



CANYON CORPORATE PARK

4550 - 4600 Norris Canyon Road
San Ramon, CA

**Newmark
Cornish & Carey**

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HIGHLIGHTS



- Rare Opportunity to lease a ±96,535 RSF free standing 2-story building
- Direct Access and potential for ±16' clear height
- Street frontage on Norris Canyon Road
- Recently renovated outdoor common area
- Building sits on its own parcel
- Great glass line with skylights on second floor
- Numerous building improvements made including upgraded restrooms
- Interstitial space of ±8' is great for R&D uses
- Building Signage is Available



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FLOORPLAN - 1st Floor | As Built

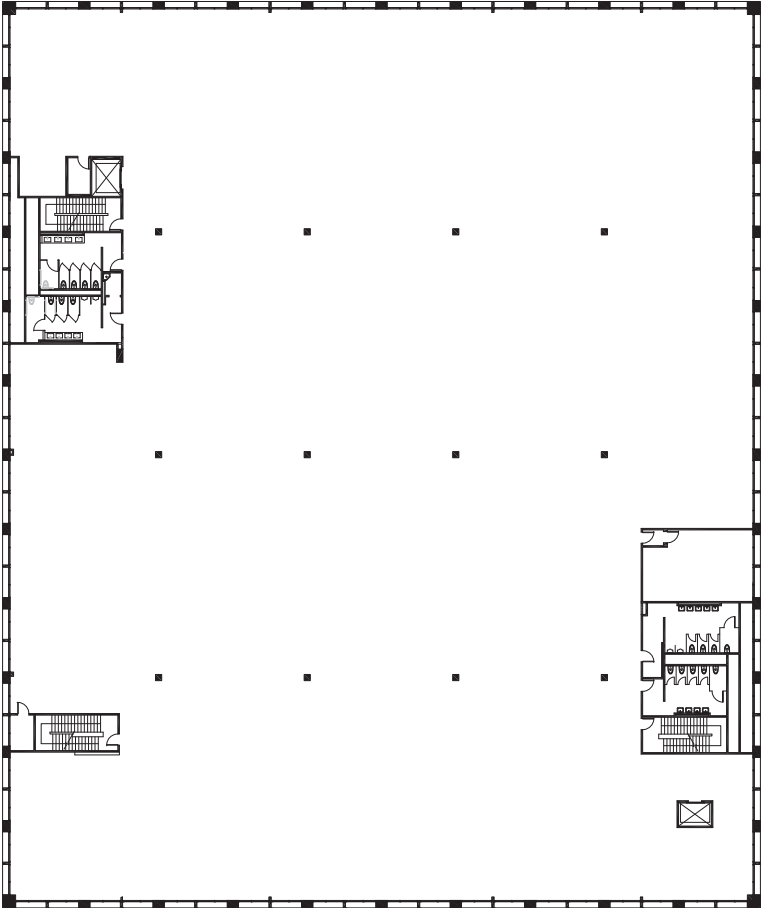


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FLOORPLAN - 2nd Floor | As Built

