
Orchards
6101, 6111, 6121 Bollinger Canyon Road
STOP



AMENITIES TO ADMIRE

Orchards provides access to a diverse array of on-site amenities to help recruit and retain the best talent, all against the backdrop of the foothills of the San Ramon Valley.

AMENITIES

FLOURISH LOUNGE
On-site concierge, restaurant, bar + hospitality experience, coffee and café

RESTAURANTS & ENTERTAINMENT
60 walkable restaurants including City Center Bishop Ranch and Roundhouse Market

MEETING & CONFERENCE ROOMS
On-site meeting rooms and work points that serve as an extension of your leased footprint
Full suite of audio visual technology services

BIKABLE
BRite bike program
Bike parking spaces

CONNECTED TO NATURE
Green space and outdoor collaboration areas
Connection to Iron Horse Trail

FITNESS CENTER AND PILATES STUDIO
New tenant fitness center with a third party physical therapist and Pilates studio







FLOURISH

The first in a new series of workplace café lounges, Flourish is a vibrant hub for connection and collaboration. It features a full-service restaurant and bar, along with flexible spaces—from private Zoom rooms to fully equipped conference areas. With options for custom events and private buyouts, Flourish is where work and community come together.

360° *Click here for a video tour*



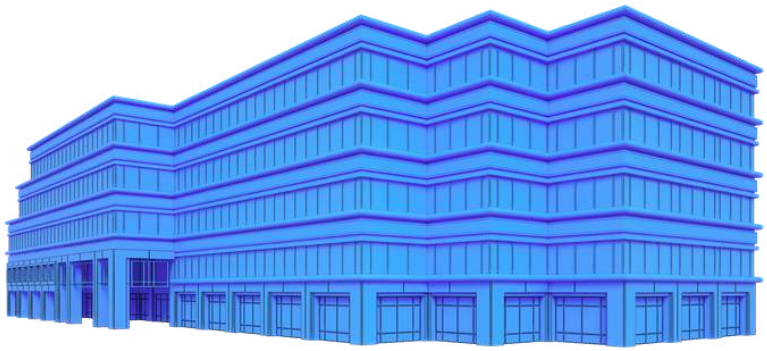




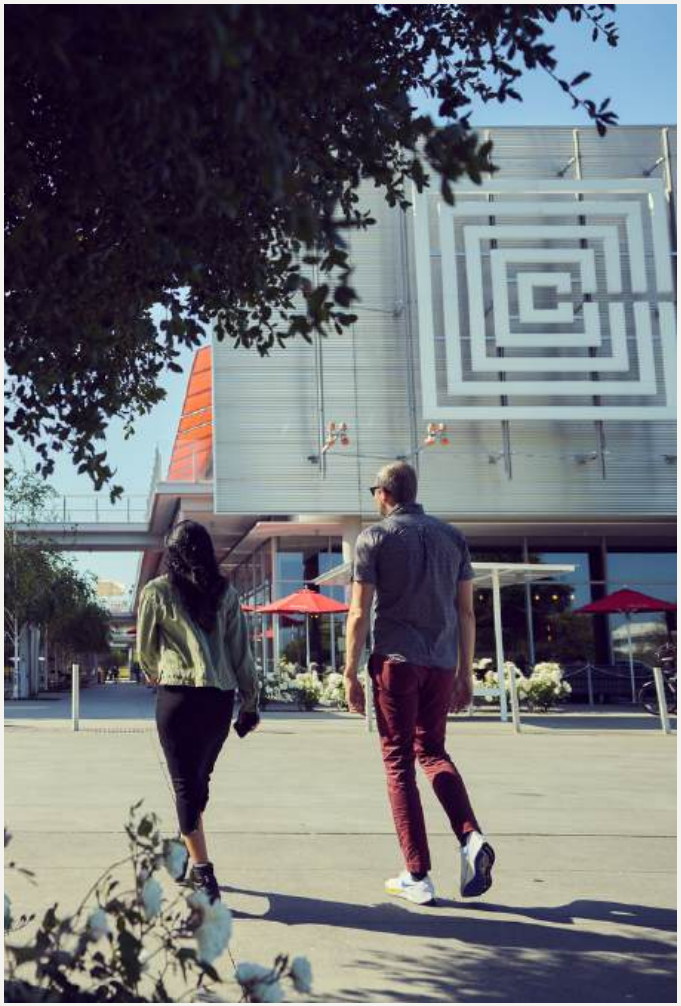






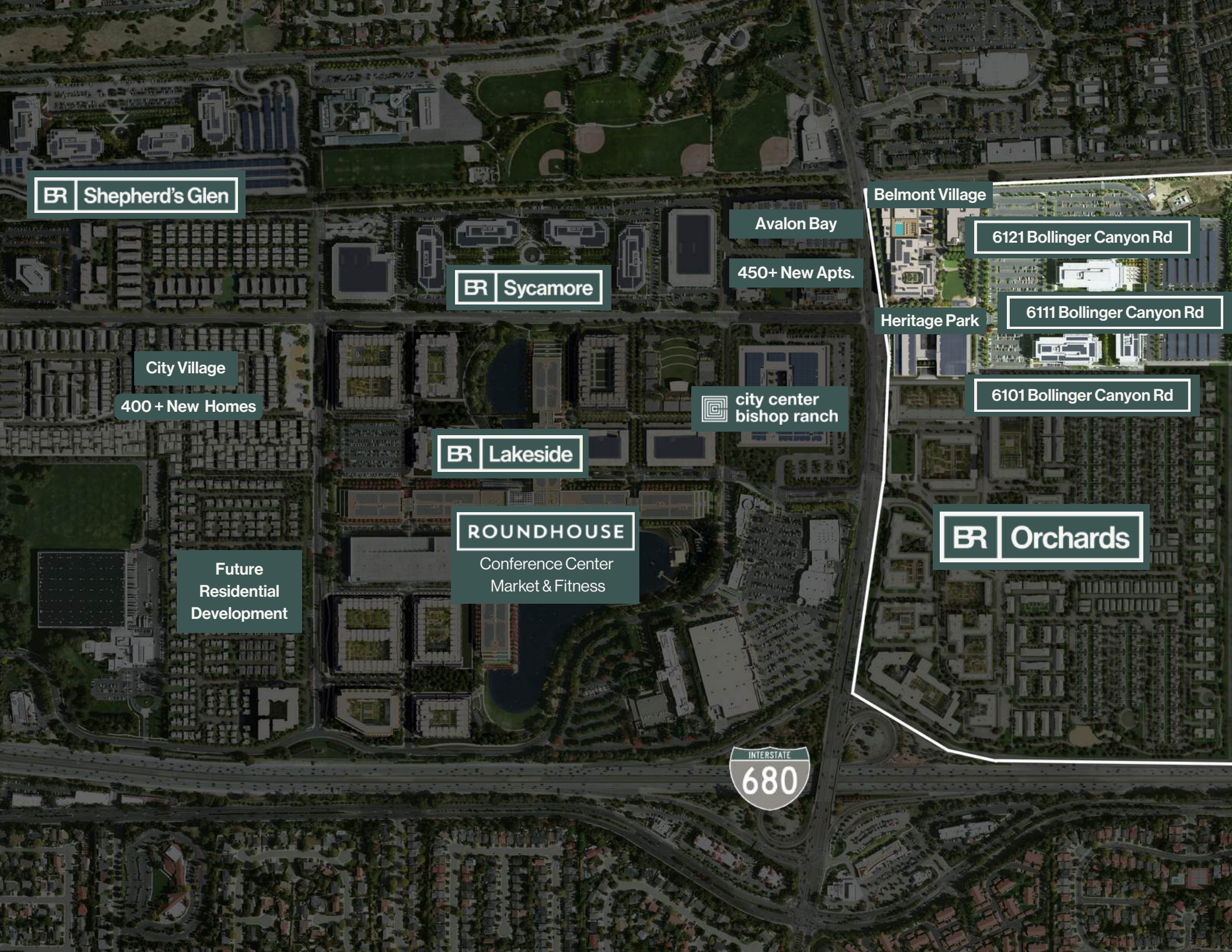


- 3 buildings
- 5-stories
- Class A
- 786,240 RSF total
- ±54,000 - 59,000 RSF floor plates
- Outdoor decks on select floors
- 24/7 roving security
- Surface parking and covered parking provided by solar panels
- LEED Gold Certified by USGBC
- Powered by 80% renewable energy
- 1 freight elevator per building
- Showers/lockers



THE LOCATION

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


BR Shepherd's Glen
Avalon Bay
450+ New Apts.
BR Sycamore
Belmont Village
6121 Bollinger Canyon Rd
Heritage Park
6111 Bollinger Canyon Rd
City Village
400 + New Homes
city center bishop ranch
6101 Bollinger Canyon Rd
BR Lakeside
ROUNDHOUSE
Conference Center
Market & Fitness
BR Orchards
Future Residential Development
INTERSTATE 680

THE PLACE TO BE

The best of Orchards social scene, shopping and park life all within a 5-minute walk.

Working at Orchards opens up a world of ways to spend your day. Step outside and enjoy the greenery at Heritage Park or the Iron Horse Trail . Catch some culture at City Center and take your pick from the variety of shops, cocktail bars, and restaurants, all just moments from work.















