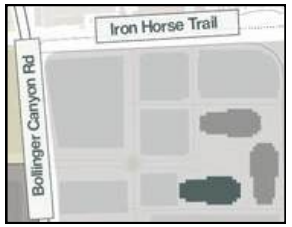

Orchards
6101, 6111, 6121 Bollinger Canyon Road
STOP

OFFICE AVAILABILITY

6101 Bollinger Canyon Road

NORTH



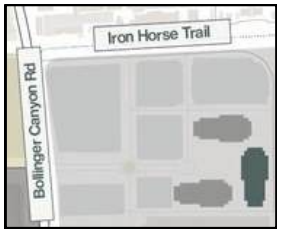
Unit	RSF	Plan	Condition	Tour	Comments
Suite 230	1,977		BR Ready		• Available Q1 2027 • Prominent entry • Three private offices/huddle rooms • Conference room • Open break area
Suite 235	2,705		BR Ready		• Available Q1 2027 • Prominent entry • Four private offices/huddle rooms • Conference room • Open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



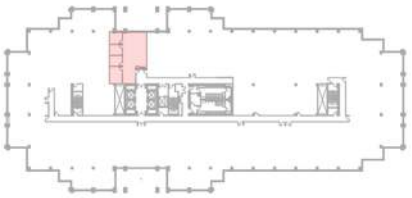
Unit	RSF	Plan	Condition	Tour	Comments
Suite 450	19,877		2nd Gen	360°	• 2nd generation improvements • Great southern views • Existing break room • TIA available
Suite 200	54,819		2nd Gen	360°	• Full floor, move-in ready, second generation, TIA available • Seventeen offices/huddle rooms, five large conference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

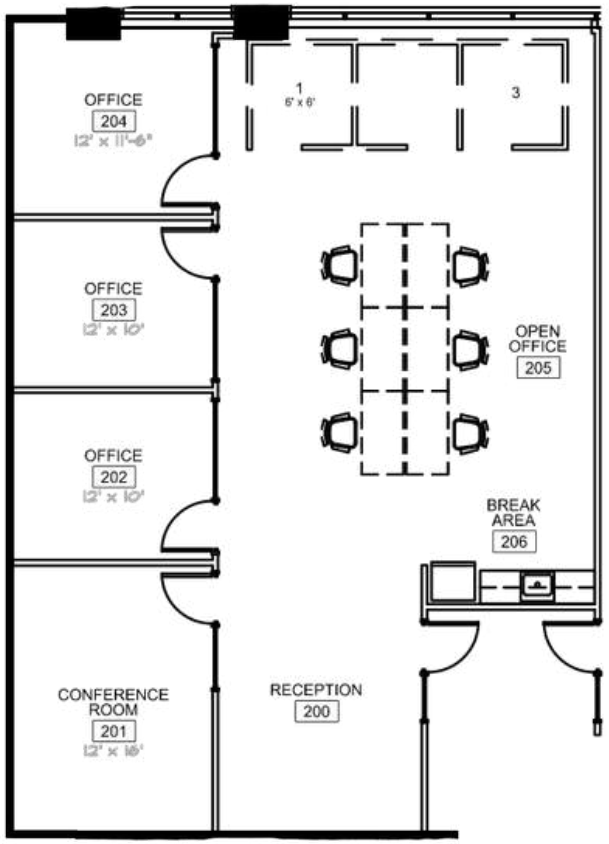
For additional suites below 3,500 SF please visit BR Ready workspace

SUITE 230

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

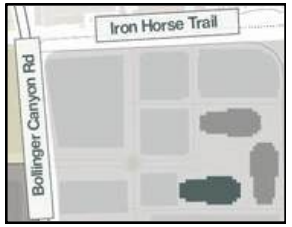
6101 BOLLINGER CANYON ROAD





*hypothetical furniture plan

NORTH



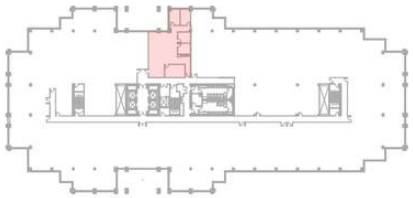
SUITE DETAILS:

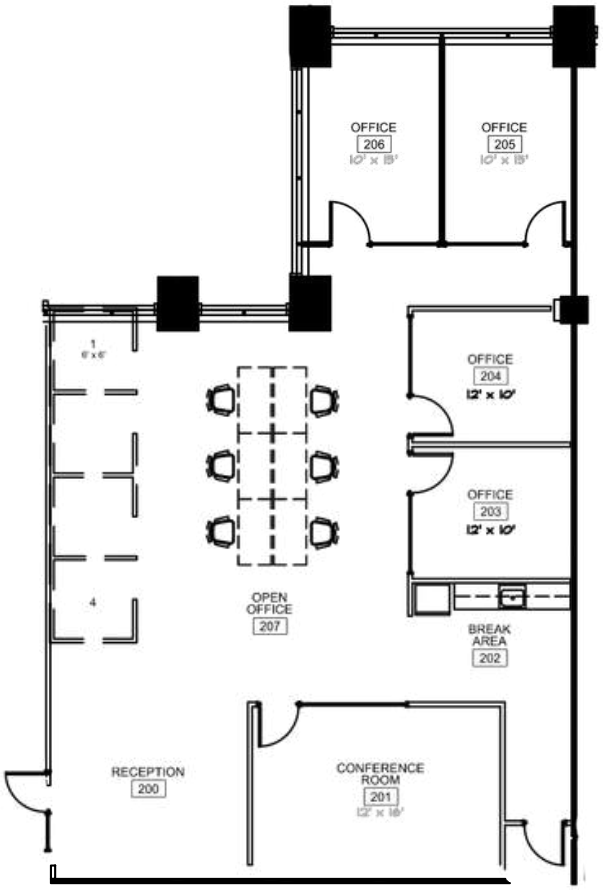
- **AVAILABLE Q1 2027**
- **PROMINENT ENTRY**
- **THREE PRIVATE OFFIES/HUDDLE ROOMS**
- **CONFERENCE ROOM**
- **OPEN BREAK AREA**

SUITE 235

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

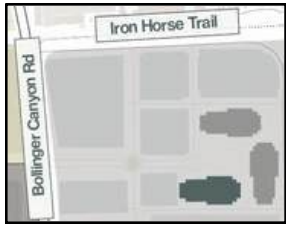
6101 BOLLINGER CANYON ROAD





*hypothetical furniture plan

NORTH



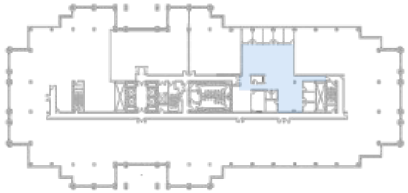
SUITE DETAILS:

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

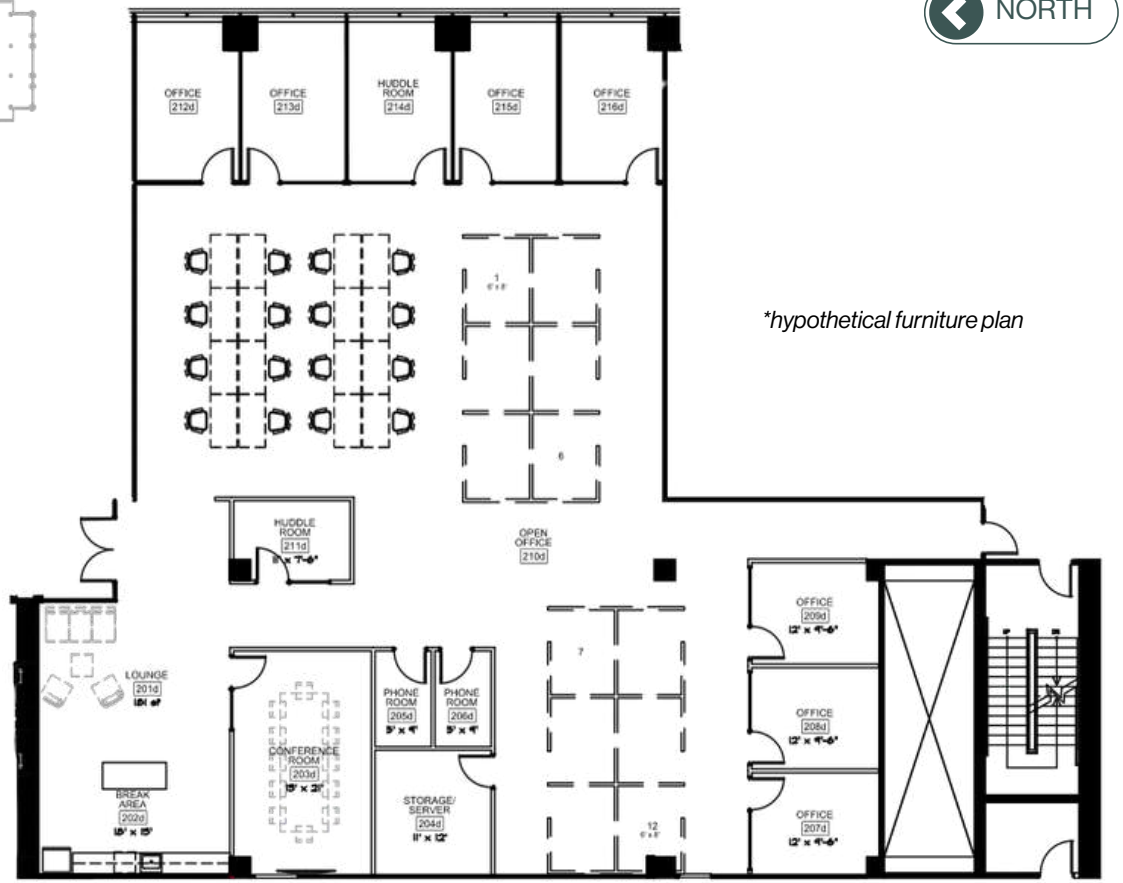
SUITE 250

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

6101 BOLLINGER CANYON ROAD







**hypothetical furniture plan*

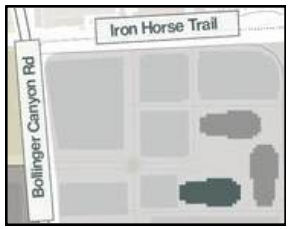
SUITE DETAILS:

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

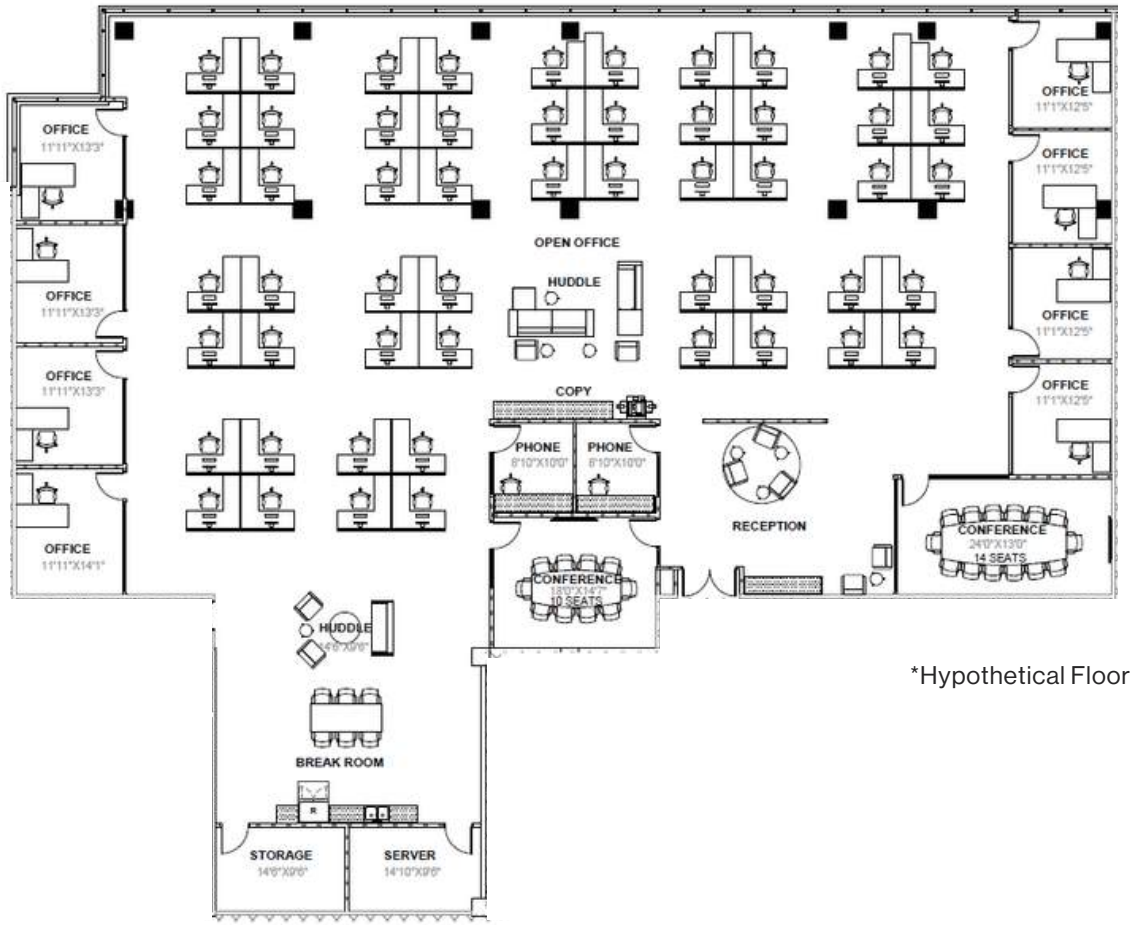
SUITE 495

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

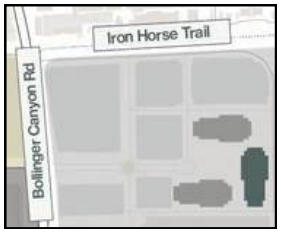
19,877 RSF | 4TH FLOOR | AVAILABLE NOW

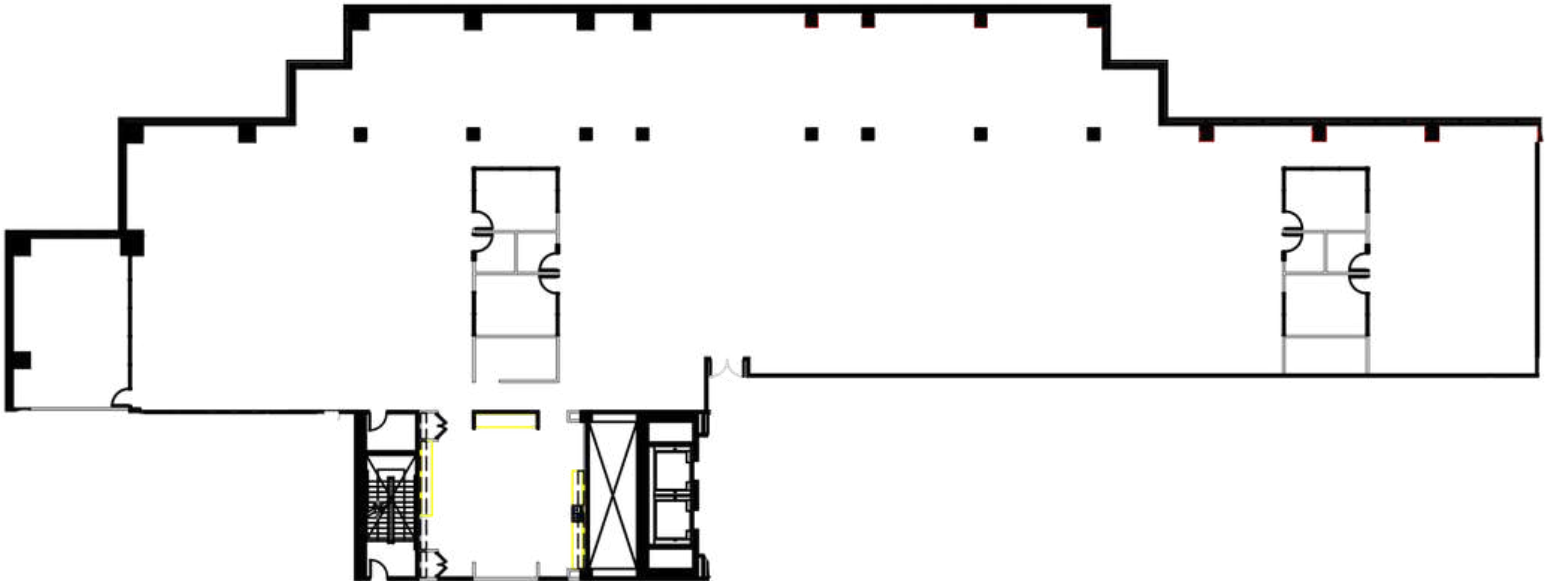
6111 BOLLINGER CANYON ROAD

VIRTUAL TOUR



NORTH





SUITE DETAILS:

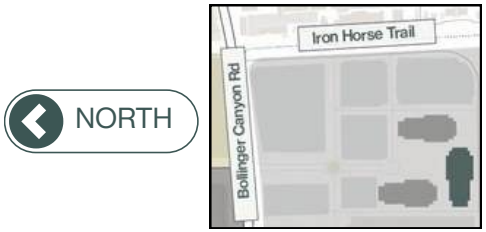
- **2ND GENERATION SPACE**
- **GREAT SOUTHERN VIEWS**
- **EXISTING BREAK ROOM**
- **TIA AVAILABLE**

SUITE 200

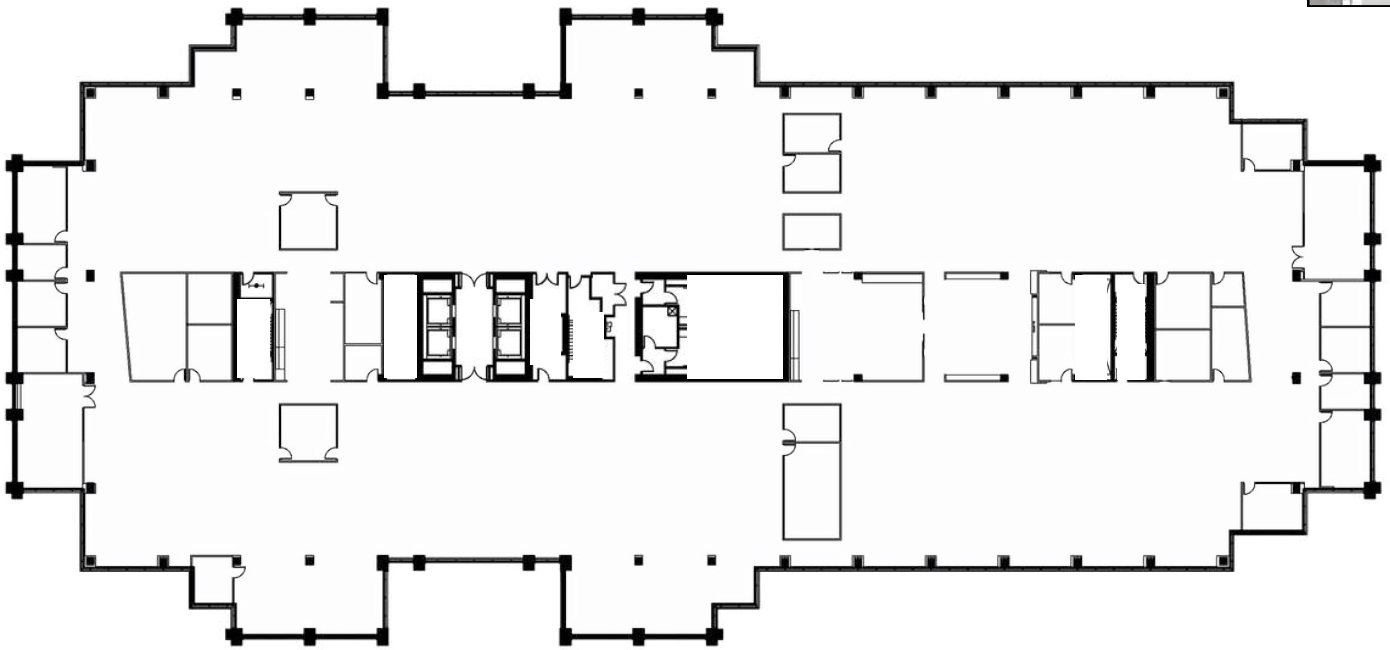
6111 BOLLINGER CANYON ROAD

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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