

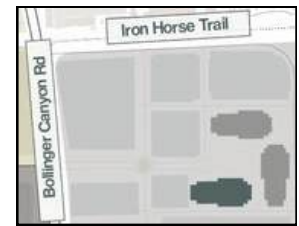











BR Orchards

6101, 6111, 6121 Bollinger Canyon Road

OFFICE AVAILABILITY

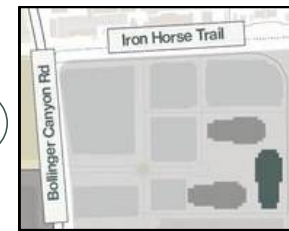
6101 Bollinger Canyon Road



Unit	RSF	Plan	Spec	Tour	Comments
Suite 362	940		Market-ready		<ul style="list-style-type: none"> Market-ready Two private offices Open office area <ul style="list-style-type: none"> Available May 2026
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"> Lease pending New market-ready, move in condition Three window line offices or huddle rooms <ul style="list-style-type: none"> Ground floor location Open office area
Suite 430	2,811		Shell		<ul style="list-style-type: none"> Hypothetical space plan Three private offices Open office area <ul style="list-style-type: none"> Reception Conference room Huddle area
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

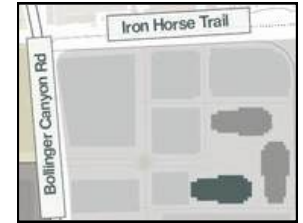
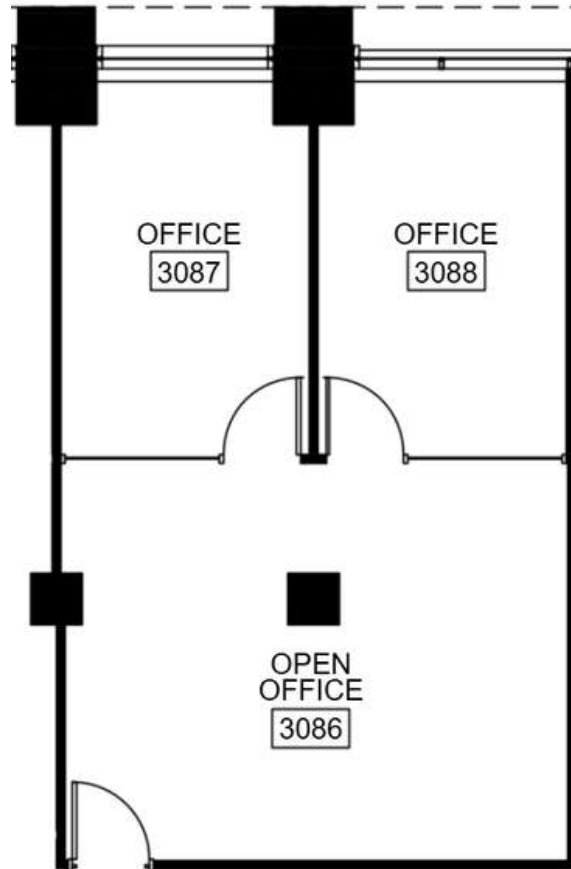


Unit	RSF	Plan	Tour	Comments
Suite 525	6,970			<ul style="list-style-type: none">Fully furnished and professionally staged penthouse office suiteTop-floor location with private, furnished outdoor deckPlug-and-play technology package: cabling, Wi-Fi, monitorsZoom/Teams-enabled meeting roomsPre-installed security and access controls1 private officeOpen 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 362

6101 BOLLINGER CANYON ROAD

940 RSF | 3RD FLOOR | AVAILABLE MAY 2026



SUITE DETAILS:

