 Lakeside



AMENITIES TO ADMIRE

Nestled in the heart of Bishop Ranch, the Lakeside neighborhood is positioned for a bright future of work and community living. Lakeside features a rich network of open spaces, trails, and amenities, complemented by dining and entertainment options at the nearby City Center.

AMENITIES



RESTAURANTS & ENTERTAINMENT

60 walkable restaurants including City Center Roundhouse Market including Bishop Farms, Pinto, Quarterly, Briefcase and Lakeside Coffee



BIKABLE

Free BRite bike share program
Bike parking spaces
Bike repair shop



CONNECTED TO NATURE

Green space and outdoor collaboration areas
Connection to Iron Horse Trail
Lush landscaping



ANNABEL LAKE

1.7-mile path along the lakes
Access to row boats
Bocce Ball court
Volleyball court



ROUNDHOUSE CONFERENCE CENTER

Tahoe Auditorium (300 person capacity)
Shasta Hall (75 person capacity)
Trinity Hall (75 person capacity)



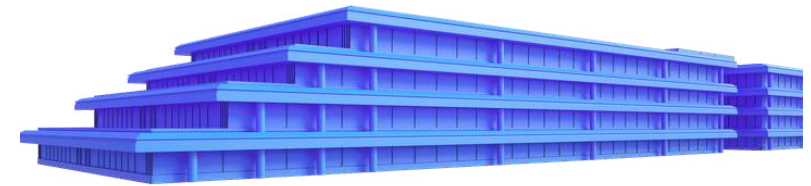
ROUNDHOUSE FITNESS

State-of-the-art fitness center
On-site certified trainers
Cardiovascular and strength training equipment
Luxurious locker rooms including towel service

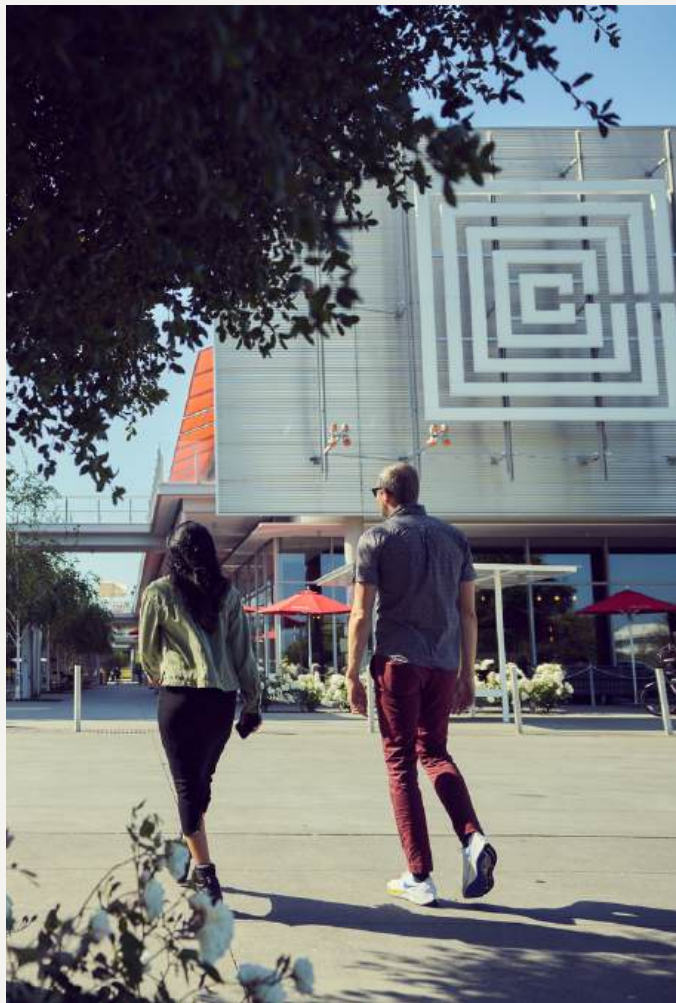


TRANSPORTATION

Abundant surface and structured parking, including 30 EV chargers
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
Autonomous shuttle



