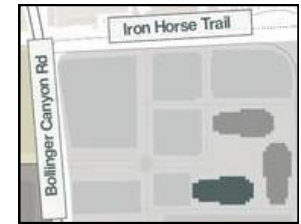




6101, 6111, 6121 Bollinger Canyon Road

OFFICE AVAILABILITY

6101 Bollinger Canyon Road



Unit	RSF	Plan	Condition	Tour	Comments
Suite 230	1,977		BR Ready		• Available Q1 2027 • Prominent entry • Three private offices/huddle rooms • Conference room • Open break area
Suite 235	2,705		BR Ready		• Available Q1 2027 • Prominent entry • Four private offices/huddle rooms • Conference room • Open break area
Suite 250	6,618		BR Ready		• Available Q1 2027 • Open lounge/collaboration area • Seven private offices • Two huddle rooms • Large board room • Two phone rooms • Serve/storage room
Suite 495	11,395		Shell		• Shell condition with rolling hills views

For additional suites below 3,500 SF please visit BR Ready workspace

OFFICE AVAILABILITY

6111 Bollinger Canyon Road



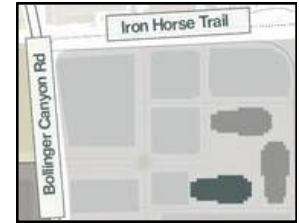
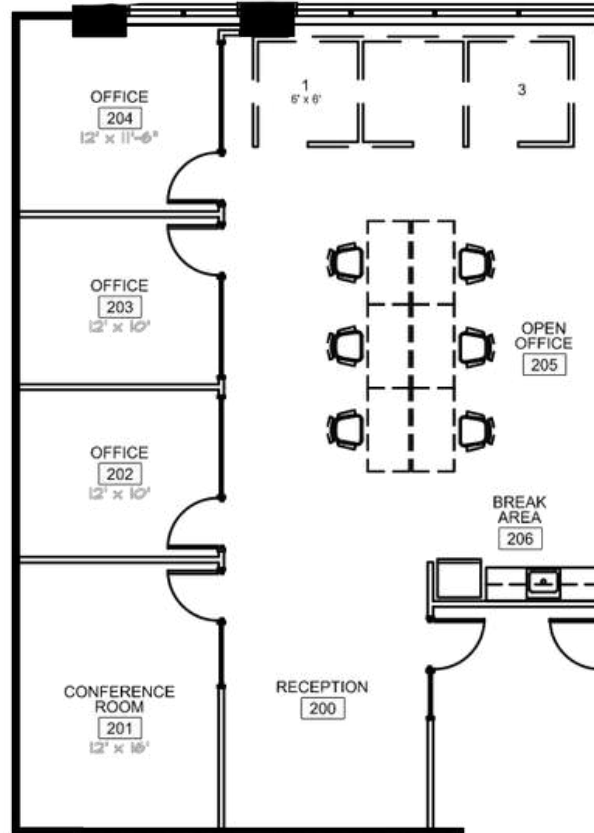
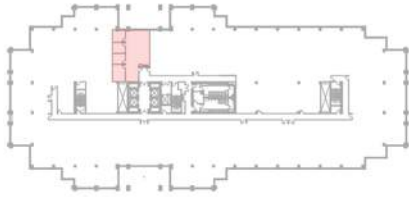
Unit	RSF	Plan	Condition	Tour	Comments	
Suite 530	1,589		BR Ready		• Top floor • Southern views	• Outdoor decks • Two private offices
Suite 450	19,877		2 nd Gen		• 2nd generation improvements • Great southern views	• Existing break room • TIA available
Suite 200	54,819		2 nd Gen		• Full floor, move-in ready, second generation, TIA available • Seventeen offices/huddle rooms, five large conference rooms, two kitchens • One library • Two IT rooms	