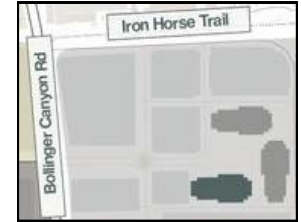
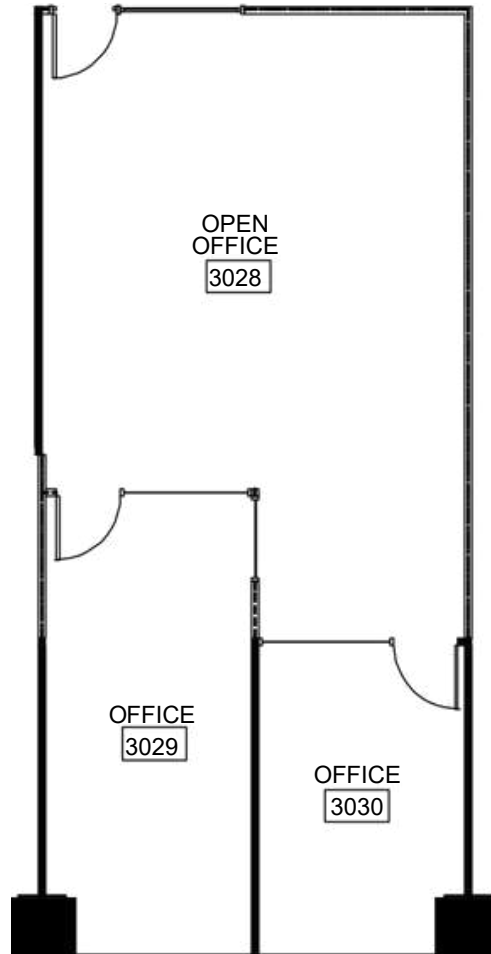
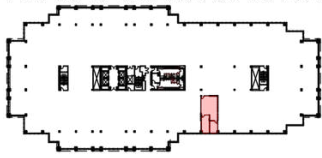
- MARKET-READY
- TWO PRIVATE OFFICES
- OPEN OFFICE AREA
- AVAILABLE MAY 2026

SUITE 314

6101 BOLLINGER CANYON ROAD

1,366 RSF | 3RD FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



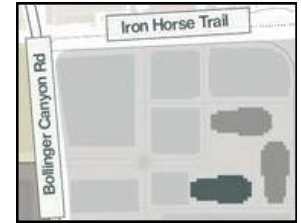
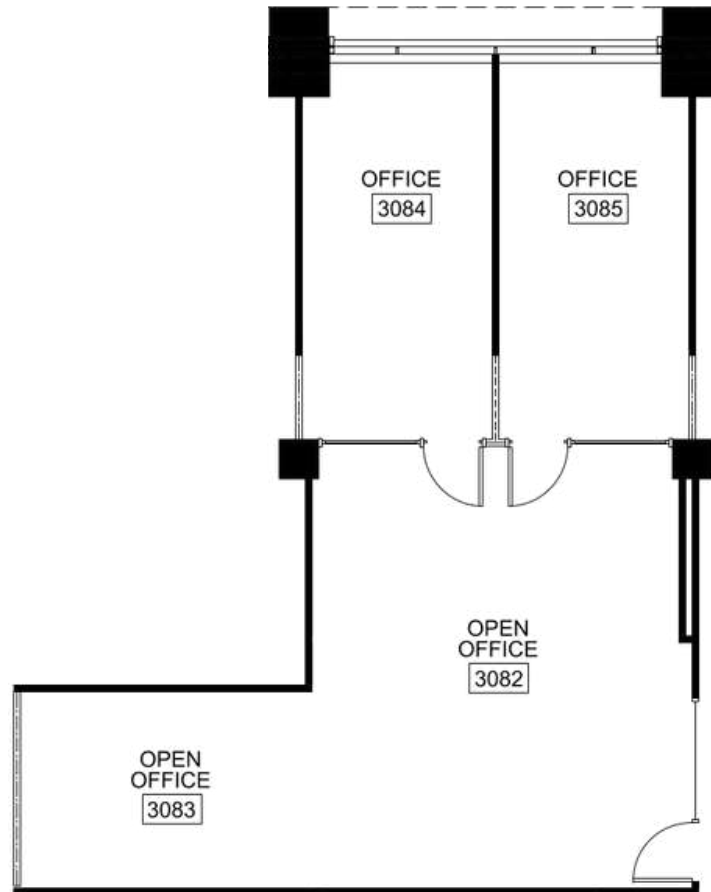
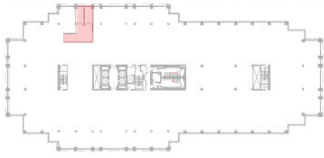
SUITE DETAILS:

- 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

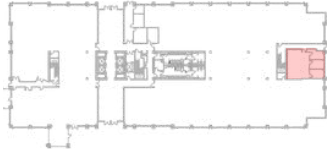


SUITE DETAILS:

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

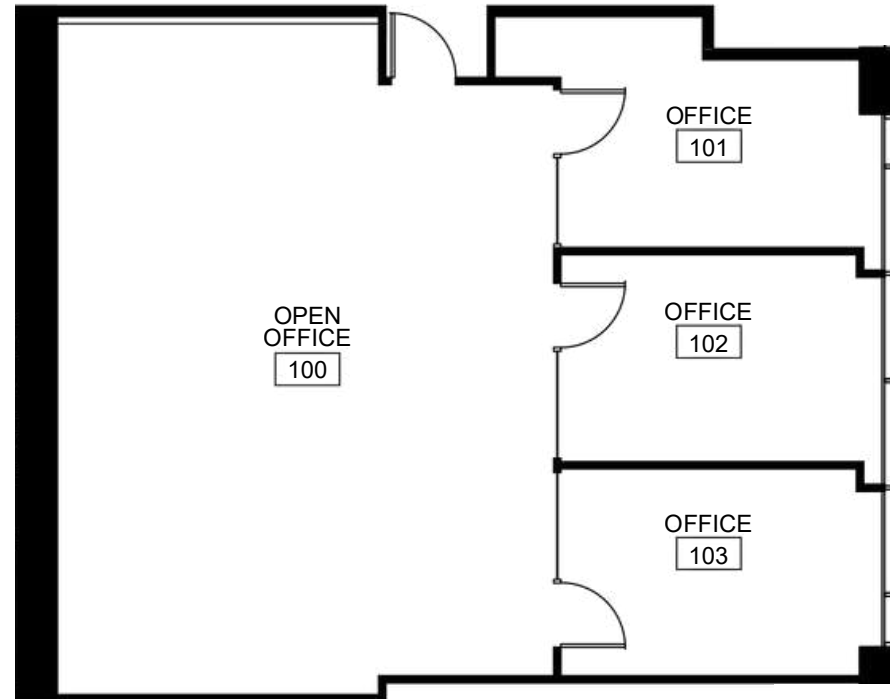
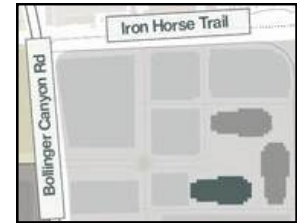
SUITE 170

