

An aerial photograph of the Shepherd's Glen office complex at dusk. The image shows several large, modern, multi-story office buildings with white facades and dark window frames, arranged in a U-shape. The buildings are surrounded by lush green trees and parking lots. In the background, there are rolling hills and mountains under a sky with soft, colorful clouds in shades of pink, orange, and blue. The overall scene is peaceful and scenic.

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

Belmont Village

BR Sycamore

Heritage Park

BR Orchards

city center
bishop ranch

City Village

400 + New Homes

BR Lakeside

Future
Residential
Development

ROUNDHOUSE
Conference Center
Market & Fitness

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%



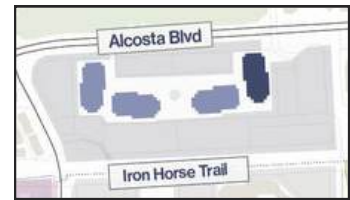
CARBON FOOTPRINT

4,500 tons of 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

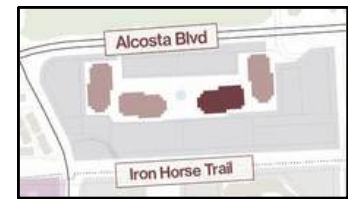
12647 Alcosta Blvd



Unit	RSF	Plan	Tour	Suite Details		
Suite 443	1,593		360°	- Three private offices - Open space		
Suite 325	2,205			- Five private offices - Break area - Reception	- Open space - Conference room - IT/Storage Room	Available April 2026
Suite 380	2,358		360°	- Five private offices - Reception - Open space		
Suite 225	2,777		360°	- Hypothetical floor plan includes: - Four private offices - Kitchen	- Conference room - IT/Storage room - Open space	Can be combined with Suite 230
Suite 163	2,893			- Four private offices - Break room		
Suite 230	3,539		360°	- Three private offices - Conference room	- IT room - Pantry/kitchen	- Open space - Can be combined with Suite 225
Suite 240	4,669		360°	- Three private offices - Two conference rooms	- Open space - Reception room	Break room
Suite 400	5,683		360°	- Shell space - Can be combined with Suite 425		
Suite 155	6,044			- Seven private offices - Storage room	- Open space - Break room	Available February 2026
Suite 425	12,544		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 - Five conference rooms	- Break room - Coffee bar	- Print/copy room - Open space

OFFICE AVAILABILITY

12657 Alcosta Blvd



Unit	RSF	Plan	Tour	Suite Details		
Suite 140	6,635			- Eleven private offices - Break room - Print/Copy room	- Conference room - Open space - Reception	Available January 2026
Suite 300	22,325			- Warm shell - Tenant improvement allowance available		
Suite 350	22,617			- Thirty-one private offices - Three large conference rooms - One break area		
Suite 500	42,224			- Full floor - Market ready plan pricing now		

OFFICE AVAILABILITY

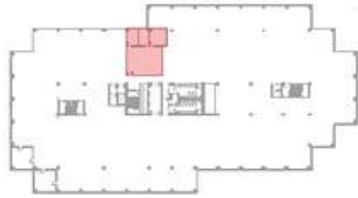
12667 Alcosta Blvd



Unit	RSF	Plan	Tour	Suite Details
Suite 404	998		360°	- Two private offices - Open space - New market ready suite
Suite 406	998		360°	- Two private offices - Open space - New market ready suite
Suite 408	998		360°	- Two private offices - Open space - New market ready suite
Suite 420	1,000			- Two private offices - Open space - New market ready suite - Available February 2026
Suite 402	1,057		360°	- Two private offices - Open space - New market ready suite
Suite 195	2,474		360°	- Four private offices - Conference room - Reception area - Break room - Open space
Suite 475	5,258		360°	- Seven private offices - Conference room - Reception area - Break room - Open space
Suite 325	9,377		360°	Shell space
Suite 300	12,382		360°	- Eight private offices - Conference room - Kitchen

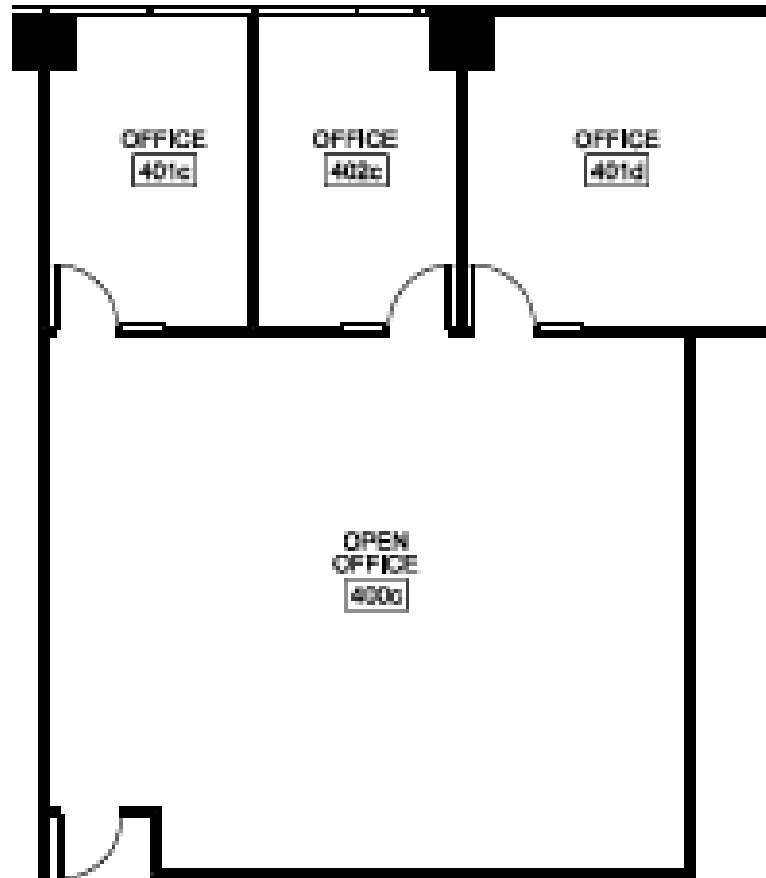
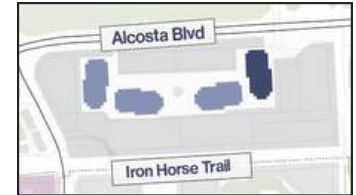
SUITE 443

12647 ALCOSTA BLVD



1,593 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



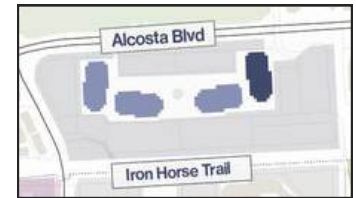
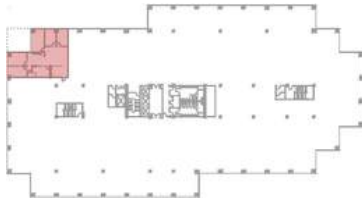
SUITE DETAILS:

- THREE PRIVATE OFFICES
- OPEN OFFICE SPACE

SUITE 325

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

12647 ALCOSTA BLVD



SUITE DETAILS:

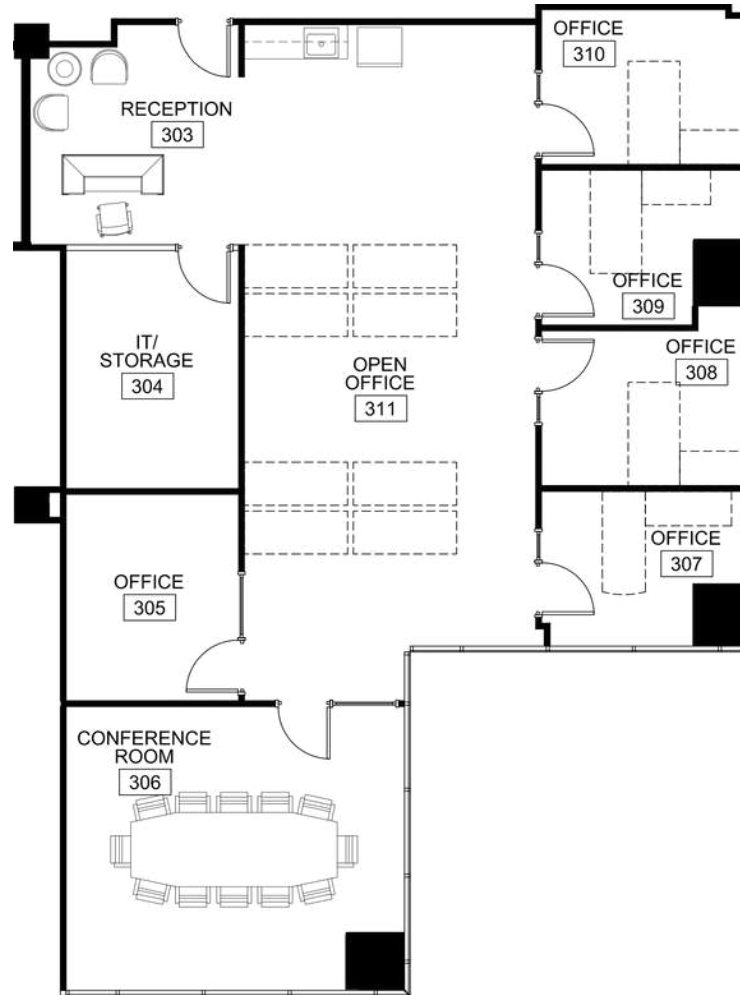
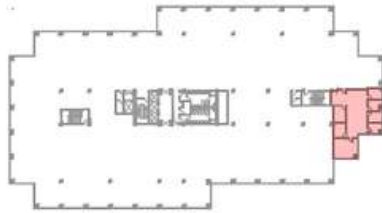
- FIVE PRIVATE OFFICES
- OPEN SPACE
- BREAK AREA
- CONFERENCE ROOM
- RECEPTION
- IT/STORAGE ROOM

