

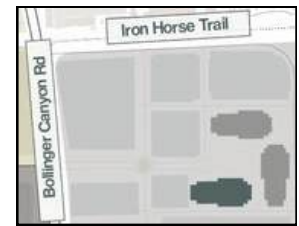


**BR** Orchards

6101, 6111, 6121 Bollinger Canyon Road

# OFFICE AVAILABILITY

6101 Bollinger Canyon Road

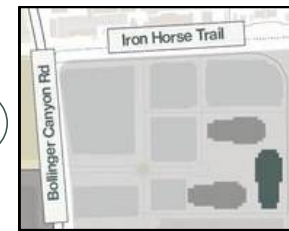


Unit	RSF	Plan	Spec	Tour	Comments
Suite 495	11,395		Shell		<ul style="list-style-type: none"><li>• Shell condition with rolling hills views</li></ul>
Suite 250	14,842		Shell		<ul style="list-style-type: none"><li>• Shell condition with window line offices in place</li><li>• Divisible to ~8k</li></ul>

*For suites below 3,500 RSF please visit the BR Ready workplace*

# OFFICE AVAILABILITY

6111 Bollinger Canyon Road



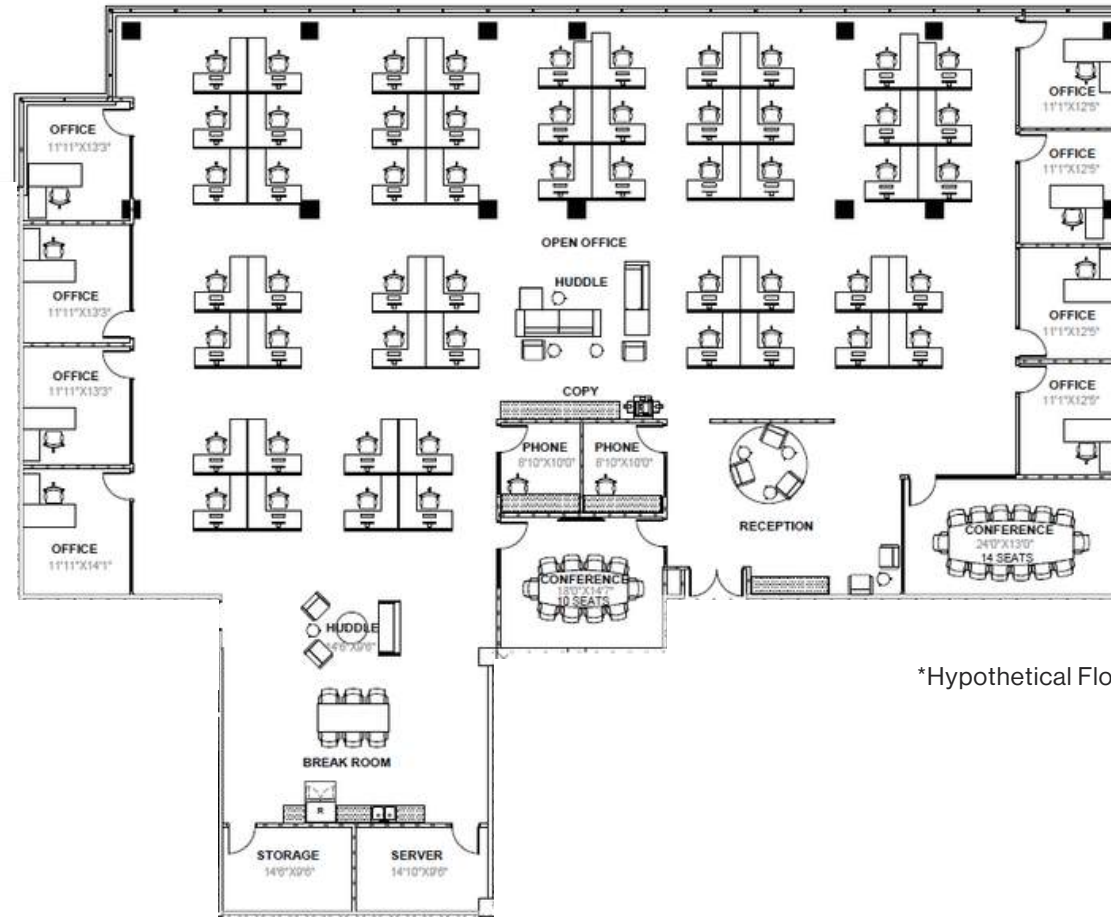
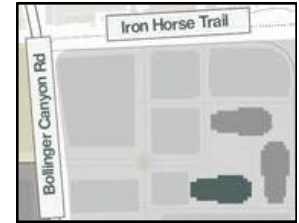
Unit	RSF	Plan	Tour	Comments
Suite 450	19,877			<ul style="list-style-type: none"><li>• Move-in ready</li><li>• 2<sup>nd</sup> generation improvements</li><li>• Great southern views</li><li>• Existing break room</li><li>• TIA available</li></ul>
Suite 200	54,819			<ul style="list-style-type: none"><li>• Full floor, move-in ready second generation, TIA available</li><li>• Seventeen offices/huddle rooms, five large conference rooms, two kitchenettes</li><li>• One library, two IT rooms</li><li>• Multiple print/storage/supply rooms spread throughout the floor</li></ul>