SERIOUSLY SUSTAINABLE

Orchards 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
BRite Bikes
144 EV chargers, superchargers and CNG & Hydrogen fueling stations

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

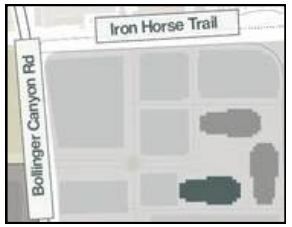
4,500 tons of CO_2e – 30% reduction in carbon compared to a typical new build

Note: This data represents Bishop Ranch in its entirety, not individual neighborhoods.

OFFICE AVAILABILITY

6101 Bollinger Canyon Road

NORTH



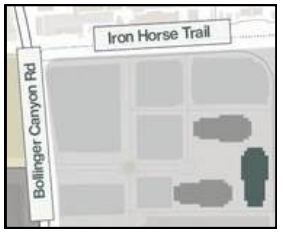
Unit	RSF	Plan	Condition	Tour	Comments
Suite 230	1,977		BR Ready		• Available Q1 2027 • Prominent entry • Three private offices/huddle rooms • Conference room • Open break area
Suite 235	2,705		BR Ready		• Available Q1 2027 • Prominent entry • Four private offices/huddle rooms • Conference room • Open 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

NORTH



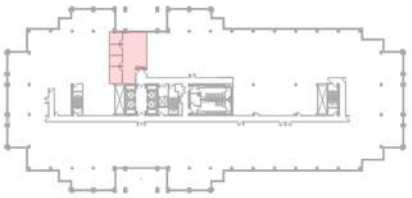
Unit	RSF	Plan	Condition	Tour	Comments
Suite 450	19,877		2nd Gen	360°	• 2nd generation improvements • Great southern views • Existing break room • TIA available
Suite 200	54,819		2nd Gen	360°	• Full floor, move-in ready, second generation, TIA available • Seventeen offices/huddle rooms, five large conference rooms, two kitchens • One library • Two IT rooms