SUITE 380

12647 ALCOSTA BLVD

2,358 RSF | 3RD FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



*Window line offices are furnished

*Open space includes eight desks

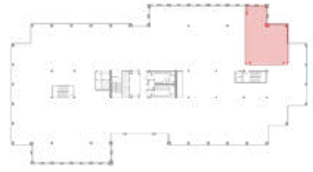
SUITE DETAILS:

- FIVE PRIVATE OFFICES
- CONFERENCE ROOM
- RECEPTION
- IT ROOM
- OPEN SPACE
- PARTIALLY FURNISHED

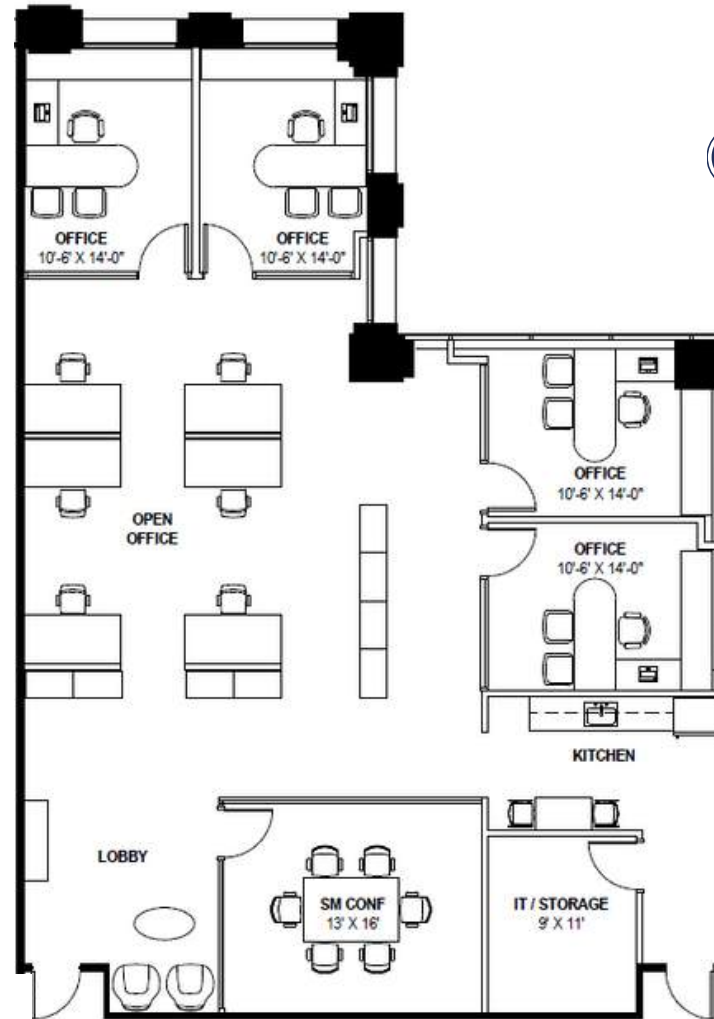
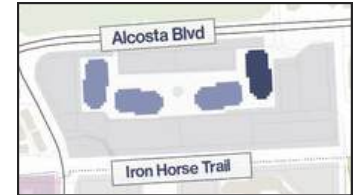
SUITE 225

2,777 RSF | 2ND FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD



[VIRTUAL TOUR](#)



*Hypothetical Floor Plan

SUITE DETAILS:

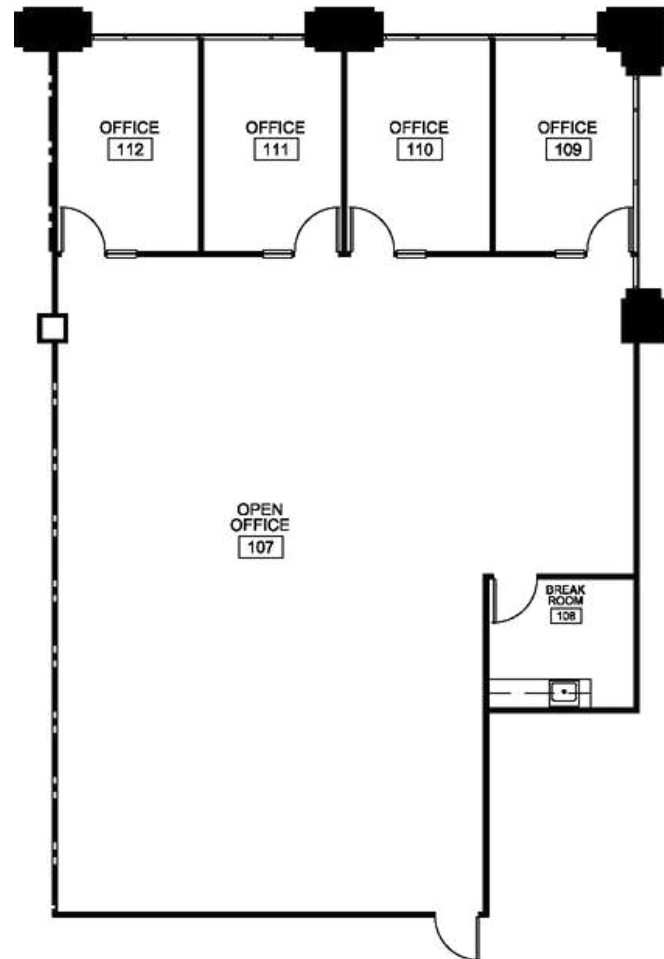
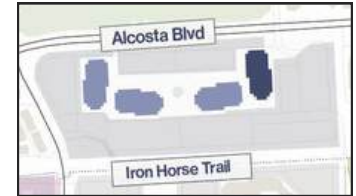
- FOUR PRIVATE OFFICES
- CONFERENCE ROOM
- KITCHEN
- IT/STORAGE ROOM
- OPEN SPACE
- CAN BE COMBINED WITH SUITE 230

SUITE 163

12647 ALCOSTA BLVD



2,893 RSF | 1ST FLOOR | AVAILABLE NOW

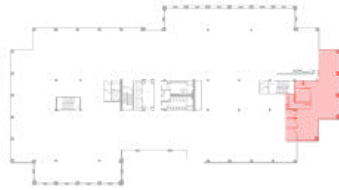


SUITE DETAILS:

- FOUR PRIVATE OFFICES
- BREAK ROOM
- OPEN SPACE

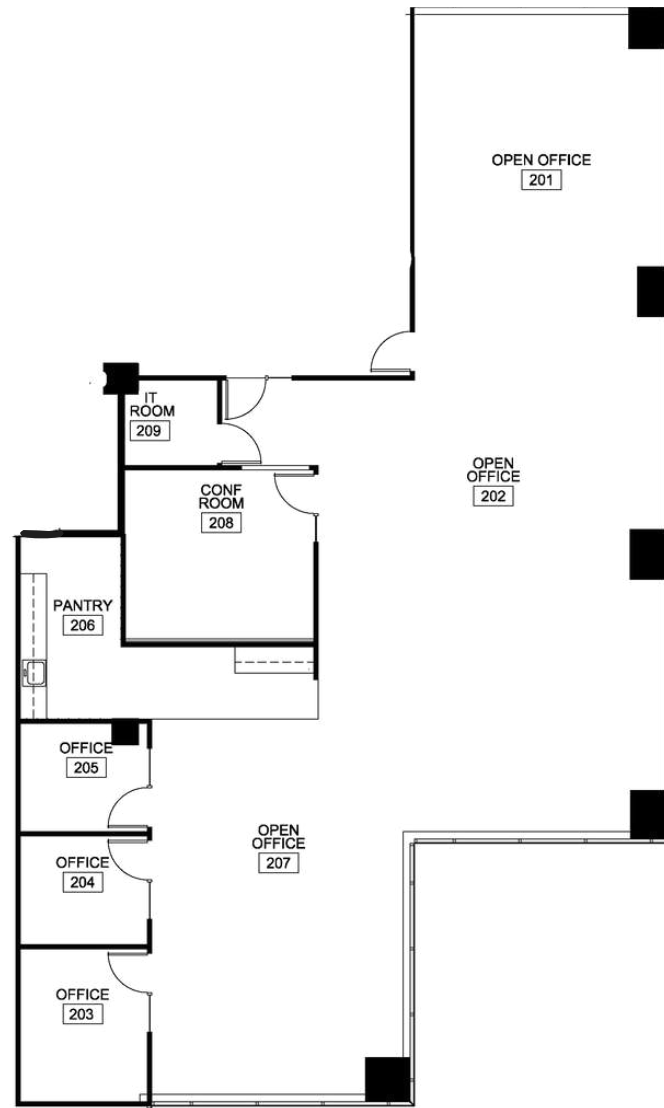
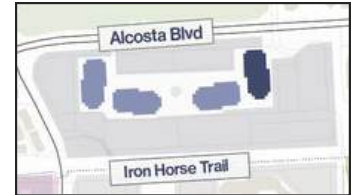
SUITE 230