- ▶ 1.8M RSF best-in-class
4-story, Class A, multi-tenant office building
- ▶ Large divisible floor plates up to 100,000 RSF
- ▶ Outdoor decks on select floors
- ▶ Structured parking
- ▶ Lake views and lakeside trails
- ▶ On-site conference center, café, and 4 restaurants
- ▶ LEED Gold and Energy Star certified
- ▶ Powered by renewable energy
- ▶ Indoor library and expansive outside collaborative work areas with wifi
- ▶ 24/7 roving security
- ▶ Showers/lockers



THE LOCATION

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

BR Shepherd's Glen

BR Sycamore

Belmont Village

Heritage Park

BR Orchards

City Village

400 + New Homes

2700 Camino Ramon

BR Lakeside

Parking Structure

city center
bishop ranch

Future
Residential
Development

3001 Bishop Drive

ROUNDHOUSE
Conference Center
Market & Fitness

Shops at Bishop Ranch



THE PLACE TO BE

Lakeside puts you at the center of it all, with everything you need just a 5-minute walk away — from social life and shopping to tranquil park spaces.

Take a break to recharge with a peaceful walk around Lake Annabel or explore the Iron Horse Trail, located right across the street.

When you're ready to unwind, dive into the vibrant atmosphere of City Center Bishop Ranch, offering a variety of shops, cocktail bars, and restaurants to enjoy.





SERIOUSLY SUSTAINABLE

Lakeside 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
Free BRite bike share program
30 EV chargers



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

2700 Camino Ramon

Unit	RSF	Plan	Tour	Suite Details	
Suite 105	7,919			• Five furnished private offices • Conference room • Four huddle rooms/offices • Wellness room	• Reception area • Modern, open kitchen • Storage room • Large flex room for either additional storage or a second conference room
Suite 150	55,822			• Shell space • Tenant improvements to suit	
Suite 450	29,436			• Move in ready suite • Fully furnished and wired • Private deck	• Above standard improvements throughout • Adjacent to the Executive Briefing Center* <i>*Available to book through Roundhouse Conference Center</i>



OFFICE AVAILABILITY

3001 Bishop Drive

Unit	RSF	Plan	Tour	Suite Details
Suite 400	51,555			• Private offices • Open office spaces • Lounge area • Fitness room • CEO office with waiting room • Conference rooms • Demo room • Available Q2 2026 for TIs



