
BR
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

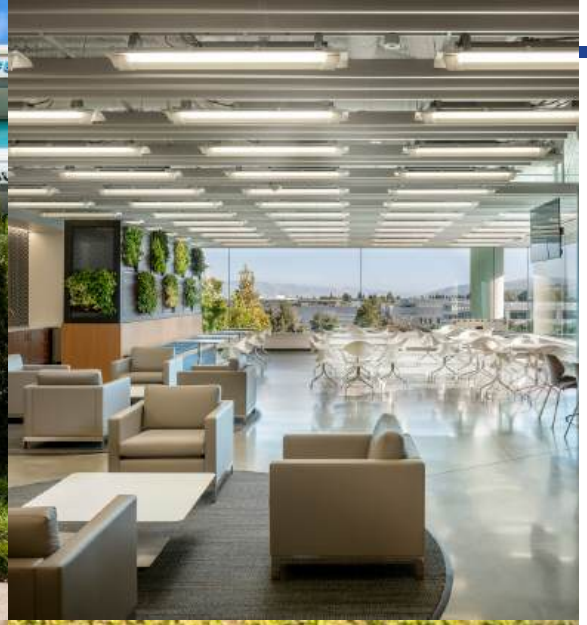
ANNABEL LAKE
1.7-mile path along the lakes
Access to row boats
Bocce Ball court
Volleyball court