6101 BOLLINGER CANYON ROAD



1,578 RSF | 1ST FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



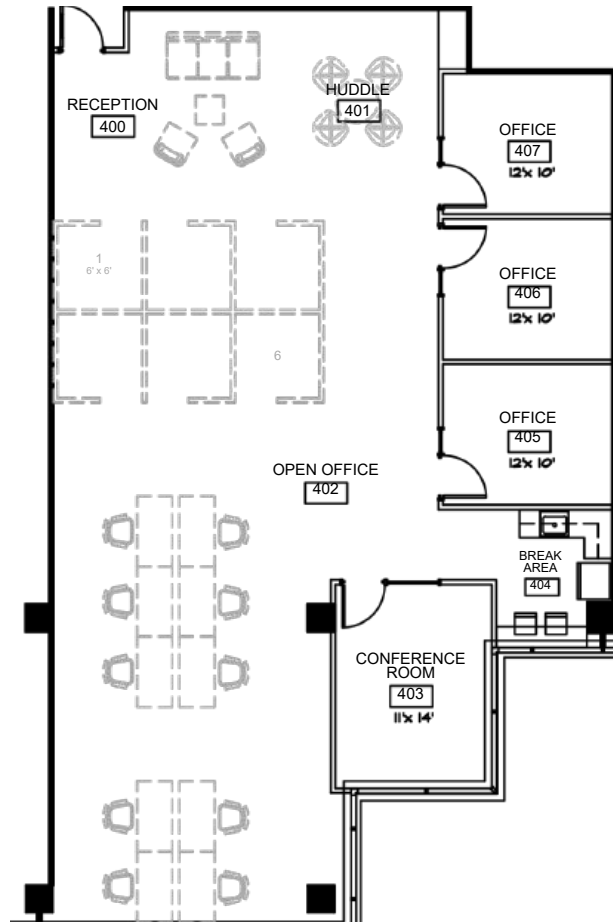
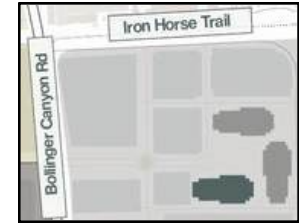
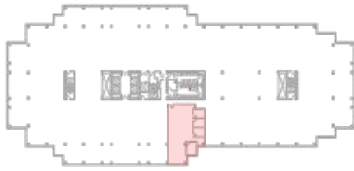
SUITE DETAILS:

- **LEASE PENDING**
- **NEW MARKET-READY, MOVE IN CONDITION**
- **3 WINDOW-LINE OFFICES OR HUDDLE ROOMS**
- **OPEN OFFICE AREA**
- **GROUND FLOOR LOCATION**

SUITE 430

6101 BOLLINGER CANYON ROAD

2,811 RSF | 4TH FLOOR | AVAILABLE NOW



*Hypothetical Space Plan

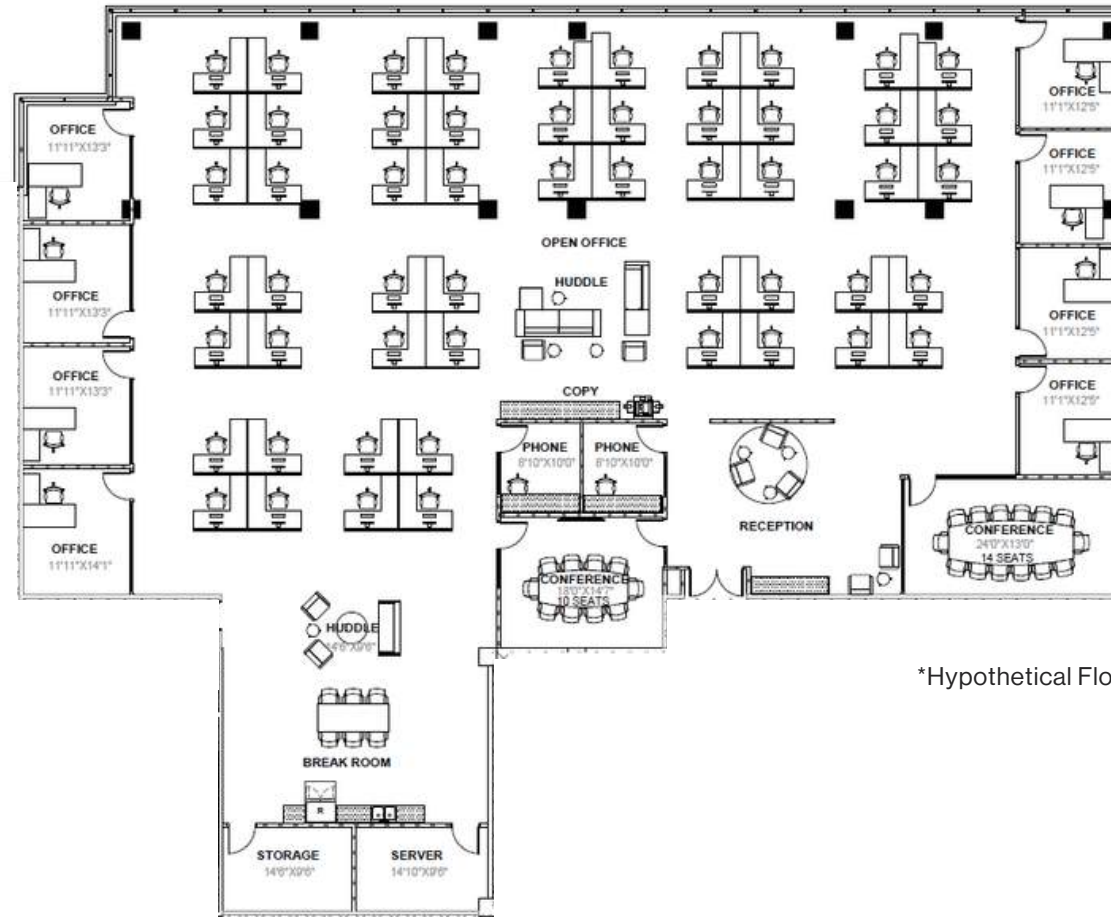
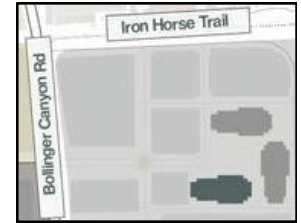
SUITE DETAILS:

- SHELL CONDITION
- THREE PRIVATE OFFICES
- OPEN OFFICE AREA
- RECEPTION
- CONFERENCE ROOM
- HUDDLE AREA
- BREAK ROOM

SUITE 495

6101 BOLLINGER CANYON ROAD

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



*Hypothetical Floor Plan

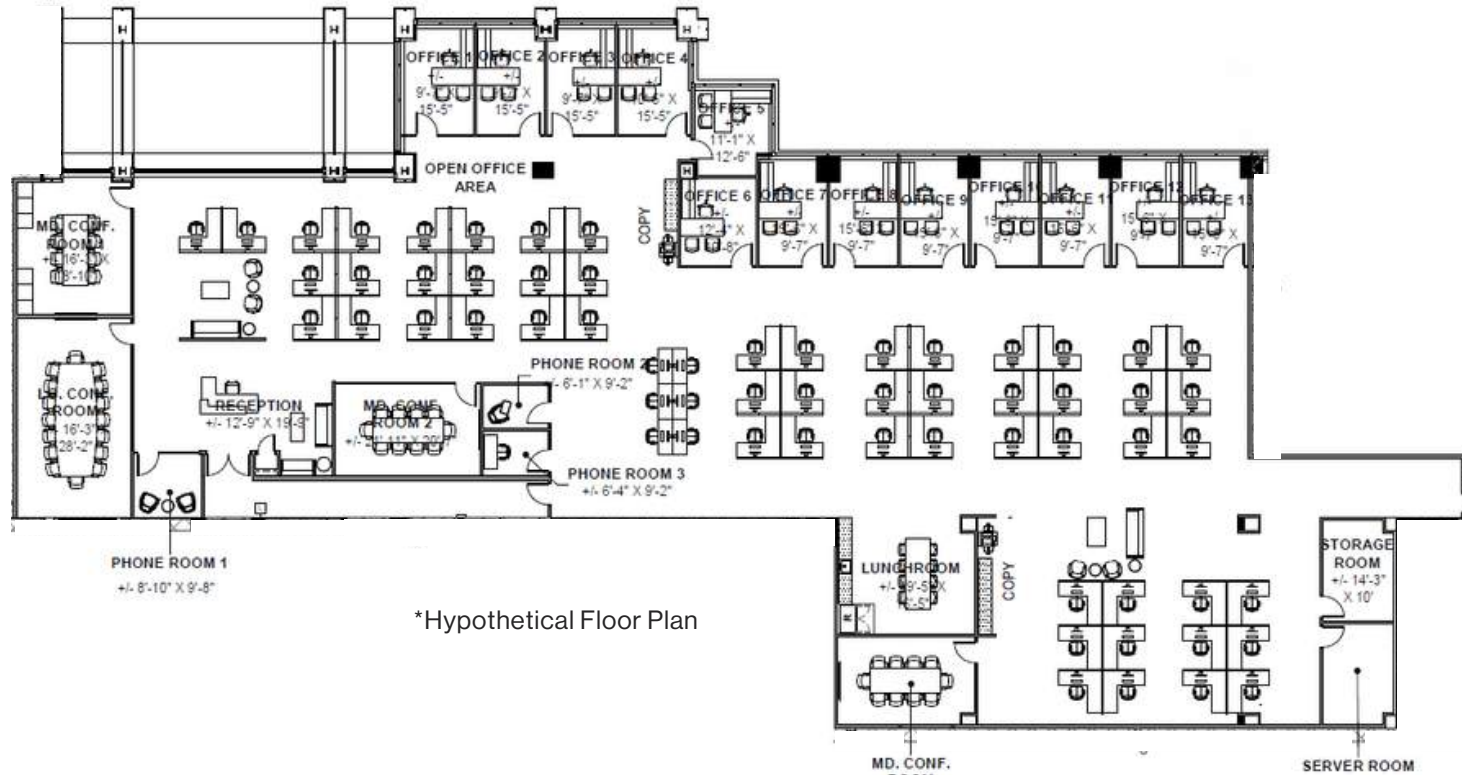
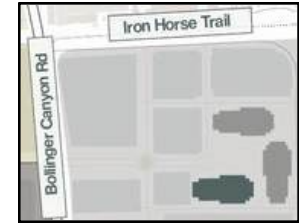
SUITE DETAILS:

- 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:

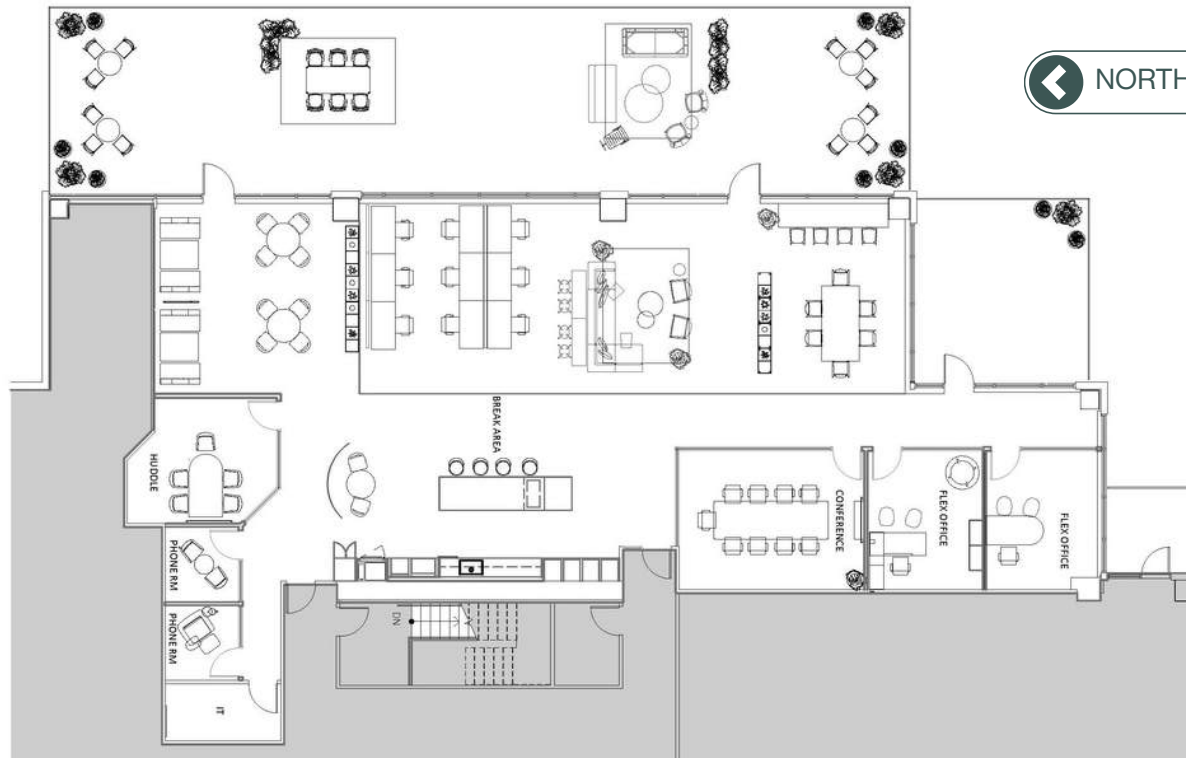
- CURRENTLY IN SHELL CONDITION WITH WINDOW LINE OFFICES IN PLACE
- DIVISIBLE TO ~8K