OFFICE AVAILABILITY

5005 Executive Parkway

Unit	RSF	Plan	Tour	Suite Details
Suite 400	105,812			• Full floor

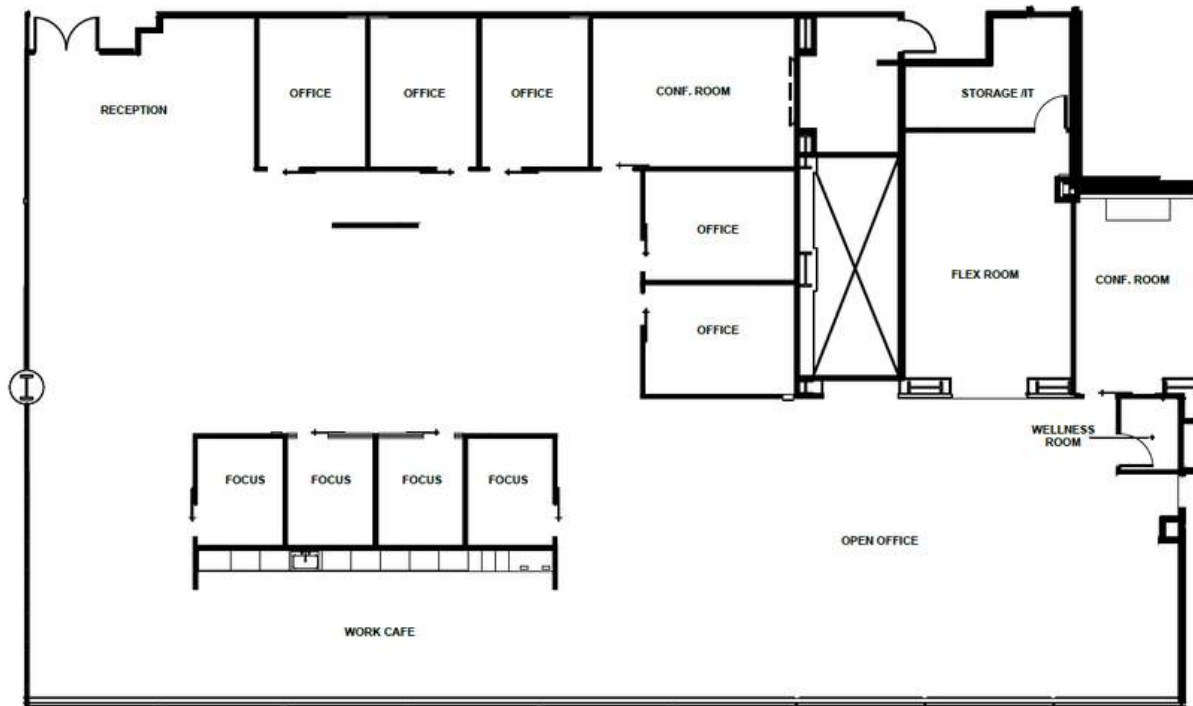
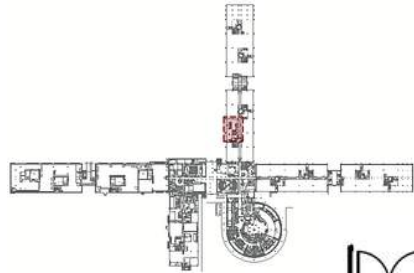


SUITE 105

2700 Camino Ramon

7,919 RSF | 1ST FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

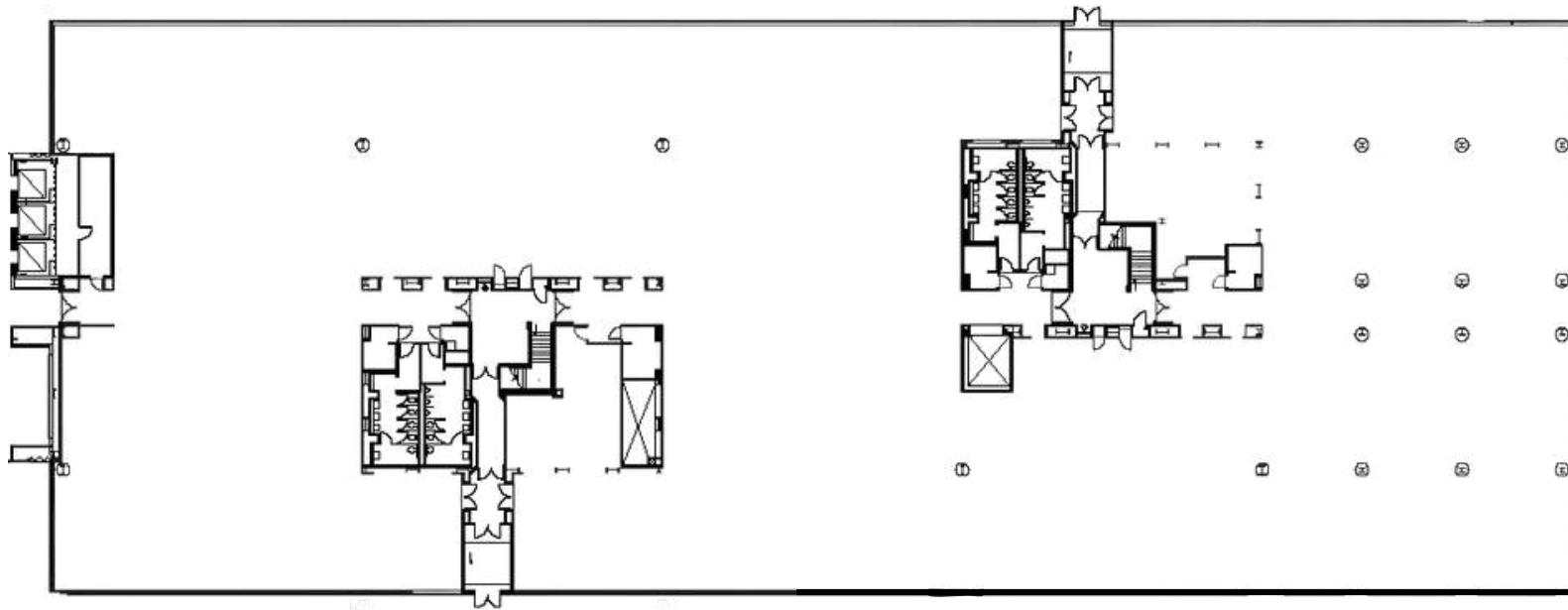
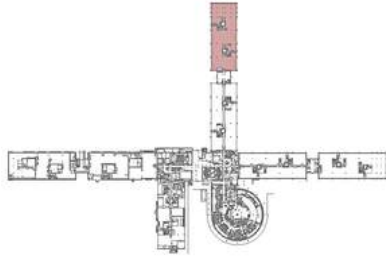
- FIVE FURNISHED PRIVATE OFFICES
- CONFERENCE ROOM
- FOUR HUDDLE ROOMS/OFFICES
- WELLNESS ROOM
- RECEPTION AREA
- MODERN, OPEN KITCHEN
- STORAGE ROOM
- LARGE FLEX ROOM FOR EITHER ADDITIONAL STORAGE OR A SECOND CONFERENCE ROOM