For additional suites below 3,500 SF please visit BR Ready workspace

SUITE 230

6101 BOLLINGER CANYON ROAD

1,977 RSF | 2ND FLOOR | AVAILABLE Q1 2027



**hypothetical furniture plan*

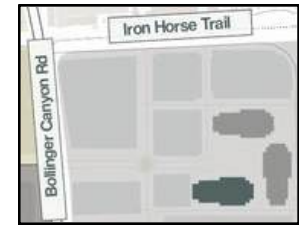
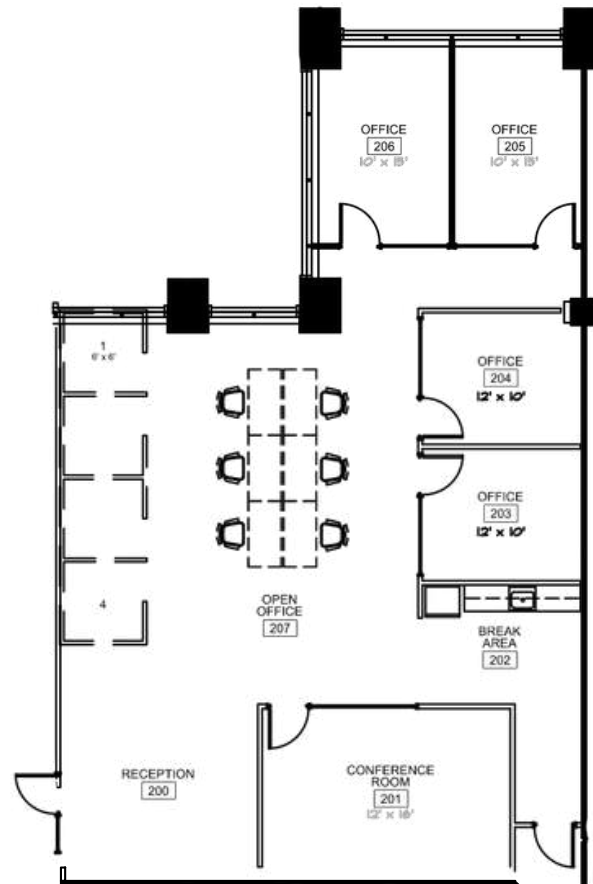
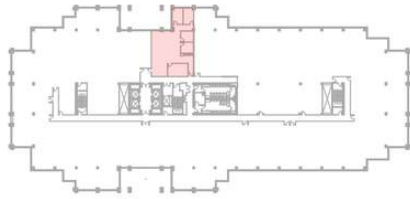
SUITE DETAILS:

- AVAILABLE Q1 2027
- PROMINENT ENTRY
- THREE PRIVATE OFFIES/HUDDLE ROOMS
- CONFERENCE ROOM
- OPEN BREAK AREA

SUITE 235

6101 BOLLINGER CANYON ROAD

2,705 RSF | 2ND FLOOR | AVAILABLE Q1 2027



**hypothetical furniture plan*

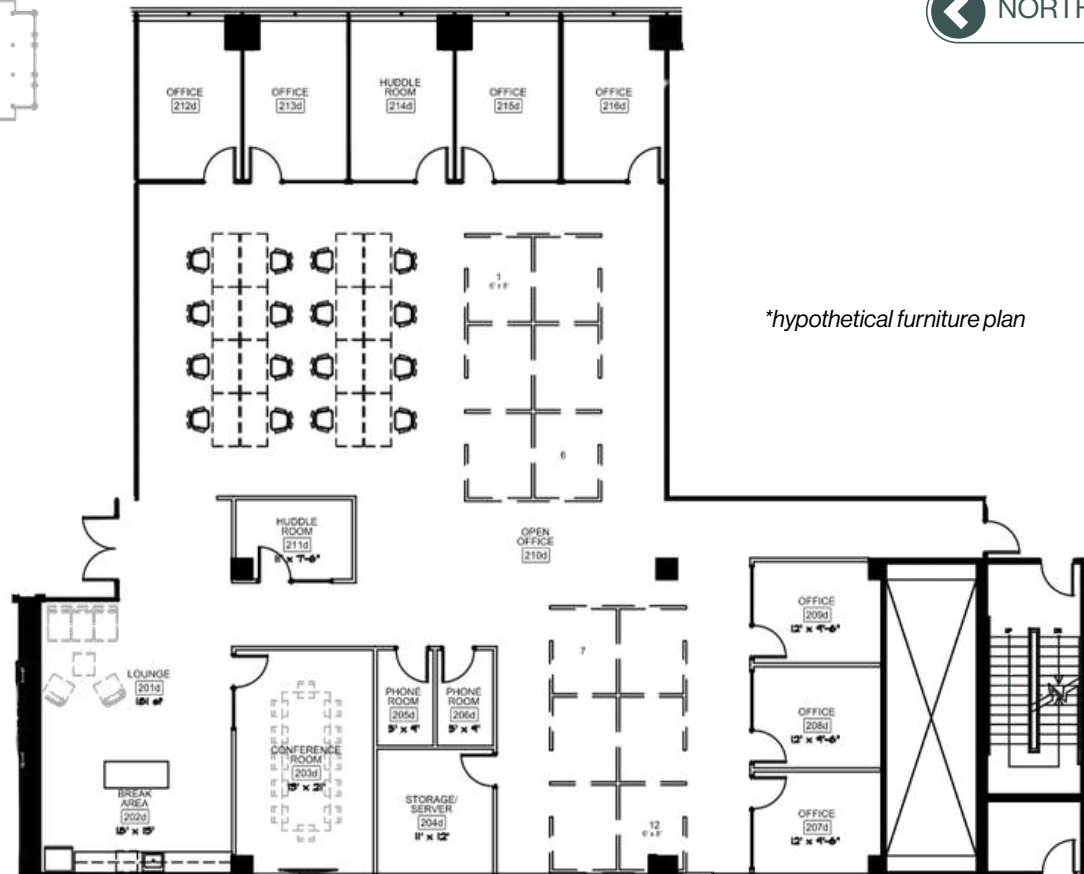
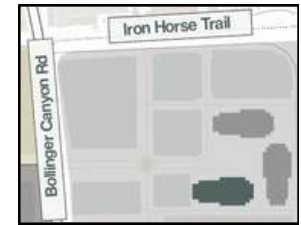
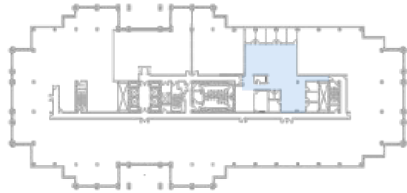
SUITE DETAILS:

- AVAILABLE Q1 2027
- PROMINENT ENTRY
- FOUR PRIVATE OFFIES/HUDDLE ROOMS
- CONFERENCE ROOM
- OPEN BREAK AREA

SUITE 250

6101 BOLLINGER CANYON ROAD

6,618 RSF | 2ND FLOOR | AVAILABLE Q1 2027



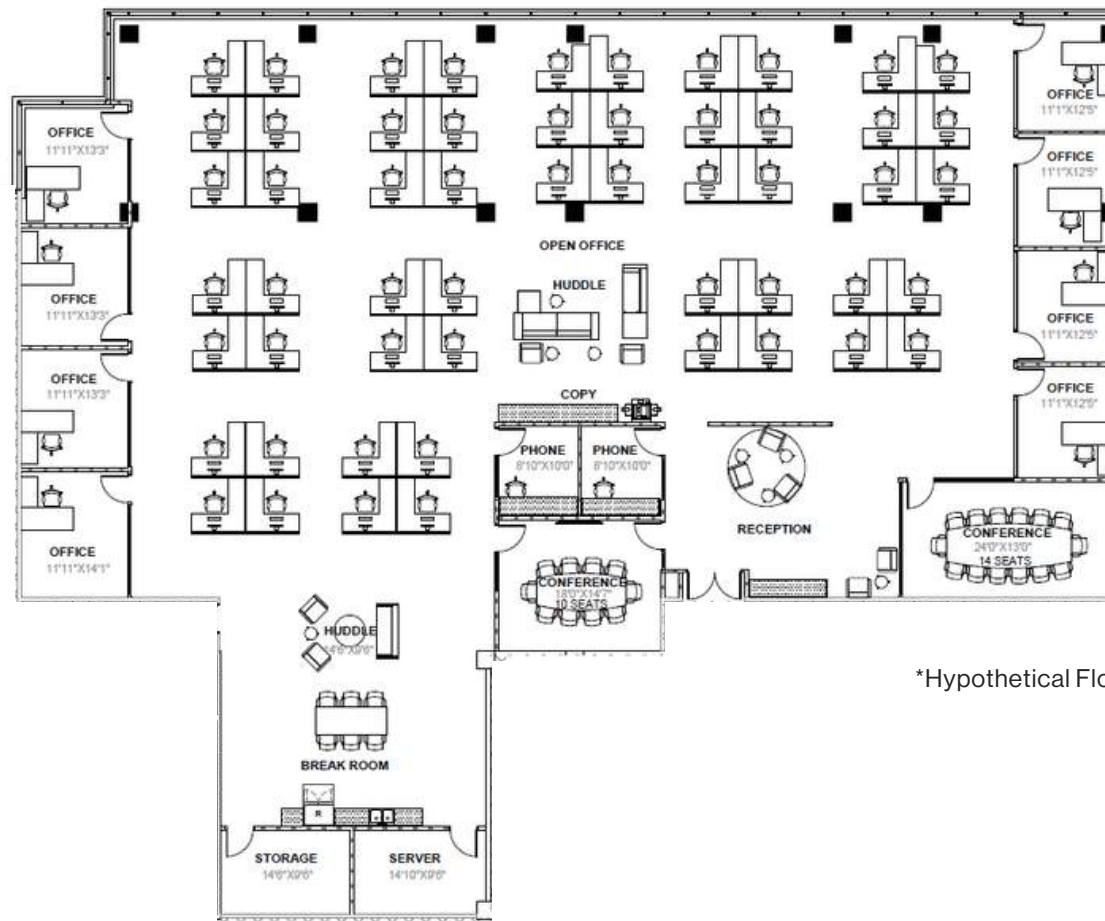
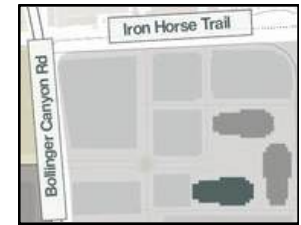
SUITE DETAILS:

- AVAILABLE Q1 2027
- OPEN LOUNGE/COLLABORATION AREA
- SEVEN PRIVATE OFFICES
- TWO HUDDLE ROOMS
- LARGE BOARD ROOM
- TWO PHONE ROOMS
- SERVER/STORAGE ROOM

SUITE 495

6101 BOLLINGER CANYON ROAD

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



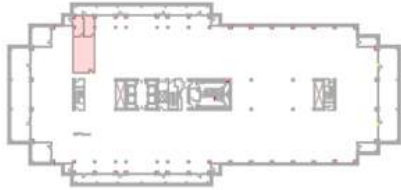
*Hypothetical Floor Plan

SUITE DETAILS:

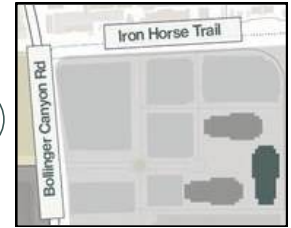
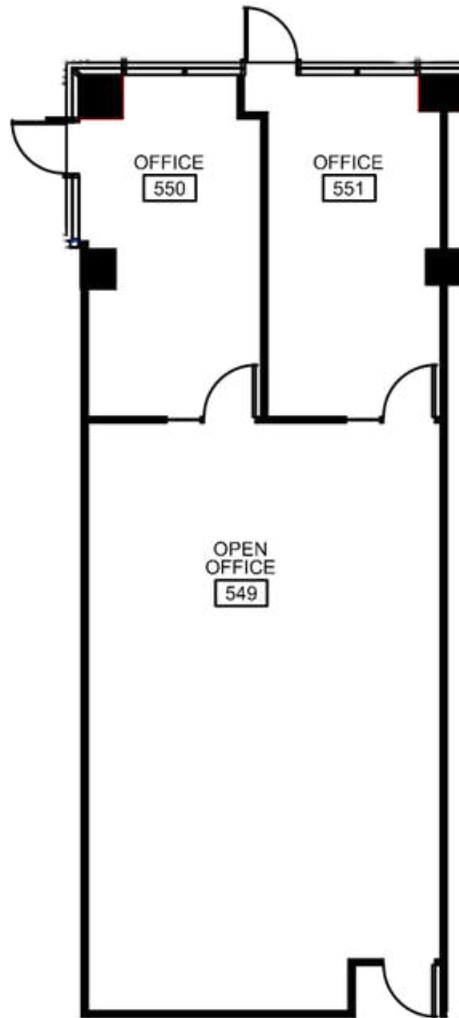
- SHELL CONDITION WITH ROLLING HILLS VIEWS

SUITE 530

6111 BOLLINGER CANYON ROAD



1,589 RSF | 5TH FLOOR | AVAILABLE NOW



SUITE DETAILS:

- TOP FLOOR
- SOUTHERN VIEWS
- OUTDOOR DECKS
- TWO PRIVATE OFFICES

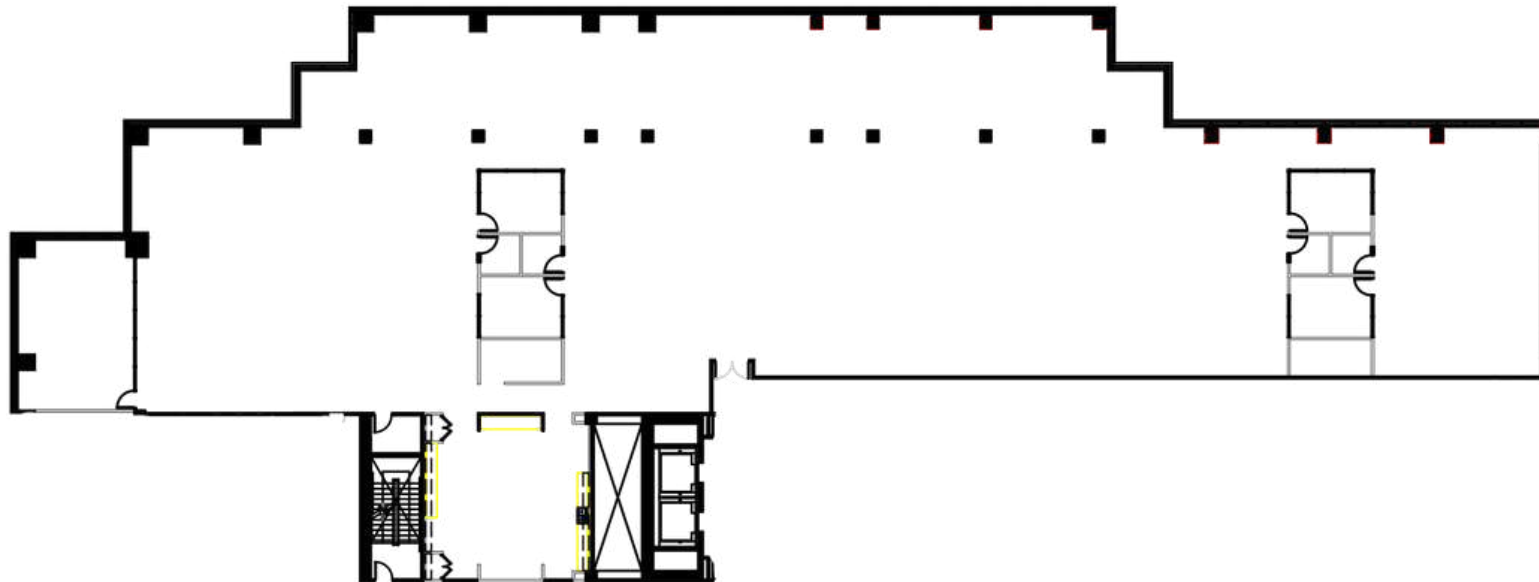
SUITE 450

6111 BOLLINGER CANYON ROAD

19,877 RSF | 4TH FLOOR | AVAILABLE NOW



[VIRTUAL TOUR](#)



SUITE DETAILS:

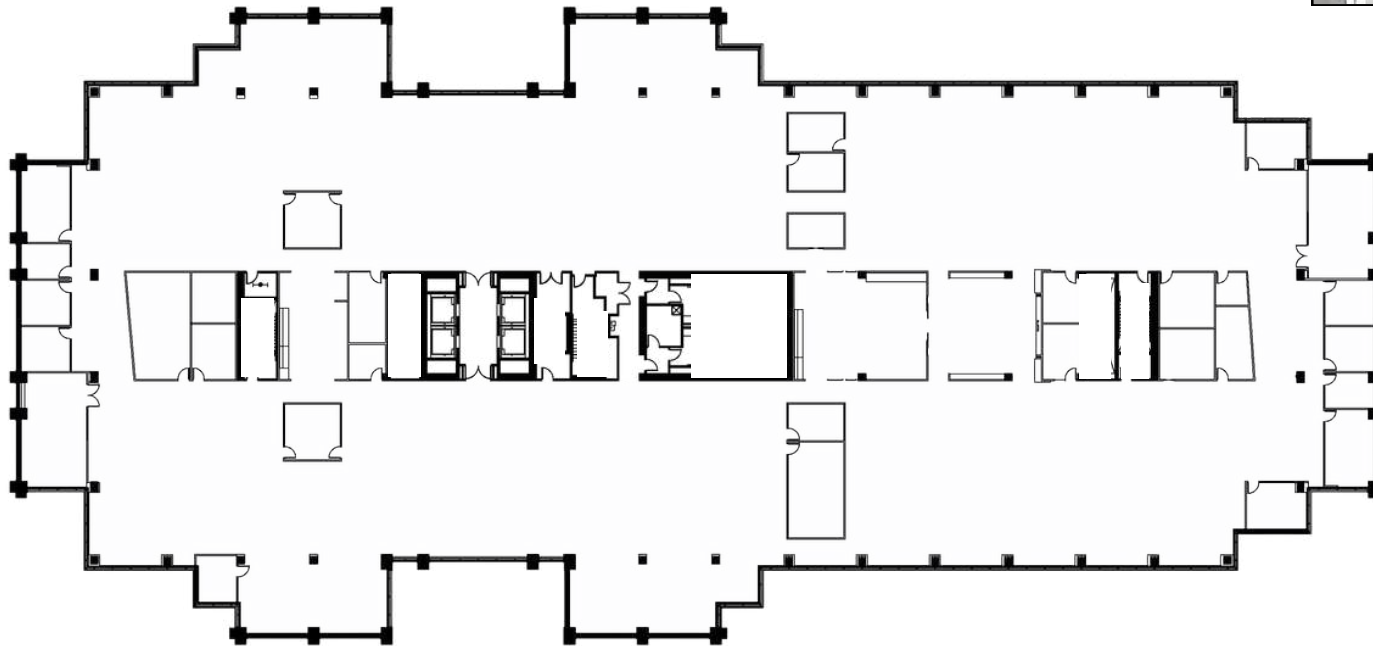
- 2ND GENERATION SPACE
- GREAT SOUTHERN VIEWS
- EXISTING BREAK ROOM
- TIA AVAILABLE

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 KITCHENS
- ONE LIBRARY
- TWO IT ROOMS

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