



2603, 2613, 2623, 2633 Camino Ramon



AMENITIES TO ADMIRE

Sycamore 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



THE BRANCH LOUNGE

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



BRANCH CAST

Fully equipped, state-of-the-art podcast studio at The Branch Lounge



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



TRANSPORTATION

Abundant surface lot parking
Two parking garages
EV charging stations
3 minute walk to San Ramon Transit Center
Free express bus services from Walnut Creek and Dublin/Pleasanton BART stations, plus unlimited bus service on all County Connection routes



CONNECTED TO NATURE

Green space and outdoor collaboration areas
Connection to Iron Horse Trail



ROUNDHOUSE FITNESS AT LAKESIDE

Tenant fitness center with state of the art equipment and personal training packages



THE BRANCH

Designed as a nature-forward, approachable retreat within Bishop Ranch, The Branch invites you to step away from the desk and into a space that fuels creativity, connection, and ease.

From quiet corners to collaborative spaces and a welcoming café, it's an environment where ideas flow and community gathers naturally. Anchored by a Mediterranean-inspired food and beverage experience and thoughtfully designed for everything from meetings to social moments to podcast recordings, The Branch blends workspace and hospitality into a place to recharge, connect, and create.

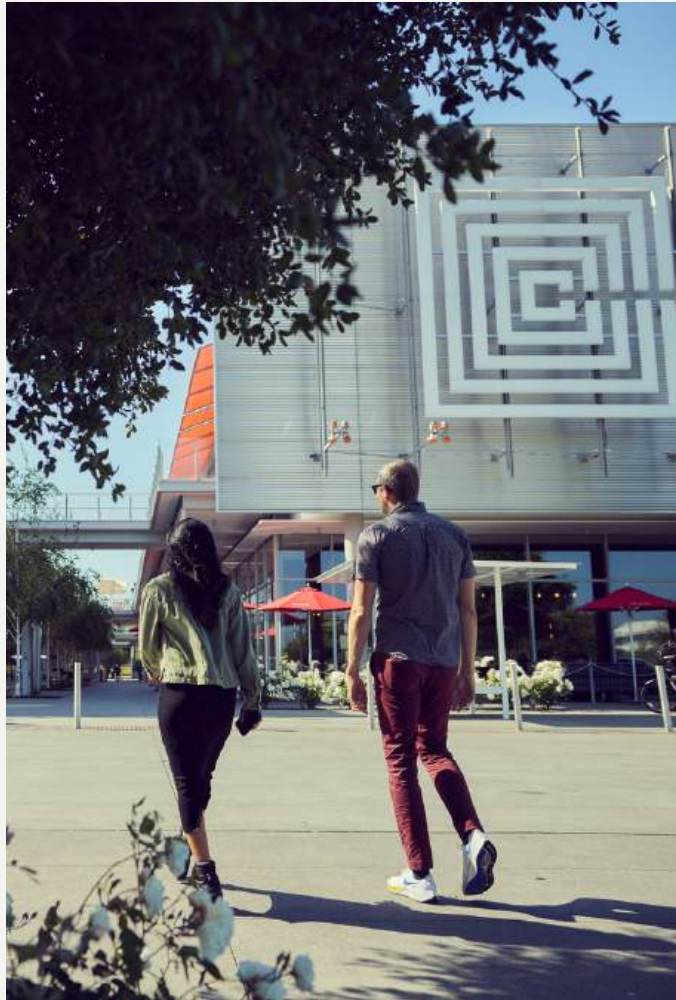


360°

[Click here for a video tour](#)



- ▶ 4 buildings
- ▶ 5-stories
- ▶ Class A
- ▶ 988,769 RSF total
- ▶ ±43,000 - 53,000 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, Sycamore offers breathtaking parks, great shopping, world-class culture and a lively afterwork food and drink scene.

BR Shepherd's Glen

BR Sycamore

2613 Camino Ramon

2623 Camino Ramon

Belmont Village

Heritage Park

2603 Camino Ramon

2633 Camino Ramon

City Village

400+ New Homes

city center
bishop ranch

BR Orchards

BR Lakeside

ROUNDHOUSE

Conference Center
Market & Fitness

Future
Residential
Development



THE PLACE TO BE

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

Working at Sycamore means more than just coming to the office—it's about having options. Step away and unwind at The Branch, or recharge with a walk along the nearby Iron Horse Trail. Just minutes away, City Center offers a vibrant mix of restaurants, shops, and places to explore. At Sycamore, productivity meets lifestyle—creating a space where collaboration and innovation naturally thrive.





SERIOUSLY SUSTAINABLE

Sycamore 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%



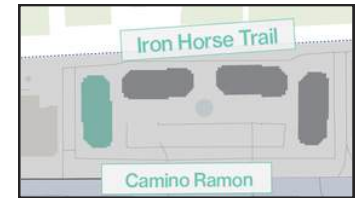
CARBON FOOTPRINT

4,500 tons of 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

2603 Camino Ramon



Unit	RSF	Plan	Condition	Tour	Comments
Suite 240	2,464		Market-ready		• Open office space • Two private offices
Suite 360	2,742		Market-ready		• Available May 2027 • Three private offices • Open office space • Conference room • IT/Storage room • Break room
Suite 460	3,556		Lease pending		• Open office space • Two private offices • Reception • Conference room • Break room
Suite 550	11,059		2 nd Gen		• Available now for TI's

For additional suites below 3,500 SF please visit [BR Ready workspace](#)

OFFICE AVAILABILITY

2613 Camino Ramon

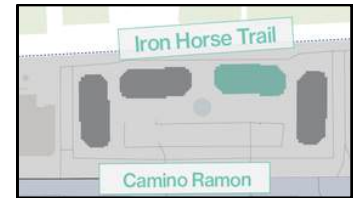


Unit	RSF	Plan	Condition	Tour	Comments
Suite 150	22,738		2 nd Gen		• pending
Suite 200	49,169		2 nd Gen		• Full floor • Open office space • Private offices • Conference rooms • Huddle areas
Suite 400	53,036		Shell		• Full floor • Private offices • Workstations • Common area • Conference room • Huddle area
Suite 300	53,086		2 nd Gen		• Full floor • Private offices • Open office space • Conference rooms • Huddle areas