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



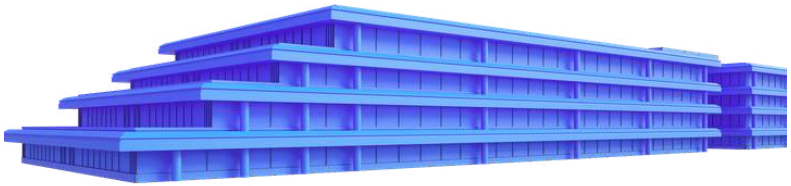




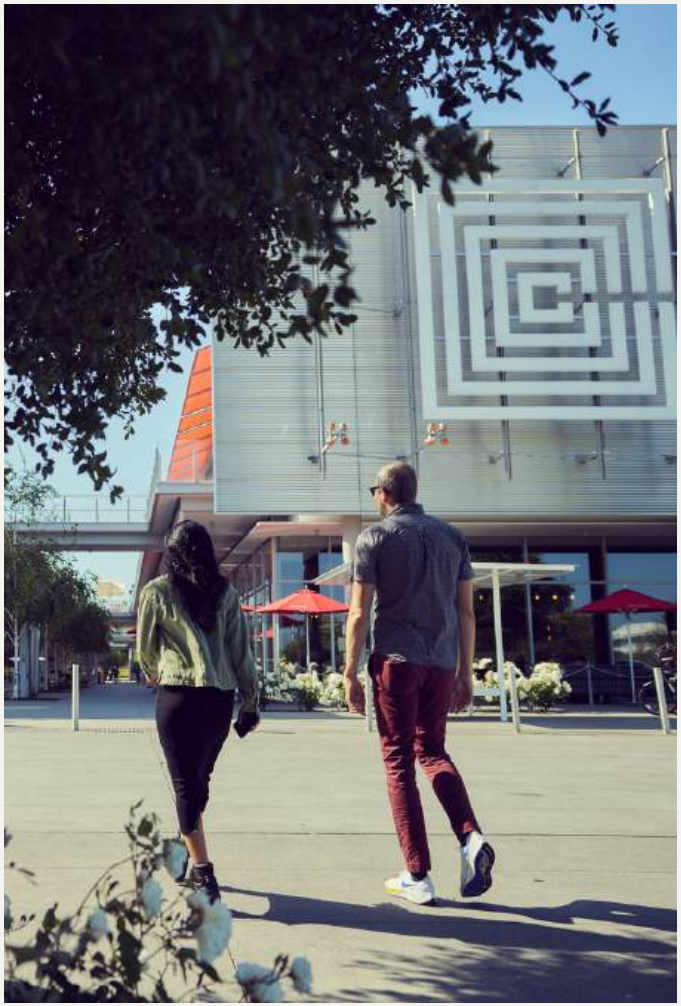








- 1.8M RSF best-in-class
  4-story, Class A, multi-tenant office building
- Large divisible floor plates up to 100,000 RSF
- Outdoor decks on select floors
- Structured parking
- Lake views and lakeside trails
- On-site conference center, café, and 4 restaurants
- LEED Gold and Energy Star certified
- 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
Avalon Bay
450+ New Apts.
Heritage Park
2700 Camino Ramon
BR Orchards
City Village
400+ New Homes
city center bishop ranch
BR Lakeside
Parking Structure
3001 Bishop Drive
Future Residential Development
ROUNDHOUSE
Conference Center
Market & Fitness
Shops at Bishop Ranch
INTERSTATE
680

THE PLACE TO BE

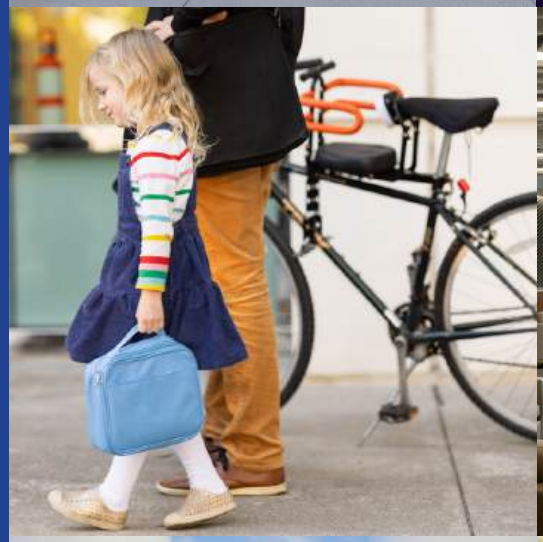
Lakeside puts you at the center of it all, with everything you need just a 5-minute walk away—from social life and shopping to tranquil park spaces.

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 CO_2e – 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	Condition	Suite Details
Suite 475	24,000±			2nd Gen	• Available as one suite or dimesable to approximately 10,000 RSF • Open ceiling • Creative buildout • Open kitchen events area
Suite 200	57,987		360°	Move-in ready	• Open ceiling • Creative buildout • Fully furnished, plug-and-play • Available March 1st 2027 • 300+ workstations

NORTH



OFFICE AVAILABILITY

3001 Bishop Drive

Unit	RSF	Plan	Tour	Condition	Suite Details
Suite 445	3,477			Shell	• Can be combined with suite 430 • Hypo plan shown • TIA available
Suite 420	3,514		360°	Move-in ready	• Available March 1, 2027 • Move-in ready turnkey office "TKO" • One office • Two meeting rooms • Two phone rooms • Open kitchen/lounge • Fifteen workstations • IDF room • Open ceiling/creative buildout • Direct access to Roundhouse Market, Fitness, and Conference Center
Suite 420A	12,754			White box	• Lake views • Hypo plan shown • TIA available
Suite 400	12,976			Move-in ready	• Open ceiling/creative buildout • Five large team rooms • Four private offices • Large and medium conference room • Kitchen, lounge, collaboration area • Private restrooms • IT/storage rooms • Partially furnished
Suite 430	24,777			2nd gen	• Divisble to 7K • Hypo plan shown • TIA available

NORTH



OFFICE AVAILABILITY

5005 Executive Parkway

Unit	RSF	Plan	Tour	Condition	Suite Details
Suite 400	105,812			Original Condition	• Full floor • TIA available

NORTH



SUITE 475

24,000± RSF | FOURTH FLOOR | AVAILABLE Q2 2027

2700 Camino Ramon





SUITE DETAILS:

- **AVAILABLE AS ONE SUITE OR DEMISABLE TO APPROX. 10,000 RSF**
- **OPEN CEILING**
- **CREATIVE BUILDOUT**
- **OPEN KITCHEN EVENTS AREA**

