



**BR** Shepherd's Glen

**12647, 12657, 12667, Alcosta Blvd**



## 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



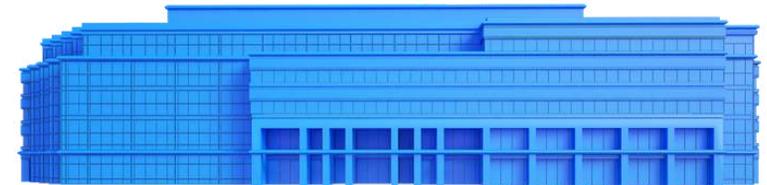
### TRANSPORTATION

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 project - totaling 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.

BR Shepherd's Glen

BR Medical

12647 Alcosta Blvd

12667 Alcosta Blvd

12657 Alcosta Blvd

BR Sycamore

Belmont Village

Heritage Park

BR Orchards

City Village

400 + New Homes

BR Lakeside

city center  
bishop ranch

ROUNDHOUSE

Conference Center  
Market & Fitness

Future  
Residential  
Development

Shops at Bishop Ranch



## 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%



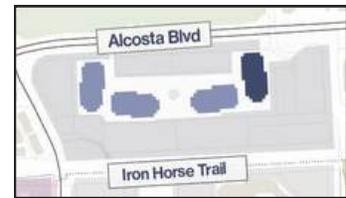
### CARBON FOOTPRINT

4,500 tons of CO<sub>2</sub>e – 30% reduction in Carbon  
compared to a typical new build

Note: This data represents Bishop Ranch in its entirety, not individual neighborhoods.

# OFFICE AVAILABILITY

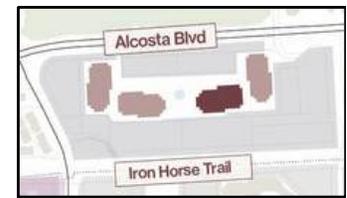
12647 Alcosta Blvd



Unit	RSF	Plan	Tour	Suite Details
Suite 443	1,593			<ul style="list-style-type: none"> <li>• Three private offices</li> <li>• Open space</li> </ul>
Suite 325	2,205			<ul style="list-style-type: none"> <li>• Five private offices</li> <li>• Break area</li> <li>• Reception</li> <li>• Open space</li> <li>• Conference room</li> <li>• IT/Storage Room</li> <li>• Available April 2026</li> </ul>
Suite 225	2,777			<ul style="list-style-type: none"> <li>• Hypothetical floor plan includes:</li> <li>• Four private offices</li> <li>• Kitchen</li> <li>• Conference room</li> <li>• IT/Storage room</li> <li>• Open space</li> <li>• Can be combined with Suite 230</li> </ul>
Suite 163	2,893			<ul style="list-style-type: none"> <li>• Four private offices</li> <li>• Break room</li> <li>• Open space</li> </ul>
Suite 230	3,539			<ul style="list-style-type: none"> <li>• Three private offices</li> <li>• Conference room</li> <li>• IT room</li> <li>• Pantry/kitchen</li> <li>• Open space</li> <li>• Can be combined with Suite 225</li> </ul>
Suite 240	4,669			<ul style="list-style-type: none"> <li>• Three private offices</li> <li>• Two conference rooms</li> <li>• Open space</li> <li>• Reception room</li> <li>• Break room</li> </ul>
Suite 400	5,683			<ul style="list-style-type: none"> <li>• Shell space</li> <li>• Can be combined with Suite 425</li> </ul>
Suite 155	6,044			<ul style="list-style-type: none"> <li>• Seven private offices</li> <li>• Storage room</li> <li>• Open space</li> <li>• Break room</li> <li>• Available February 2026</li> </ul>
Suite 425	12,544			<ul style="list-style-type: none"> <li>• Eight private offices, four conference rooms, three huddle rooms, four storage rooms</li> <li>• Break room, mail room, server room, reception area, and open space</li> <li>• Two private balconies</li> <li>• Can be combined with Suite 400</li> </ul>
Suite 300	18,797			<ul style="list-style-type: none"> <li>• Thirty-five private offices</li> <li>• Five conference rooms</li> <li>• Break room</li> <li>• Coffee bar</li> <li>• Print/copy room</li> <li>• Open space</li> </ul>

# OFFICE AVAILABILITY

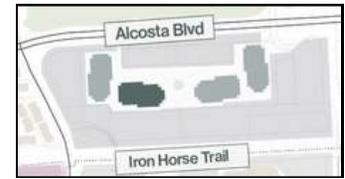
12657 Alcosta Blvd



Unit	RSF	Plan	Tour	Suite Details
Suite 140	6,635			<ul style="list-style-type: none"><li>• Eleven private offices</li><li>• Break room</li><li>• Print/Copy room</li><li>• Conference room</li><li>• Open space</li><li>• Reception</li><li>• Available January 2026</li></ul>
Suite 300	22,325			<ul style="list-style-type: none"><li>• Warm shell</li><li>• Tenant improvement allowance available</li></ul>
Suite 350	22,617			<ul style="list-style-type: none"><li>• Thirty-one private offices</li><li>• Three large conference rooms</li><li>• One break area</li></ul>
Suite 500	42,224			<ul style="list-style-type: none"><li>• Full floor</li><li>• Market ready plan pricing now</li></ul>

# OFFICE AVAILABILITY

12667 Alcosta Blvd



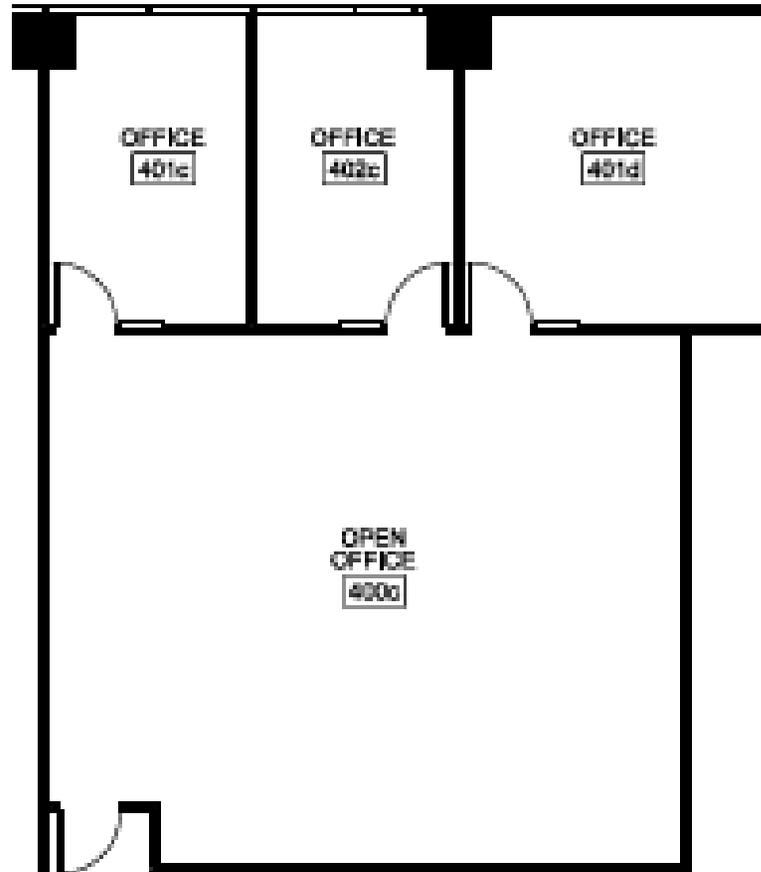
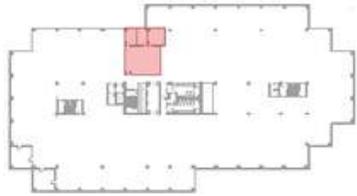
Unit	RSF	Plan	Tour	Suite Details
Suite 404	998			<ul style="list-style-type: none"> <li>Two private offices</li> <li>Open space</li> <li>New market ready suite</li> </ul>
Suite 406	998			<ul style="list-style-type: none"> <li>Two private offices</li> <li>Open space</li> <li>New market ready suite</li> </ul>
Suite 408	998			<ul style="list-style-type: none"> <li>Two private offices</li> <li>Open space</li> <li>New market ready suite</li> </ul>
Suite 420	1,000			<ul style="list-style-type: none"> <li>Two private offices</li> <li>Open space</li> <li>New market ready suite</li> </ul> <ul style="list-style-type: none"> <li>Available February 2026</li> </ul>
Suite 402	1,057			<ul style="list-style-type: none"> <li>Two private offices</li> <li>Open space</li> <li>New market ready suite</li> </ul>
Suite 195	2,474			<ul style="list-style-type: none"> <li>Four private offices</li> <li>Conference room</li> <li>Reception area</li> <li>Break room</li> <li>Open space</li> </ul>
Suite 475	5,258			<ul style="list-style-type: none"> <li>Seven private offices</li> <li>Conference room</li> <li>Reception area</li> <li>Break room</li> <li>Open space</li> </ul>
Suite 325	9,377			<ul style="list-style-type: none"> <li>Shell space</li> </ul>
Suite 300	12,382			<ul style="list-style-type: none"> <li>Eight private offices</li> <li>Conference room</li> <li>Kitchen</li> </ul>

