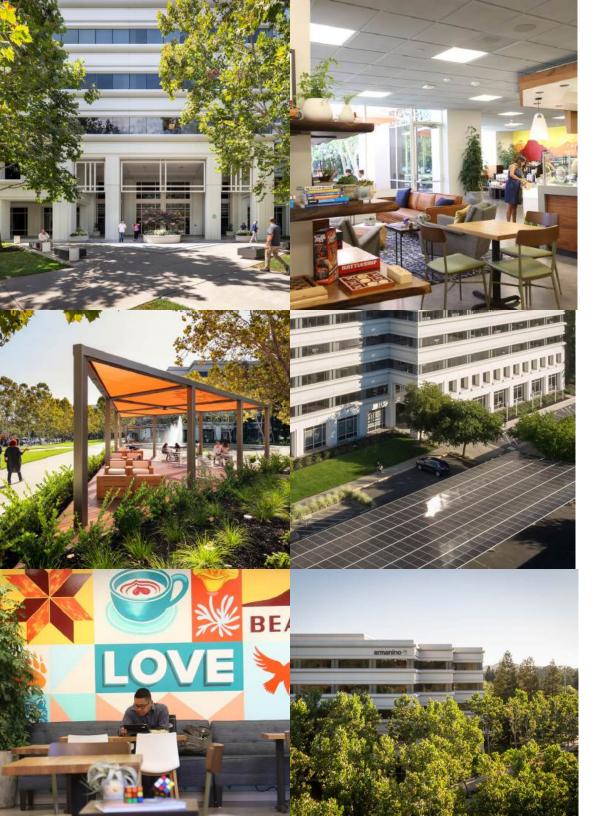
TRANSPORTATION

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



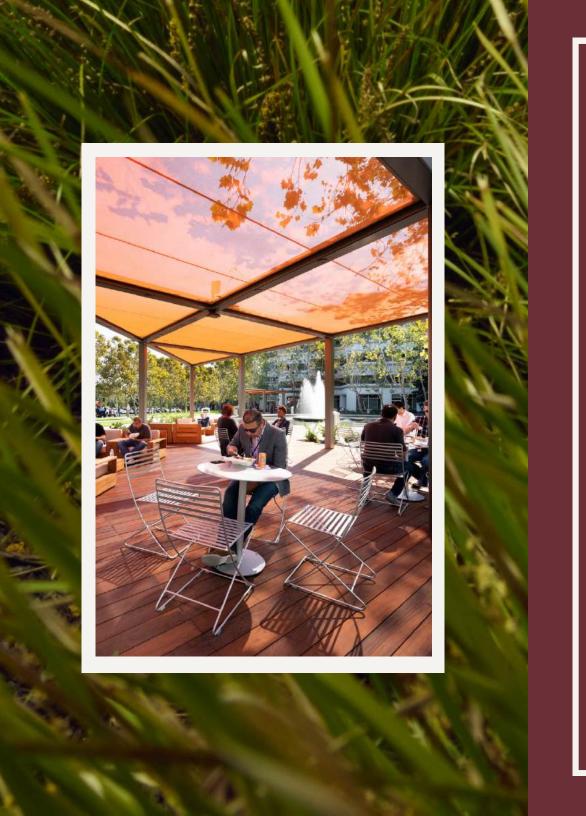
BR MEDICAL ON -SITE

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



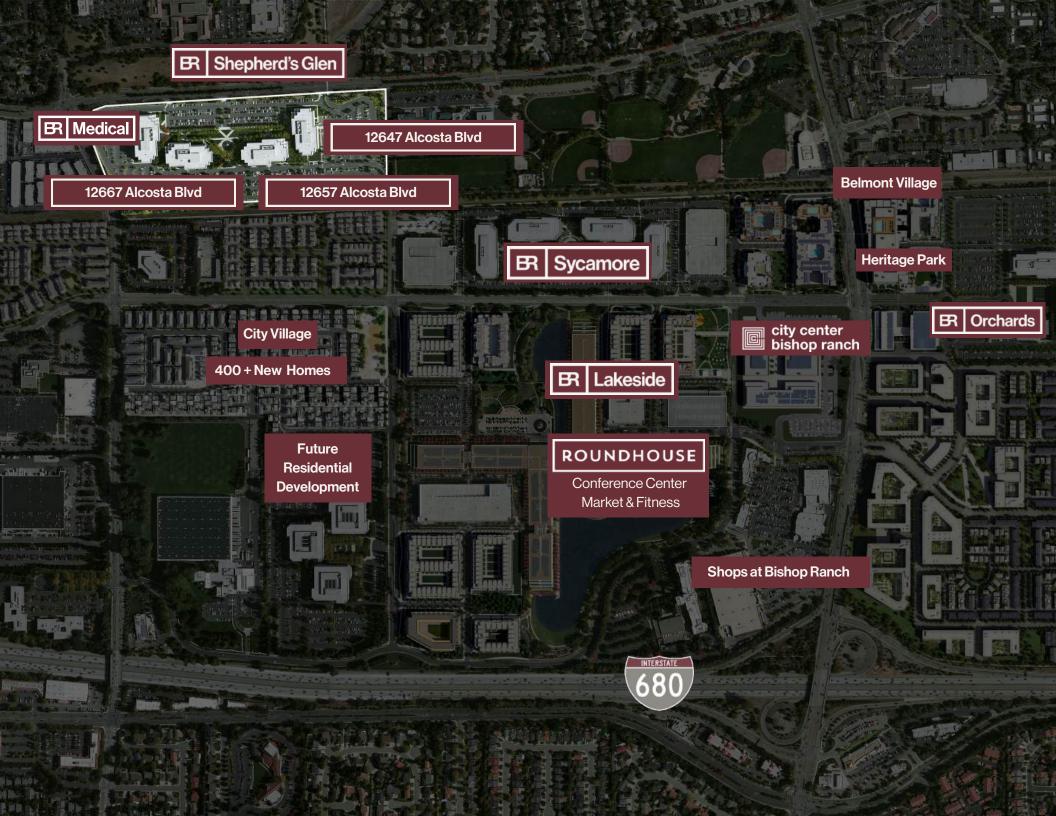


- ▶ 3 Buildings (excluding BR Medical building)
- ► 5-stories
- ► Class A
- ▶ 606,071 RSF total
- ▶ 40,000 45,000 RSF floor plates
- ▶ Outdoor decks on select floors
- ▶ 24/7 roving security
- ► Surface parking and covered parking provided by solar panels
- ► LEED Gold Certified by USGBC
- ► Powered 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%



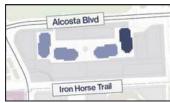
CARBON FOOTPRINT

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

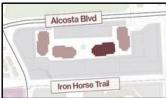




Unit	RSF	Plan	Tour	Suite Details
Suite 435	1,230		360°	Three private offices Open space Break room
Suite 443	1,593	-1	360°	Three private officesOpen space
Suite 325	2,205	- 1		 Five private offices Break area Reception Open space Available April 2026 Conference room IT/Storage Room
Suite 380	2,358	-1		 Five private offices Reception Open space Conference room Available September 2025 IT room Partially furnished as shown in floor plan
Suite 225	2,777		360°	 Hypothetical floor plan includes: Four private offices Kitchen Conference room IT/Storage room Open space
Suite 163	2,893			Four private offices Open space Break room
Suite 230	3,539	-1	360°	 Three private offices Conference room IT room Open space Can be combined with Suite 225
Suite 240	4,669	-1	360°	 Three private offices Open space Break room Two conference rooms Reception room
Suite 400	5,683	-1	360°	Shell spaceCan be combined with Suite 425
Suite 155	6,044			 Seven private offices Open space Available February 2026 Storage room Break room
Suite 425	12,544	41	360°	 Eight private offices, four conference rooms, three huddle rooms, four storage rooms Break room, mail room, server room, reception area, and open space Two private balconies Can be combined with Suite 400
Suite 300	18,797		360°	 Thirty-five private offices Break room Five conference rooms Coffee bar Open space

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Unit	RSF	Plan	Tour	Suite Details	Iron Horse Trail
Suite 460	2,456	-1	360°	Four private officesBreak roomCorner office	
Suite 140	6,635			 Eleven private offices Break room Print/Copy room Conference room Open space Reception 	Available January 2026
Suite 300	22,325		360°	Warm shellTenant improvement allowance available	
Suite 350	22,617		360°	Thirty-one private officesThree large conference roomsOne break area	
Suite 500	42,224		360°	Full floorMarket ready plan pricing now	