SUITE 200

57,987 RSF | SECOND FLOOR | AVAILABLE Q1 2027

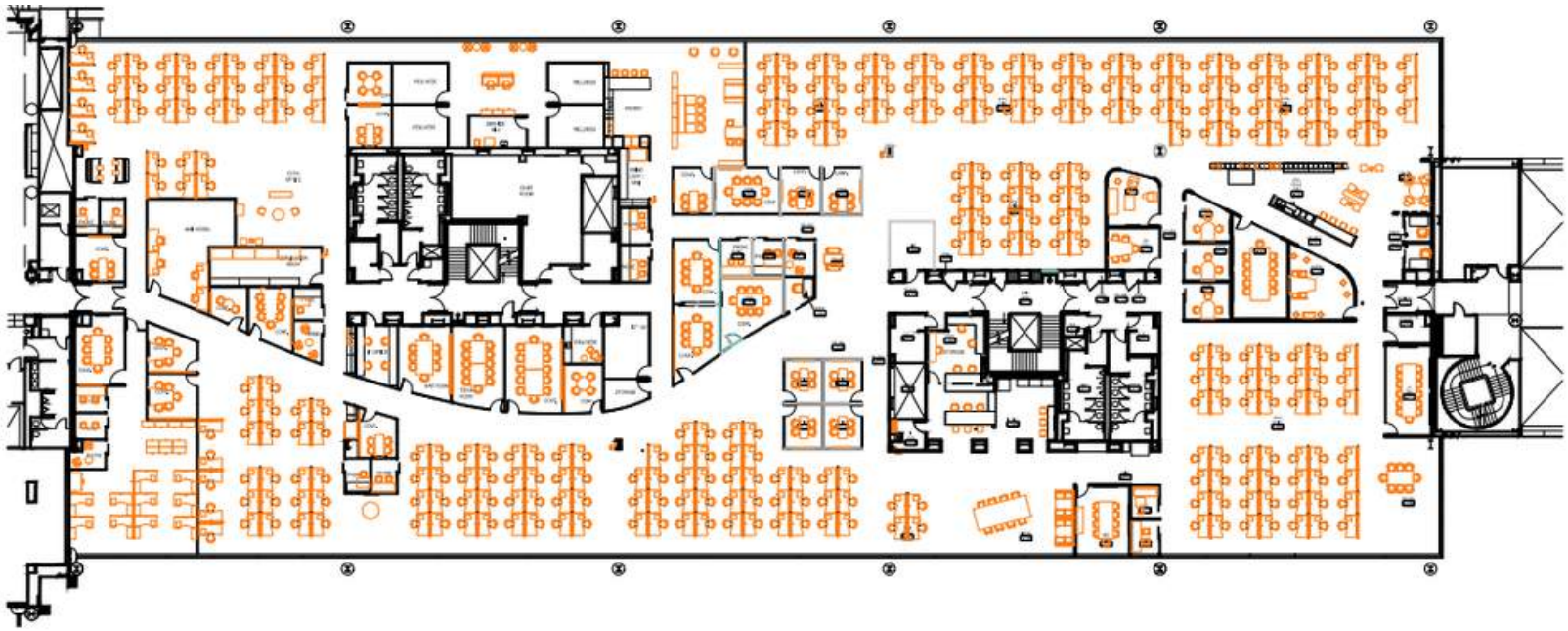
2700 Camino Ramon

VIRTUAL TOUR



NORTH





SUITE DETAILS:

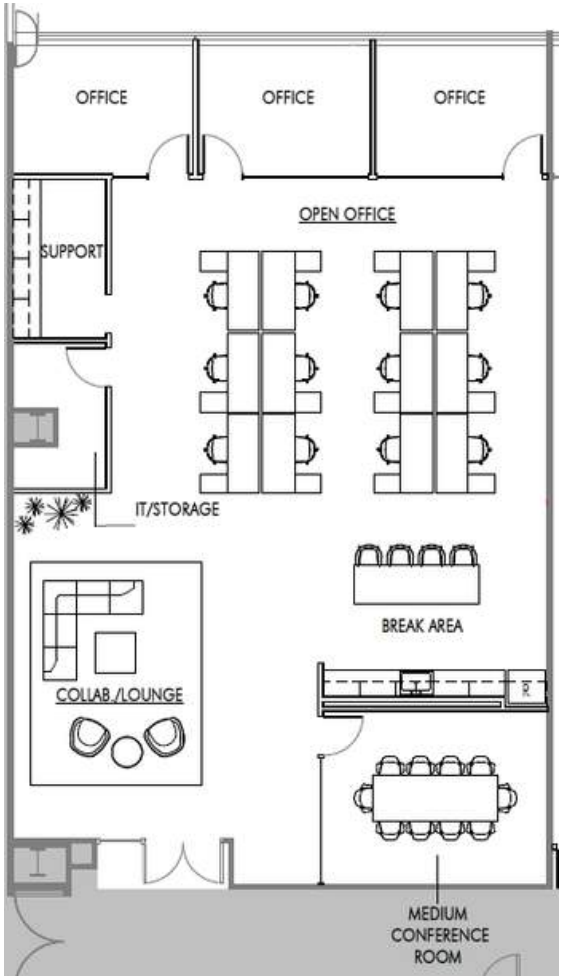
- **OPEN CEILING**
- **CREATIVE BUILDOUT**
- **FULLY FURNISHED, PLUG-AND-PLAY**
- **AVAILABLE MARCH 1ST 2027**
- **300+ WORKSTATIONS**

SUITE 445

3,477 RSF | FOURTH FLOOR | AVAILABLE NOW

3001 Bishop Drive





NORTH



*HYPO LAYOUT AND FURNITURE

SUITE DETAILS:

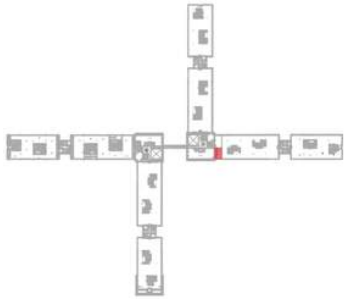
- **CAN BE COMBINED WITH SUITE 430**
- **HYPO PLAN SHOWN**
- **TIA AVAILABLE**

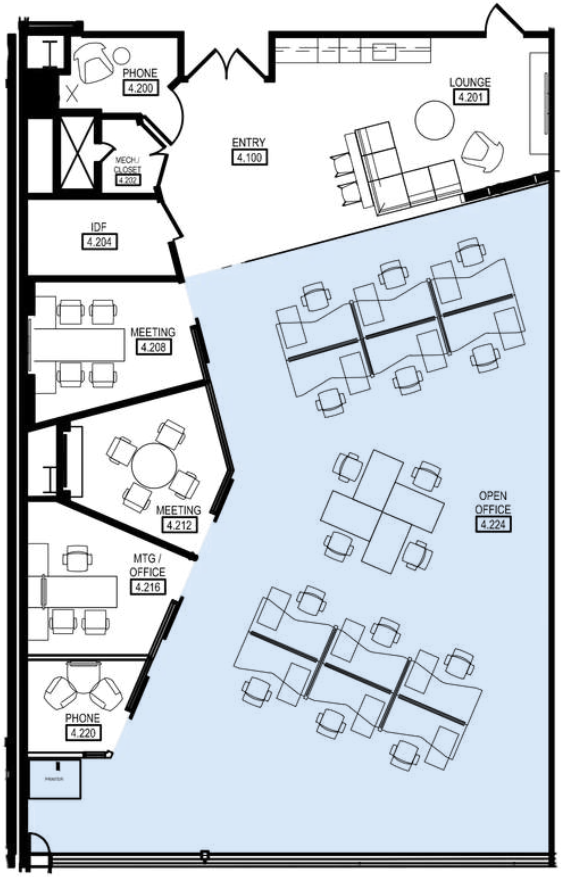
SUITE 420

3,514 RSF | FOURTH FLOOR | AVAILABLE Q1 2027

3001 Bishop Drive

VIRTUAL TOUR





NORTH



SUITE DETAILS:

- **MOVE-IN READY TURNKEY OFFICE "TKO"**
- **ONE OFFICE**
- **TWO MEETING ROOMS**
- **TWO PHONE ROOMS**
- **OPEN KITCHEN/LOUNGE**
- **FIFTEEN WORKSTATIONS**
- **IDF ROOM**
- **OPEN CEILING/CREATIVE BUILDOUT**
- **DIRECT ACCESS TO ROUNDHOUSE MARKET, FITNESS AND CONFERENCE CENTER**

SUITE 420A

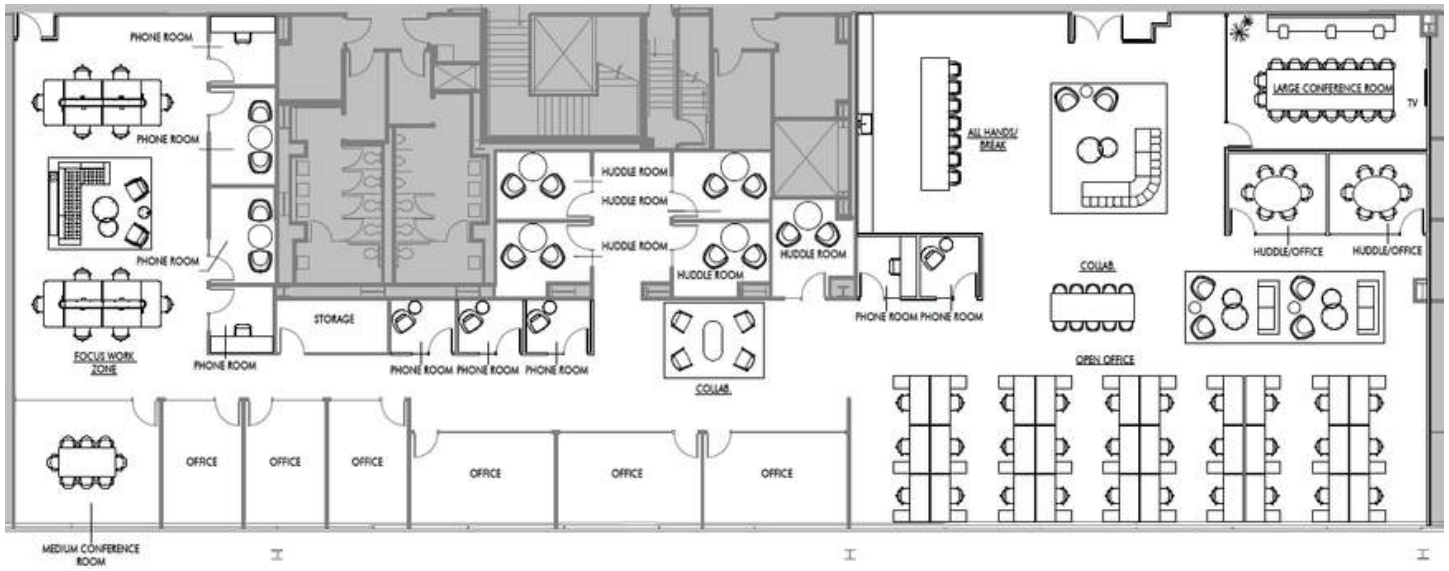
12,754 RSF | FOURTH FLOOR | AVAILABLE NOW

