



6101, 6111, 6121 Bollinger Canyon Road



AMENITIES TO ADMIRE

Orchards 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



FLOURISH LOUNGE

On-site concierge, restaurant, bar + hospitality experience, coffee and café



RESTAURANTS & ENTERTAINMENT

60 walkable restaurants including City Center Bishop Ranch and Roundhouse Market



MEETING & CONFERENCE ROOMS

On-site meeting rooms and work points that serve as an extension of your leased footprint
Full suite of audio visual technology services



BIKABLE

BRite bike program
Bike parking spaces



CONNECTED TO NATURE

Green space and outdoor collaboration areas
Connection to Iron Horse Trail



FITNESS CENTER AND PILATES STUDIO

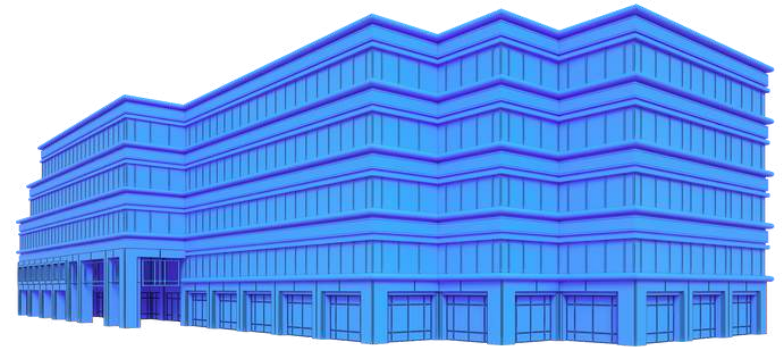
New tenant fitness center with a third party physical therapist and Pilates studio



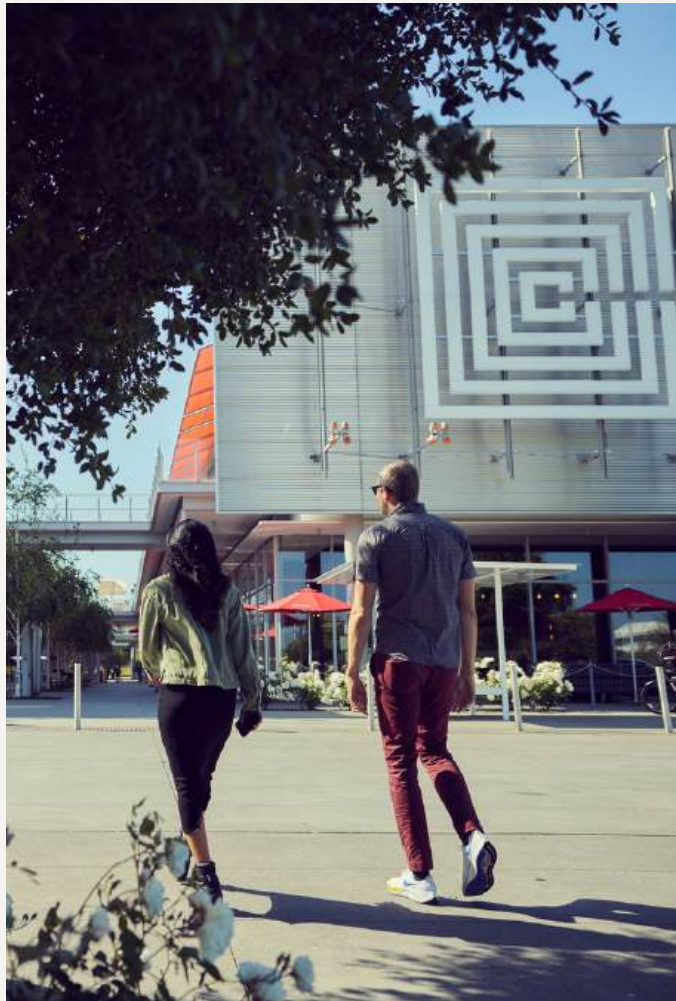
FLOURISH

The first in a new series of workplace café lounges, Flourish is a vibrant hub for connection and collaboration. It features a full-service restaurant and bar, along with flexible spaces—from private Zoom rooms to fully equipped conference areas. With options for custom events and private buyouts, Flourish is where work and community come together.





- ▶ 3 buildings
- ▶ 5-stories
- ▶ Class A
- ▶ 786,240 RSF total
- ▶ ±54,000 - 59,000 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
- ▶ 1 freight elevator per building
- ▶ Showers/lockers



THE LOCATION

Located in the heart of downtown San Ramon, a stone's throw from City Center Bishop Ranch, Orchards offers breathtaking parks, great shopping, world-class culture and a lively afterwork food and drink scene.

BR Shepherd's Glen

BR Sycamore

City Village
400 + New Homes

city center
bishop ranch

BR Lakeside

ROUNDHOUSE

Conference Center
Market & Fitness

Future
Residential
Development

Belmont Village

6121 Bollinger Canyon Rd

Heritage Park

6111 Bollinger Canyon Rd

6101 Bollinger Canyon Rd

BR Orchards



THE PLACE TO BE

The best of Orchards social scene, shopping and park life all within a 5-minute walk.