*For suites below 3,500 RSF please visit the BR Ready workplace*

# SUITE 495

6101 BOLLINGER CANYON ROAD

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



\*Hypothetical Floor Plan

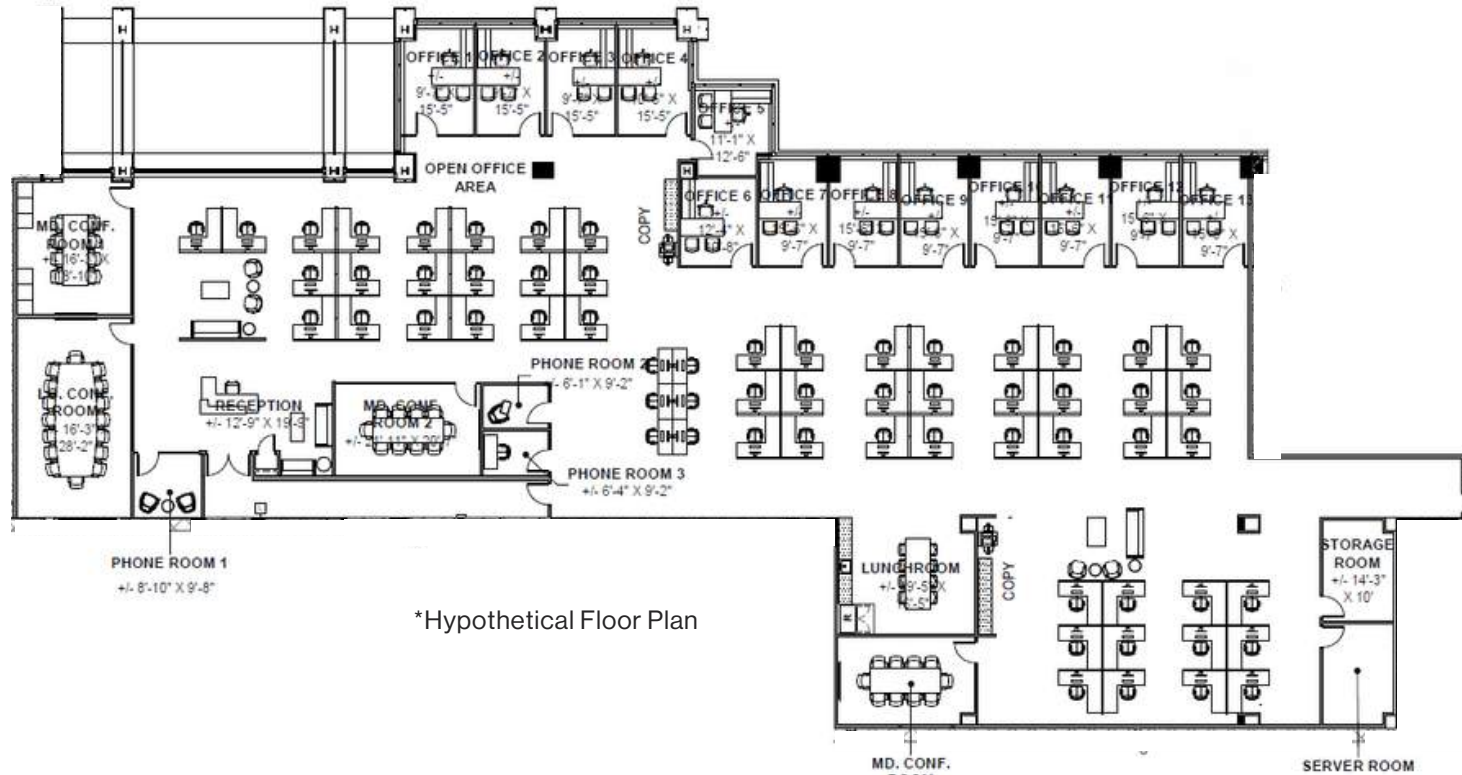
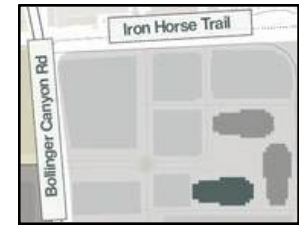
SUITE DETAILS:

- SHELL CONDITION WITH ROLLING HILLS VIEWS

# SUITE 250

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

6101 BOLLINGER CANYON ROAD



## SUITE DETAILS:

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

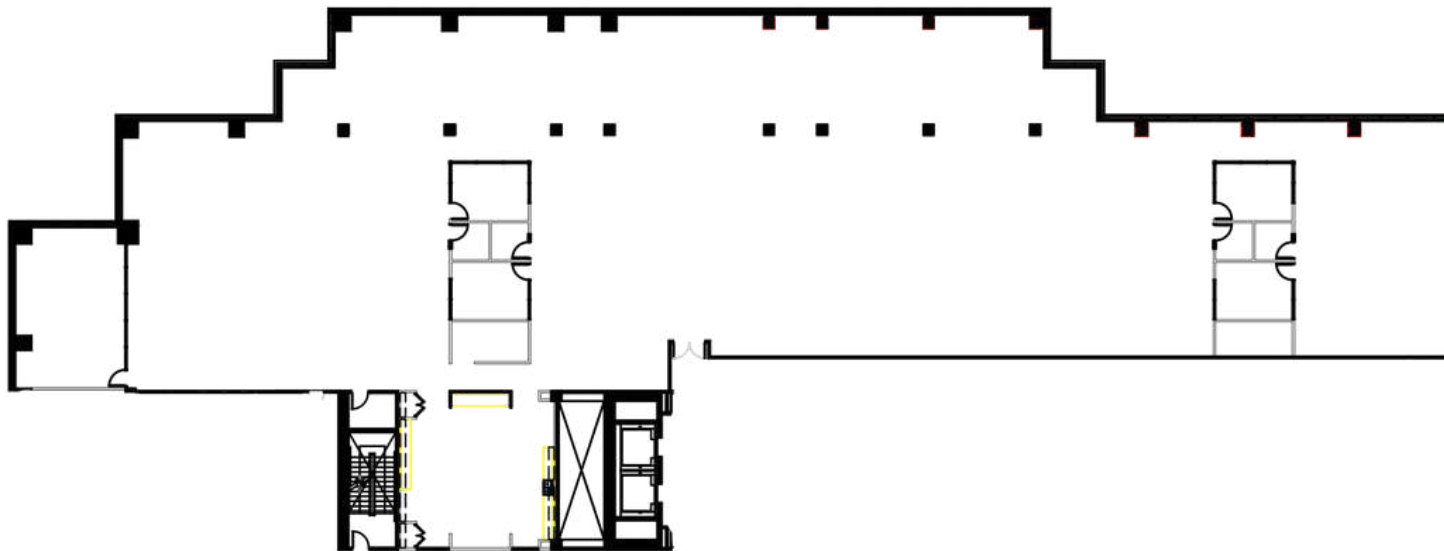
# SUITE 450

19,877 RSF | 4TH FLOOR | AVAILABLE NOW

6111 BOLLINGER CANYON ROAD



[VIRTUAL TOUR](#)