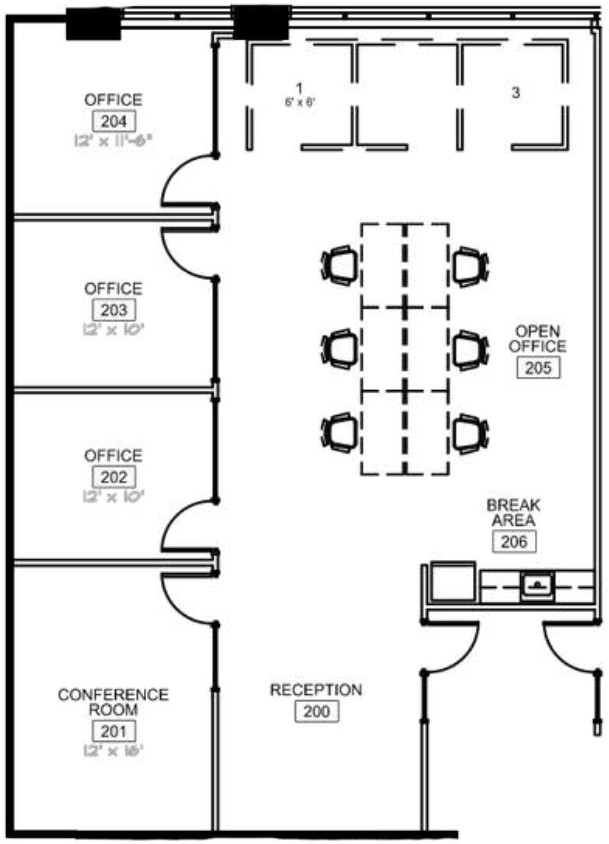
For additional suites below 3,500 SF please visit BR Ready workspace

SUITE 230

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

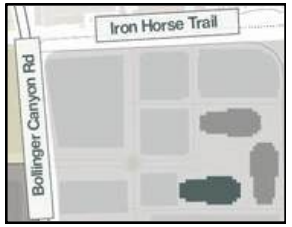
6101 BOLLINGER CANYON ROAD





*hypothetical furniture plan

NORTH



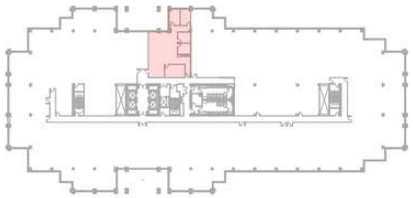
SUITE DETAILS:

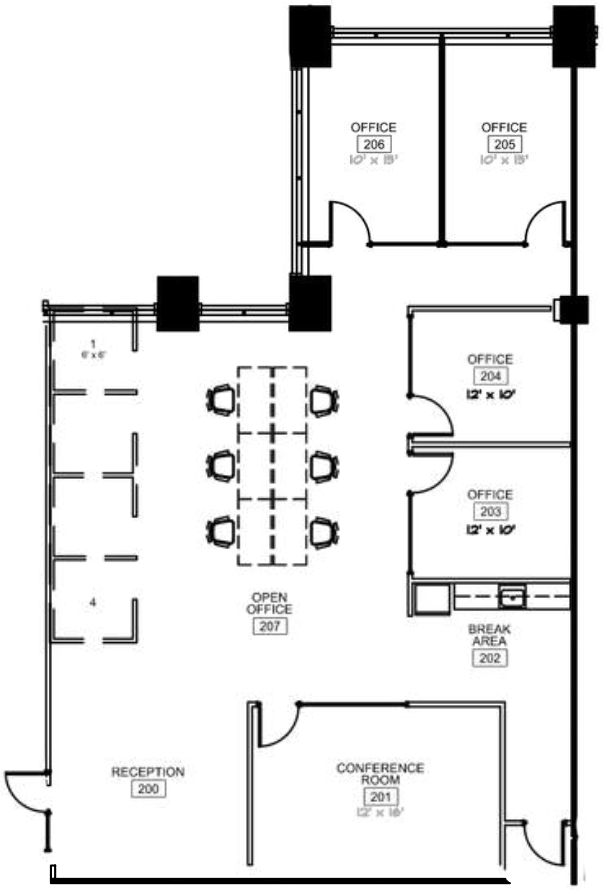
- **AVAILABLE Q1 2027**
- **PROMINENT ENTRY**
- **THREE PRIVATE OFFIES/HUDDLE ROOMS**
- **CONFERENCE ROOM**
- **OPEN BREAK AREA**