# SUITE 443

1,593 RSF | 4TH FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD

VIRTUAL TOUR



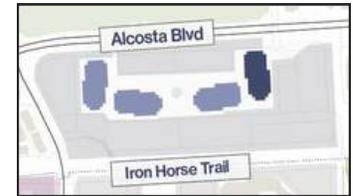
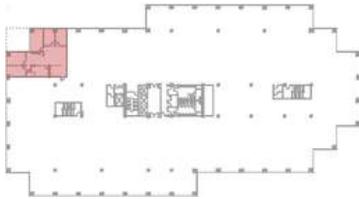
SUITE DETAILS:

- THREE PRIVATE OFFICES
- OPEN OFFICE SPACE

# SUITE 325

2,205 RSF | 3RD FLOOR | AVAILABLE APRIL 2026

12647 ALCOSTA BLVD



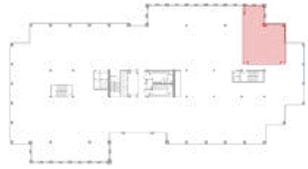
SUITE DETAILS:

- FIVE PRIVATE OFFICES
- OPEN SPACE
- BREAK AREA
- CONFERENCE ROOM
- RECEPTION
- IT/STORAGE ROOM

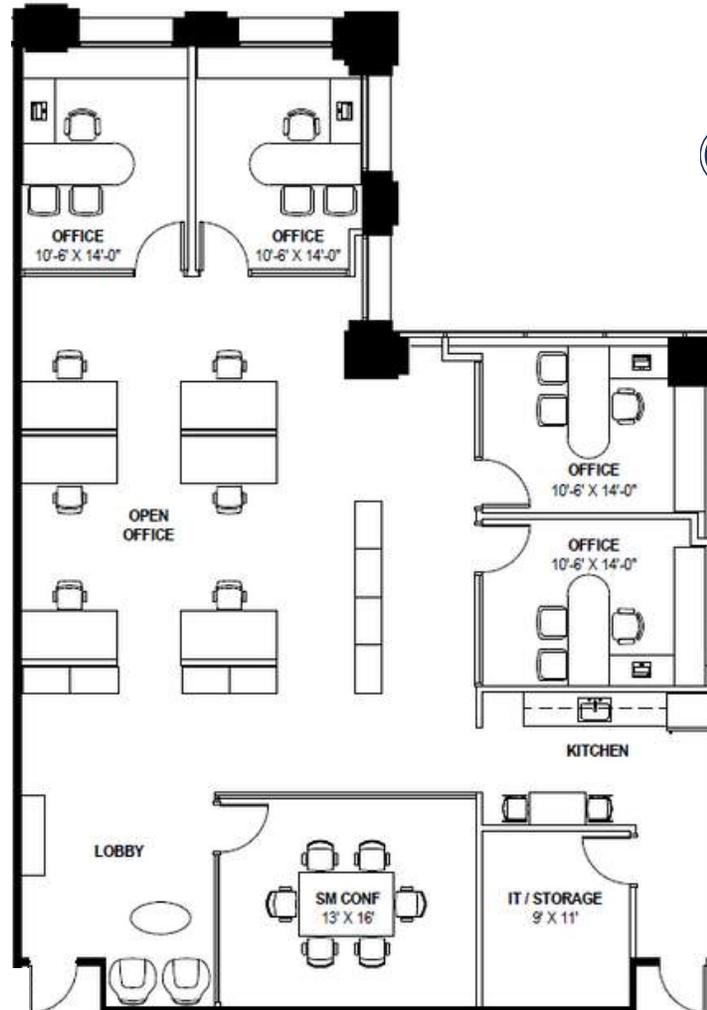
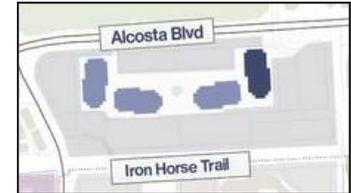
# SUITE 225

2,777 RSF | 2ND FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD



VIRTUAL TOUR



\*Hypothetical Floor Plan

SUITE DETAILS:

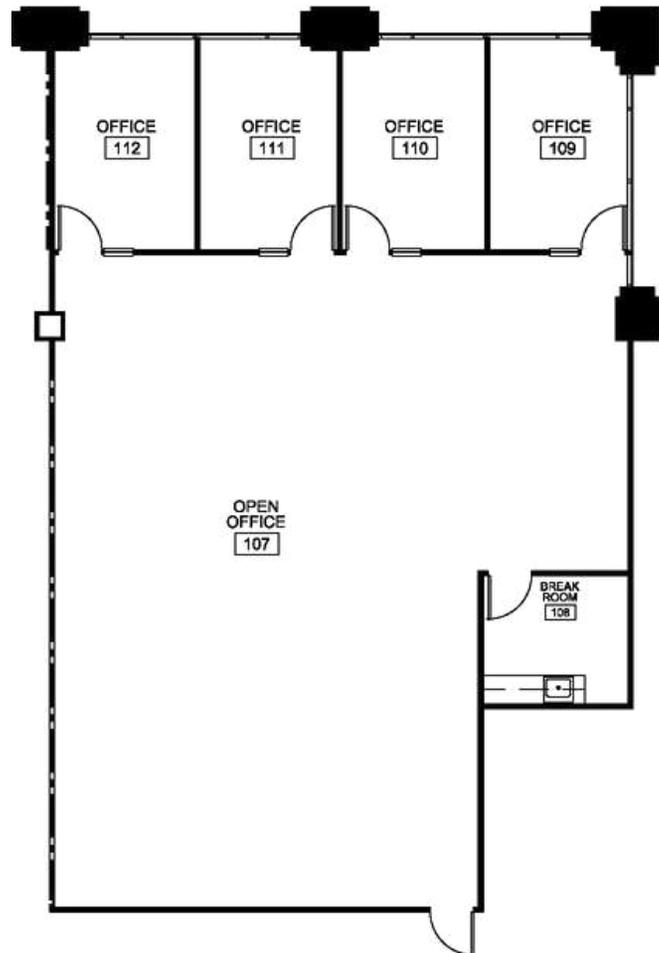
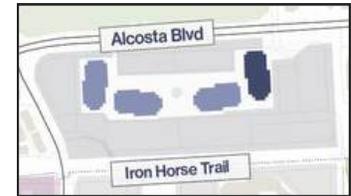
- FOUR PRIVATE OFFICES
- CONFERENCE ROOM
- KITCHEN
- IT/STORAGE ROOM
- OPEN SPACE
- CAN BE COMBINED WITH SUITE 230

# SUITE 163

12647 ALCOSTA BLVD



2,893 RSF | 1ST FLOOR | AVAILABLE NOW



SUITE DETAILS:

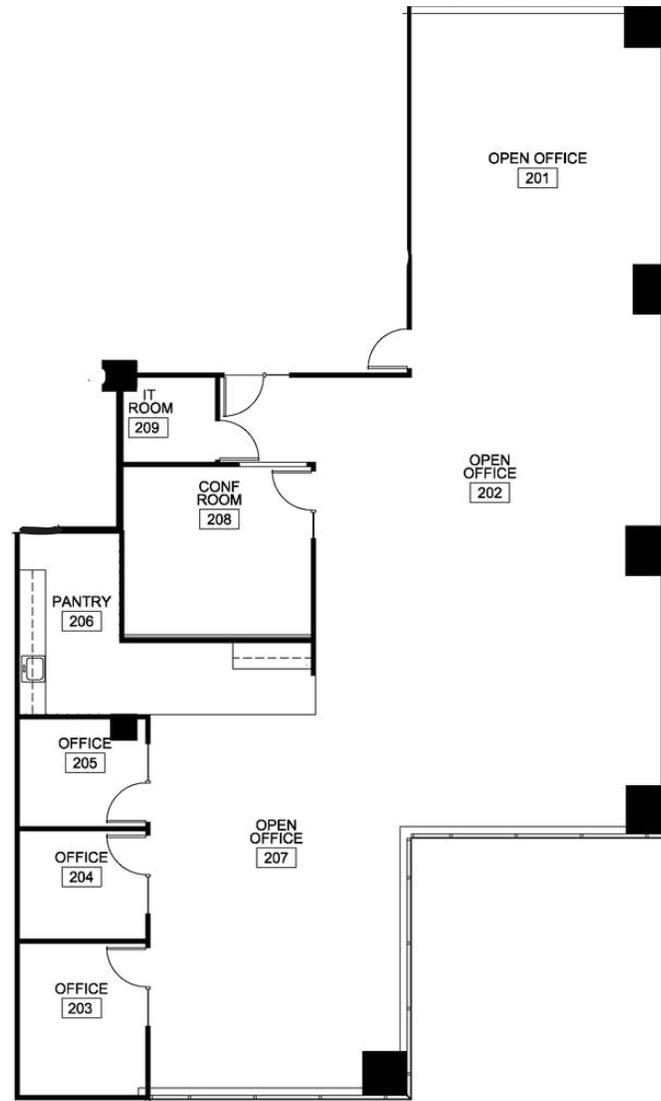
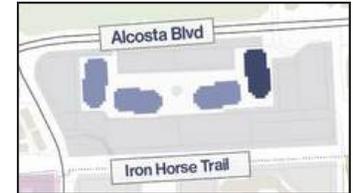
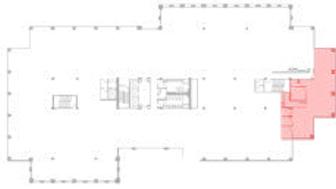
- FOUR PRIVATE OFFICES
- BREAK ROOM
- OPEN SPACE