## SUITE DETAILS:

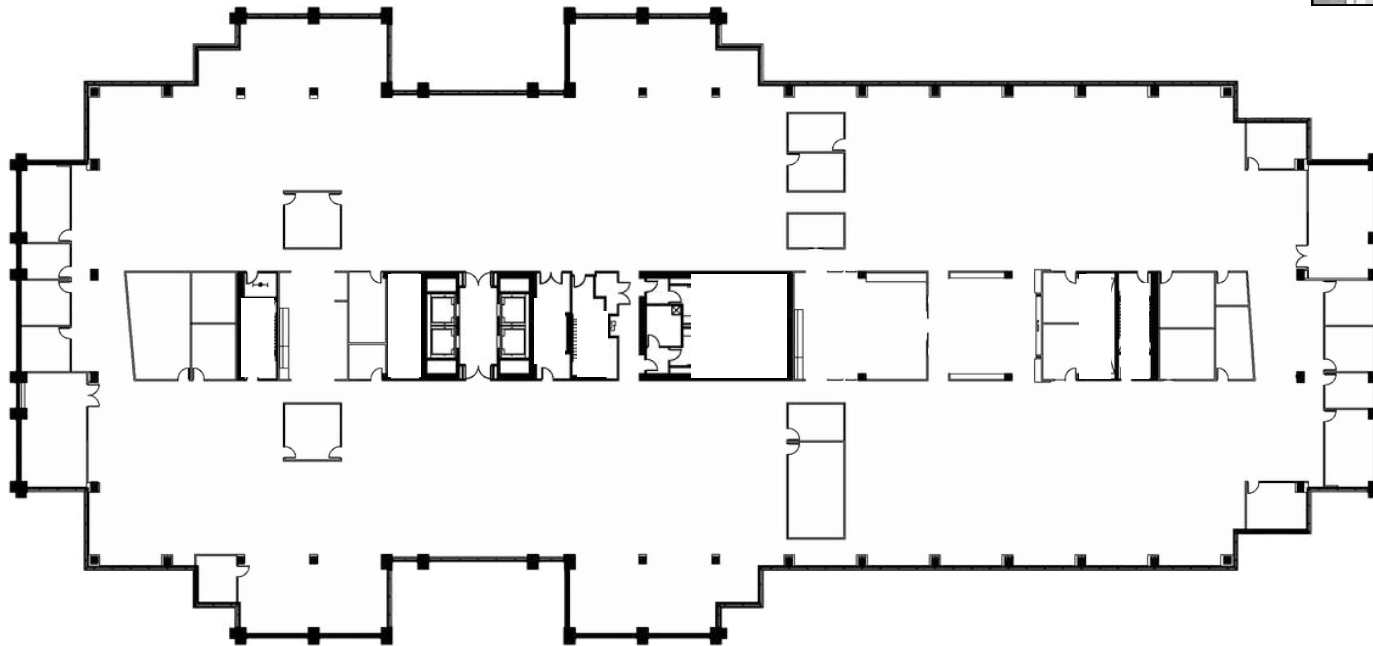
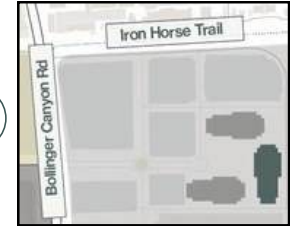
- MOVE-IN READY
- 2<sup>ND</sup> GENERATION SPACE
- GREAT SOUTHERN VIEWS
- EXISTING BREAK ROOM
- TIA AVAILABLE

# 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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