SUITE 235

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

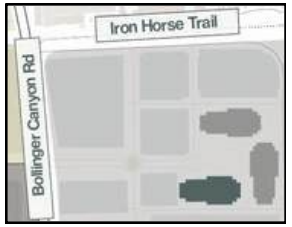
6101 BOLLINGER CANYON ROAD





*hypothetical furniture plan

NORTH



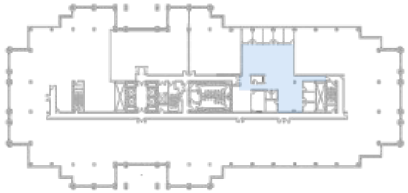
SUITE DETAILS:

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

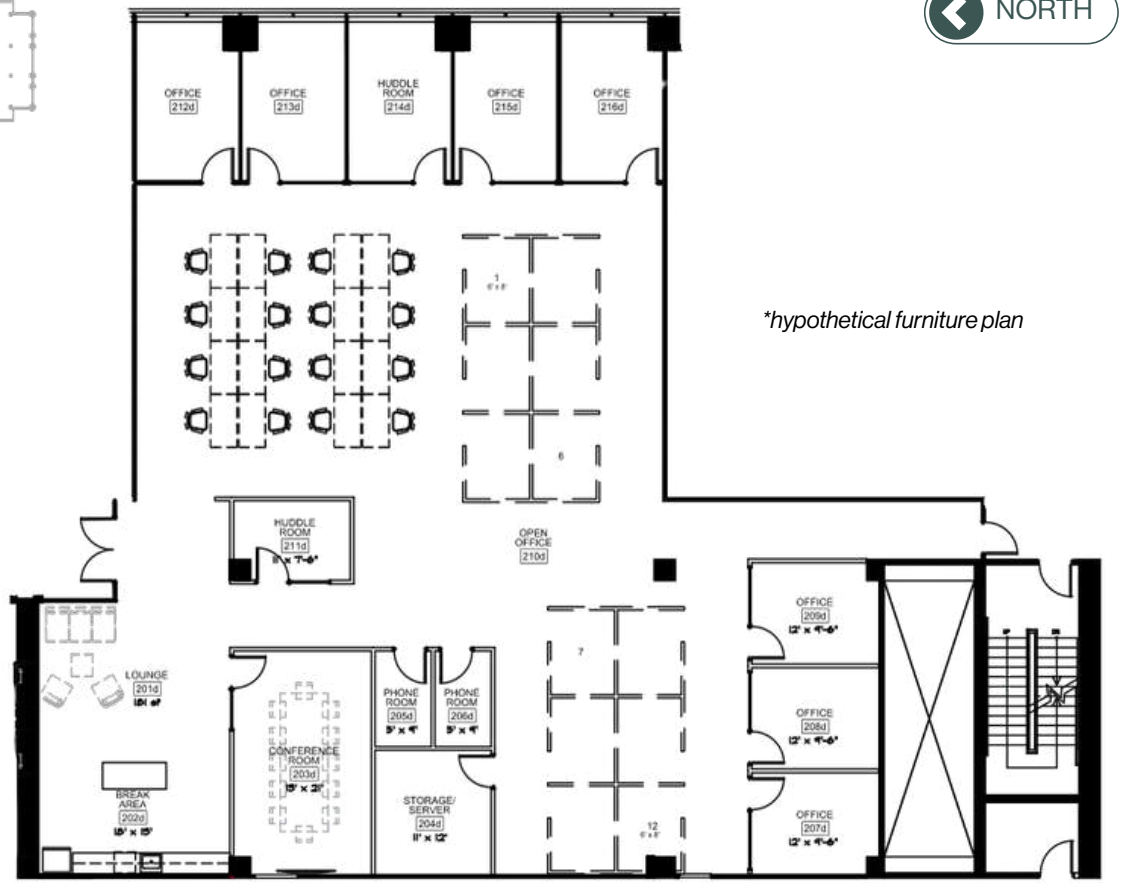
SUITE 250

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