12647 ALCOSTA BLVD



3,539 RSF | 2ND FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

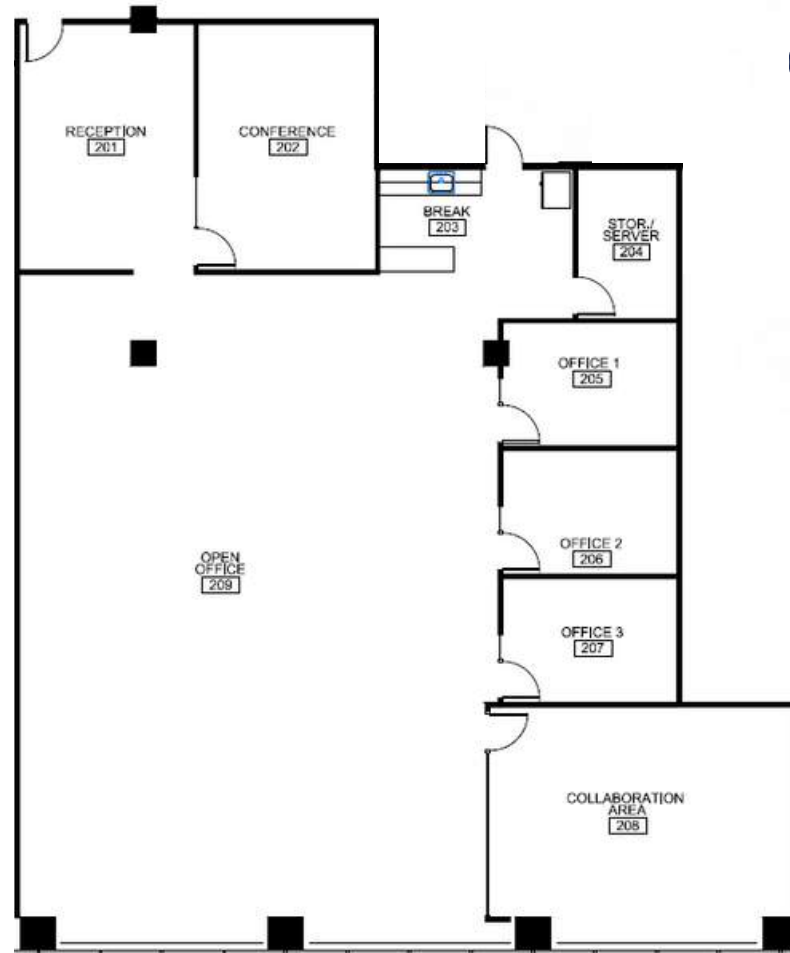
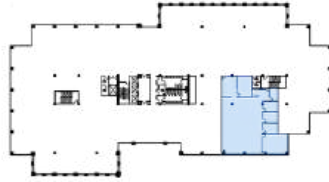
- THREE PRIVATE OFFICES
- OPEN SPACE
- PANTRY/KITCHEN
- IT ROOM
- CONFERENCE ROOM
- CAN BE COMBINED WITH SUITE 225

SUITE 240

12647 ALCOSTA BLVD

4,669 RSF | 2ND FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

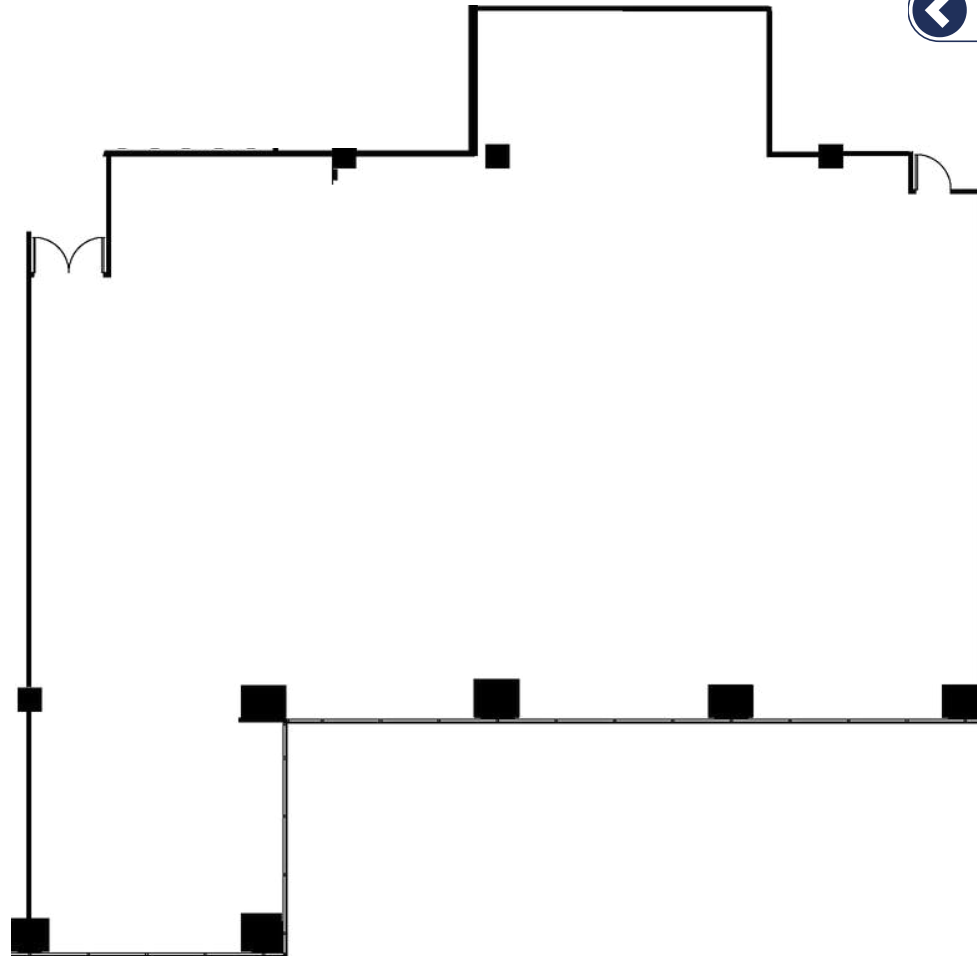
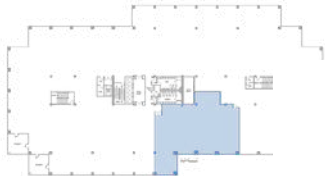
- THREE PRIVATE OFFICES
- TWO CONFERENCE ROOMS
- RECEPTION ROOM
- BREAK ROOM
- OPEN SPACE

SUITE 400

5,683 RSF | 4TH FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD

[VIRTUAL TOUR](#)



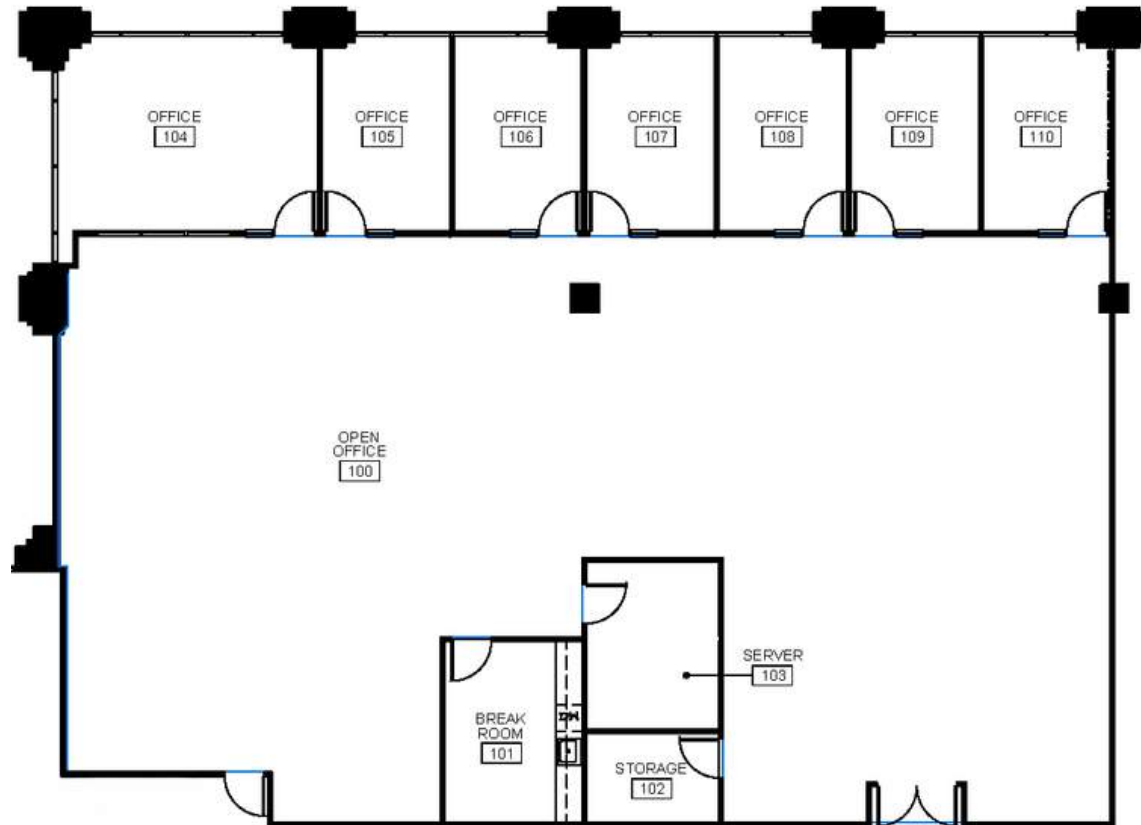
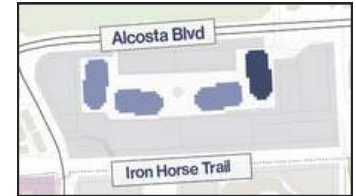
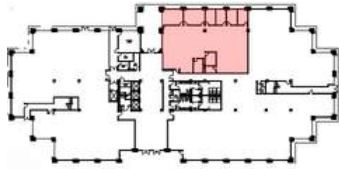
SUITE DETAILS:

- SHELL SPACE
- CAN BE COMBINED WITH SUITE 425

SUITE 155

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

12647 ALCOSTA BLVD



SUITE DETAILS:

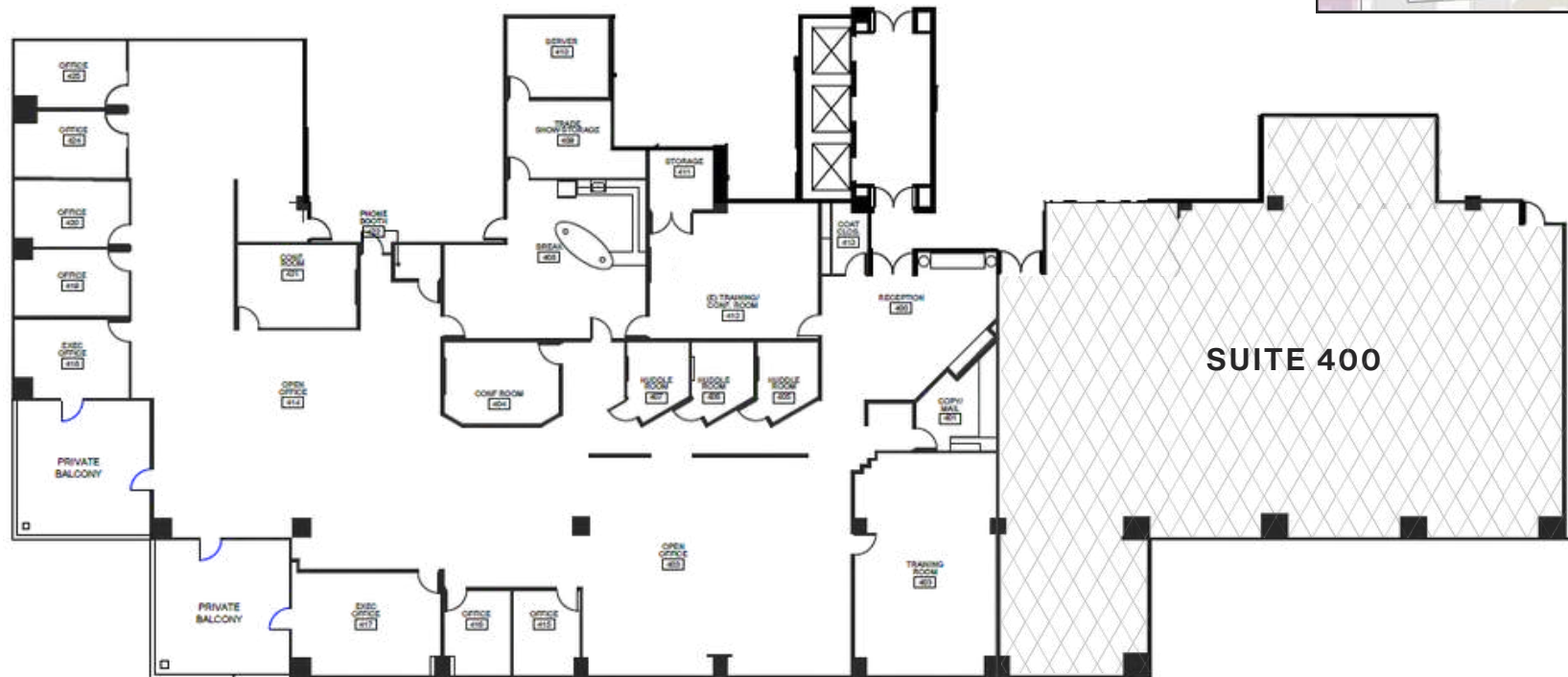
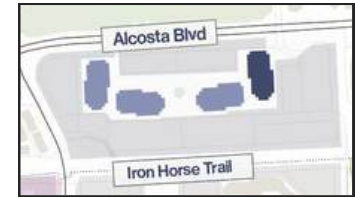
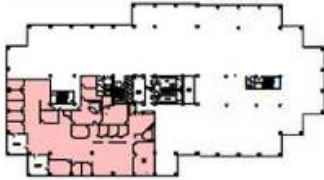
- SEVEN PRIVATE OFFICES
- BREAK ROOM
- STORAGE ROOM
- OPEN SPACE

SUITE 425

12,544 RSF | 4TH FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

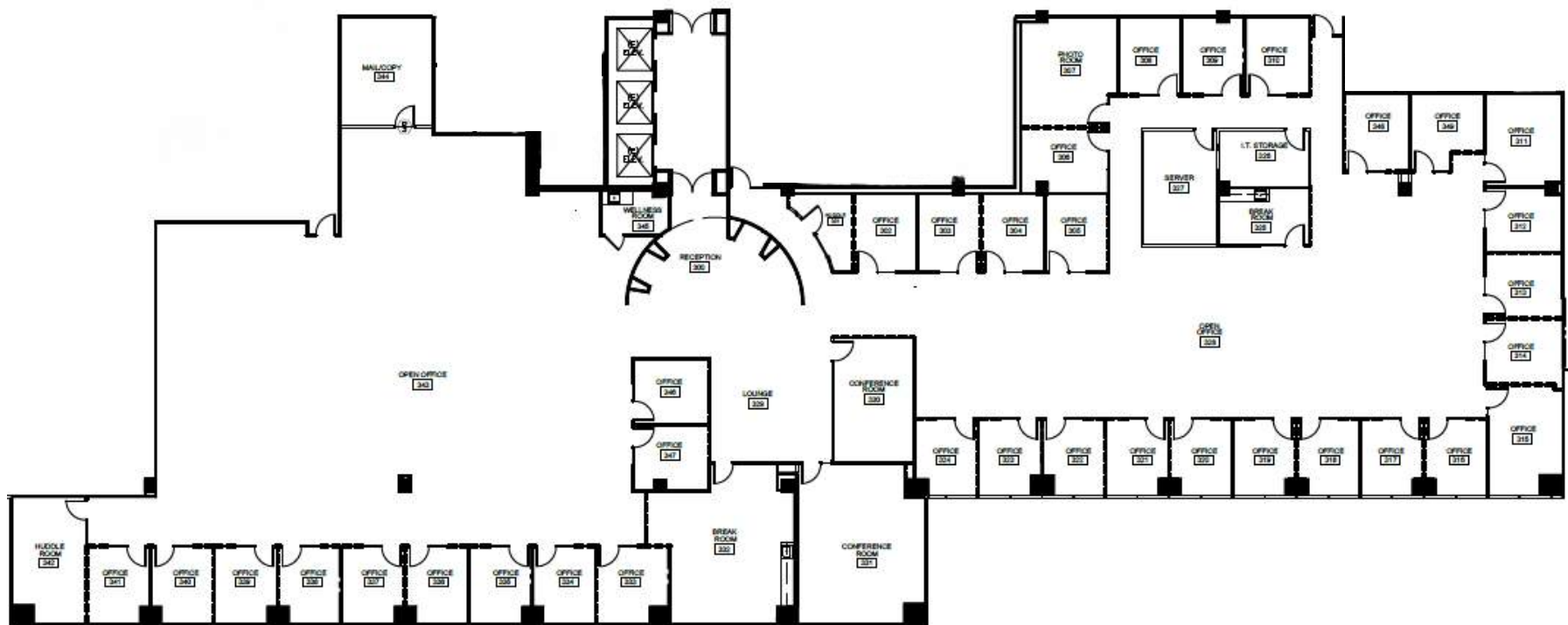
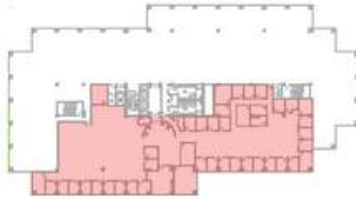
- EIGHT PRIVATE OFFICES
- BREAK ROOM
- SERVICE ROOM
- RECEPTION AREA
- TWO PRIVATE BALCONIES
- FOUR CONFERENCE ROOMS
- THREE HUDDLE ROOMS
- FOUR STORAGE ROOMS
- MAIL ROOM AND OPEN SPACE
- CAN BE COMBINED WITH SUITE 400