SUITE 525

6111 BOLLINGER CANYON ROAD

6,970 RSF | 5TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

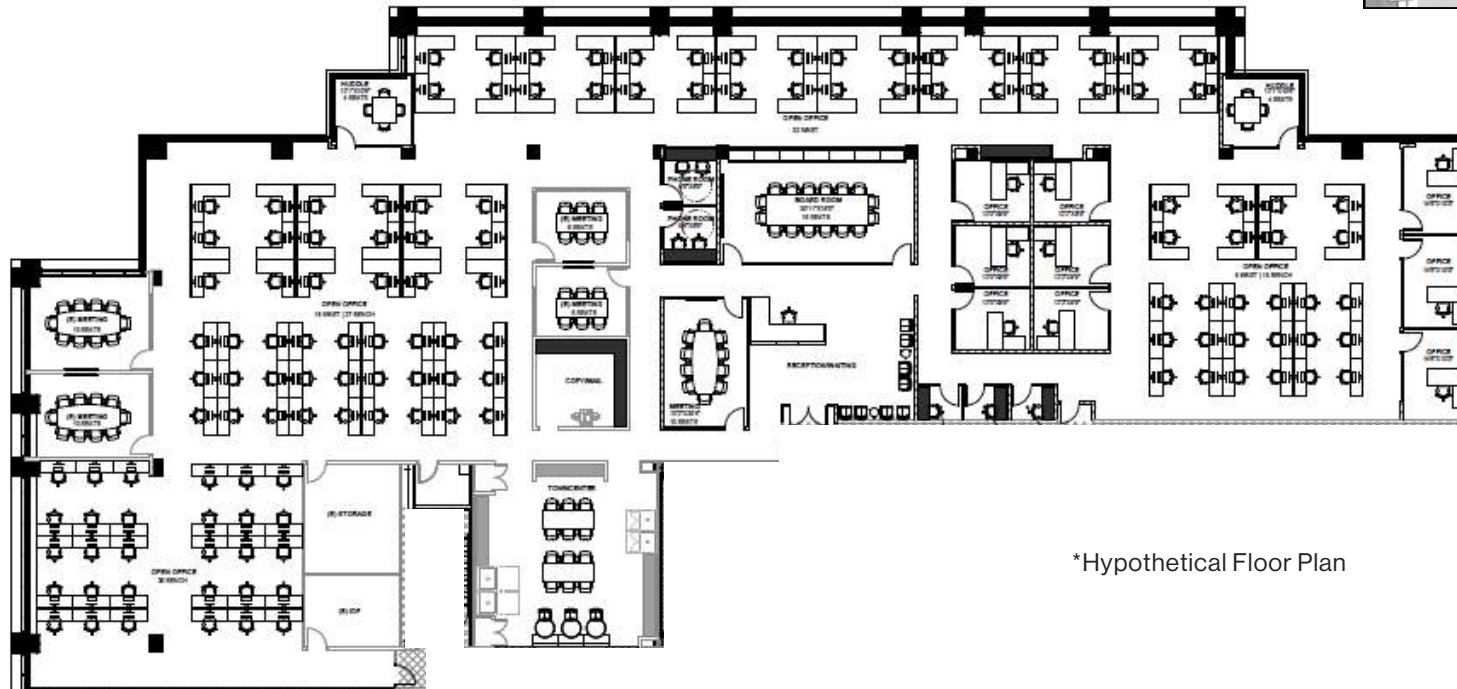
- FULLY FURNISHED, STAGED PENTHOUSE OFFICE SUITE
- TOP OFFICE FLOOR WITH PRIVATE, FURNISHED OUTDOOR DECK
- TECHNOLOGY PACKAGE INCLUDING CABLING, WIFI, MONITORS, ZOOM/TEAMS ENABLED MEETING ROOMS AND PRE-INSTALLED SECURITY/ACCESS CONTROLS
- 1 PRIVATE OFFICE
- OPEN KITCHEN WITH BAR SEATING AND BANQUETTES
- 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:

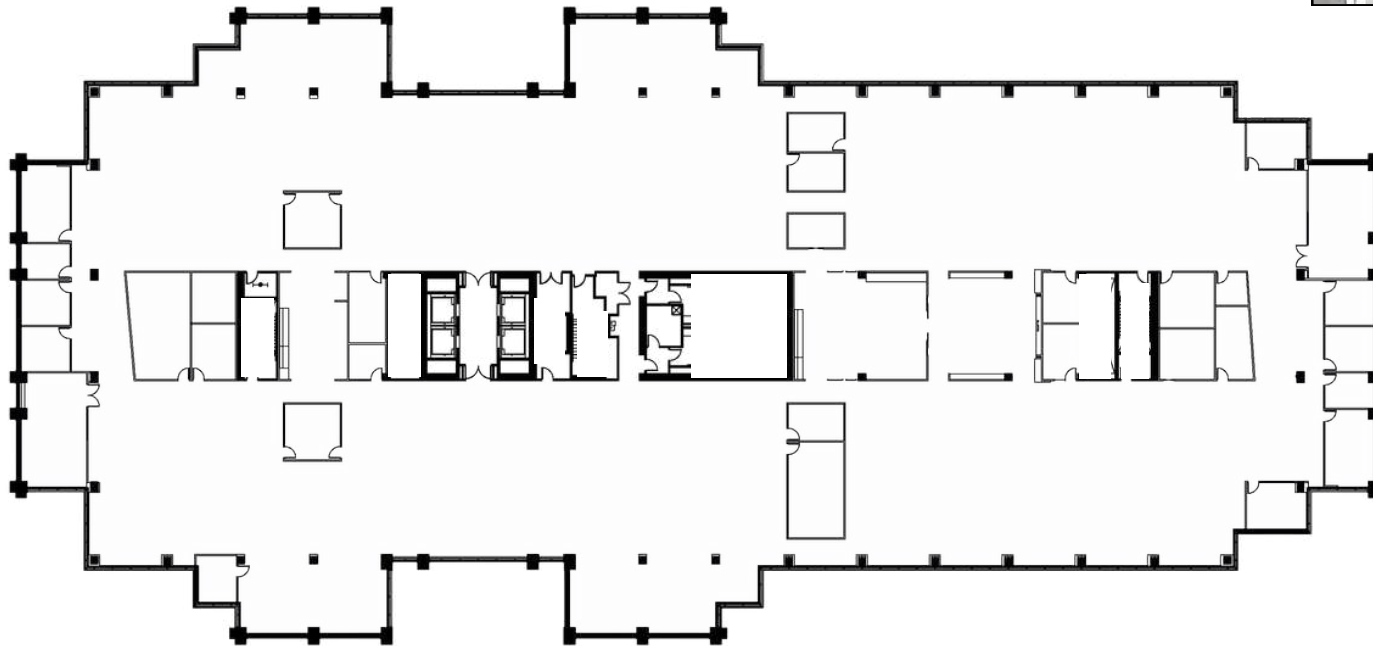
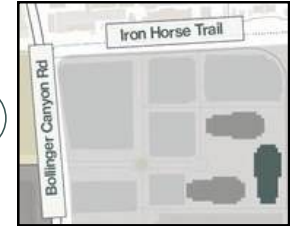
- SECOND GENERATION MOSTLY OPEN PLAN
- GREAT SOUTHERN WINDOW LINE

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

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