# SUITE 230

3,539 RSF | 2ND FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

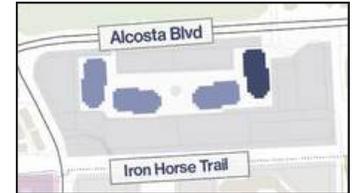
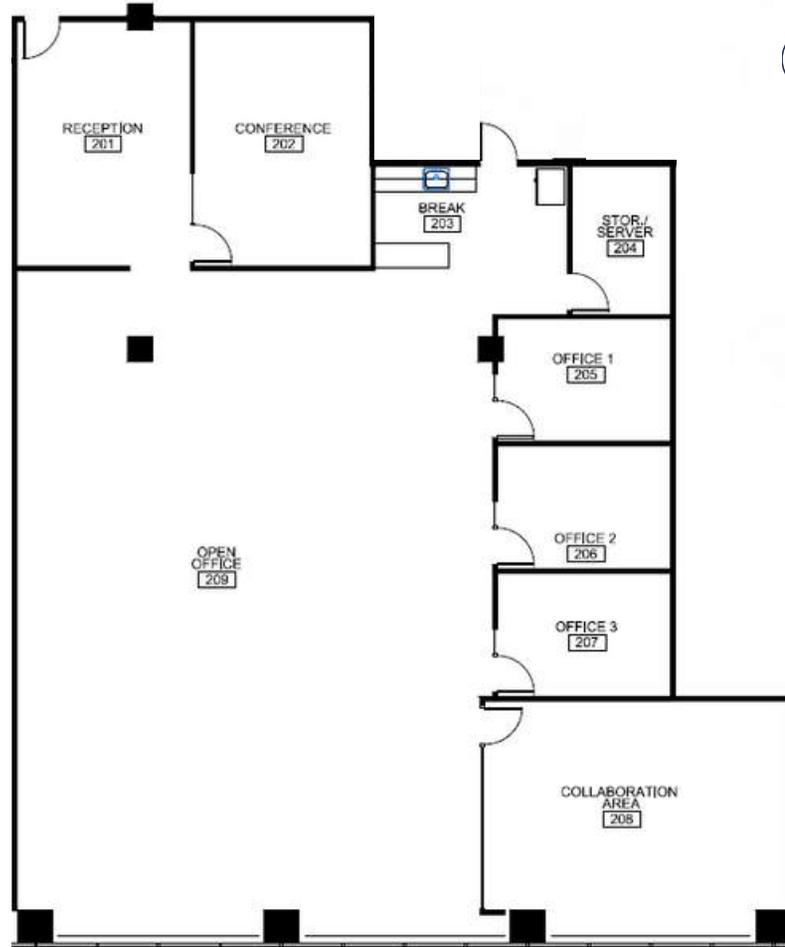
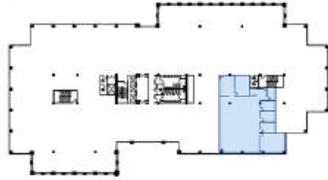
- THREE PRIVATE OFFICES
- OPEN SPACE
- PANTRY/KITCHEN
- IT ROOM
- CONFERENCE ROOM
- CAN BE COMBINED WITH SUITE 225

# SUITE 240

12647 ALCOSTA BLVD

4,669 RSF | 2ND FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

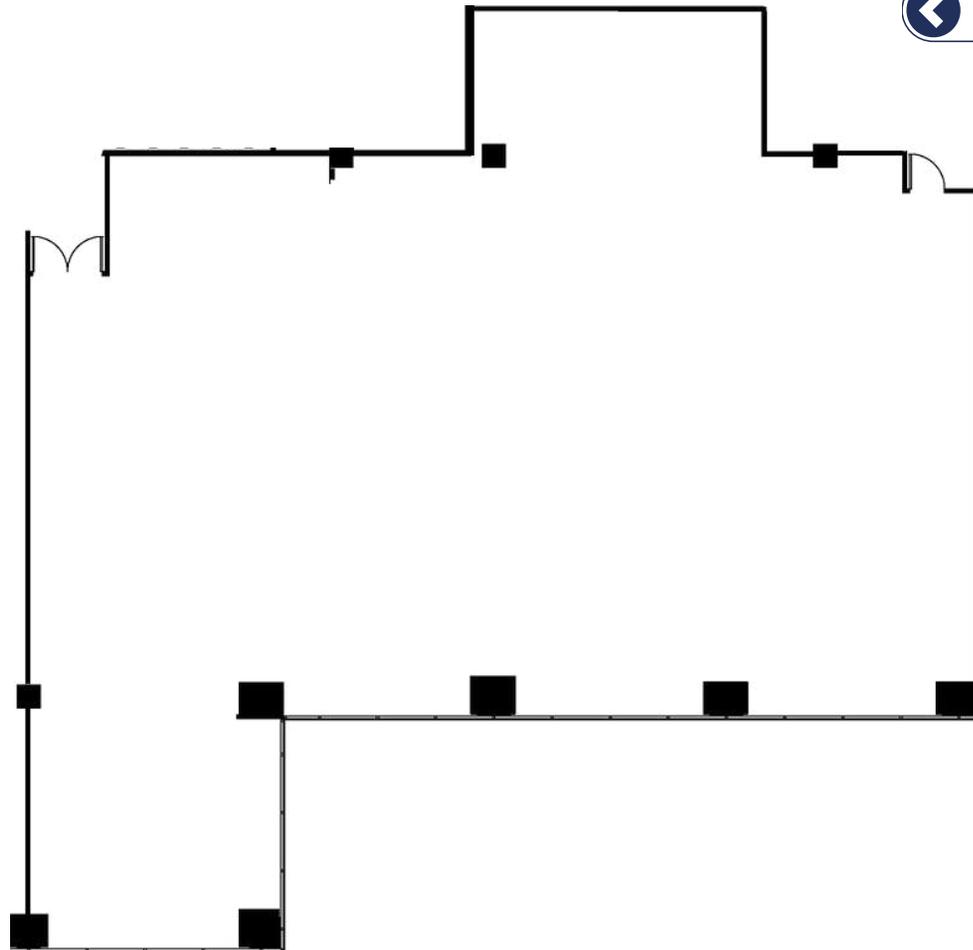
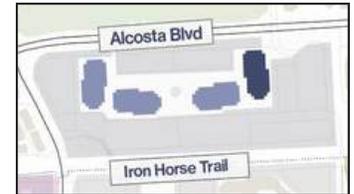
- THREE PRIVATE OFFICES
- TWO CONFERENCE ROOMS
- RECEPTION ROOM
- BREAK ROOM
- OPEN SPACE

# SUITE 400

5,683 RSF | 4TH FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD

[VIRTUAL TOUR](#)



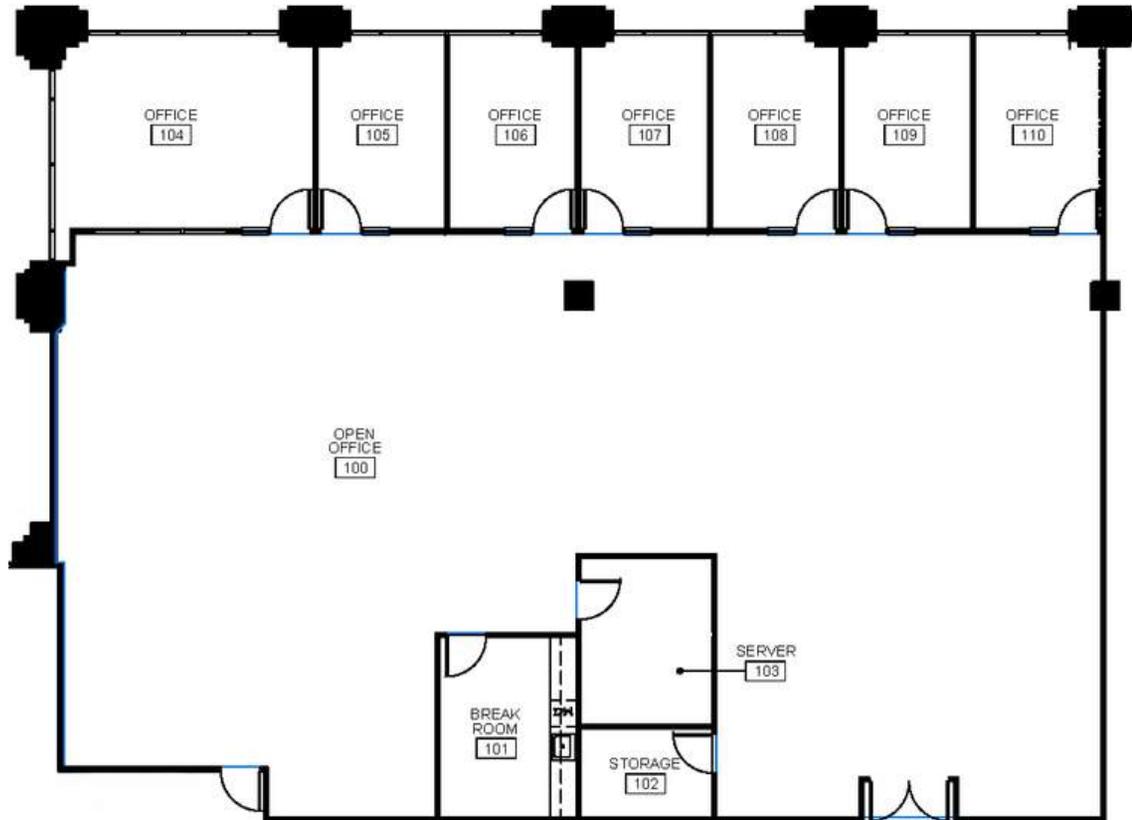
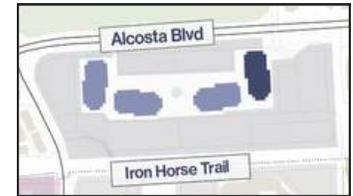
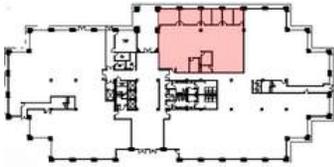
SUITE DETAILS:

- SHELL SPACE
- CAN BE COMBINED WITH SUITE 425

# SUITE 155

6,044 RSF | 1ST FLOOR | AVAILABLE FEBRUARY 2026

12647 ALCOSTA BLVD



## SUITE DETAILS:

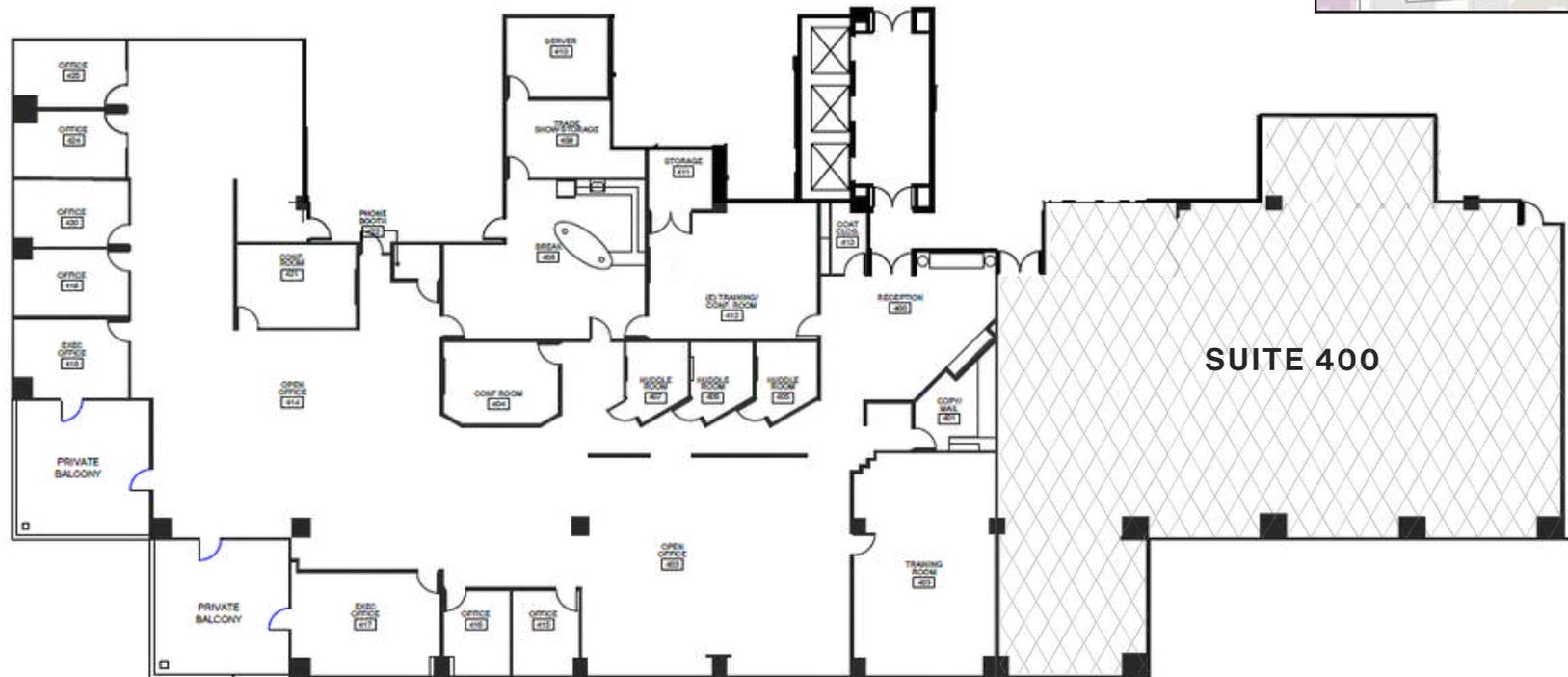
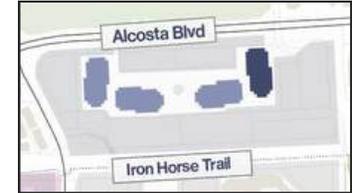
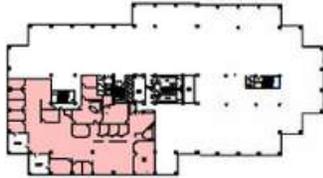
- SEVEN PRIVATE OFFICES
- BREAK ROOM
- STORAGE ROOM
- OPEN SPACE

# SUITE 425

12,544 RSF | 4TH FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD

VIRTUAL TOUR



## SUITE DETAILS:

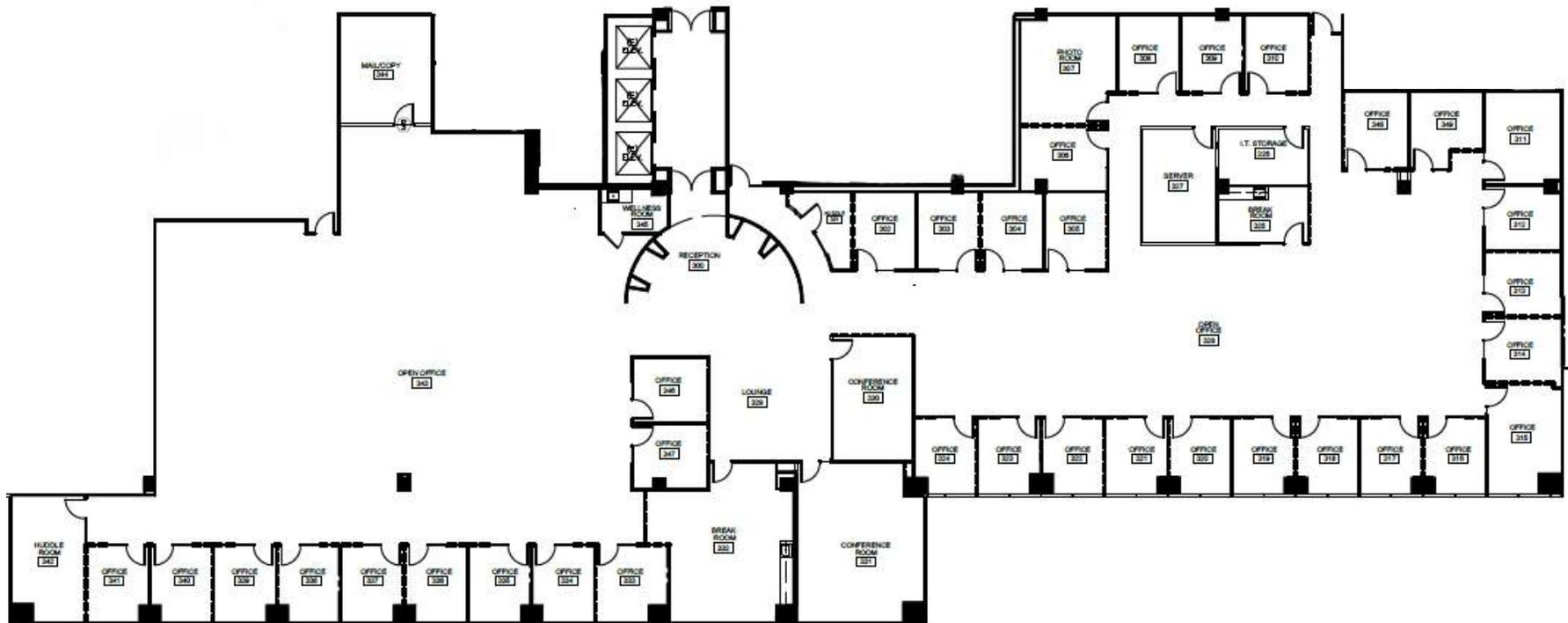
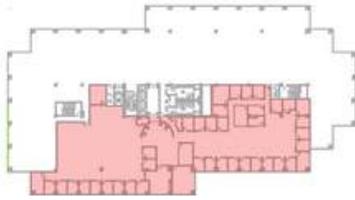
- EIGHT PRIVATE OFFICES
- BREAK ROOM
- SERVICE ROOM
- RECEPTION AREA
- TWO PRIVATE BALCONIES
- FOUR CONFERENCE ROOMS
- THREE HUDDLE ROOMS
- FOUR STORAGE ROOMS
- MAIL ROOM AND OPEN SPACE
- CAN BE COMBINED WITH SUITE 400