Working at Orchards opens up a world of ways to spend your day. Step outside and enjoy the greenery at Heritage Park or 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

Orchards 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%



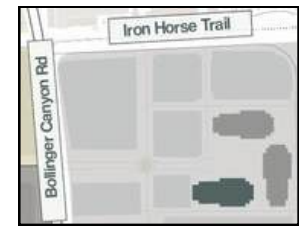
CARBON FOOTPRINT

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

6101 Bollinger Canyon Road



| Unit | RSF | Plan | Spec | Comments | |
|-----------|--------|------|--------------------|---|--|
| Suite 314 | 1,366 | | Market-ready | <ul style="list-style-type: none"> • Market-ready, move in condition • Two private offices • Open office area | |
| Suite 361 | 1,522 | | Market-ready | <ul style="list-style-type: none"> • Market-ready, move in condition • Two private offices • Open office area | <ul style="list-style-type: none"> • Available April 2026 |
| Suite 170 | 1,578 | | Market-ready | <ul style="list-style-type: none"> • New market-ready, move in condition • Three window line offices or huddle rooms • Open area | <ul style="list-style-type: none"> • Ground floor location • Available December 2025 |
| Suite 290 | 1,721 | | Under Construction | <ul style="list-style-type: none"> • Spec suite delivering Q3 2025 • Three window line offices | <ul style="list-style-type: none"> • Coffee bar • Room for four-six desks |
| Suite 120 | 2,191 | | Shell | <ul style="list-style-type: none"> • Ideal space for wellness use • Adjacent to building gym, physical therapist and Pilates studio | |
| Suite 125 | 2,303 | | Under Construction | <ul style="list-style-type: none"> • Spec suite delivering Q4 2025 • Three window-line offices • Conference room | <ul style="list-style-type: none"> • Coffee bar • Room for ~ten desks |
| Suite 450 | 9,246 | | Shell | <ul style="list-style-type: none"> • Shell condition overlooking the fountain and plaza | |
| Suite 495 | 11,395 | | Shell | <ul style="list-style-type: none"> • Shell condition with rolling hills views | |
| Suite 250 | 14,842 | | Shell | <ul style="list-style-type: none"> • Shell condition with window line offices in place • Divisible to ~8k | |

OFFICE AVAILABILITY

6111 Bollinger Canyon Road

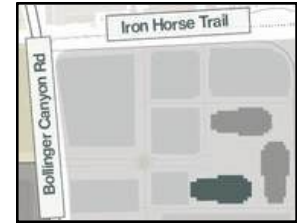
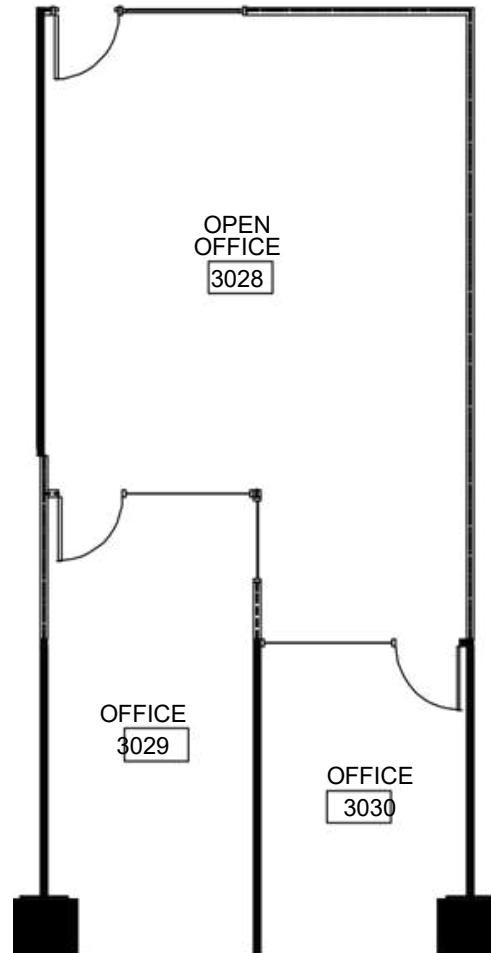
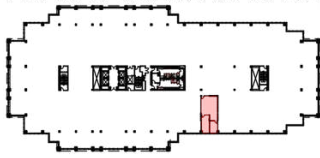


| Unit | RSF | Plan | Tour | Comments | |
|-----------|--------|------|------|--|--|
| Suite 525 | 6,970 | | | <ul style="list-style-type: none">Fully furnished and professionally staged penthouse office suiteTop-floor location with private, furnished outdoor deckPlug-and-play technology package: cabling, Wi-Fi, monitorsZoom/Teams-enabled meeting roomsPre-installed security and access controls1 private office | <ul style="list-style-type: none">Open kitchen with bar seating and banquettes1 huddle room2 phone rooms9 sit-stand workstationsCollaborative lounge areaLarge conference room + medium conference room |
| Suite 325 | 20,262 | | | <ul style="list-style-type: none">Second generation mostly open planGreat southern window line | |
| Suite 200 | 54,819 | | | <ul style="list-style-type: none">Full floor, move-in ready second generation, TIA availableSeventeen offices/huddle rooms, five large conference rooms, two kitchenettesOne library, two IT roomsMultiple print/storage/supply rooms spread throughout the floor | |