SUITE 150

2700 Camino Ramon

55,822 RSF | FIRST FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



SUITE DETAILS:

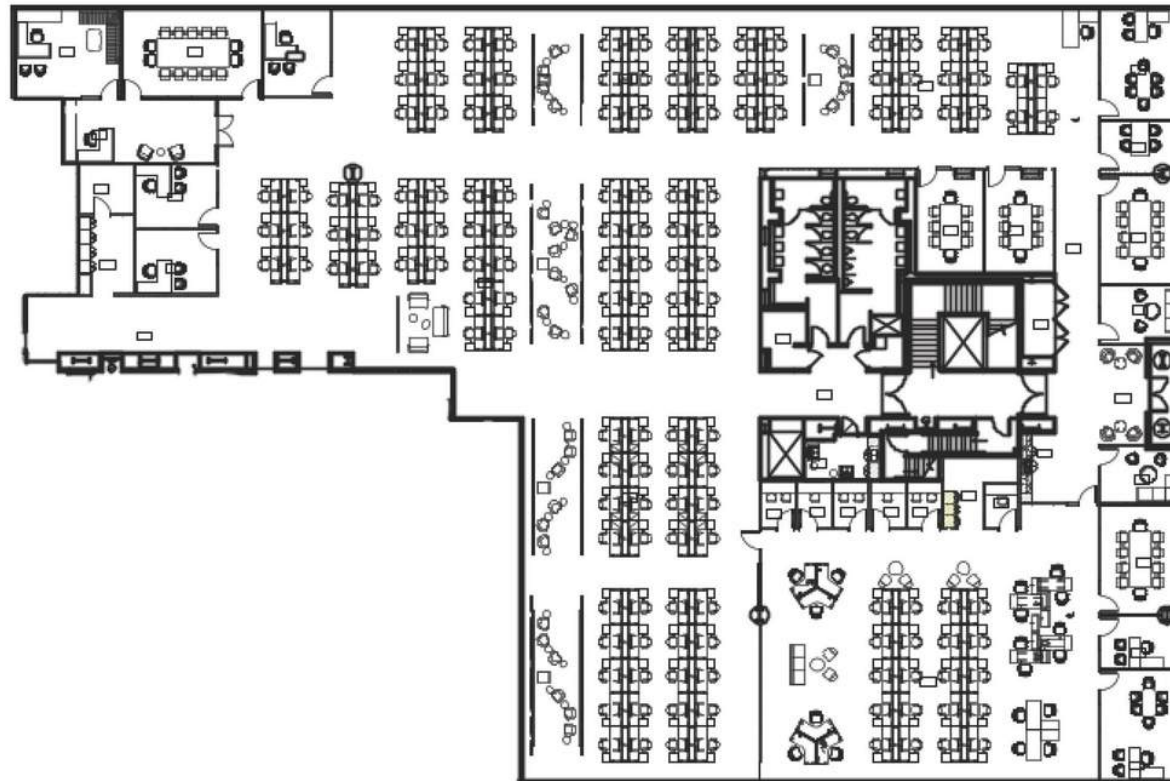
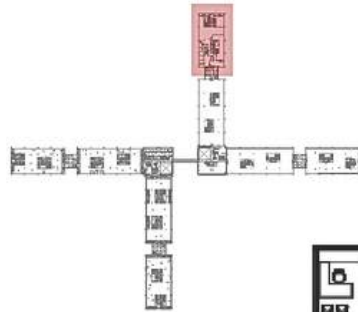
- SHELL SPACE
- TENANT IMPROVEMENTS TO SUITE