# SUITE 300

18,797 RSF | 3RD FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD

VIRTUAL TOUR



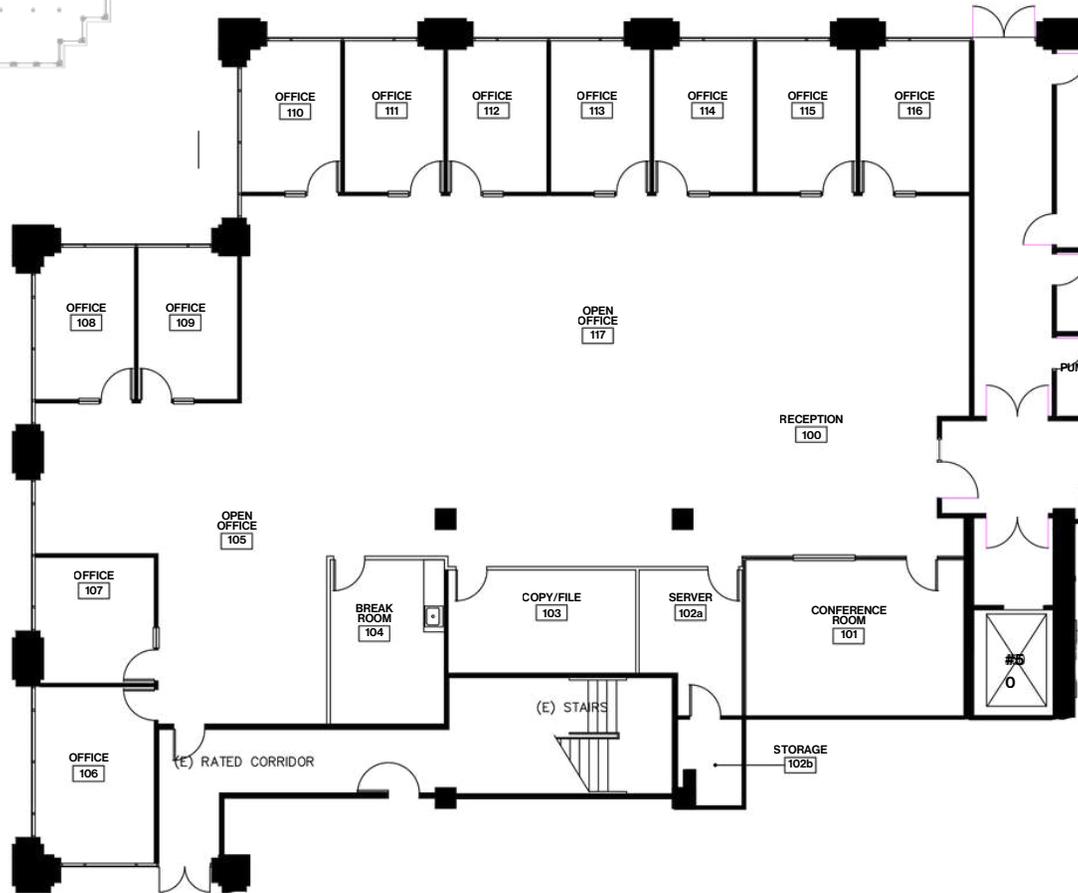
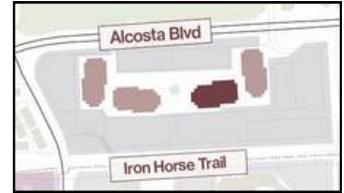
SUITE DETAILS:

- THIRTY-FIVE PRIVATE OFFICES
- BREAK ROOM
- COFFEE BAR
- FIVE CONFERENCE ROOMS
- PRINT/COPY ROOM
- OPEN SPACE

# SUITE 140

6,635 RSF | 1ST FLOOR | AVAILABLE JANUARY 2026

12657 ALCOSTA BLVD



## SUITE DETAILS:

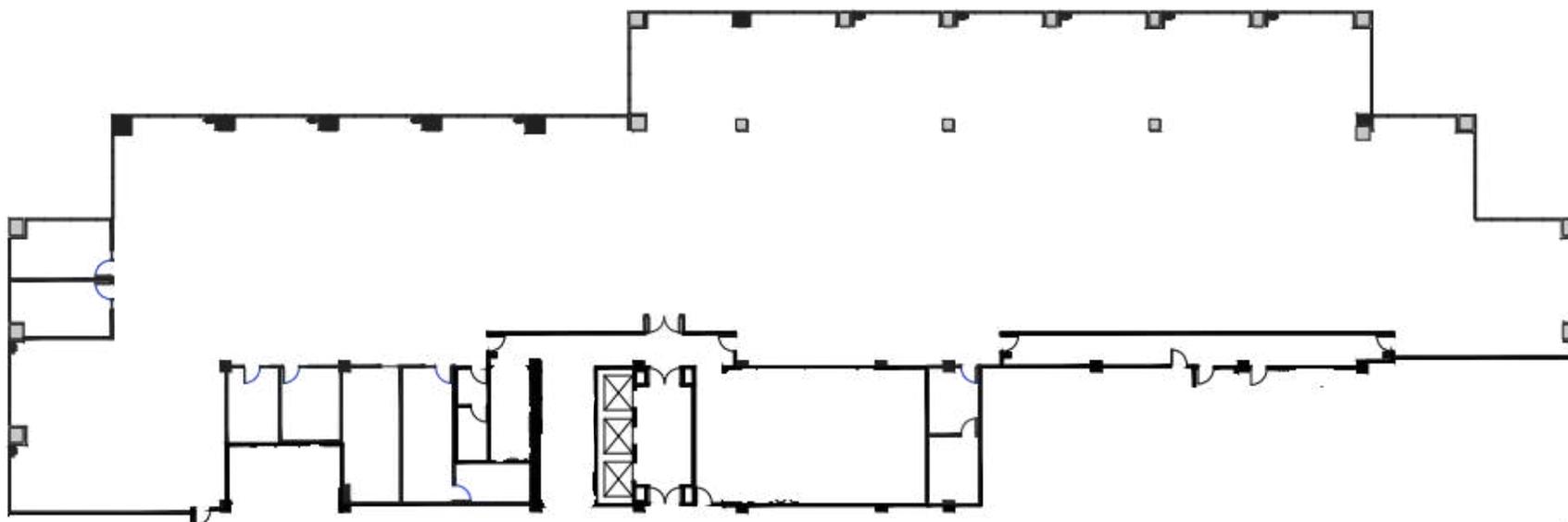
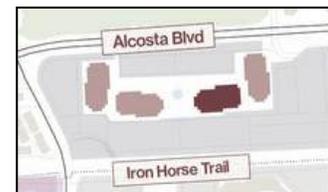
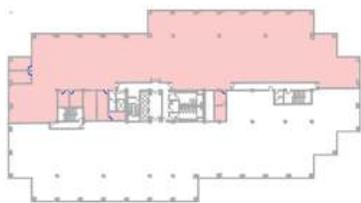
- ELEVEN PRIVATE OFFICES
- CONFERENCE ROOM
- BREAK ROOM
- OPEN SPACE
- PRINT/COPY ROOM
- RECEPTION

# SUITE 300

22,325 RSF | 3RD FLOOR | AVAILABLE NOW

12657 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

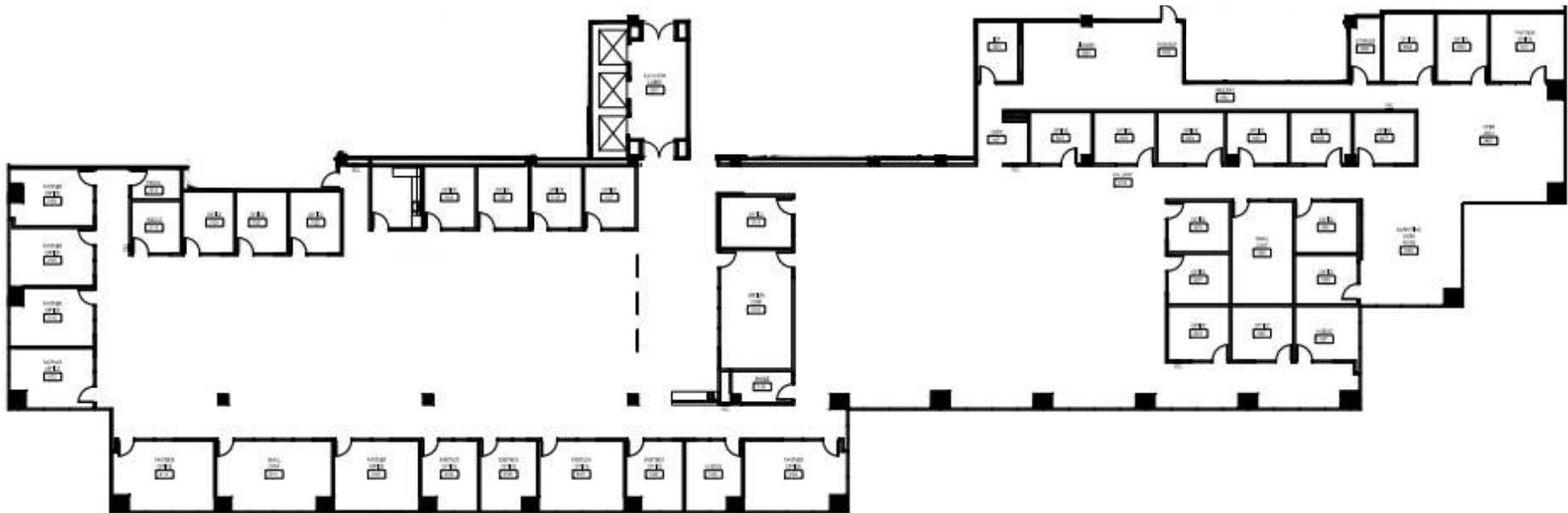
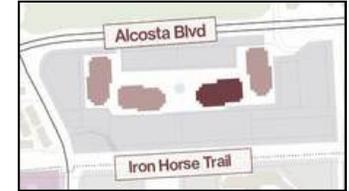
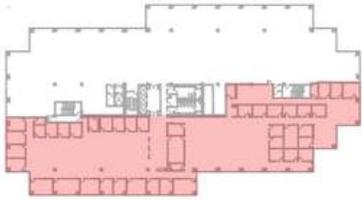
- WARM SHELL
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE

# SUITE 350

22,617 RSF | 3RD FLOOR | AVAILABLE NOW

12657 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

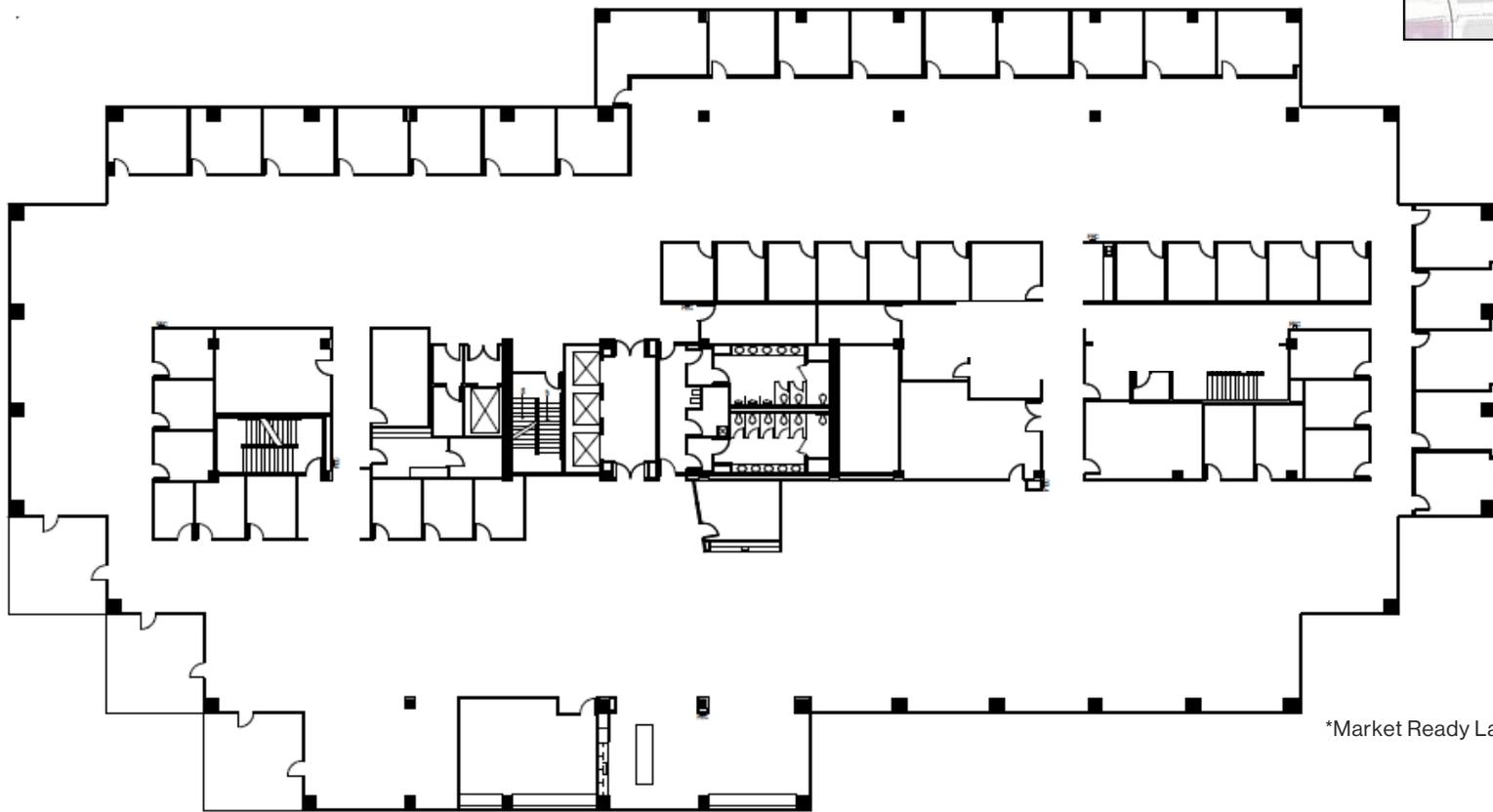
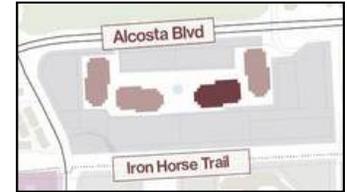
- THIRTY-ONE PRIVATE OFFICES
- THREE LARGE CONVERENCE ROOMS
- ONE BREAK AREA

# SUITE 500

42,224 RSF | 5TH FLOOR | AVAILABLE NOW

12657 ALCOSTA BLVD

[VIRTUAL TOUR](#)



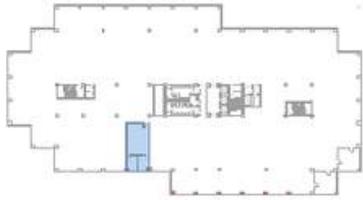
\*Market Ready Layout

SUITE DETAILS:

- FULL FLOOR
- MARKET READY PLAN PRICING NOW

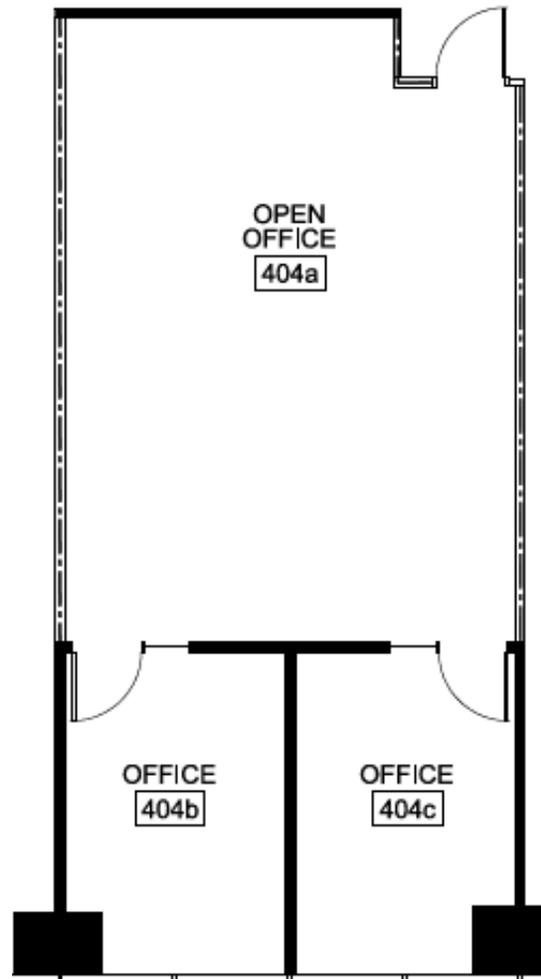
# SUITE 404

12667 ALCOSTA BLVD



998 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)

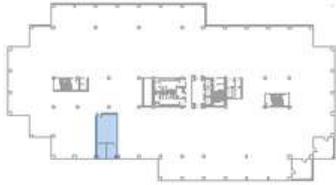


SUITE DETAILS:

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

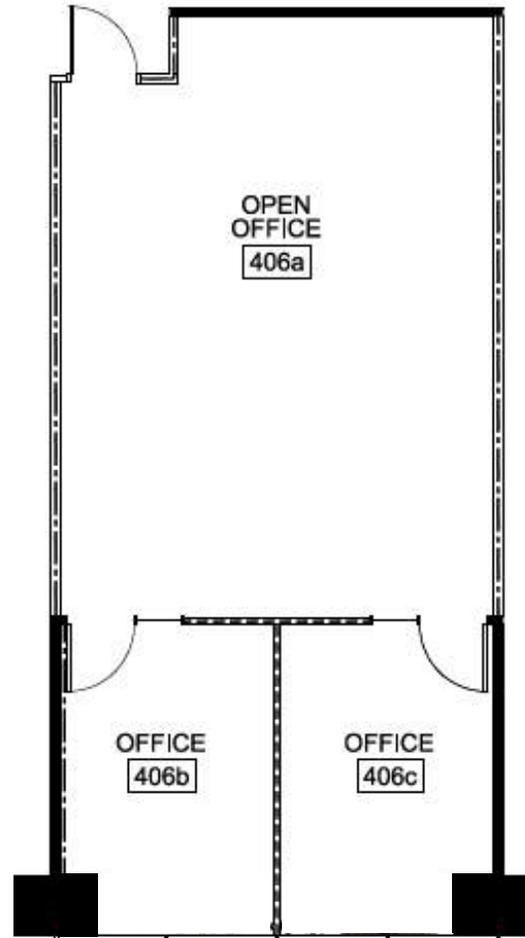
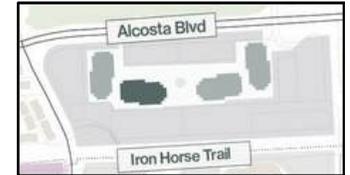
# SUITE 406