3001 Bishop Drive









*HYPO LAYOUT AND FURNITURE

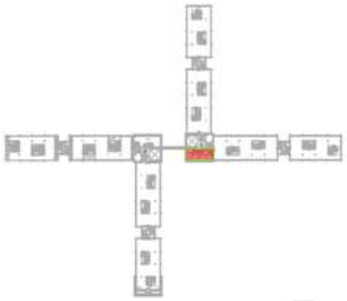
SUITE DETAILS:

- **LAKE VIEWS**
- **HYPO PLAN SHOWN**
- **TIA AVAILABLE**

SUITE 400

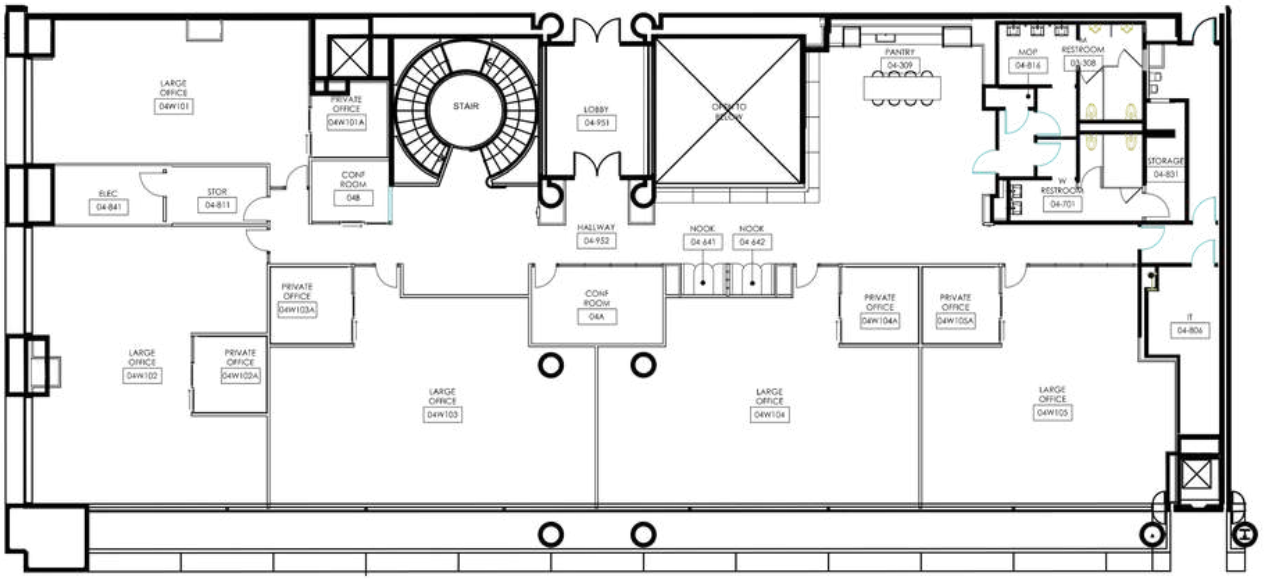
12,976 RSF | FOURTH FLOOR | AVAILABLE Q4 2026

3001 Bishop Drive









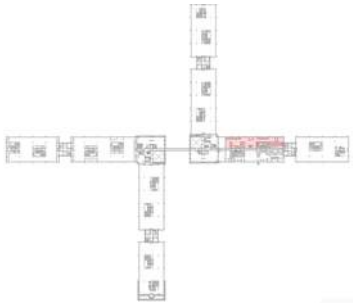
SUITE DETAILS:

- **MOVE-IN READY Q1 2027**
- **OPEN CEILING/CREATIVE BUILDOUT**
- **FIVE LARGE TEAM ROOMS**
- **FOUR PRIVATE OFFICES**
- **LARGE AND MEDIUM CONFERENCE ROOM**
- **KITCHEN/LOUNGE/COLLABORATION AREA**
- **PRIVATE RESTROOMS**
- **IT/STORAGE ROOMS**
- **PARTIALLY FURNISHED**