OFFICE AVAILABILITY

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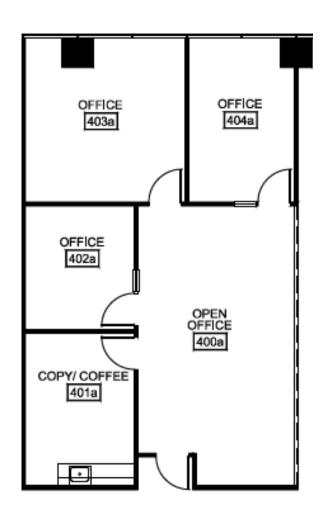


Unit	RSF	Plan	Tour	Suite Details	Iron Hotse Iron
Suite 404	998	-4	360°	 Two private offices Open space New market ready suite	
Suite 406	998	-1	360°	 Two private offices Open space New market ready suite	
Suite 408	998	-1	360°	 Two private offices Open space New market ready suite	
Suite 402	1,057	-1	360°	Two private officesOpen spaceNew market ready suite	
Suite 195	2,474		360°	 Four private offices Conference room Reception area 	
Suite 325	9,377		360°	Shell space	
Suite 300	12,382		360°	Eight private officesConference roomKitchen	

1,230 RSF | 4TH FLOOR | AVAILABLE NOW

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VIRTUAL TOUR

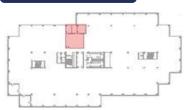




- THREE PRIVATE OFFICES
- BREAK ROOM
- OPEN OFFICE SPACE

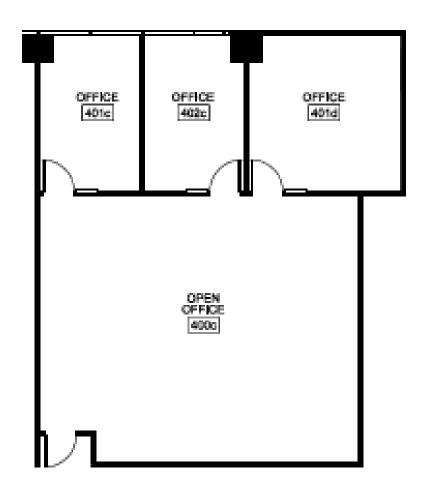
1,593 RSF | 4TH FLOOR | AVAILABLE NOW





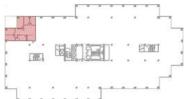




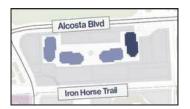


- THREE PRIVATE OFFICES
- OPEN OFFICE SPACE

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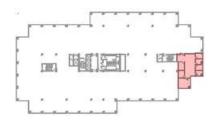


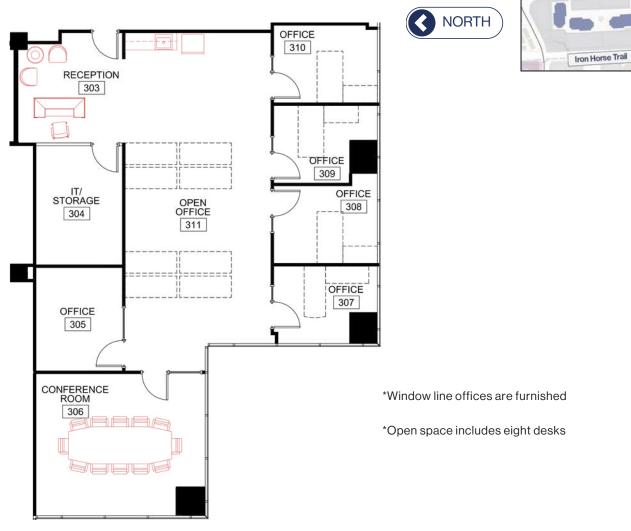
- FIVE PRIVATE OFFICES
- BREAK AREA
- RECEPTION

- OPEN SPACE
- CONFERENCE ROOM
- IT/STORAGE ROOM

Alcosta Blvd

12647 ALCOSTA BLVD





SUITE DETAILS:

- FIVE PRIVATE OFFICES
- CONFERENCE ROOM

RECEPTION

• IT ROOM

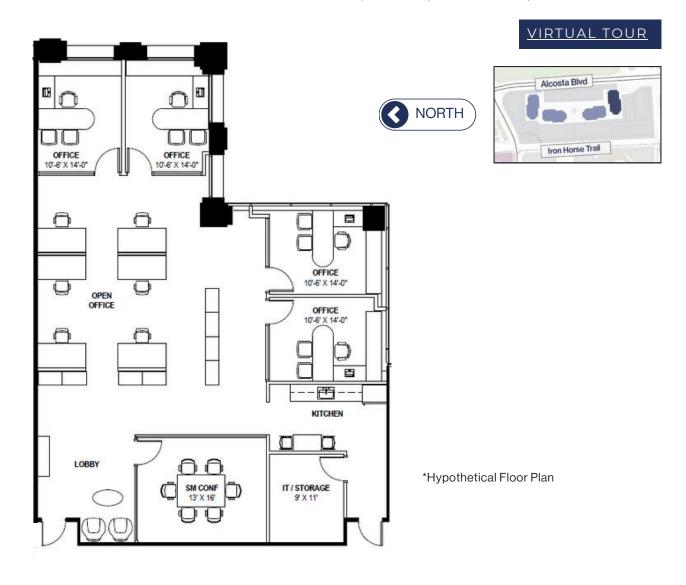
• OPEN SPACE

• PARTIALLY FURNISHED

2,777 RSF | 2ND FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD





SUITE DETAILS:

- FOUR PRIVATE OFFICES
- CONFERENCE ROOM

• KITCHEN

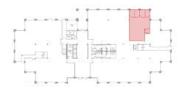
• IT/STORAGE ROOM

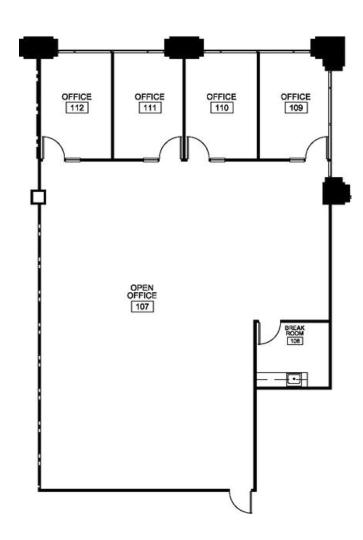
• OPEN SPACE

• CAN BE COMBINED WITH SUITE 230

2,893 RSF | 1ST FLOOR | AVAILABLE NOW

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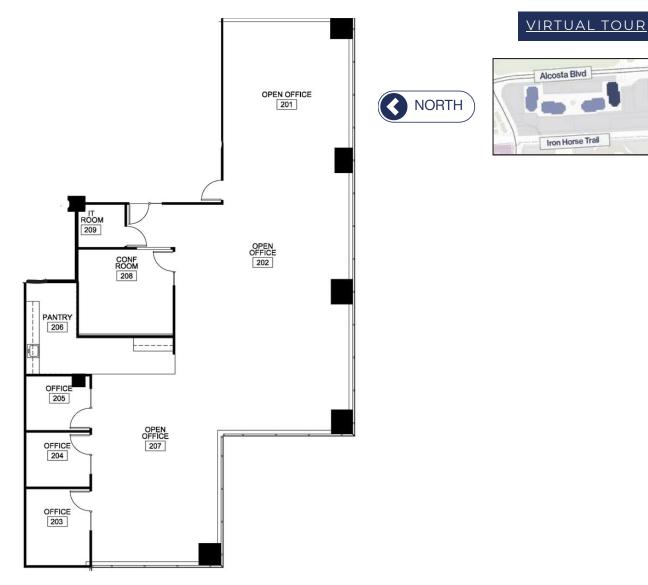