SUITE 300

18,797 RSF | 3RD FLOOR | AVAILABLE NOW

12647 ALCOSTA BLVD

[VIRTUAL TOUR](#)



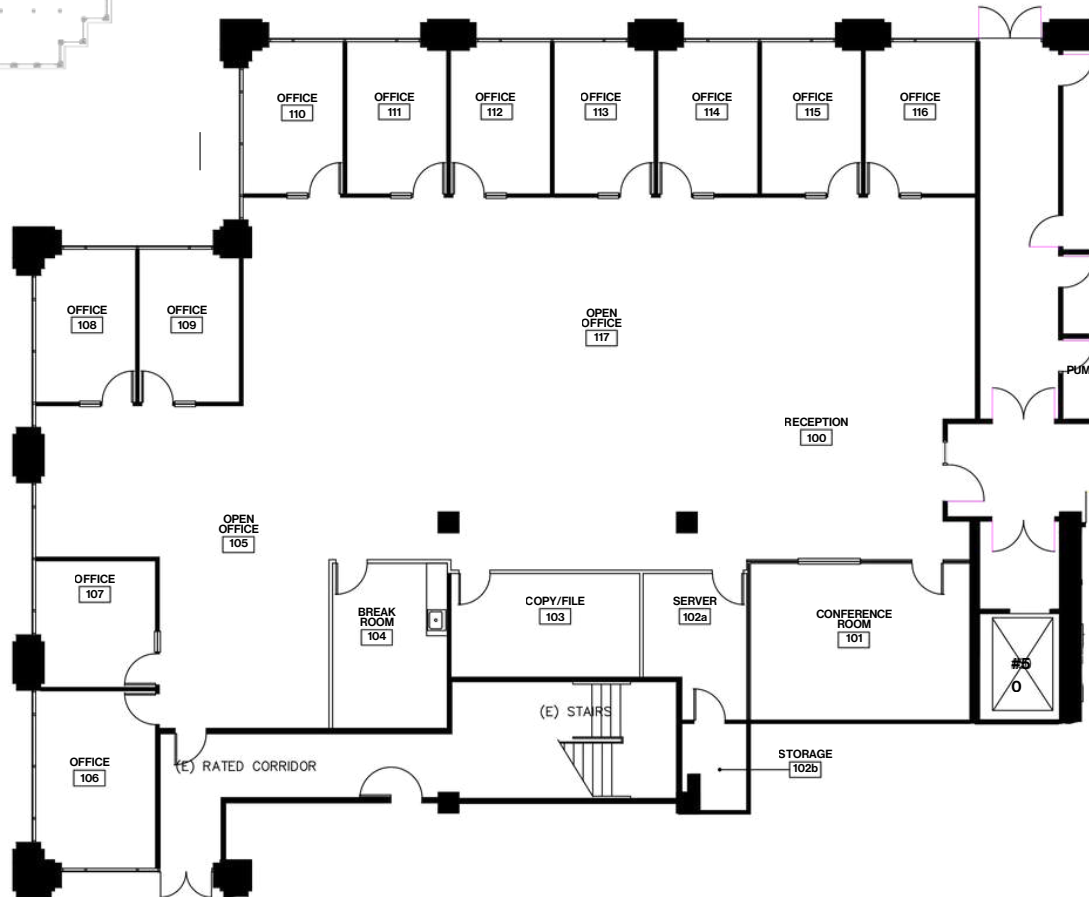
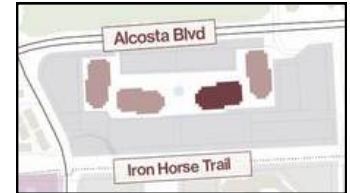
SUITE DETAILS:

- 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:

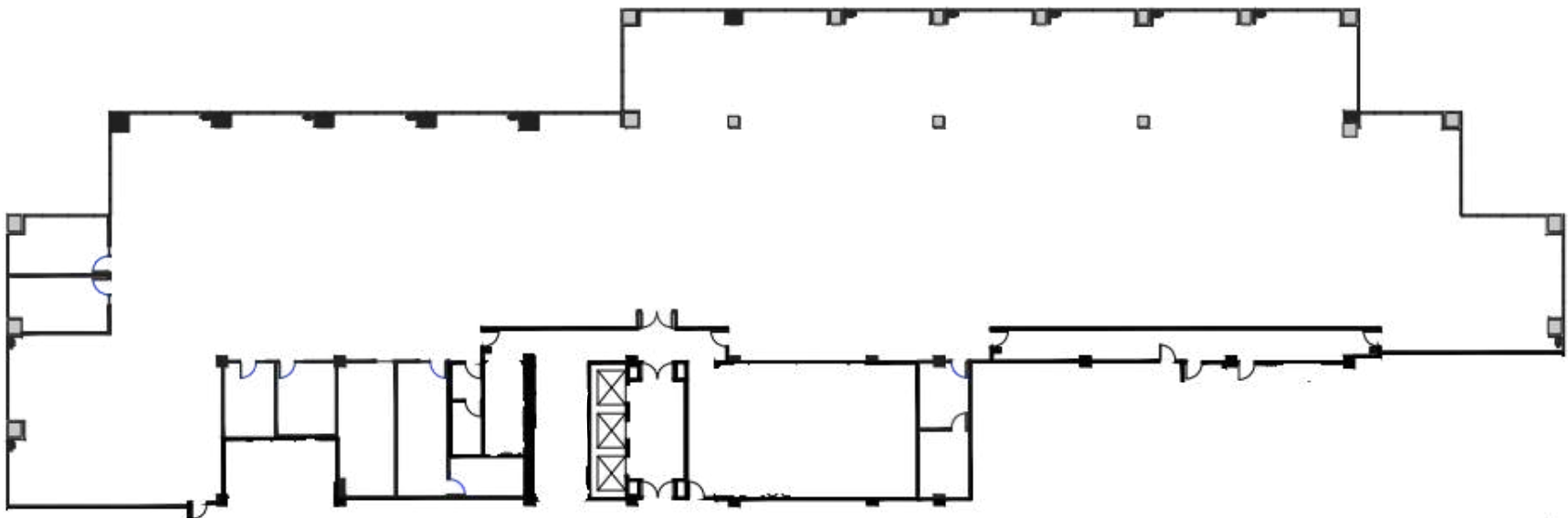
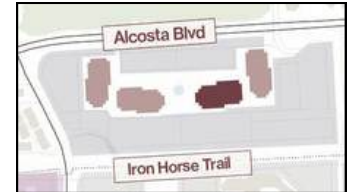
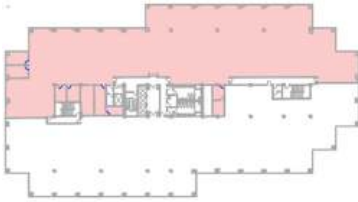
- ELEVEN PRIVATE OFFICES
- CONFERENCE ROOM
- BREAK ROOM
- OPEN SPACE
- PRINT/COPY ROOM
- RECEPTION

SUITE 300

22,325 RSF | 3RD FLOOR | AVAILABLE NOW

12657 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

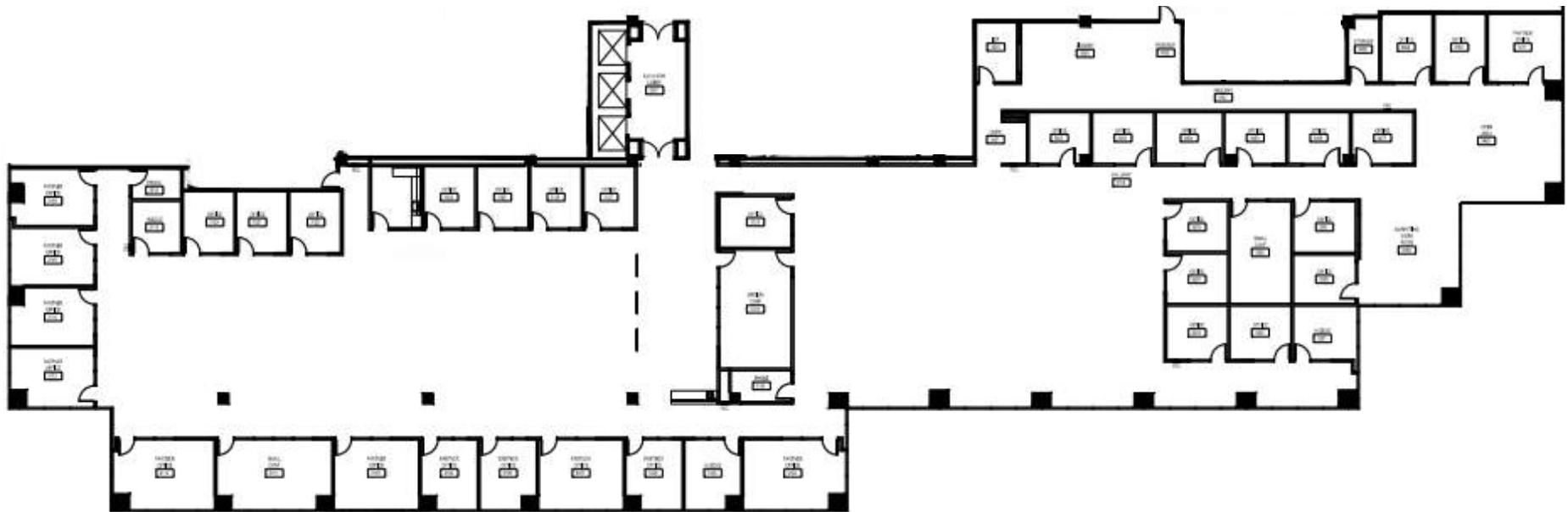
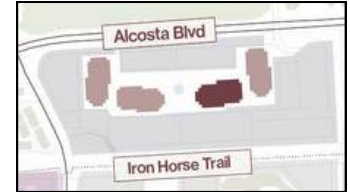
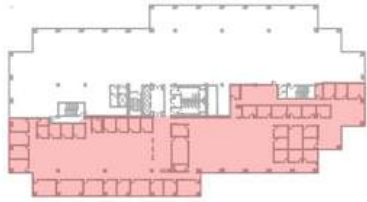
- WARM SHELL
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE

SUITE 350

22,617 RSF | 3RD FLOOR | AVAILABLE NOW

12657 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

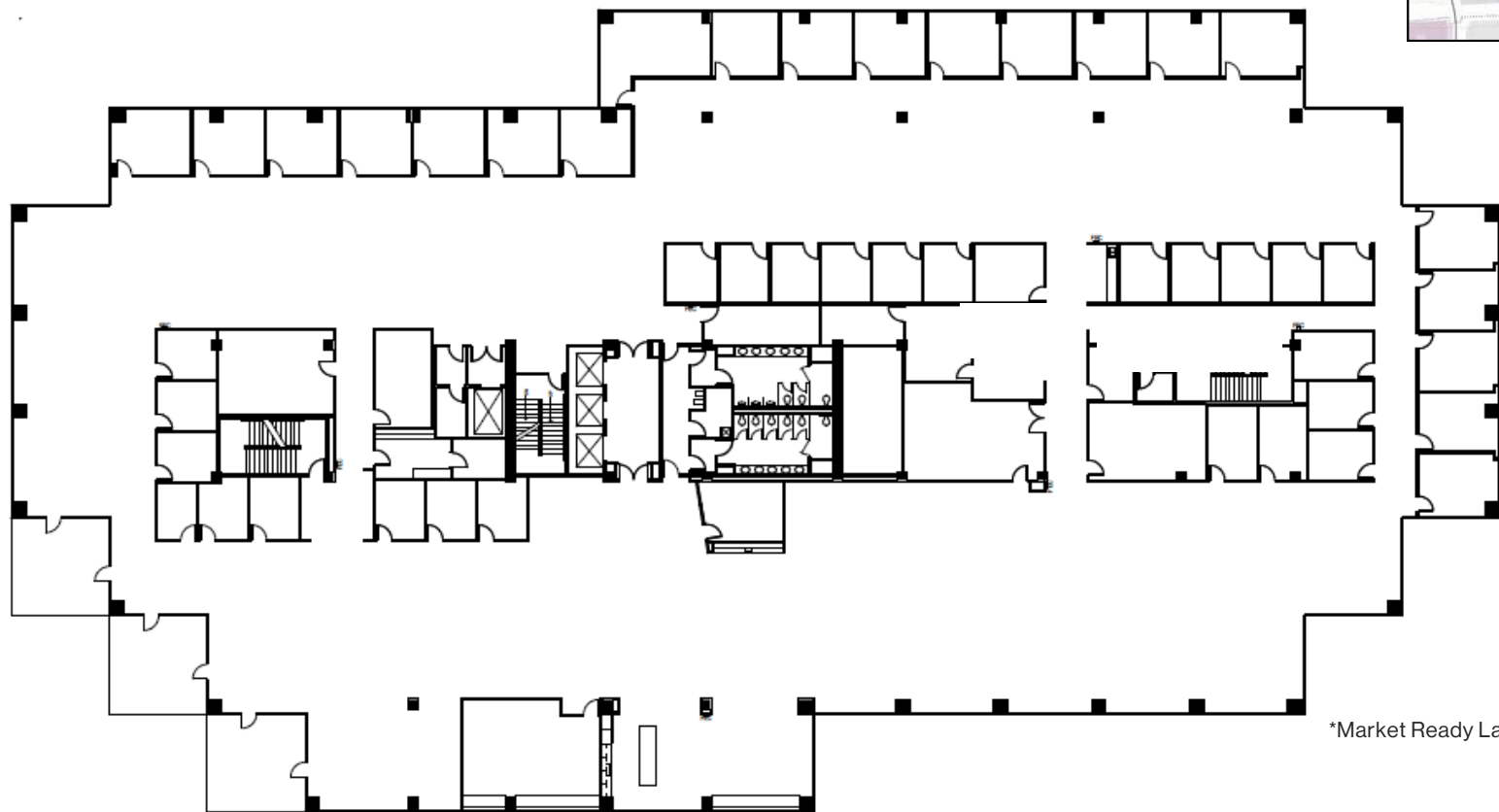
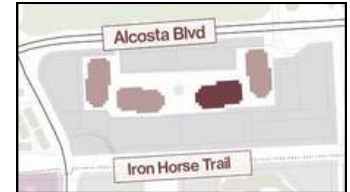
- THIRTY-ONE PRIVATE OFFICES
- THREE LARGE CONVERENCE ROOMS
- ONE BREAK AREA

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

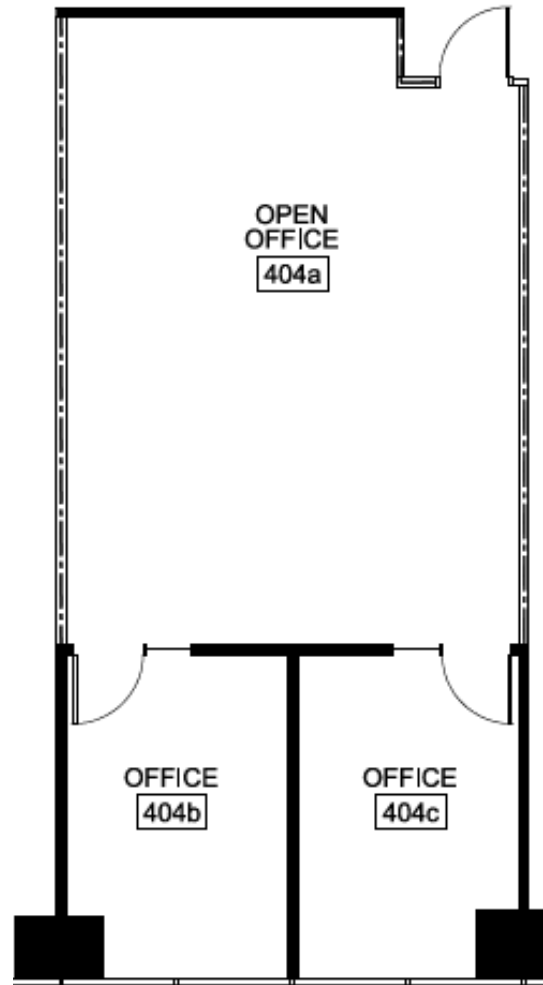
SUITE 404

12667 ALCOSTA BLVD



998 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

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

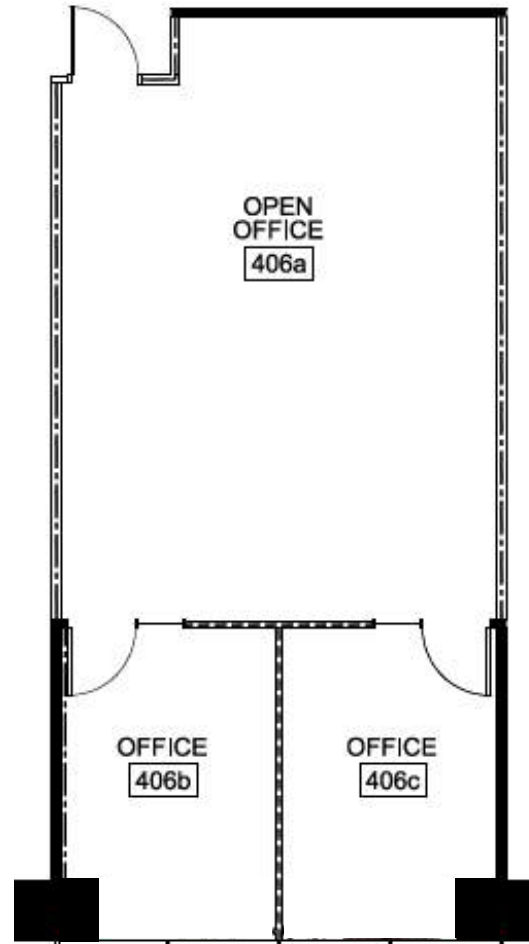
SUITE 406

12667 ALCOSTA BLVD



998 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)

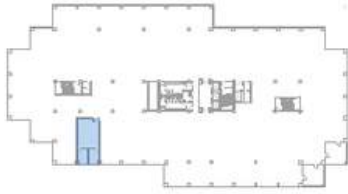


SUITE DETAILS:

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

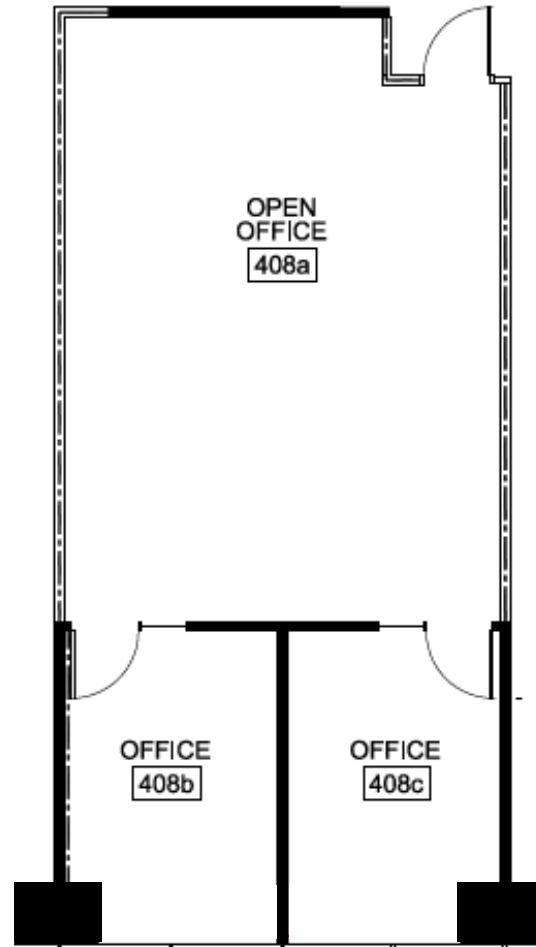
SUITE 408

12667 ALCOSTA BLVD



998 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



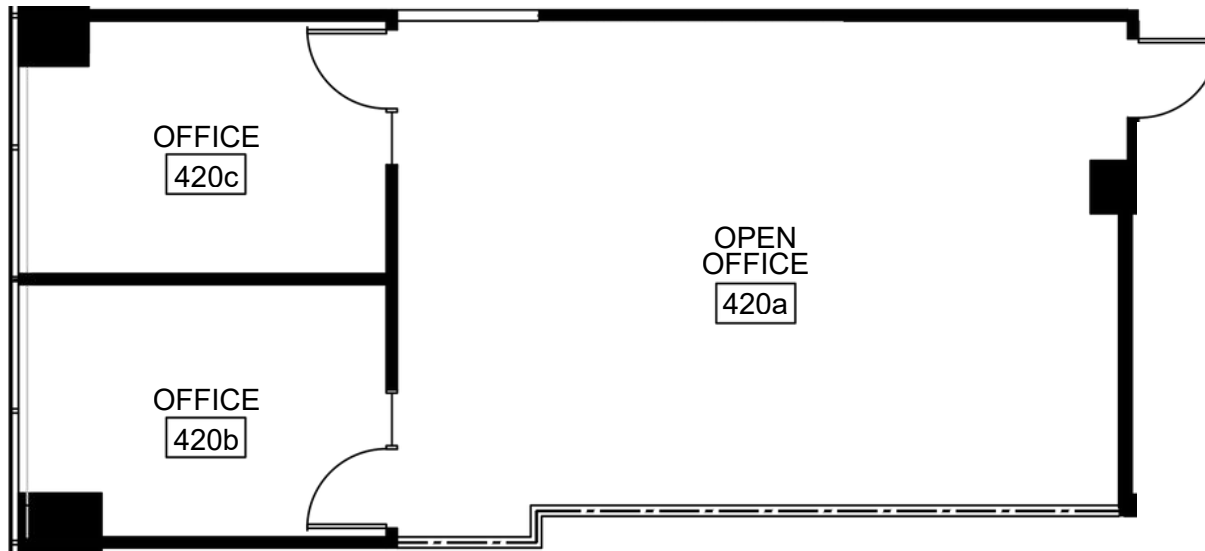
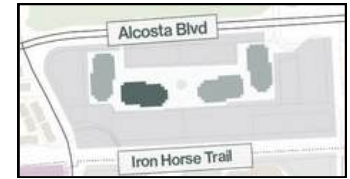
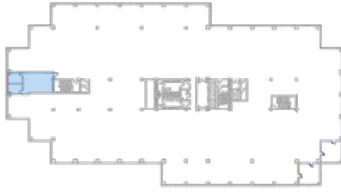
SUITE DETAILS:

- 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

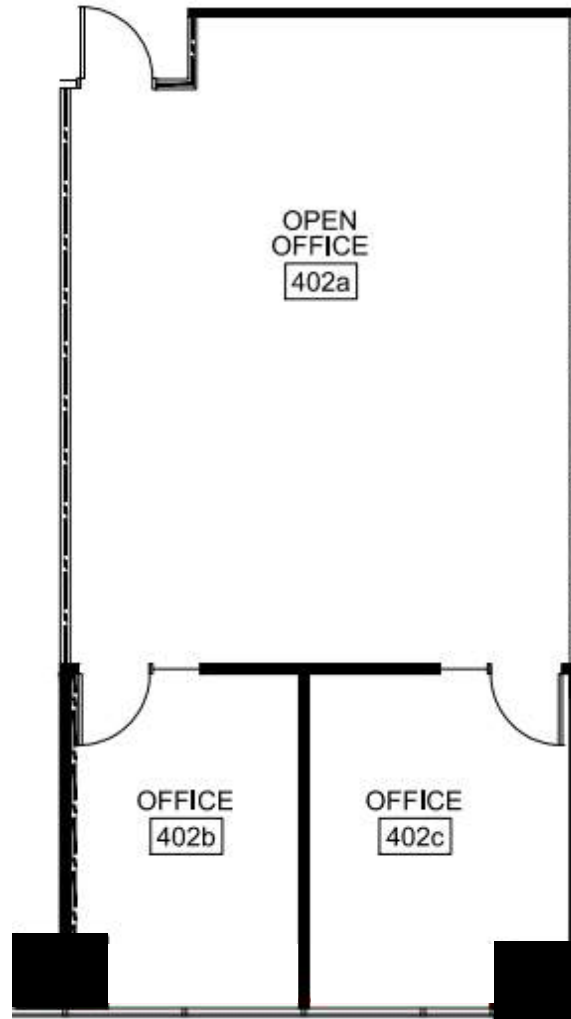
SUITE 402

12667 ALCOSTA BLVD



1,057 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

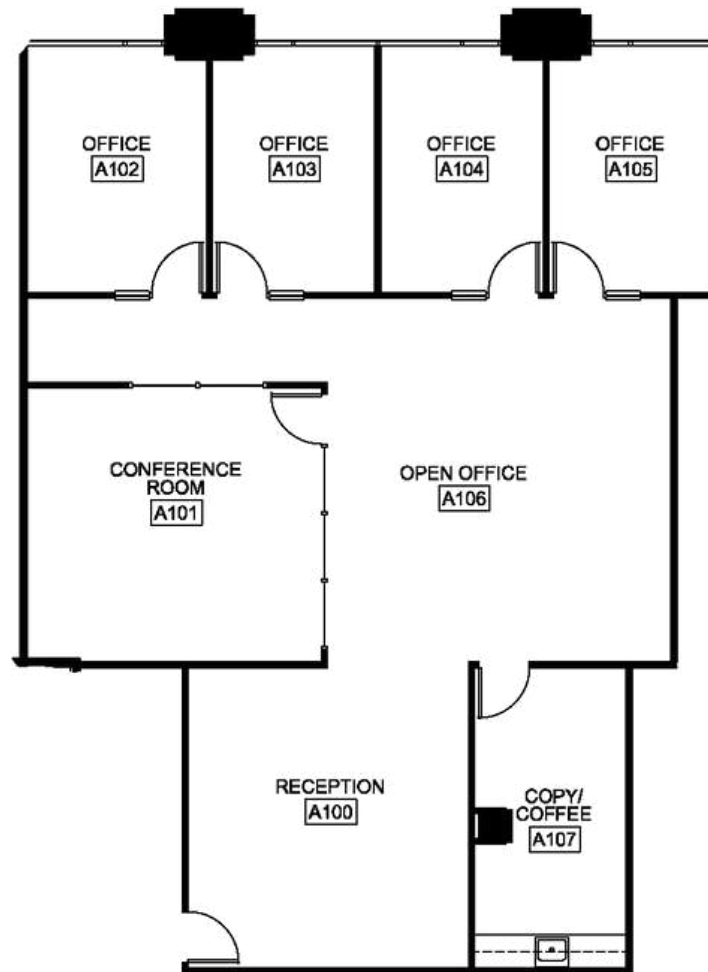
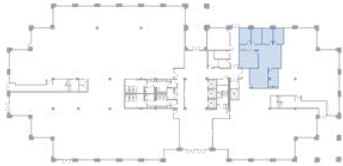
- TWO PRIVATE OFFICES
- OPEN SPACE
- NEW MARKET READY SUITE