SUITE 430

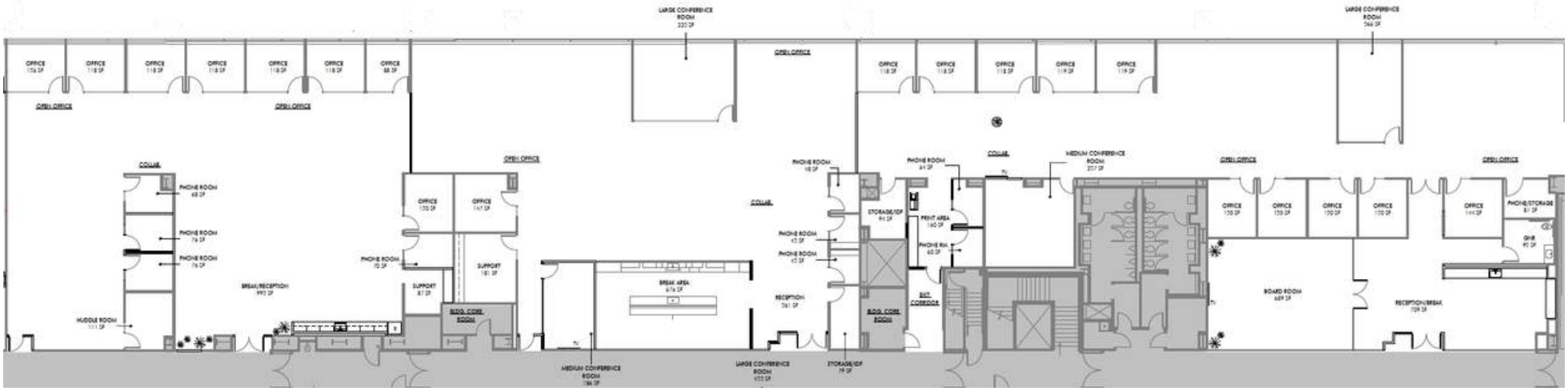
24,777 RSF | FOURTH FLOOR | AVAILABLE NOW

3001 Bishop Drive



NORTH





*HYPO LAYOUT

SUITE DETAILS:

- **DIVISBLE TO 7K**
- **HYPO PLANS SHOWN**
- **TIA AVAILABLE**

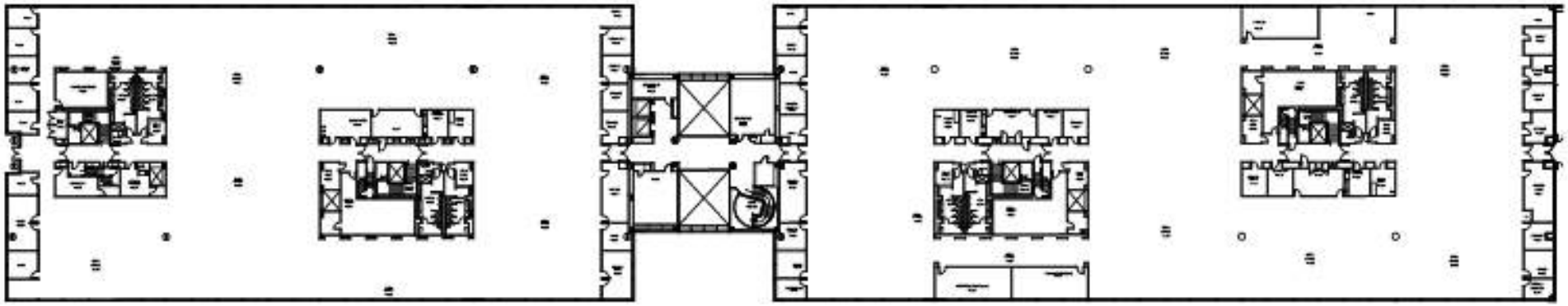
SUITE 400

105,812 RSF | FOURTH FLOOR

5005 Executive Parkway

NORTH





SUITE DETAILS:

- **FULL FLOOR**
- **TIA AVAILABLE**

Bishop Ranch

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