12667 ALCOSTA BLVD



998 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



## SUITE DETAILS:

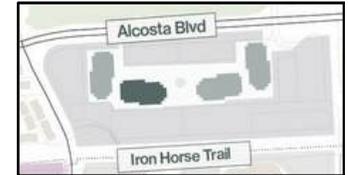
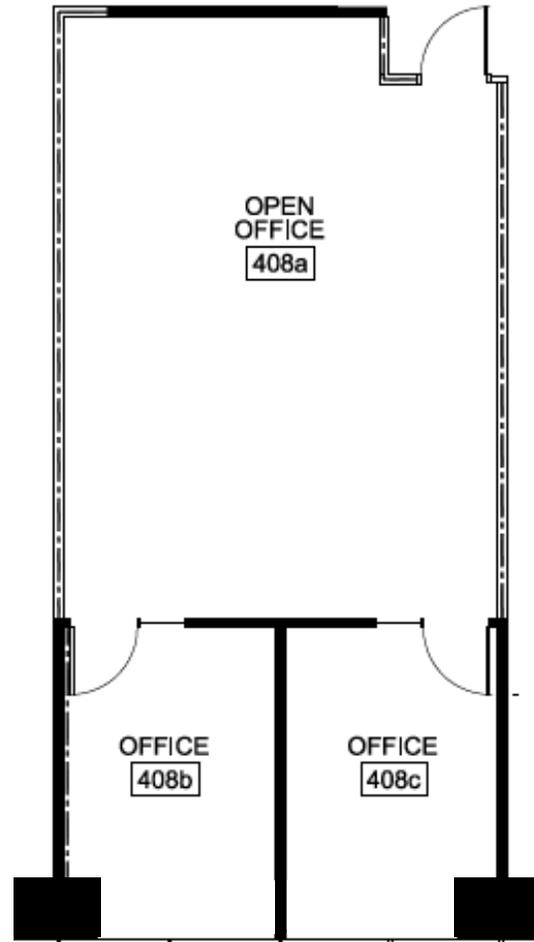
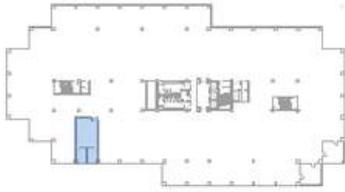
- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE

# SUITE 408

998 RSF | 4TH FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

VIRTUAL TOUR



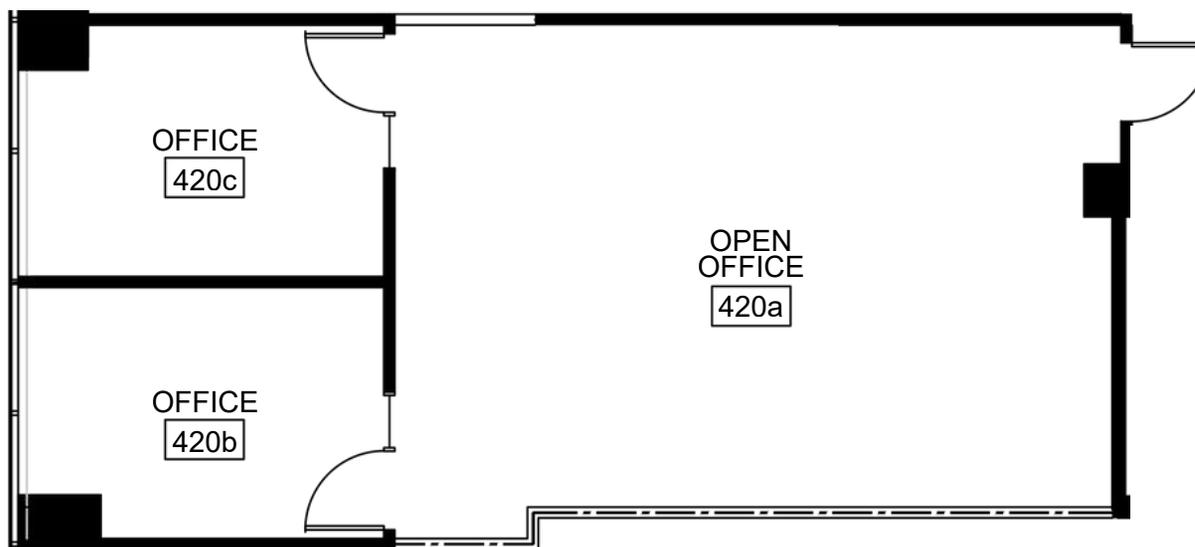
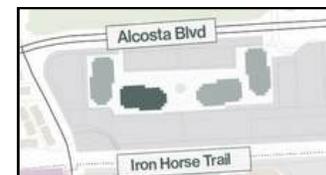
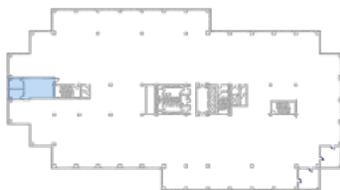
## SUITE DETAILS:

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

# SUITE 420

1,000 RSF | 4TH FLOOR | AVAILABLE FEBRUARY 2026

12667 ALCOSTA BLVD

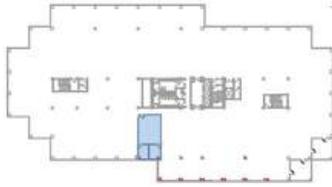


## SUITE DETAILS:

- TWO PRIVATE OFFICES
- AVAILABLE FEBRUARY 2026
- OPEN SPACE
- NEW MARKET READY SUITE

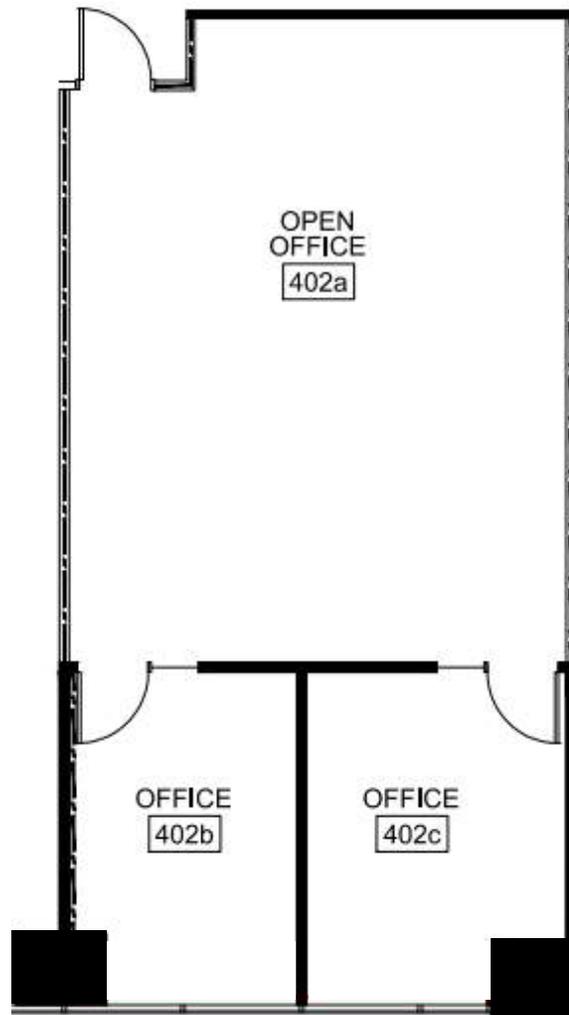
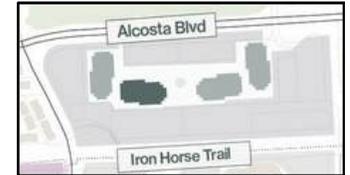
# SUITE 402

12667 ALCOSTA BLVD



1,057 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

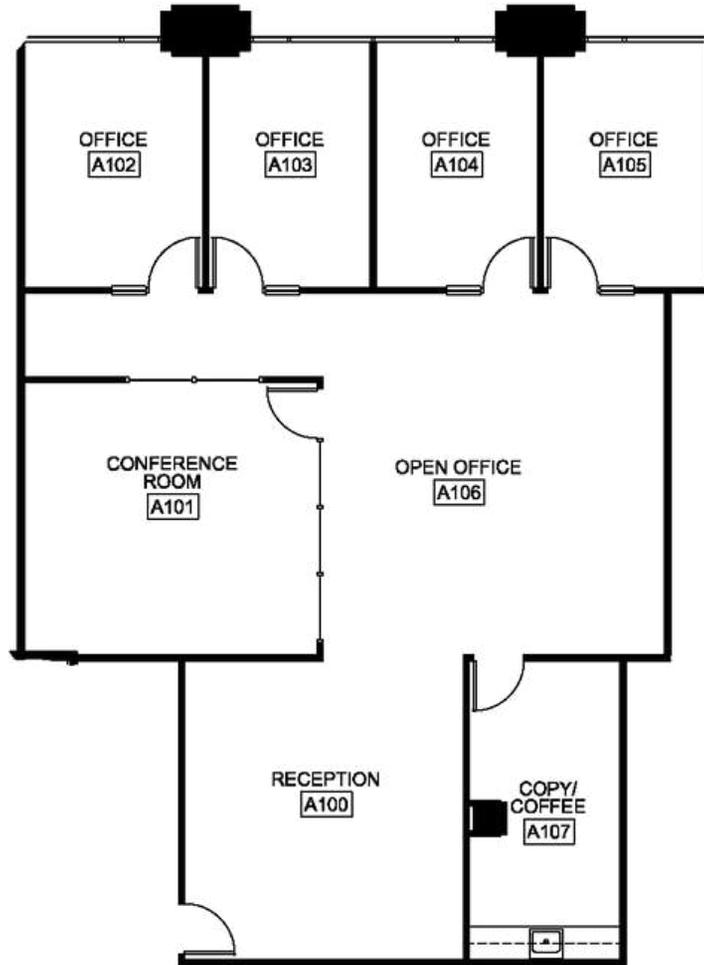
- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE

# SUITE 195

2,474 RSF | 1ST FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

[VIRTUAL TOUR](#)



## SUITE DETAILS:

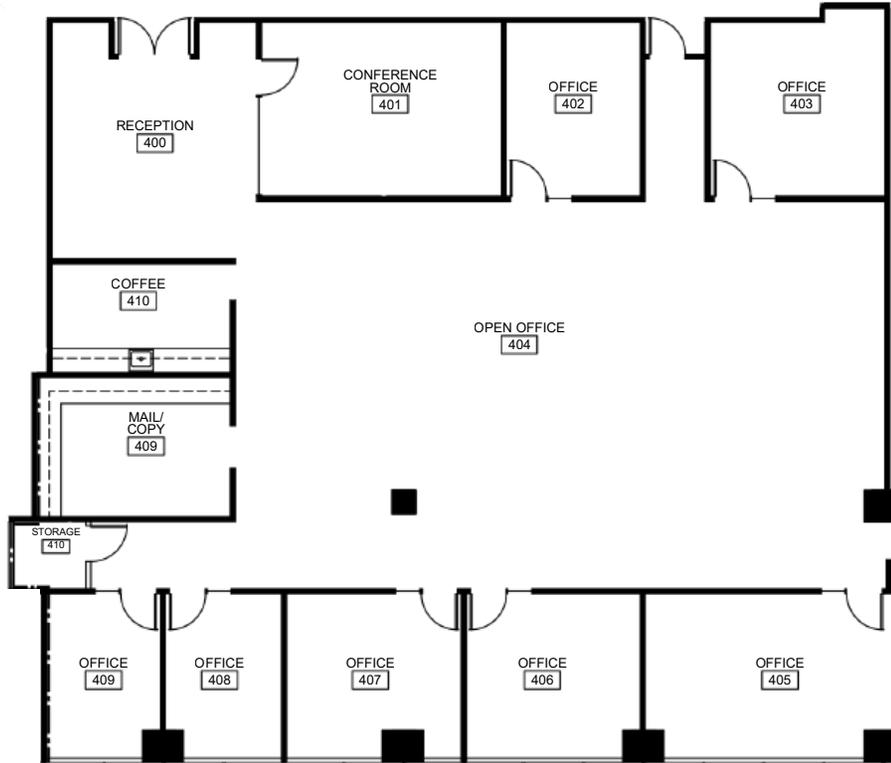
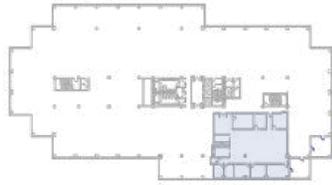
- FOUR PRIVATE OFFICES
- CONFERENCE ROOM
- RECEPTION AREA
- BREAK ROOM
- OPEN SPACE

# SUITE 475

5,258 RSF | 4TH FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

[VIRTUAL TOUR](#)



## SUITE DETAILS:

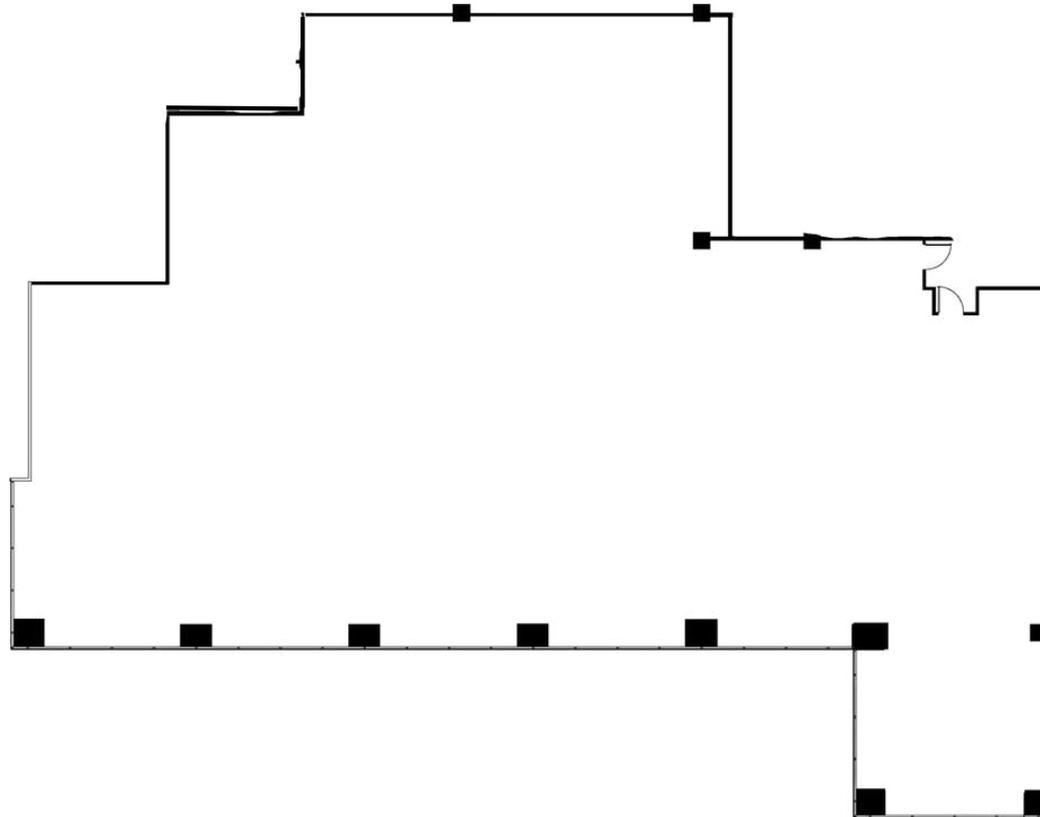
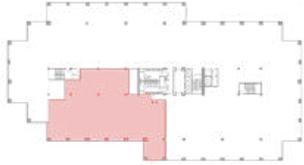
- SEVEN PRIVATE OFFICES
- CONFERENCE ROOM
- RECEPTION AREA
- BREAK ROOM
- OPEN SPACE

# SUITE 325

9,377 RSF | 3RD FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

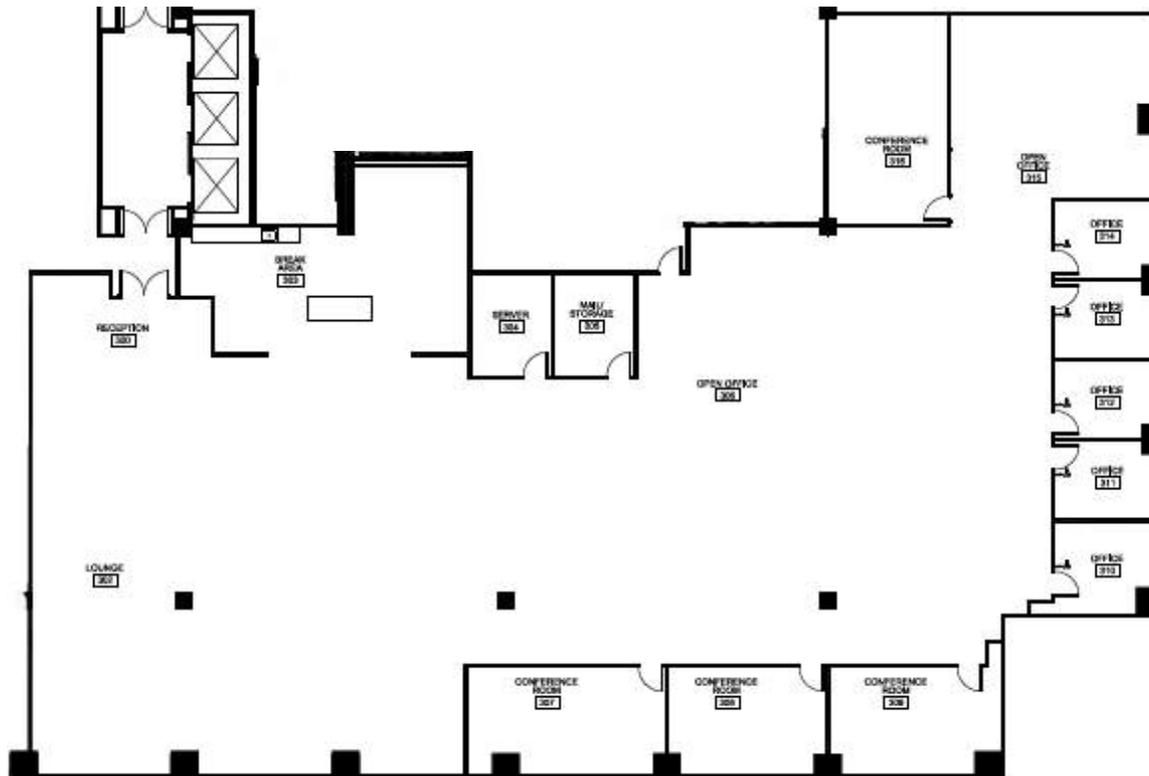
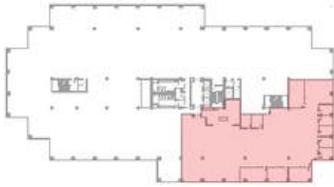
- SHELL SPACE

# SUITE 300

12,382 RSF | 3RD FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

VIRTUAL TOUR



SUITE DETAILS:

- KITCHEN
- EIGHT PRIVATE OFFICES
- CONFERENCE ROOM

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