SUITE 195

2,474 RSF | 1ST FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

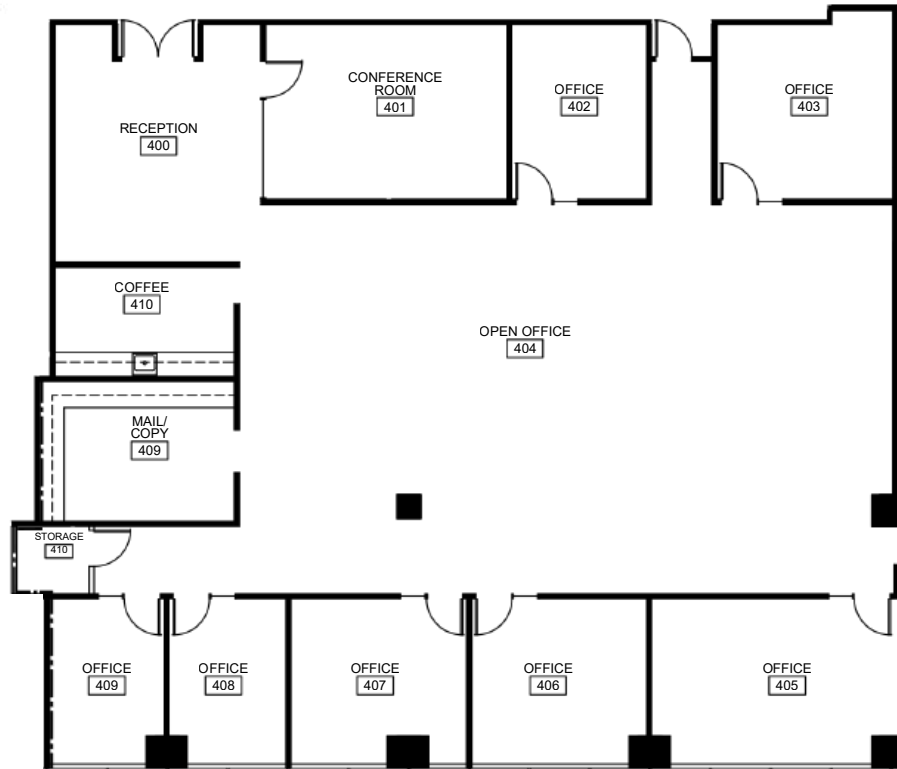
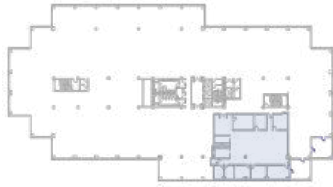
- FOUR PRIVATE OFFICES
- CONFERENCE ROOM
- RECEPTION AREA
- BREAK ROOM
- OPEN SPACE

SUITE 475

5,258 RSF | 4TH FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

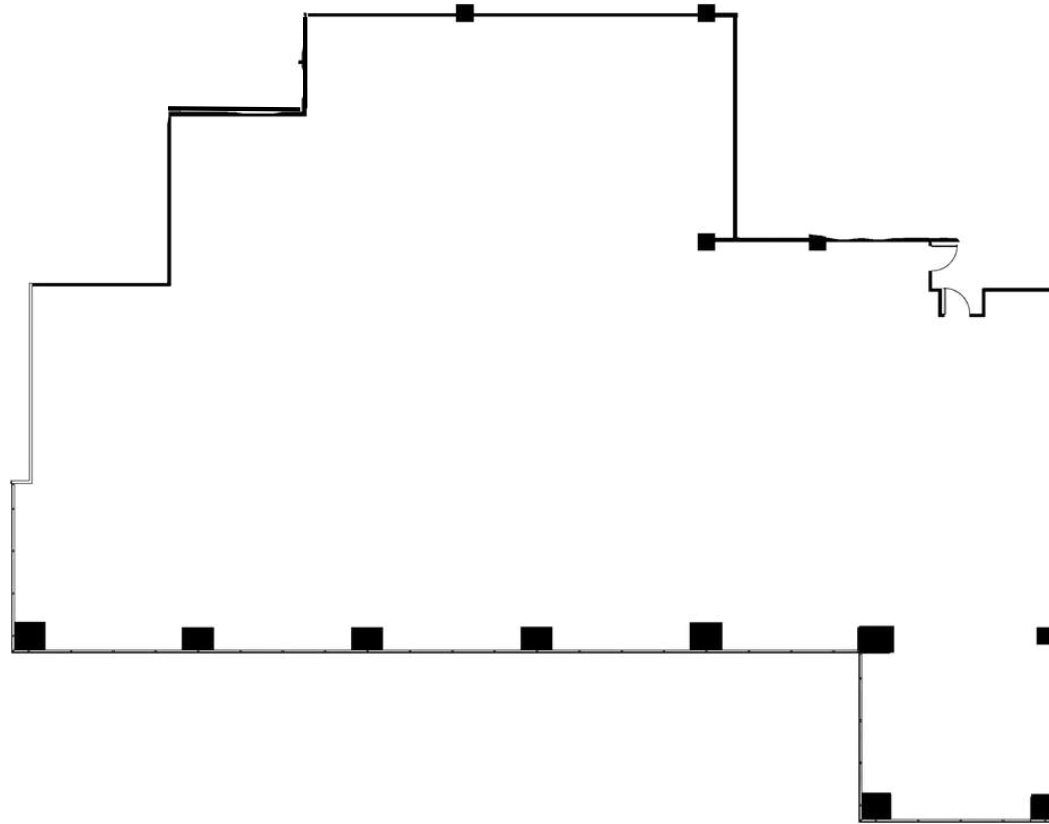
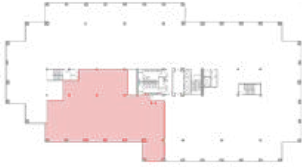
- SEVEN PRIVATE OFFICES
- CONFERENCE ROOM
- RECEPTION AREA
- BREAK ROOM
- OPEN SPACE

SUITE 325

9,377 RSF | 3RD FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

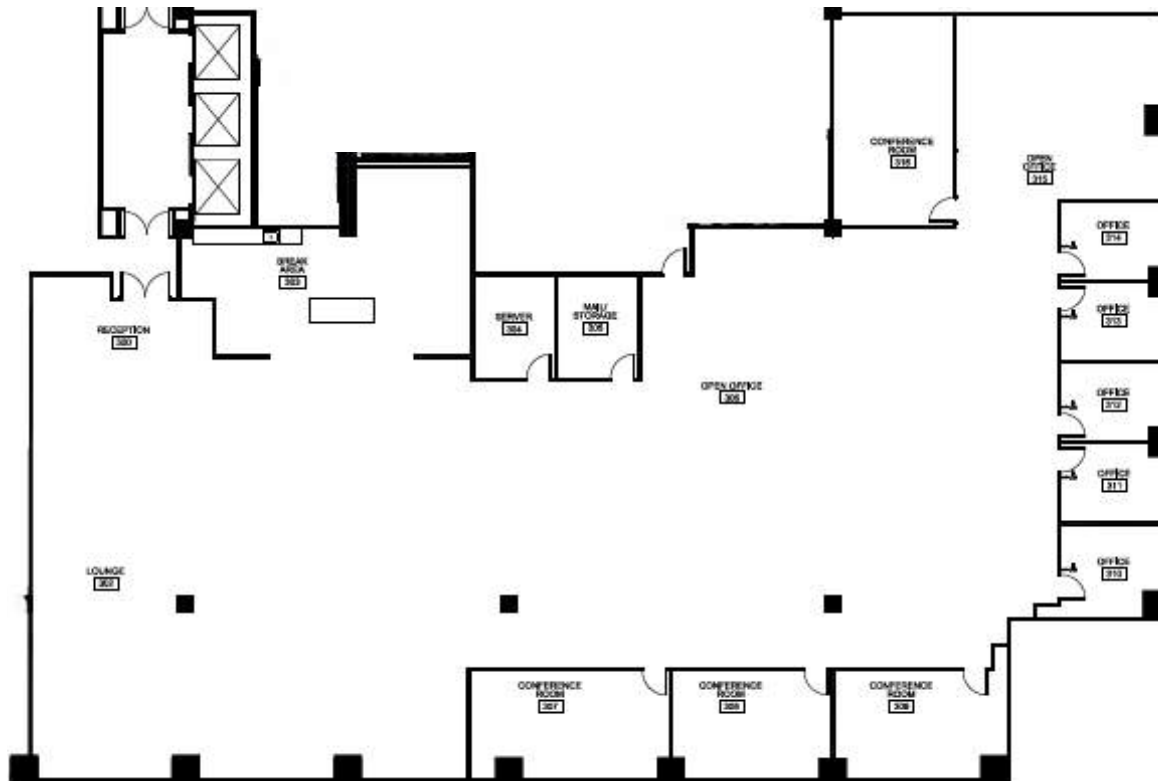
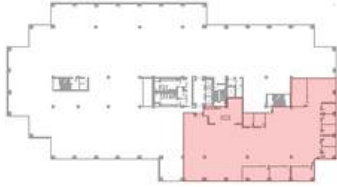
- SHELL SPACE

SUITE 300

12,382 RSF | 3RD FLOOR | AVAILABLE NOW

12667 ALCOSTA BLVD

[VIRTUAL TOUR](#)



SUITE DETAILS:

- KITCHEN
- EIGHT PRIVATE OFFICES
- CONFERENCE ROOM

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



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