For additional suites below 3,500 SF please visit [BR Ready workspace](#)

OFFICE AVAILABILITY

2623 Camino Ramon

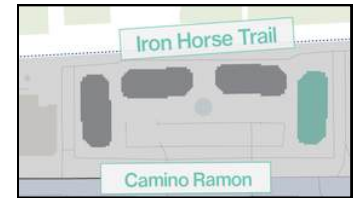


Unit	RSF	Plan	Condition	Tour	Comments
Suite 250	23,920		Market-ready		• Open office space • Private offices • Conference rooms • Huddle areas • Kitchen • Suite can be combined with Suite 200
Suite 200	25,798		Move in ready		• Move in ready • Open ceiling/creative suite • Suite can be combined with Suite 250
Suite 450	26,715		Market-ready		• Permit ready spec suite • Deliverable in 4 months

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

OFFICE AVAILABILITY

2633 Camino Ramon

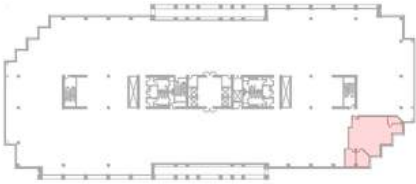


Unit	RSF	Plan	Condition	Tour	Comments
Suite 125	3,442		Market-ready		• Available now for TI's
Suite 130	4,744		Market-ready		• Three private offices • Conference room • Training room • Break area • Open office area
Suite 550	5,864		Shell		• Hypothetical market-ready plan • Open office space • Private office

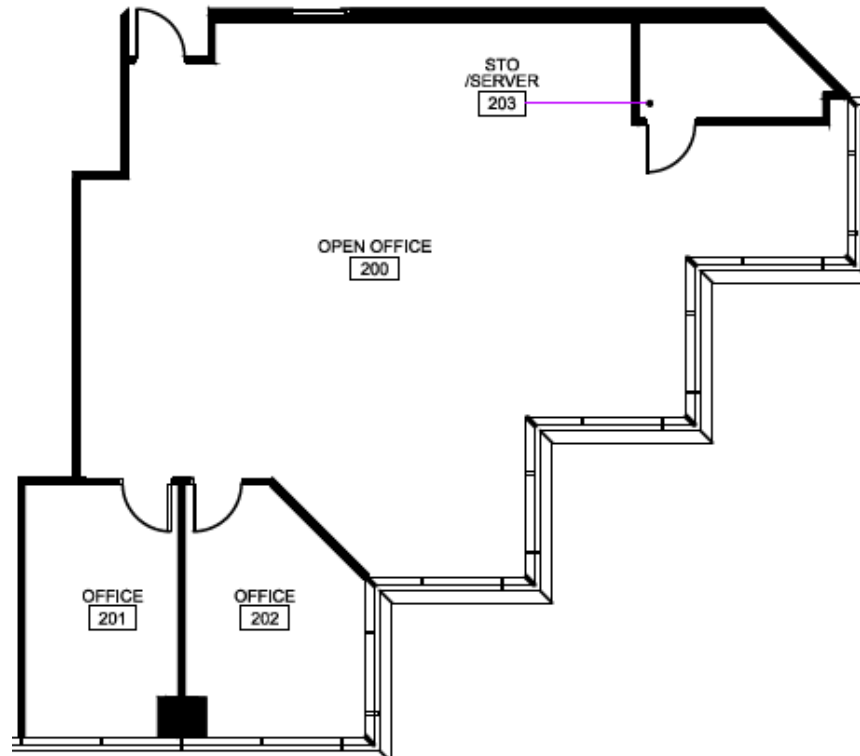
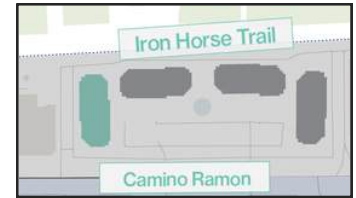
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SUITE 240

2603 Camino Ramon



2,464 | 2ND FLOOR | AVAILABLE NOW



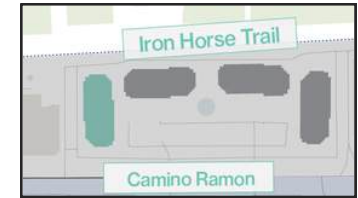
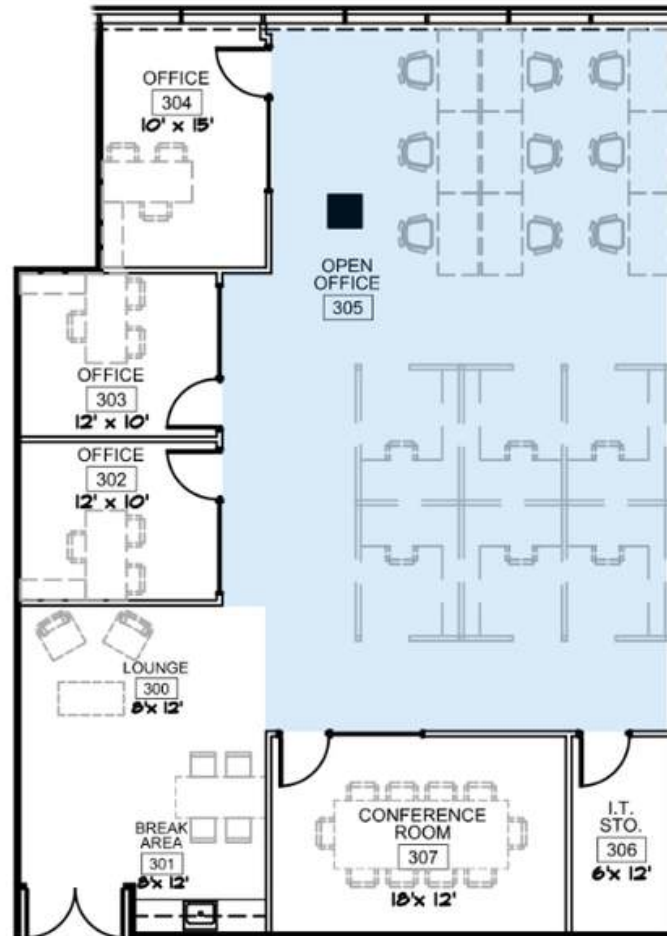
SUITE DETAILS:

- MARKET-READY
- TWO PRIVATE OFFICES
- OPEN OFFICE SPACE

SUITE 360

2603 Camino Ramon

2,742 | 3RD FLOOR | AVAILABLE MAY 2027



SUITE DETAILS:

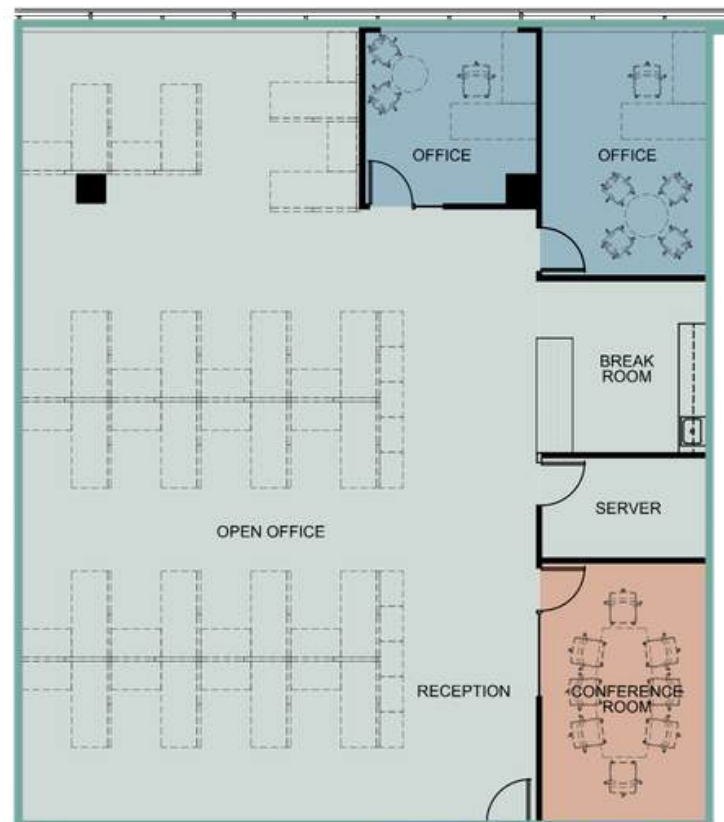
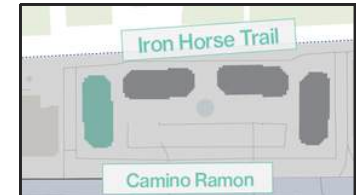
- AVAILABLE MAY 2027
- CONFERENCE ROOM
- THREE PRIVATE OFFICES
- IT/STORAGE ROOM
- OPEN OFFICE SPACE
- BREAK ROOM

SUITE 460

2603 Camino Ramon

3,556 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



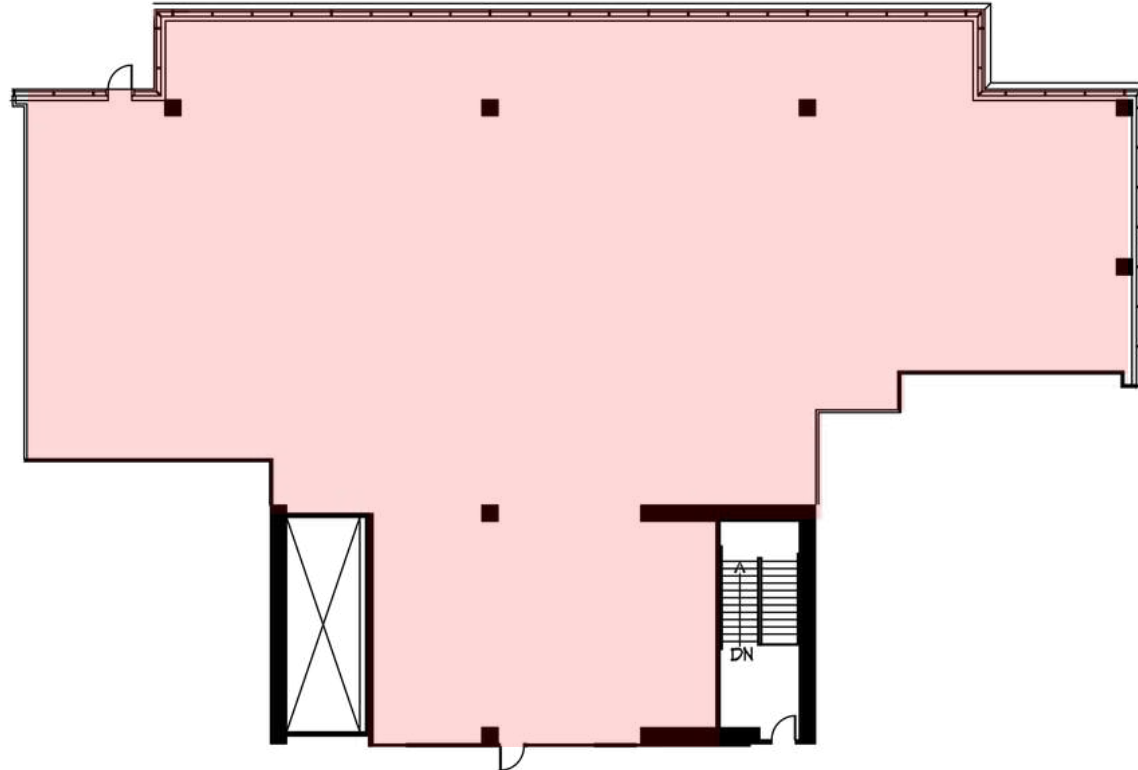
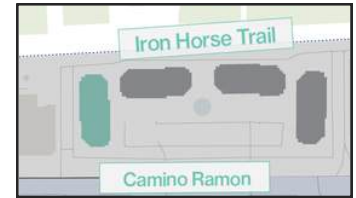
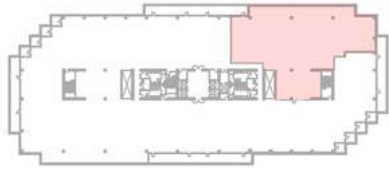
SUITE DETAILS:

- **LEASE PENDING**
- **OPEN OFFICE SPACE**
- **TWO PRIVATE OFFICES**
- **CONFERENCE ROOM**
- **BREAK ROOM**
- **RECEPTION**

SUITE 550

11,059 RSF | 5TH FLOOR | AVAILABLE NOW FOR TI'S

2603 Camino Ramon



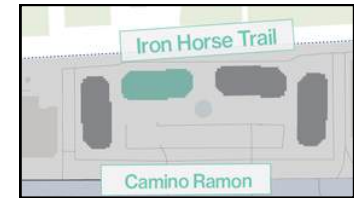
SUITE DETAILS:

- AVAILABLE NOW FOR TI'S

SUITE 150

2613 Camino Ramon

22,738 RSF | 1ST FLOOR | AVAILABLE NOW



UNAVAILABLE

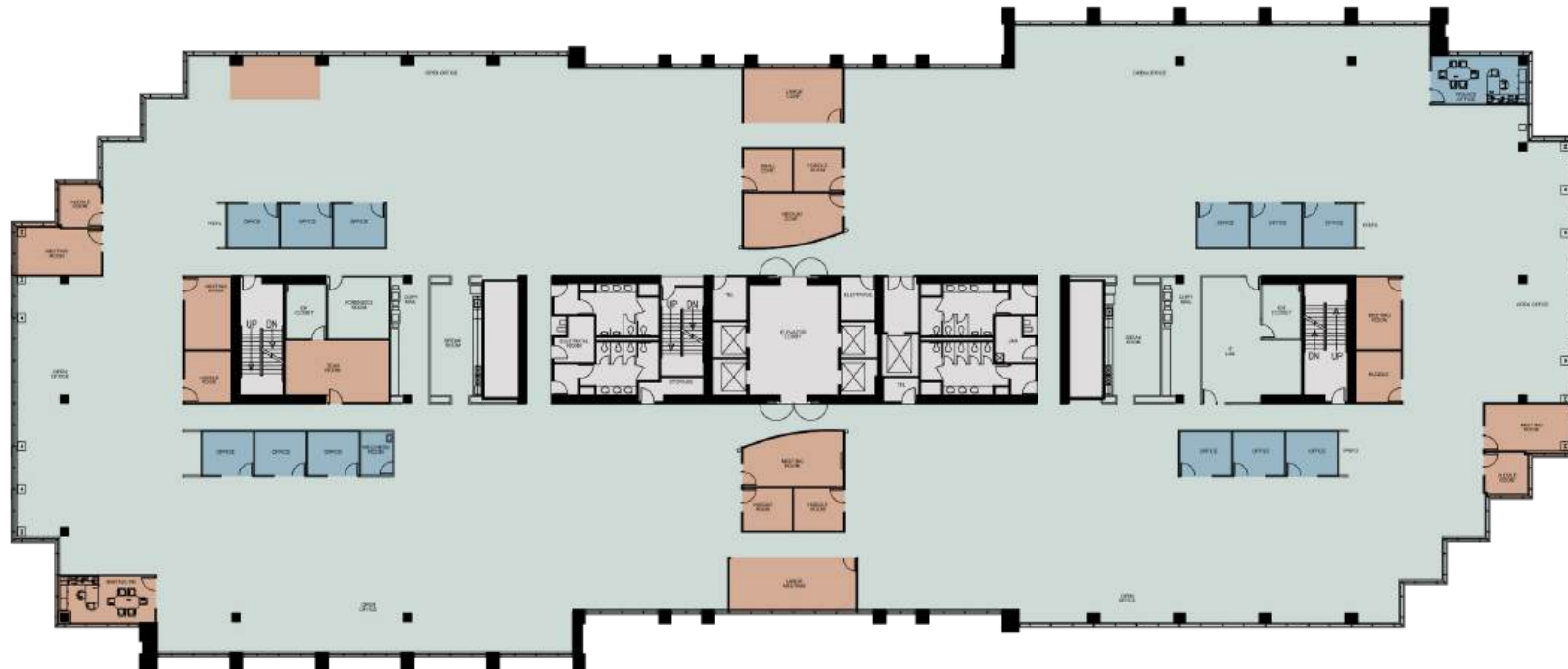


SUITE DETAILS: • PENDING

SUITE 200

2613 Camino Ramon

49,169 RSF | 2ND FLOOR | AVAILABLE NOW



SUITE DETAILS:

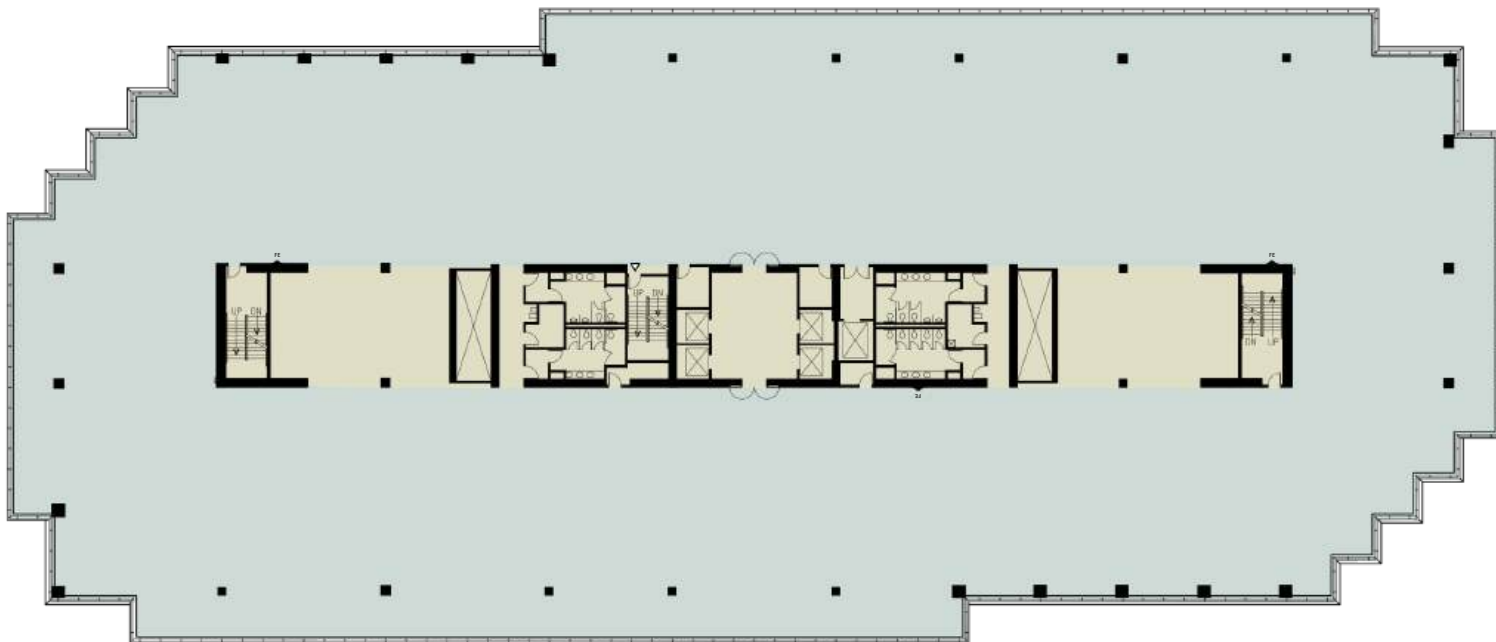
- MARKET-READY
- PRIVATE OFFICES
- OPEN OFFICE SPACE
- CONFERENCE ROOMS
- HUDDLE AREAS

SUITE 400

2613 Camino Ramon

53,036 RSF | 4TH FLOOR | AVAILABLE NOW

[VIRTUAL TOUR](#)



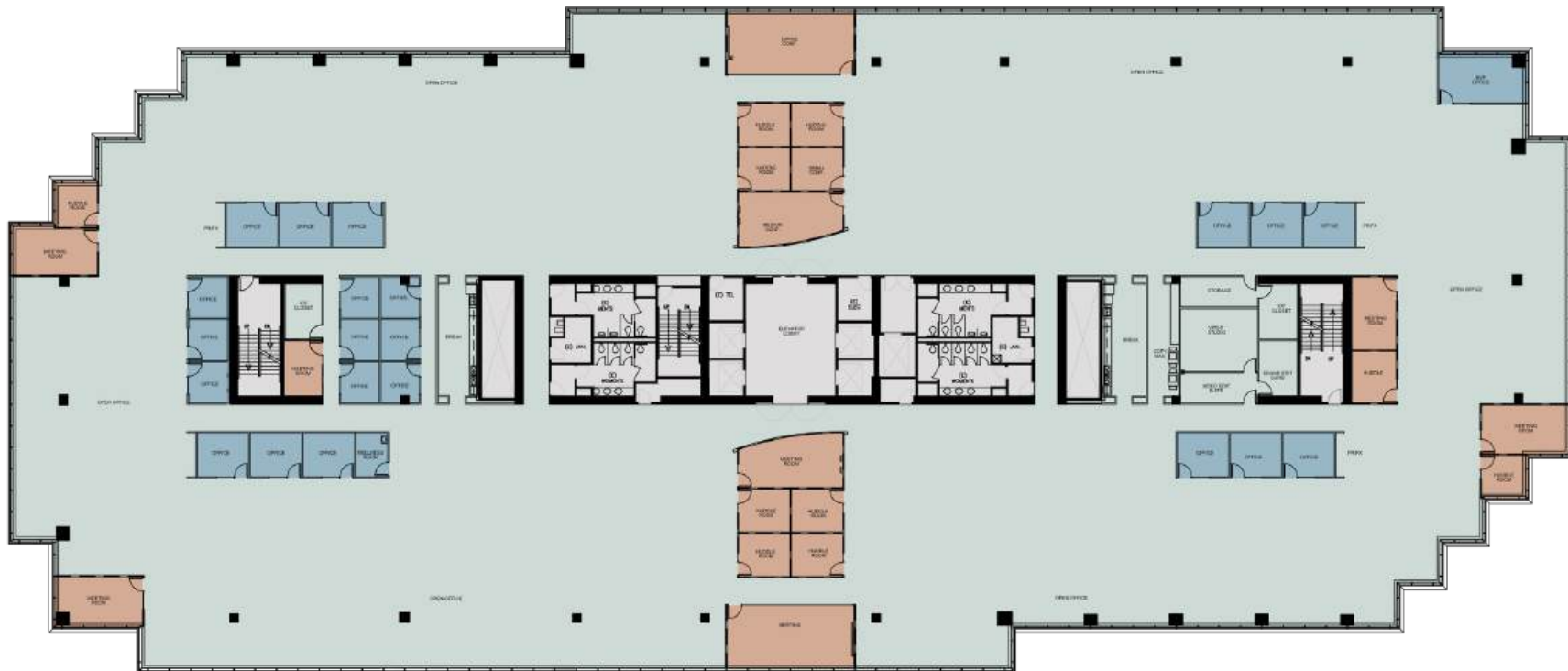
SUITE DETAILS:

- MARKET-READY
- PRIVATE OFFICES
- WORKSTATIONS
- COMMON AREA
- CONFERENCE ROOM
- HUDDLE AREA

SUITE 300

2613 Camino Ramon

53,086 RSF | 3RD FLOOR | AVAILABLE NOW



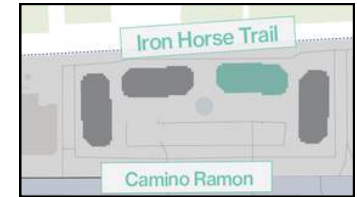
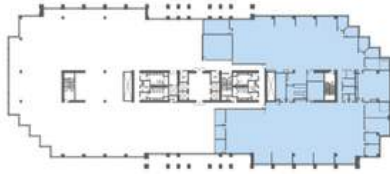
SUITE DETAILS:

- MARKET-READY
- CONFERENCE ROOMS
- PRIVATE OFFICES
- HUDDLE AREAS
- OPEN OFFICE SPACE

SUITE 250

2623 Camino Ramon

23,920 RSF | 2ND FLOOR | AVAILABLE NOW



**Suite can be combined with Suite 200*



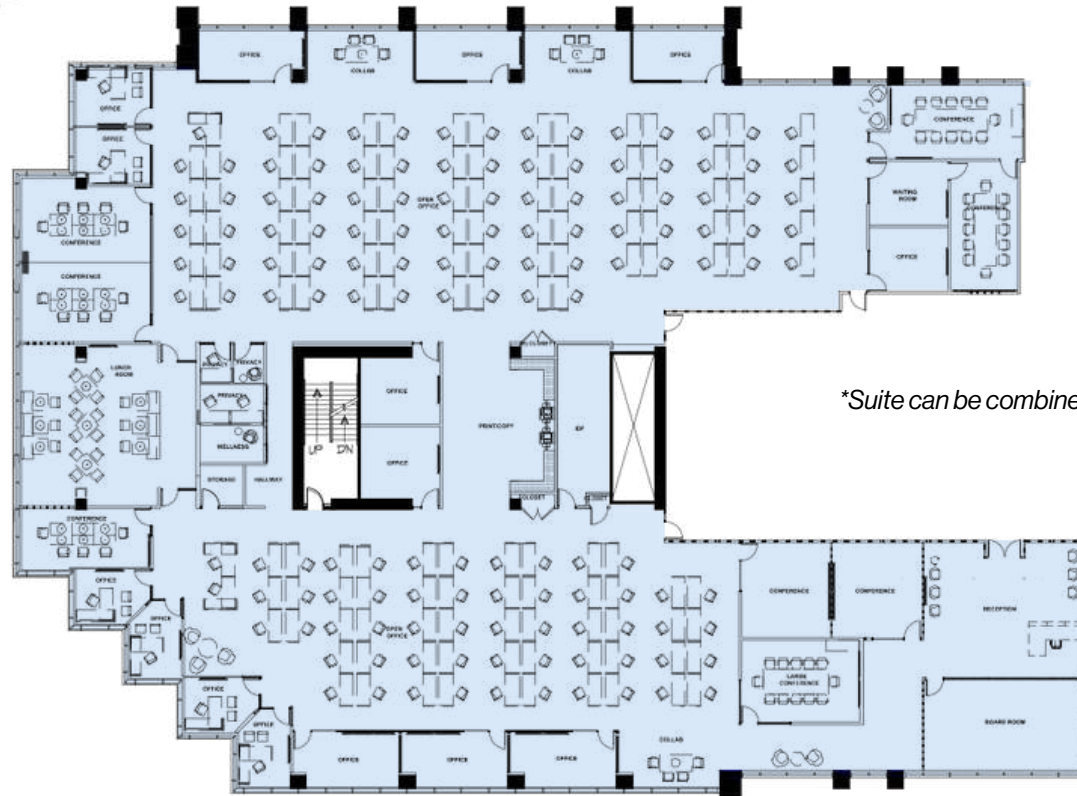
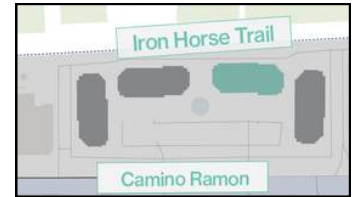
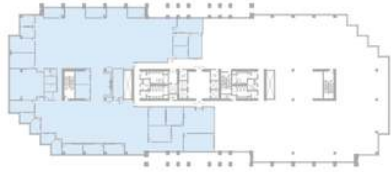
SUITE DETAILS:

- MARKET-READY
- OPEN OFFICE SPACE
- PRIVATE OFFICES
- CONFERENCE ROOMS
- HUDDLE AREAS
- KITCHEN

SUITE 200

25,798 RSF | 2ND FLOOR | AVAILABLE NOW

2623 Camino Ramon



**Suite can be combined with Suite 250*

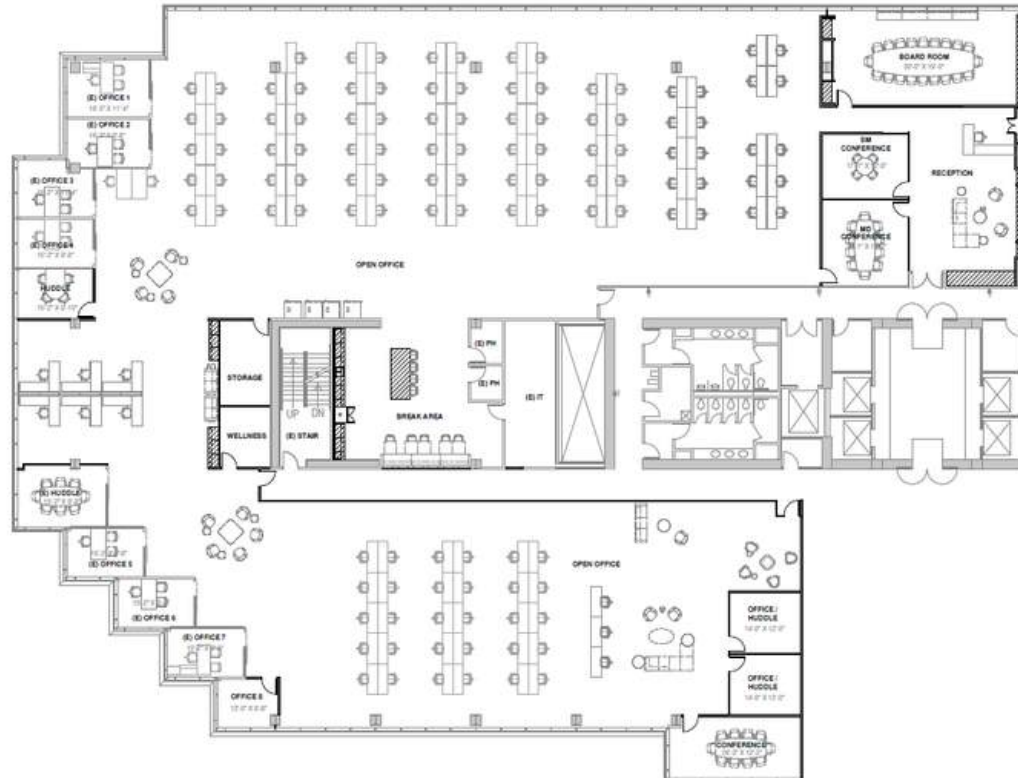
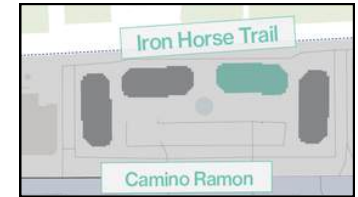
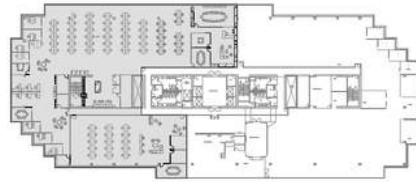
SUITE DETAILS:

- MOVE IN READY
- OPEN CEILING/CREATIVE SUITE

SUITE 450

2623 Camino Ramon

26,715 RSF | 4TH FLOOR | AVAILABLE NOW



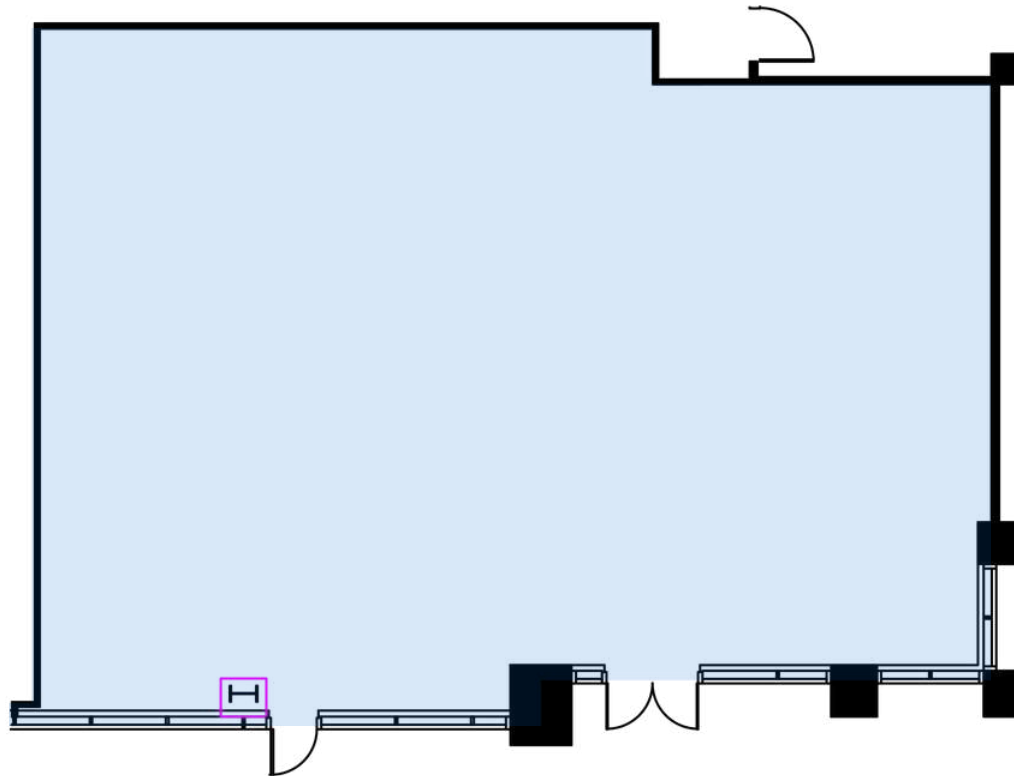
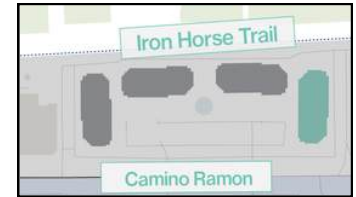
SUITE DETAILS:

- MARKET-READY
- OPEN OFFICE SPACE
- PRIVATE OFFICES
- RECEPTION
- CONFERENCE ROOM
- HUDDLE AREA
- BREAK ROOM

SUITE 125

3,442 RSF | 1ST FLOOR | AVAILABLE NOW FOR TI'S

2633 Camino Ramon

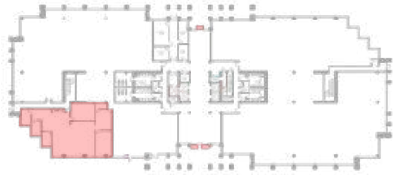


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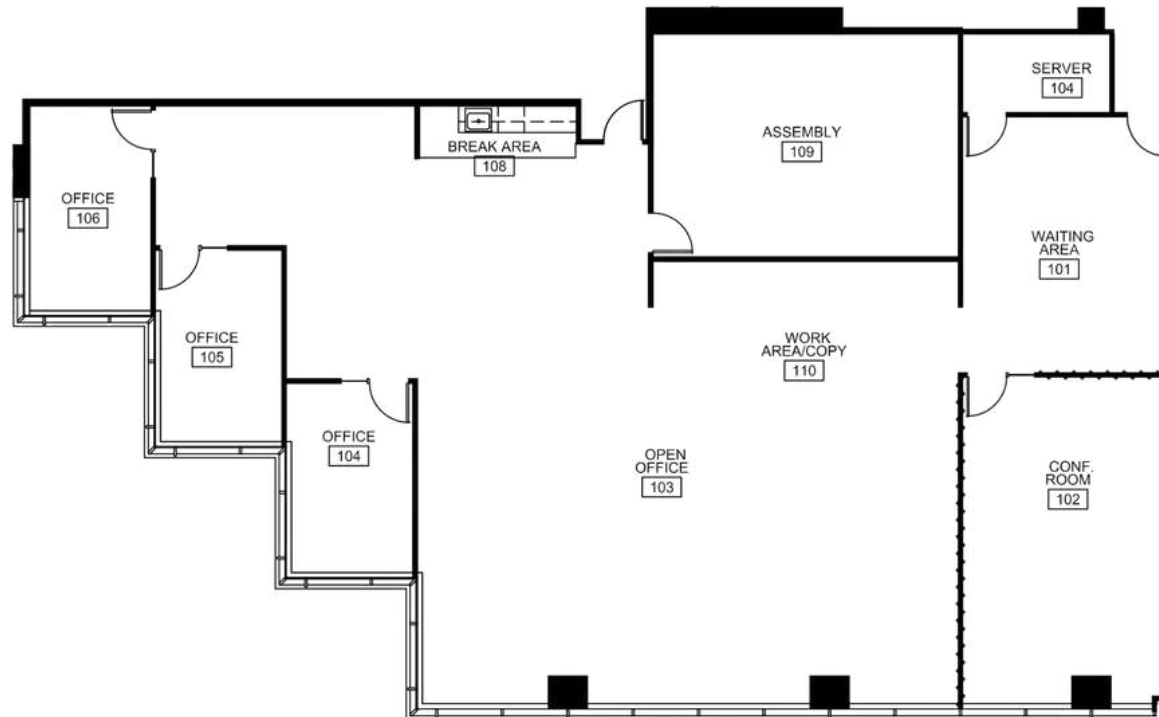
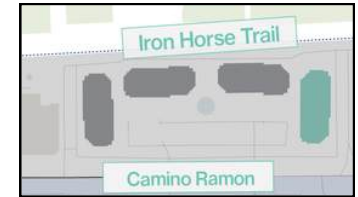
- AVAILABLE NOW FOR TI'S

SUITE 130

2633 Camino Ramon



4,744 RSF | 1ST FLOOR | AVAILABLE NOW



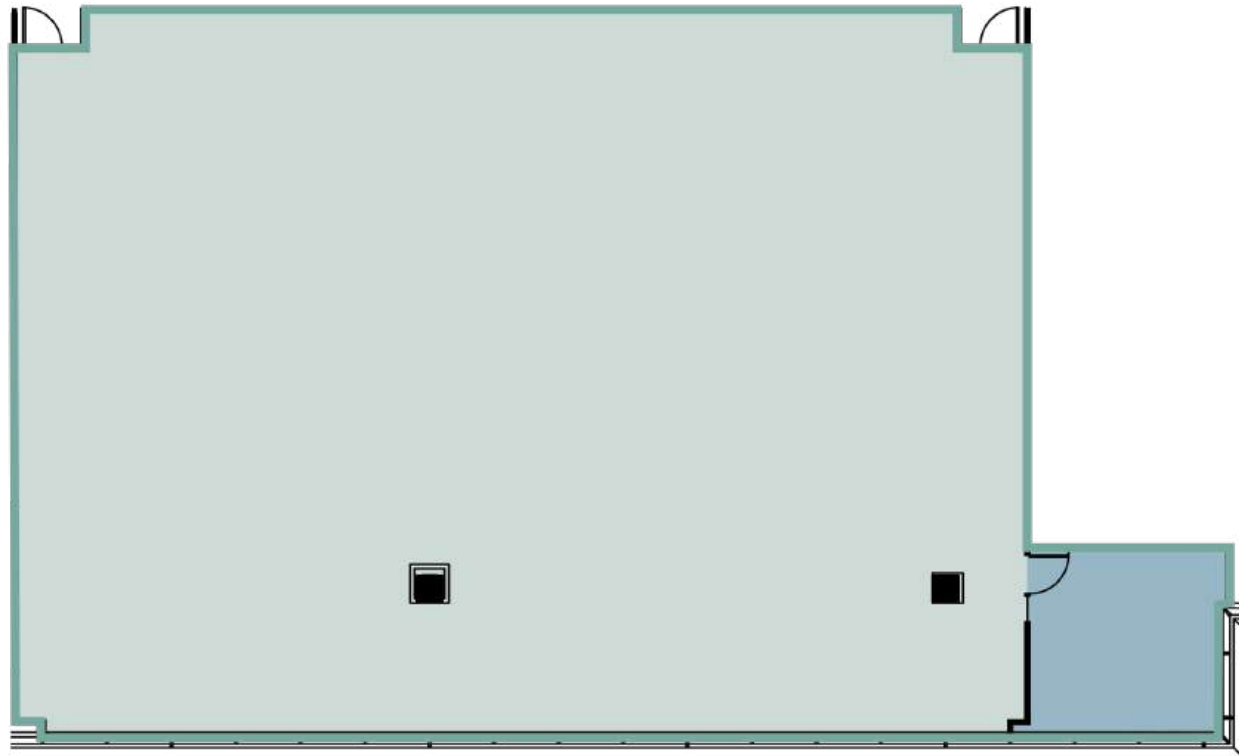
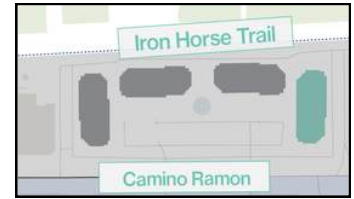
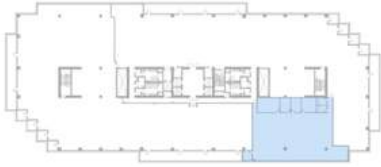
SUITE DETAILS:

- MARKET-READY
- THREE PRIVATE OFFICES
- CONFERENCE ROOM
- TRAINING ROOM
- BREAK AREA
- OPEN OFFICE AREA

SUITE 550

2633 Camino Ramon

5,864 RSF | 5TH FLOOR | AVAILABLE NOW



SUITE DETAILS:

- HYPOTHETICAL MARKET-READY PLAN
- OPEN OFFICE SPACE
- PRIVATE OFFICE

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