6101 BOLLINGER CANYON ROAD







**hypothetical furniture plan*

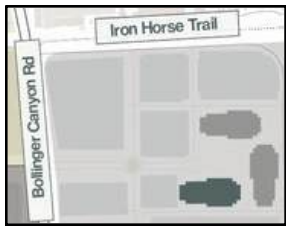
SUITE DETAILS:

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

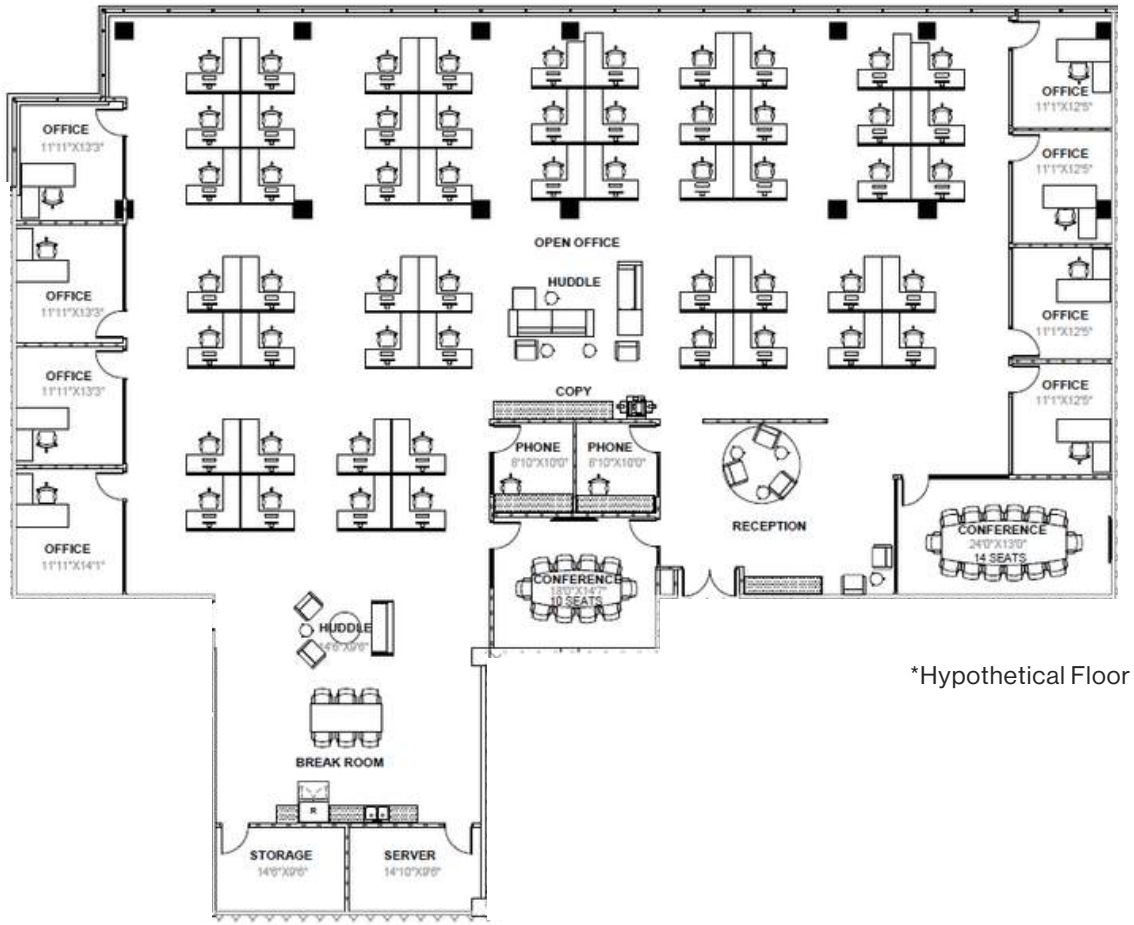
SUITE 495

6101 BOLLINGER CANYON ROAD

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



NORTH



*Hypothetical Floor Plan

SUITE DETAILS:

- **SHELL CONDITION WITH ROLLING HILLS VIEWS**

SUITE 450

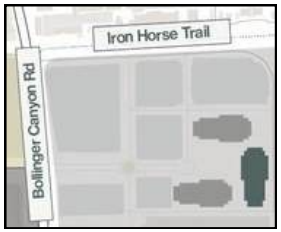
19,877 RSF | 4TH FLOOR | AVAILABLE NOW

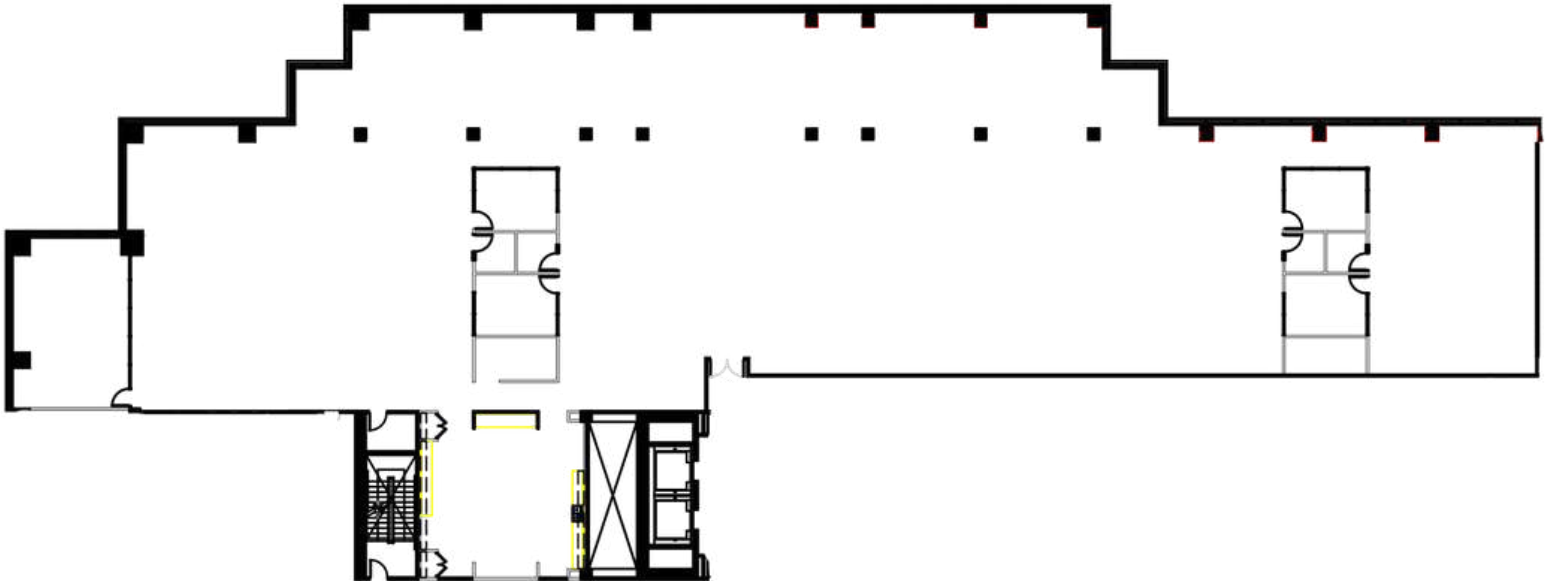
6111 BOLLINGER CANYON ROAD

VIRTUAL TOUR



NORTH





SUITE DETAILS:

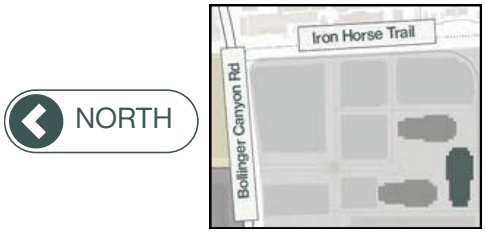
- **2ND GENERATION SPACE**
- **GREAT SOUTHERN VIEWS**
- **EXISTING BREAK ROOM**
- **TIA AVAILABLE**

SUITE 200

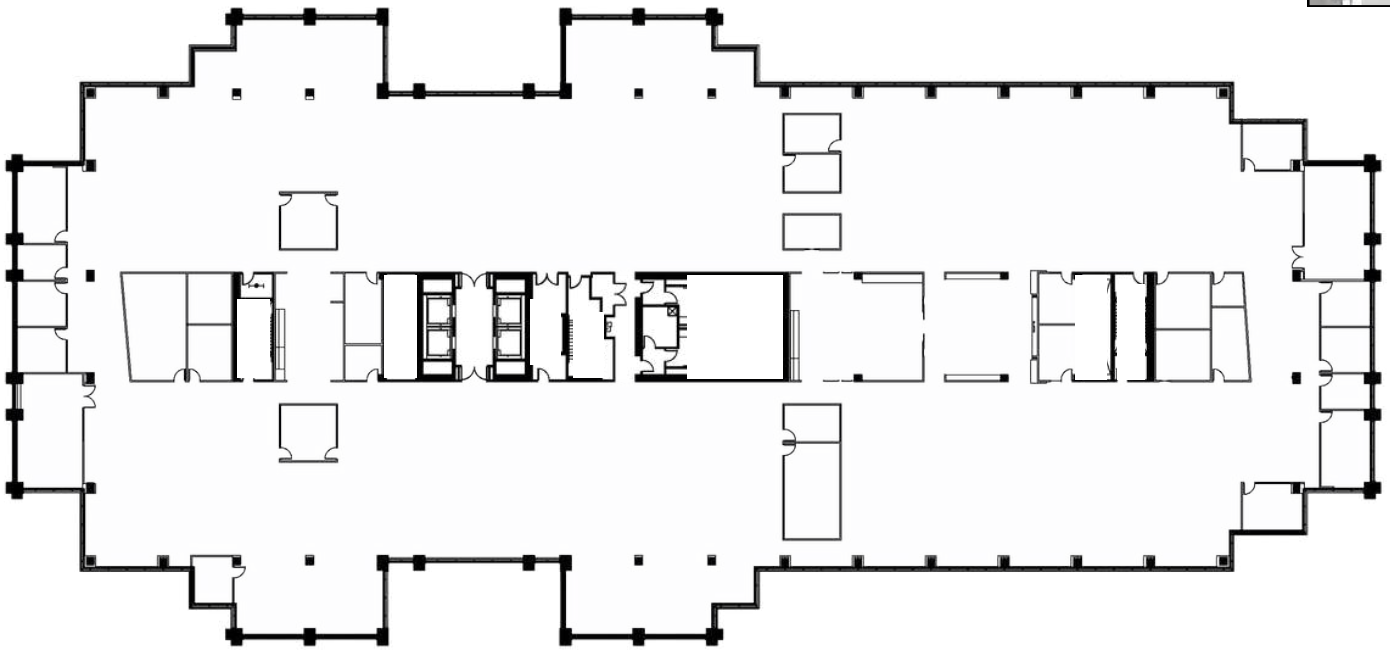
6111 BOLLINGER CANYON ROAD

54,819 RSF | 2ND FLOOR | AVAILABLE NOW

VIRTUAL TOUR



NORTH



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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