SUITE 450

29,436 RSF | FOURTH FLOOR | AVAILABLE NOW

2700 Camino Ramon

[VIRTUAL TOUR](#)



- SUITE DETAILS:
- MOVE IN READY SUITE
 - ABOVE STANDARD IMPROVEMENTS THROUGHOUT
 - FULLY FURNISHED AND WIRED
 - ADJACENT TO THE EXECUTIVE BRIEFING CENTER
 - PRIVATE DECK
- [AVAILABLE TO BOOK THROUGH ROUNDHOUSE CONFERENCE CENTER](#)

SUITE 400

51,555 RSF | FOURTH FLOOR | AVAILABLE Q2 2026

3001 Bishop Drive



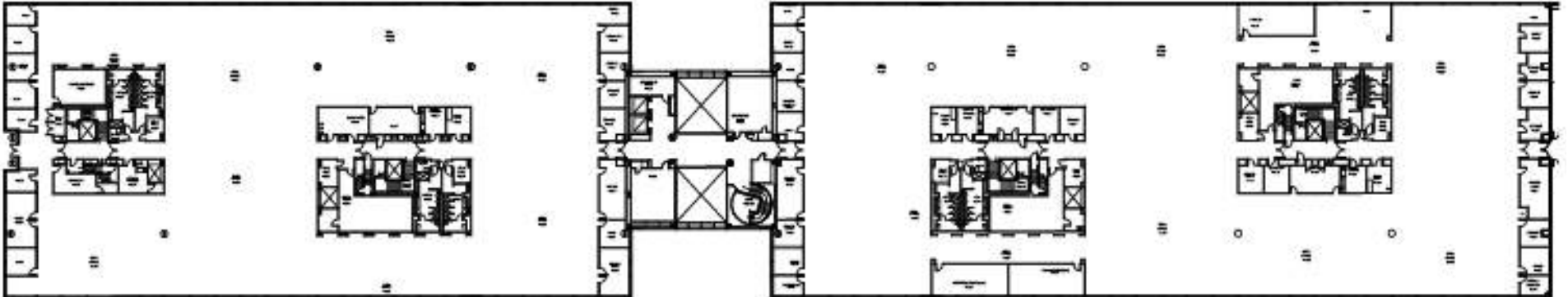
SUITE DETAILS:

- PRIVATE OFFICES
- OPEN OFFICE SPACES
- LOUNGE AREA
- FITNESS CENTER
- CEO OFFICE WITH WAITING ROOM
- CONFERENCE ROOMS
- DEMO ROOM
- AVAILABLE Q2 2026 FOR TIS

SUITE 400

105,812 RSF | FOURTH FLOOR | AVAILABLE JANUARY 2026

5005 Executive Parkway



SUITE DETAILS: • **FULL FLOOR**

Bishop Ranch

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