- FOUR PRIVATE OFFICES
- BREAK ROOM
- OPEN SPACE

3,539 RSF | 2ND FLOOR | AVAILABLE NOW



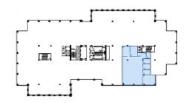


- THREE PRIVATE OFFICES
- OPEN SPACE
- PANTRY/KITCHEN

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

4,669 RSF | 2ND FLOOR | AVAILABLE NOW

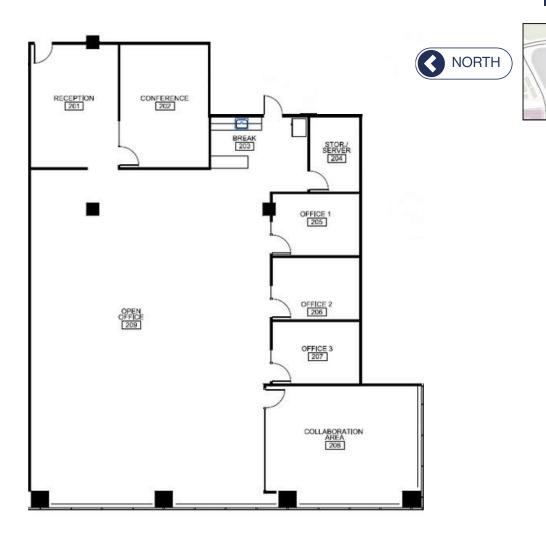
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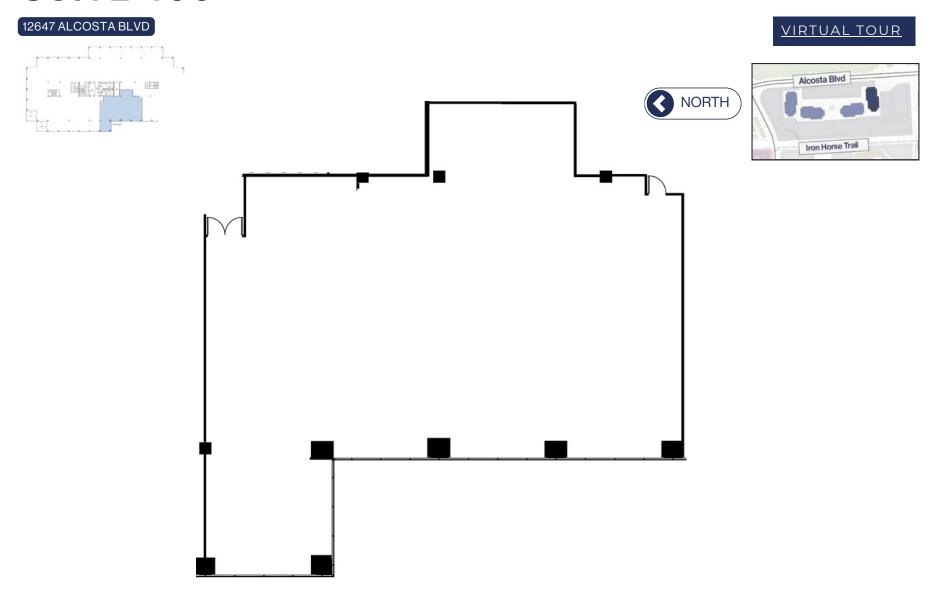
Iron Horse Trail



SUITE DETAILS:

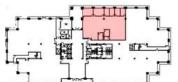
- THREE PRIVATE OFFICES
- BREAK ROOM
- TWO CONFERENCE ROOMS
- OPEN SPACE

RECEPTION ROOM



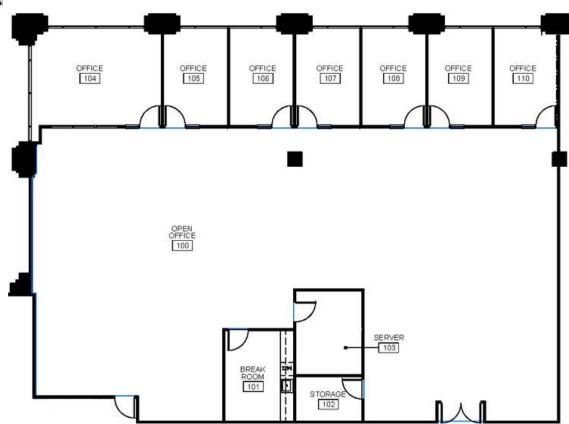
- SHELL SPACE
- CAN BE COMBINED WITH SUITE 425

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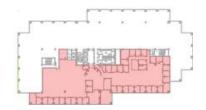
- SEVEN PRIVATE OFFICES
- BREAK ROOM
- STORAGE ROOM
- OPEN SPACE

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

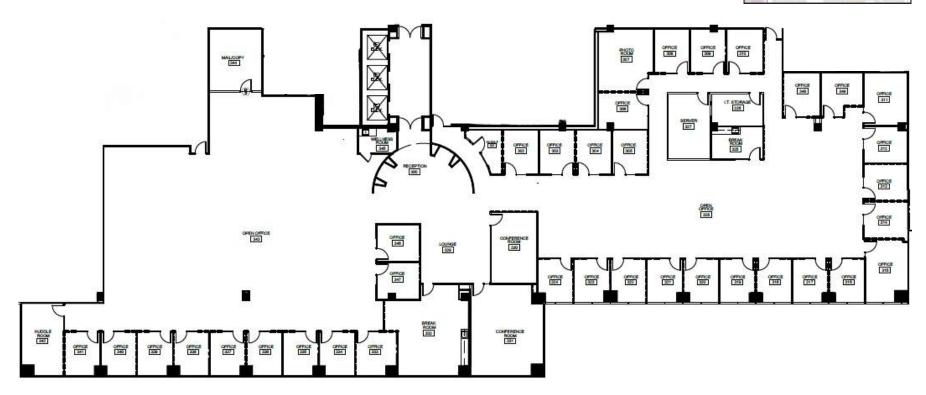
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SUITE DETAILS:

- THIRTY-FIVE PRIVATE OFFICES
- FIVE CONFERENCE ROOMS

• BREAK ROOM

PRINT/COPY ROOM

• COFFEE BAR

• OPEN SPACE

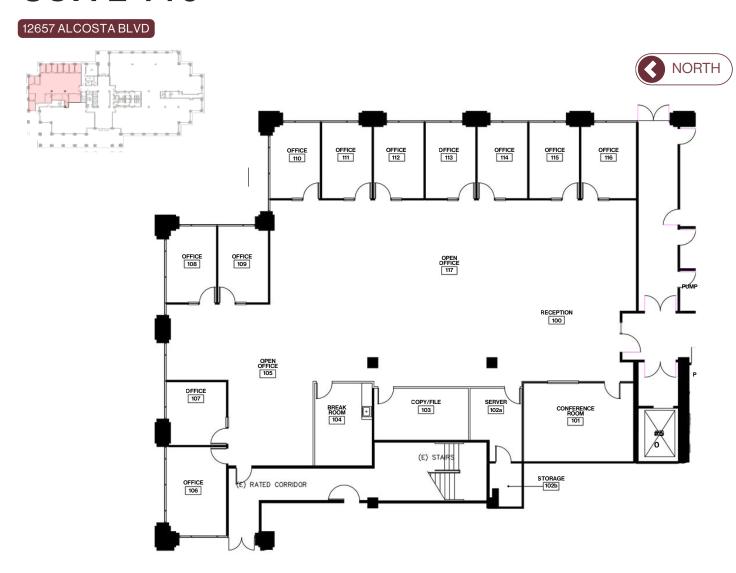
VIRTUAL TOUR

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- FOUR PRIVATE OFFICES
- BREAK ROOM
- CORNER OFFICE



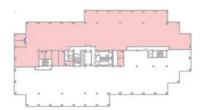
Alcosta Blvd

Iron Horse Trail

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

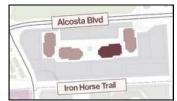
- CONFERENCE ROOM
- OPEN SPACE
- RECEPTION

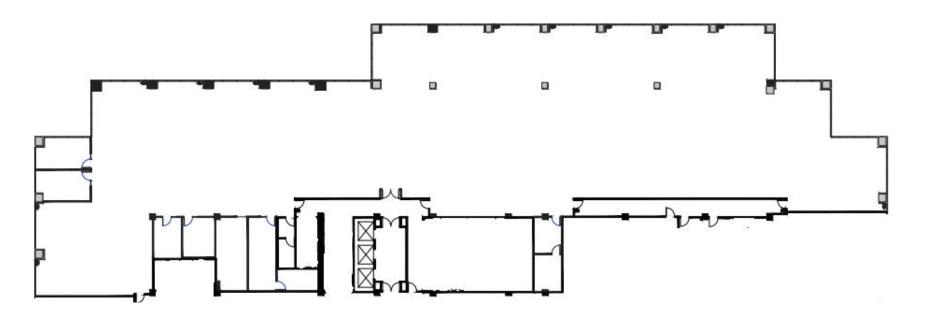
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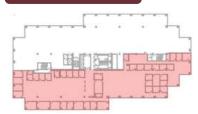






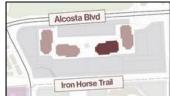
- WARM SHELL
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE

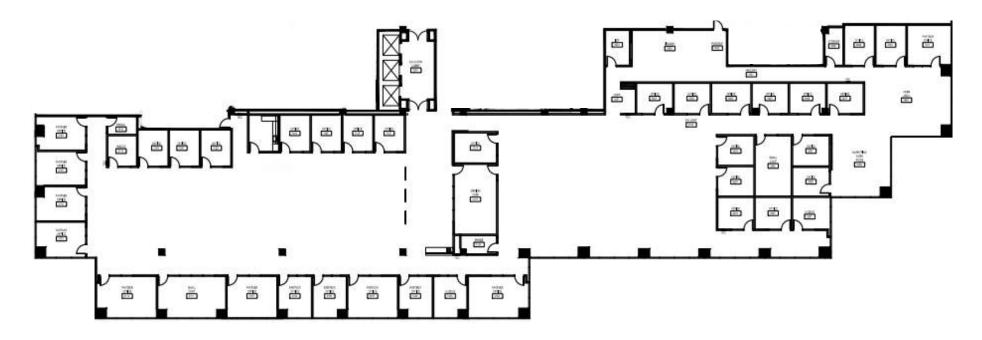
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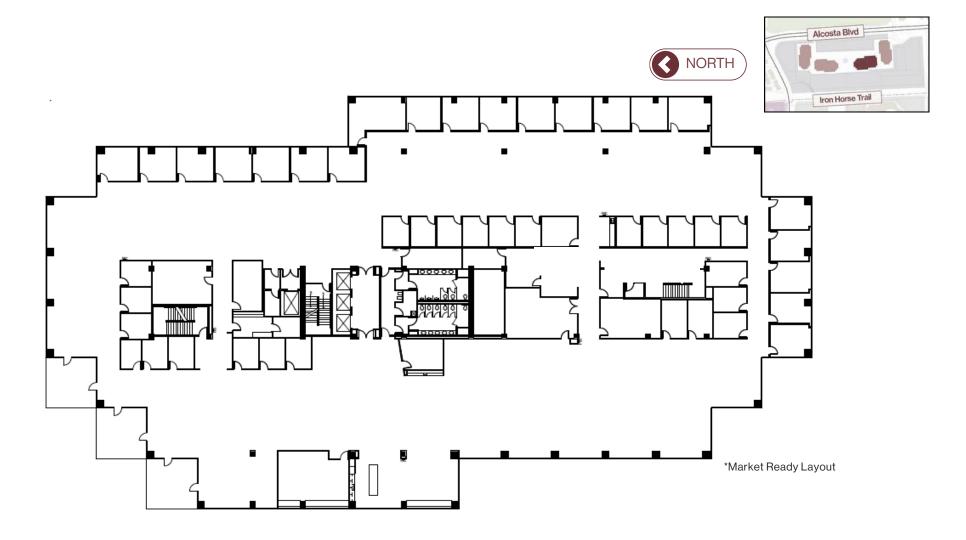




- THIRTY-ONE PRIVATE OFFICES
- THREE LARGE CONVERENCE ROOMS
- ONE BREAK AREA

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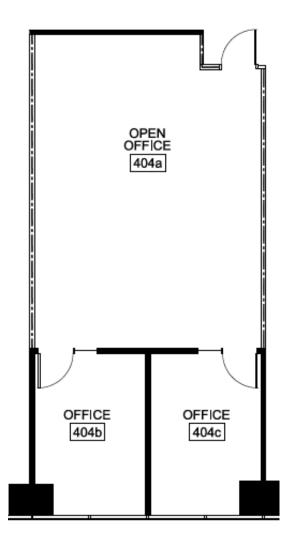


- FULL FLOOR
- MARKET READY PLAN PRICING NOW

998 RSF | 4TH FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD





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



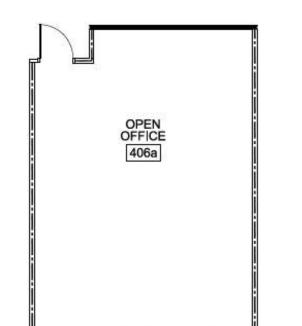




998 RSF | 4TH FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD





OFFICE

406c







SUITE DETAILS:

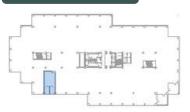
- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE

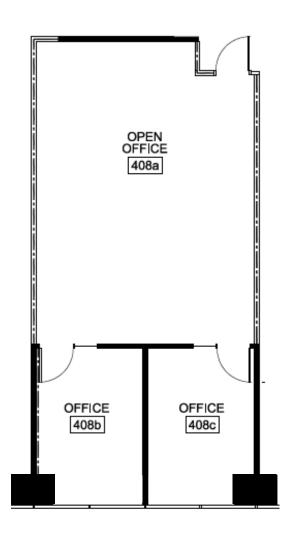
OFFICE

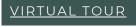
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998 RSF | 4TH FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD









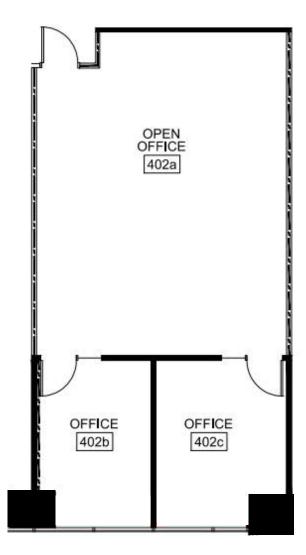


- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE

1,057 RSF | 4TH FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

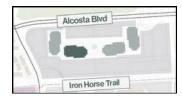




- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE





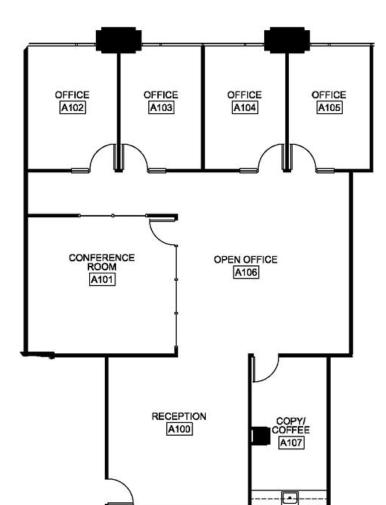


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Iron Horse Trail





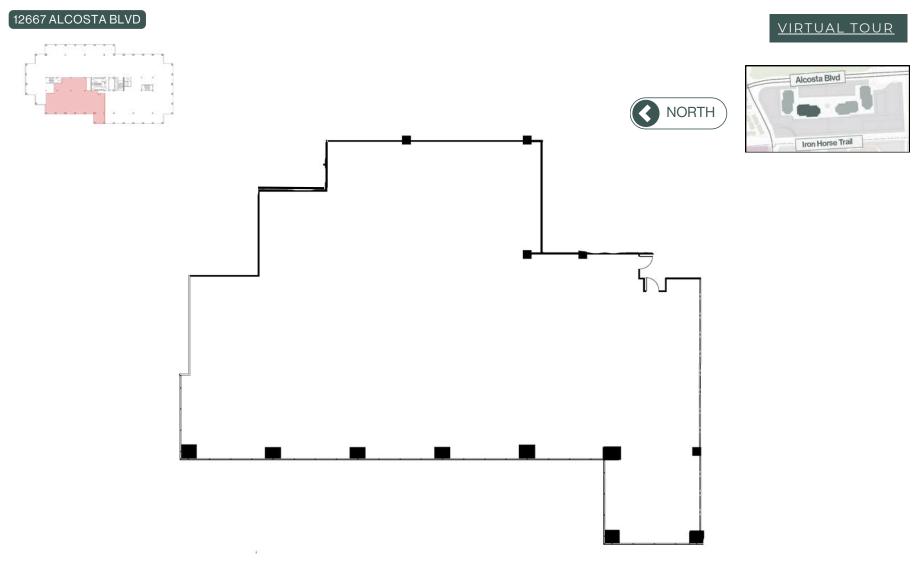
SUITE DETAILS:

- FOUR PRIVATE OFFICES
- BREAK ROOM

• CONFERENCE ROOM

OPEN AREA

• RECEPTION AREA



SUITE DETAILS:

• SHELL SPACE

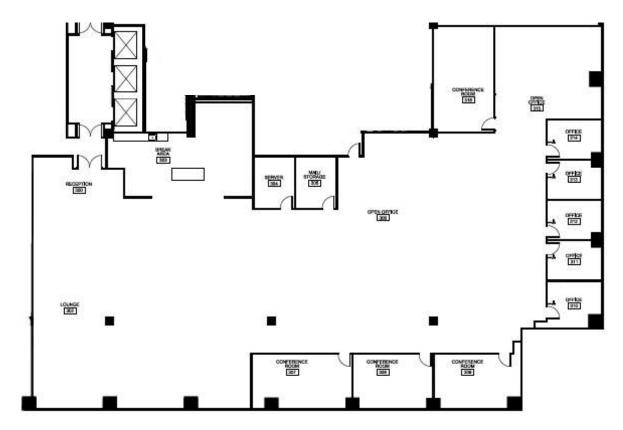
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- KITCHEN
- EIGHT PRIVATE OFFICES
- CONFERENCE ROOM

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