SUITE 314

6101 BOLLINGER CANYON ROAD

1,366 RSF | 3RD FLOOR | AVAILABLE NOW



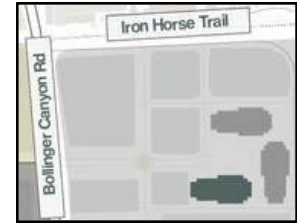
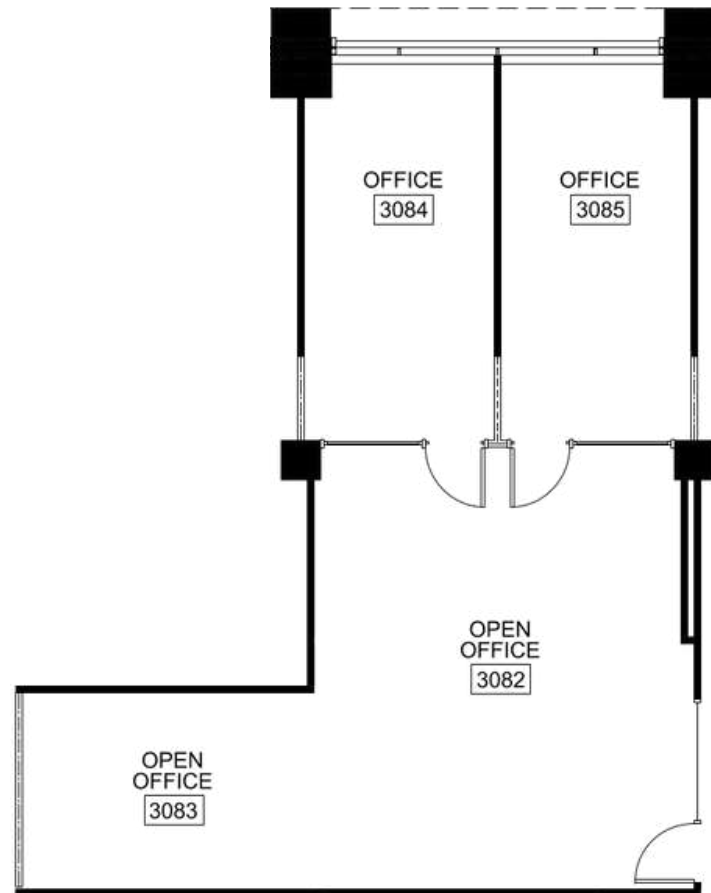
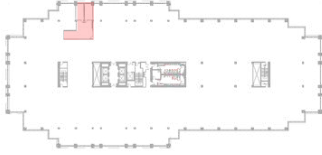
SUITE DETAILS:

- MARKET-READY, MOVE IN CONDITION
- TWO PRIVATE OFFICES
- OPEN OFFICE AREA

SUITE 361

1,522 RSF | 3RD FLOOR | AVAILABLE APRIL 2026

6101 BOLLINGER CANYON ROAD



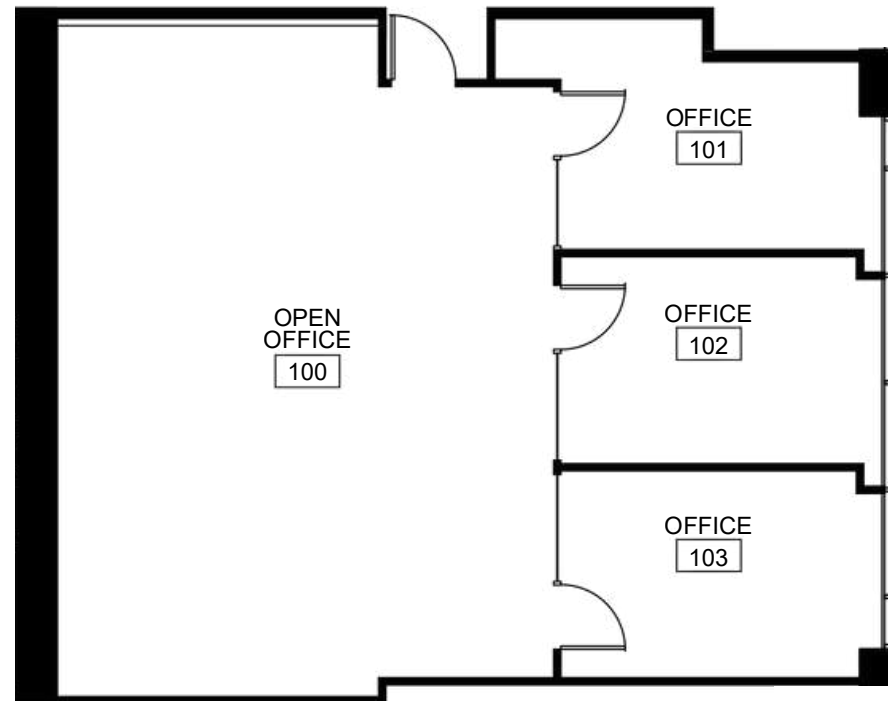
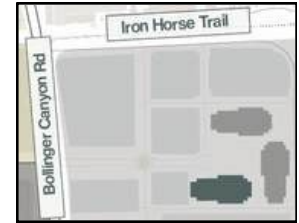
SUITE DETAILS:

- MARKET-READY, MOVE IN CONDITION
- TWO PRIVATE OFFICES
- OPEN OFFICE AREA
- AVAILABLE APRIL 2026

SUITE 170

1,578 RSF | 1ST FLOOR | AVAILABLE DECEMBER 2025

6101 BOLLINGER CANYON ROAD



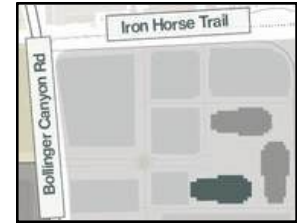
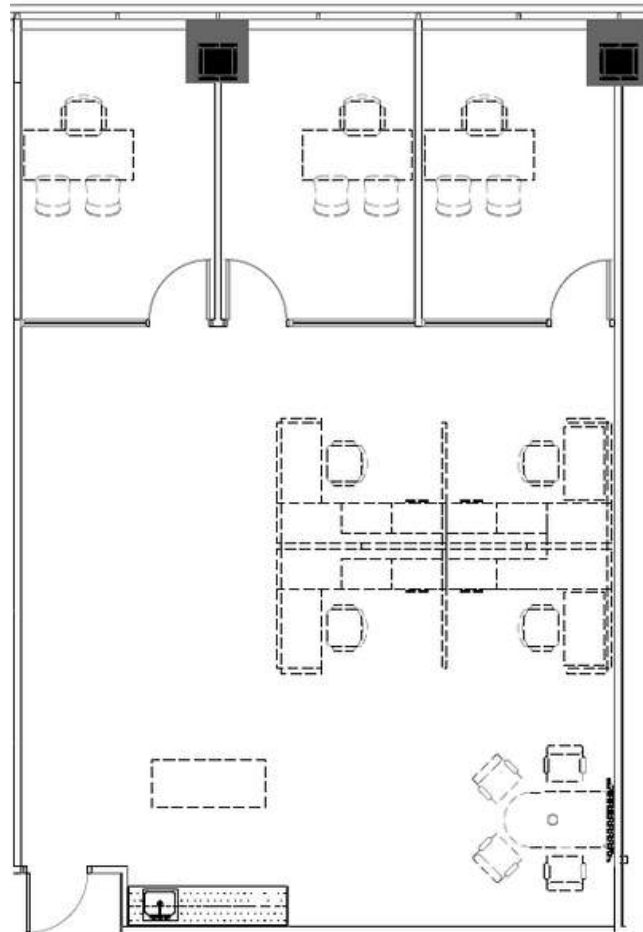
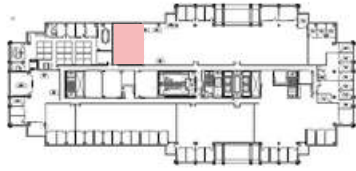
SUITE DETAILS:

- 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



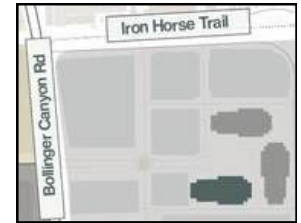
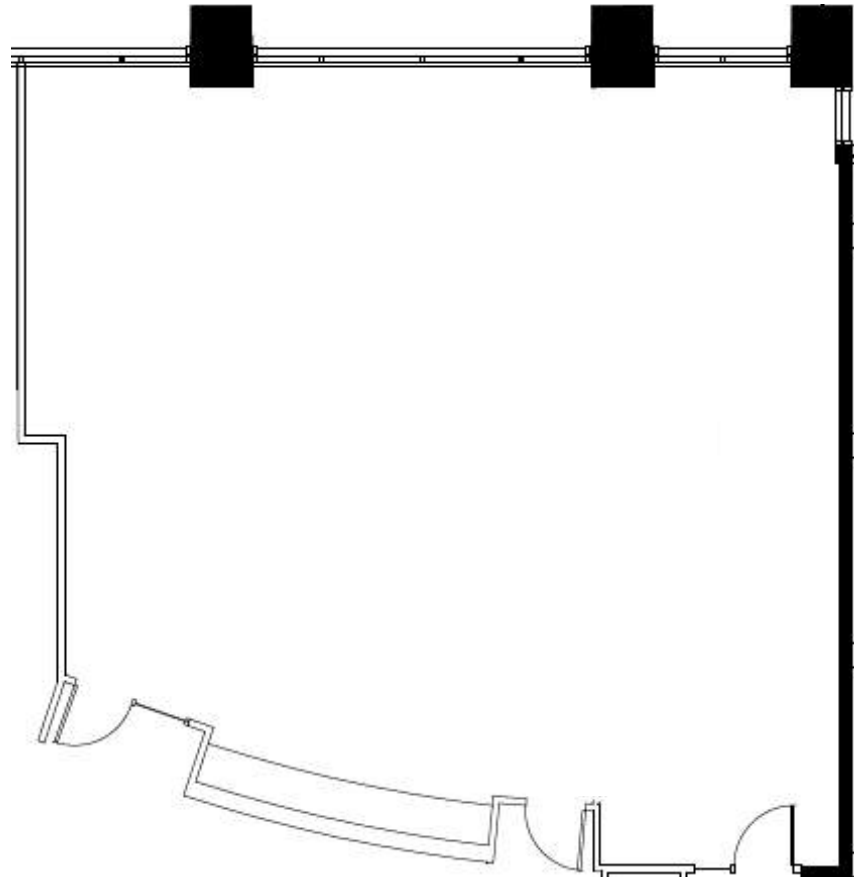
SUITE DETAILS:

- 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



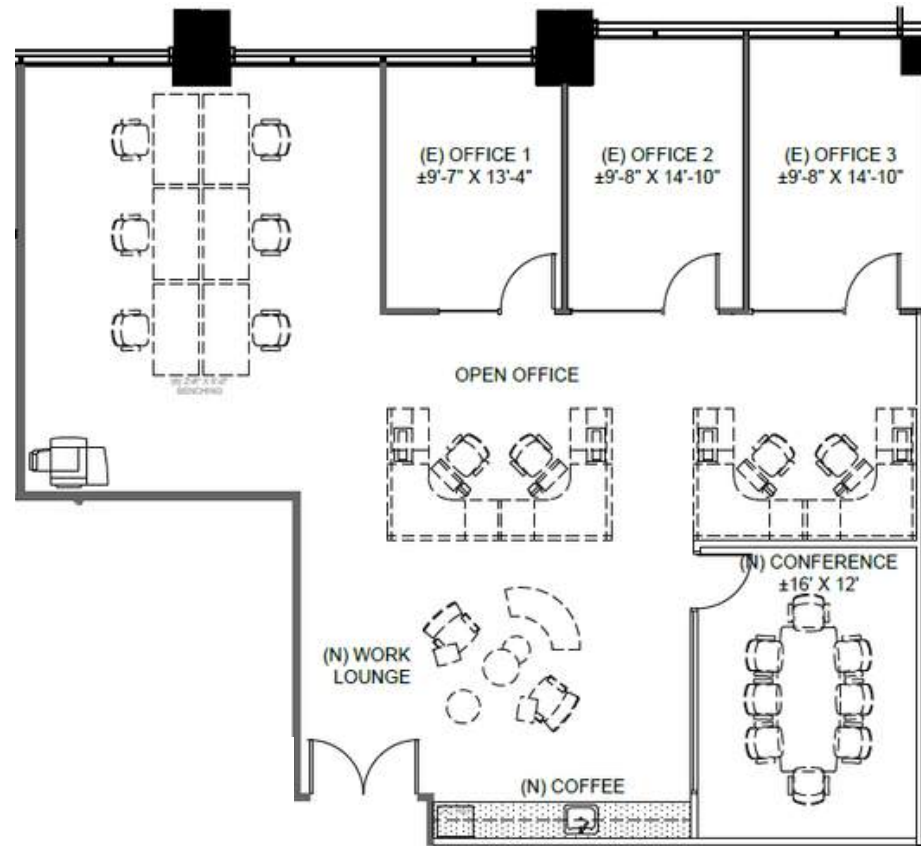
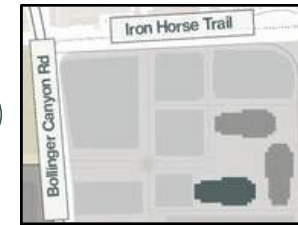
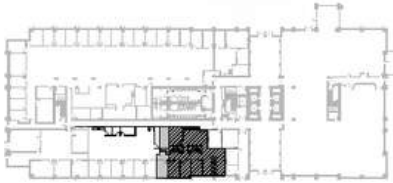
SUITE DETAILS:

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

SUITE 125

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

6101 BOLLINGER CANYON ROAD



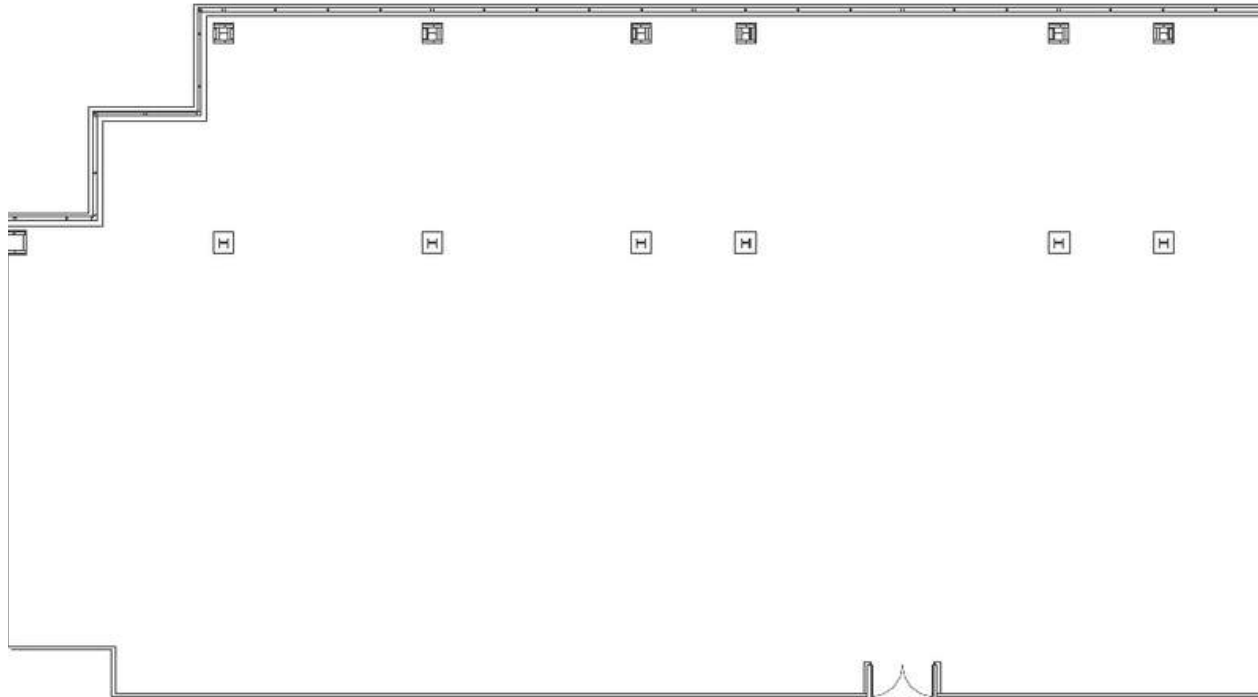
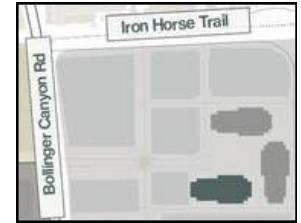
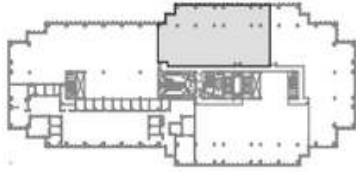
SUITE DETAILS:

- 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



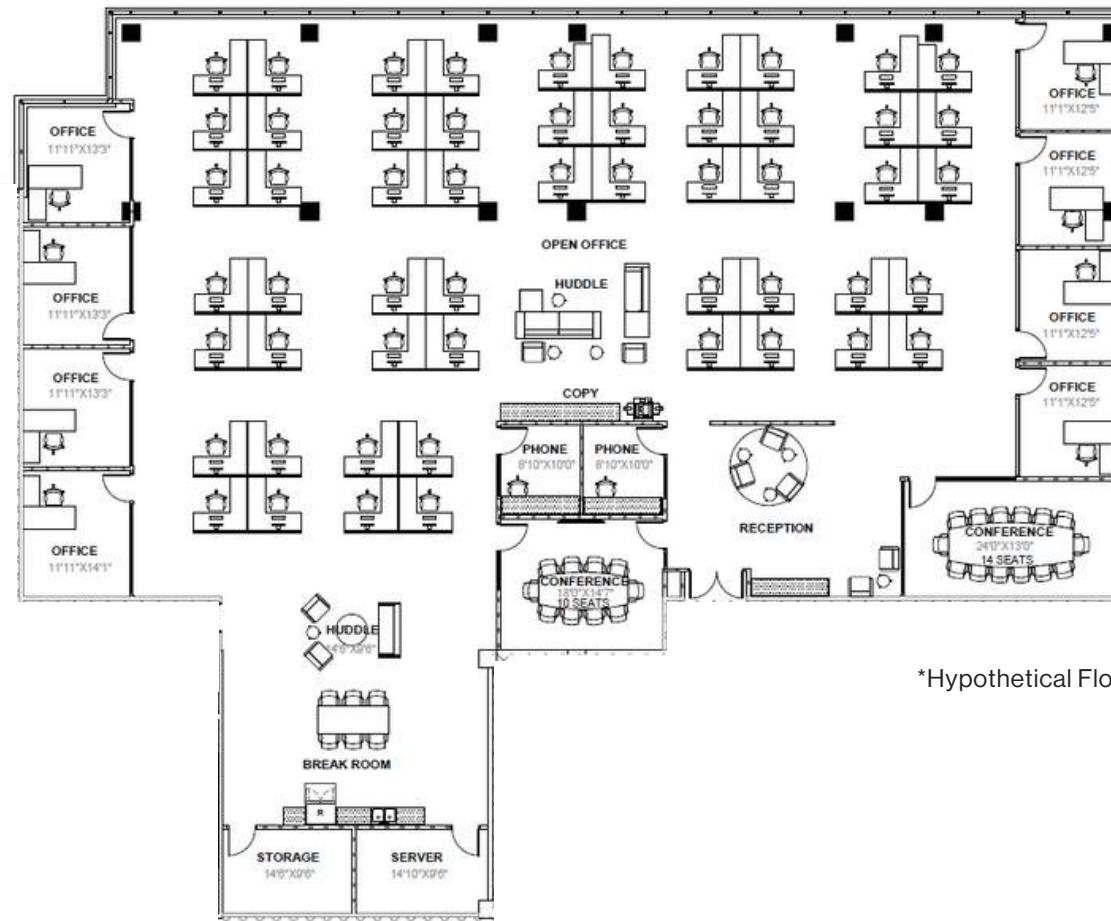
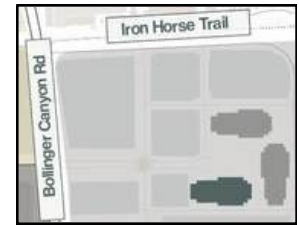
SUITE DETAILS:

- SHELL CONDITION OVERLOOKING THE FOUNTAIN AND PLAZA

SUITE 495

6101 BOLLINGER CANYON ROAD

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



*Hypothetical Floor Plan

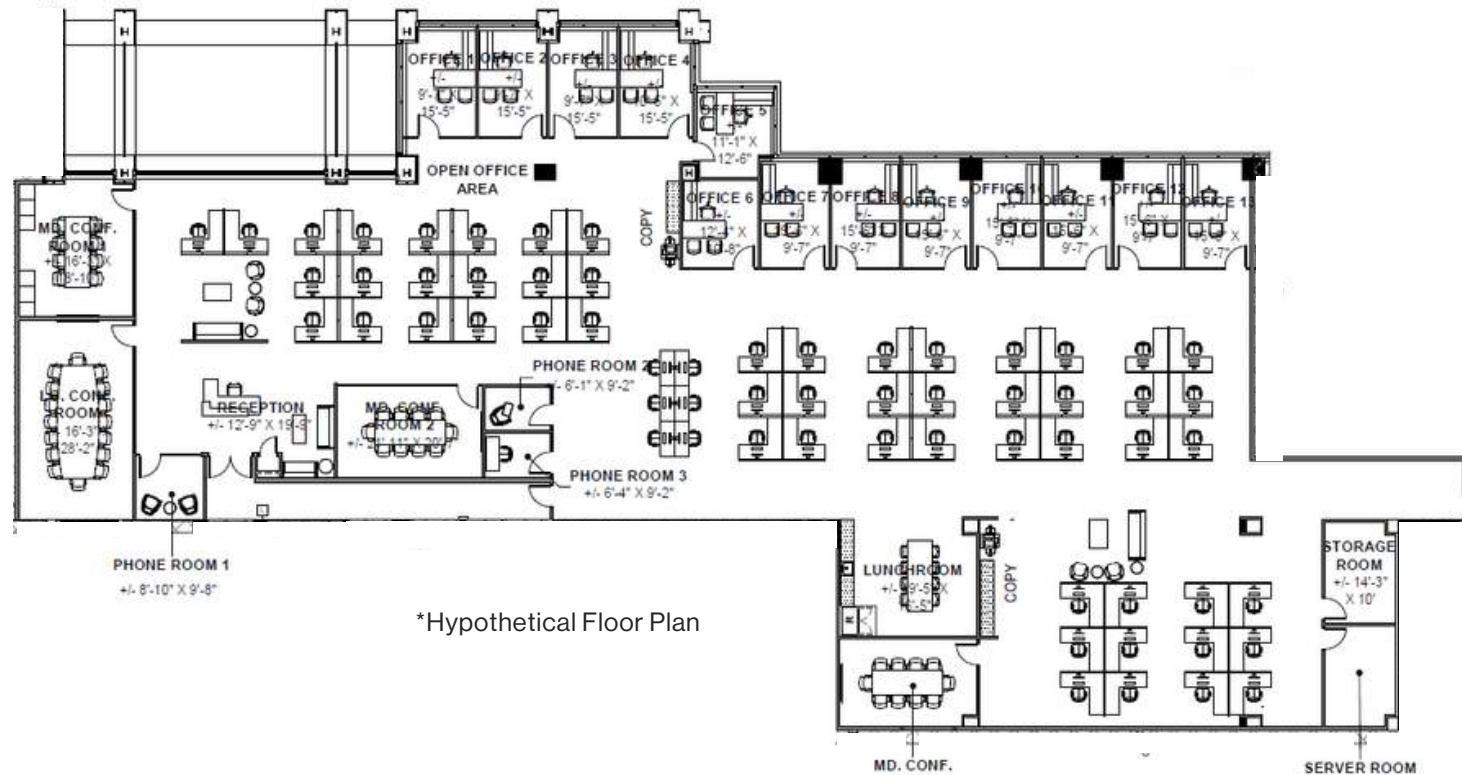
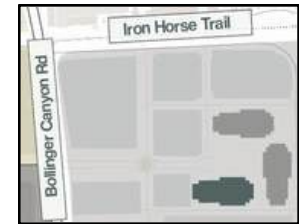
SUITE DETAILS:

- 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:

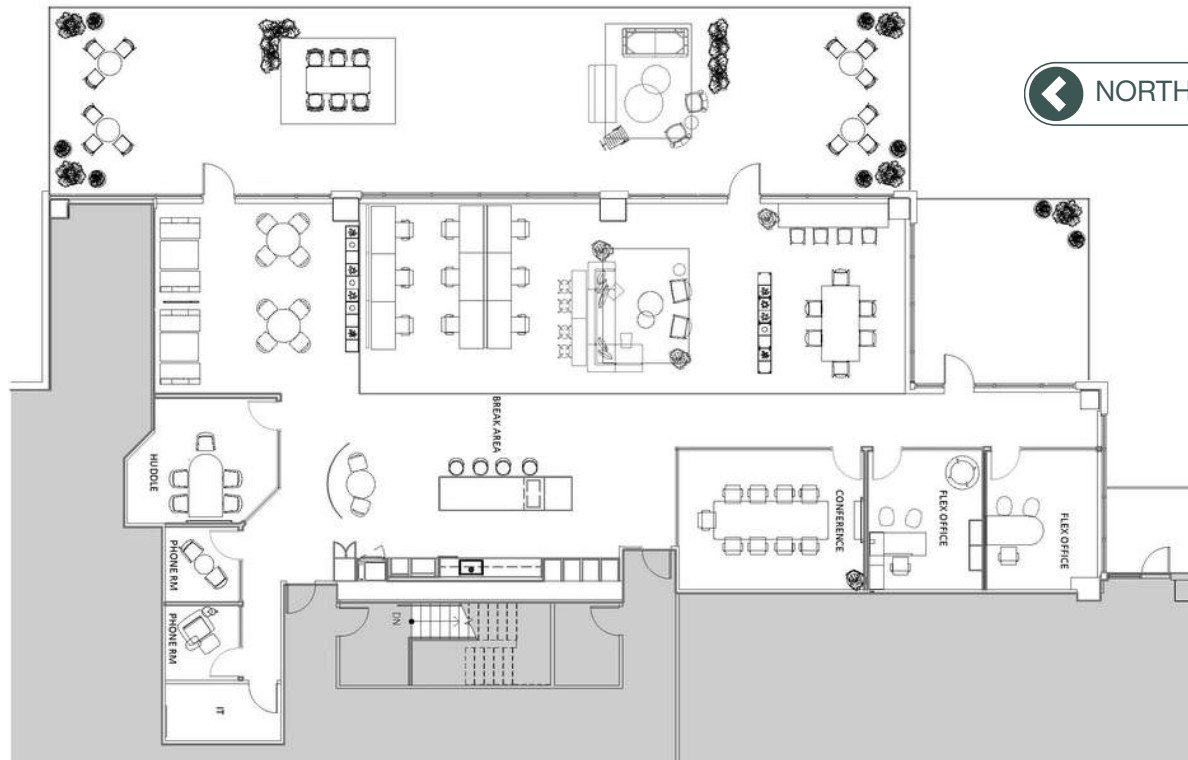
- CURRENTLY IN SHELL CONDITION WITH WINDOW LINE OFFICES IN PLACE
- DIVISIBLE TO ~8K

SUITE 525

6111 BOLLINGER CANYON ROAD

6,970 RSF | 5TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

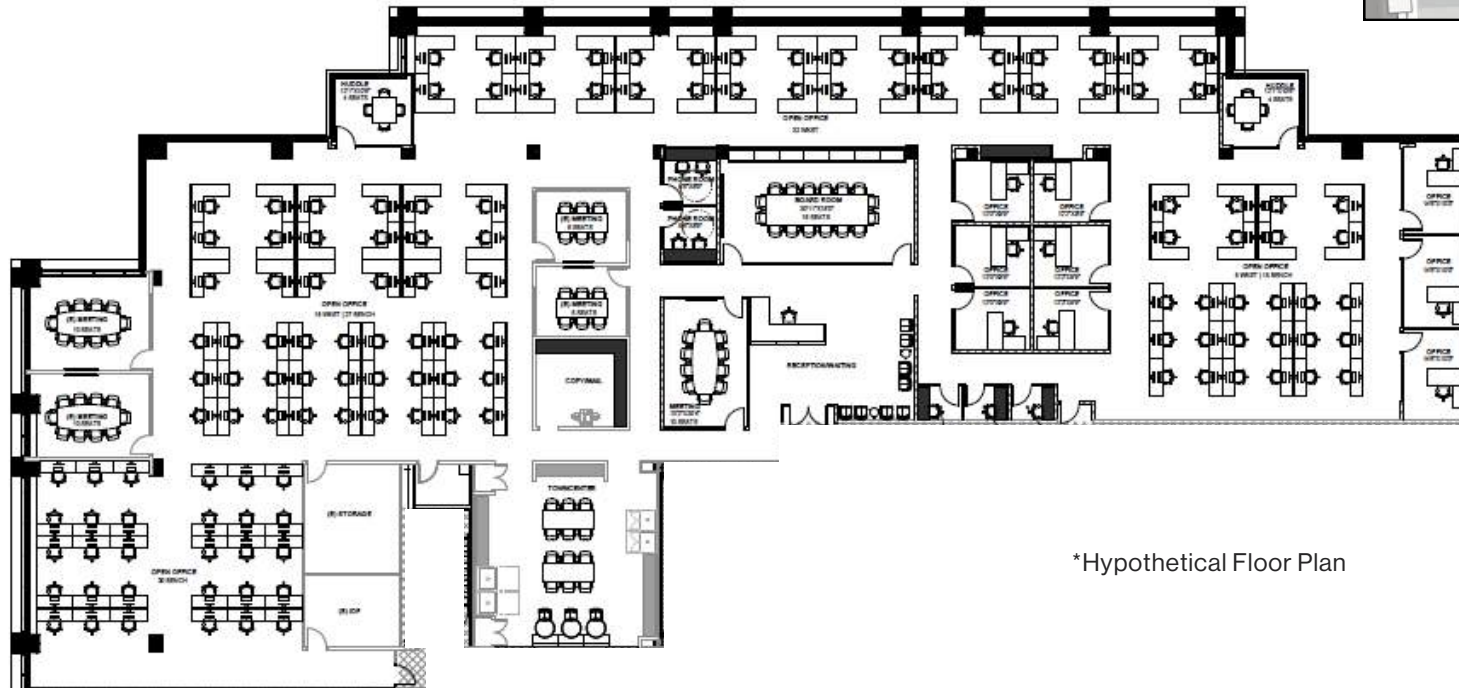
- FULLY FURNISHED, STAGED PENTHOUSE OFFICE SUITE
- TOP OFFICE FLOOR WITH PRIVATE, FURNISHED OUTDOOR DECK
- TECHNOLOGY PACKAGE INCLUDING CABLING, WIFI, MONITORS, ZOOM/TEAMS ENABLED MEETING ROOMS AND PRE-INSTALLED SECURITY/ACCESS CONTROLS
- 1 PRIVATE OFFICE
- OPEN KITCHEN WITH BAR SEATING AND BANQUETTES
- 1 HUDDLE ROOM
- 2 PHONE ROOMS
- 9 SIT-STAND WORKSTATIONS
- COLLABORATIVE LOUNGE
- LARGE AND MEDIUM CONFERENCE ROOM

SUITE 325

6111 BOLLINGER CANYON ROAD

20,262 RSF | 3RD FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



*Hypothetical Floor Plan

SUITE DETAILS:

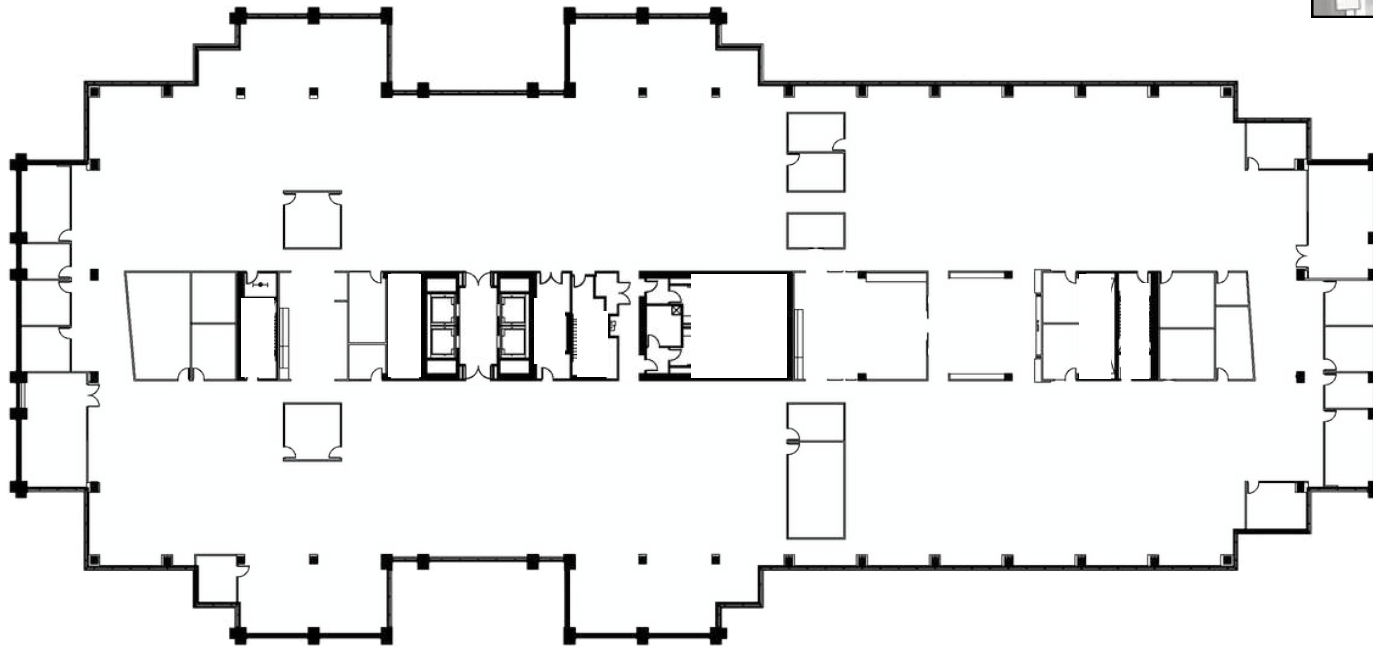
- SECOND GENERATION MOSTLY OPEN PLAN
- GREAT SOUTHERN WINDOW LINE

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

Bishop Ranch

Andrea Reeder

Senior Vice President, Director of Leasing
andrea@bishopranch.com
925-968-4411
DRE License 1463217

Nick Polsky

First Vice President, Leasing
nick@bishopranch.com
925-380-9518
DRE License 1472715

Andy Chang

Senior Director, Leasing
achang@bishopranch.com
925-327-3922
DRE License 02040615

**Orchards**

925-866-0100
www.bishopranch.com
DRE License 00164527