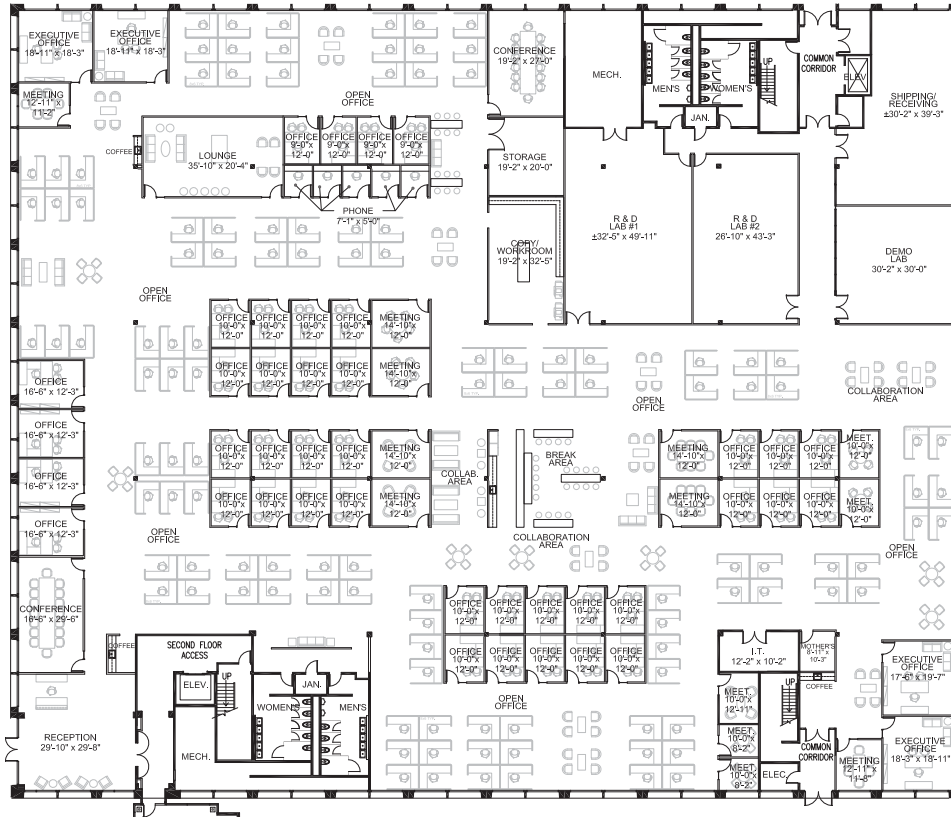


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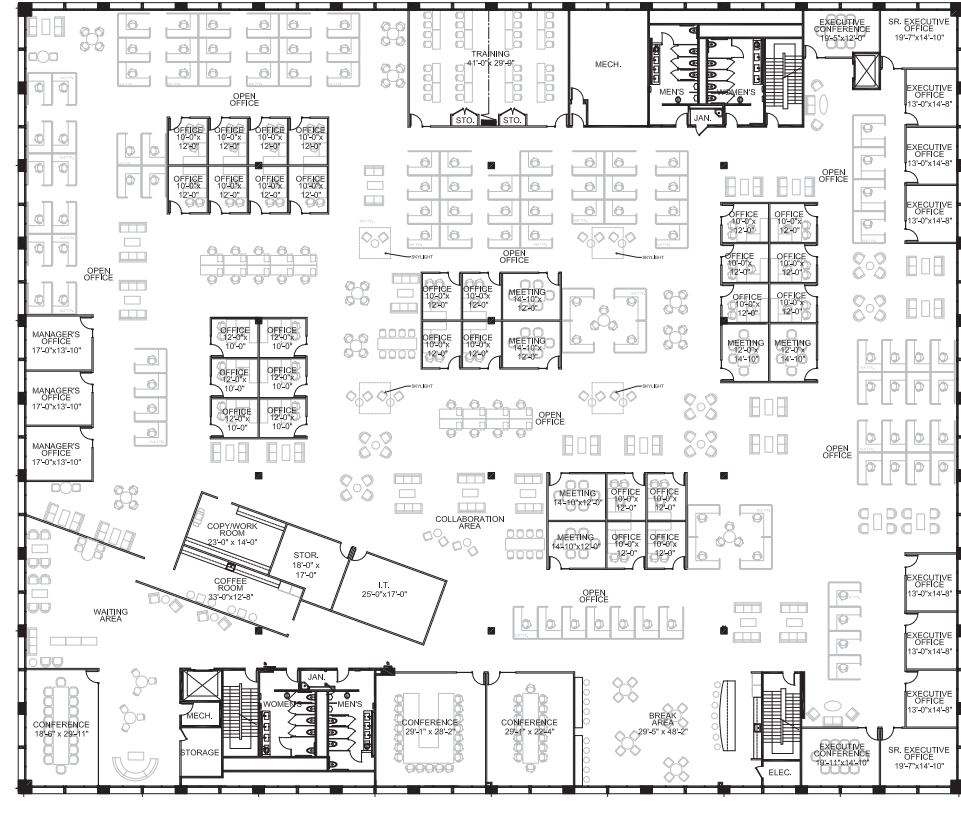
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FLOORPLAN - Full Building Hypothetical Floorplan



First Floor



Second Floor

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BUILDING SPECS



YEAR BUILT/RSF:

- 1984
- 2 Buildings
- 4600 - ±96,397
- 4550 - ±96,975 (LEASED)

BUILDING STRUCTURAL:

- Concrete tilt up with steel bracing
- 8' of interstitial space between floors

ELECTRICAL SERVICE:

- 2000 amp, 480/277, 3 phase 4 wire service
- Main breaker with two 600 amp bus ducts inside the interstitial space

ELECTRICAL ROOMS:

- One main electrical room on 1st Floor
- Main data point of entry is in the interstitial space

WATER SERVICE / SIZE:

- EBMUD
- 6" meter service

IRRIGATION:

- Two separate meter services
- Will be installing reclaimed water system

GAS SERVICE:

- PG&E - No tenant connections

PHONE ROOM:

- PBX located in interstitial space
- One telephone room per floor

ELEVATORS / CAPACITY:

- Two hydraulic elevators
- #1 33 person capacity or 5000 lbs
- #2 20 person capacity or 3000 lbs

STAIRWELL:

- Three stairwells

CEILING HEIGHT:

- 10' to grid

HVAC CAPACITY:

- Building has a VAV (variable air volume) with pneumatic controlled HVAC system with central cooling system
- Cooling capacity of 325 tons
- A low pressure chilled water compressor
- Heating is provided to perimeter HVAC via 2 boilers located on top of roof with a capacity of 2 million BTUs
- Each floor has 2 air handlers with a capacity of 23,000 CFM each for the 2nd Floor and 17,000 CFM each for the 1st Floor

ROOF AGE:

- 7 years (under warranty)

LIGHTING:

- First Floor - 2' x 4' - 3 bulb T8 lighting fixtures
- Second Floor - 2' x 4' - LED lighting fixtures

EMERGENCY LIGHTING:

- Battery backed up lights throughout tenant space and stairwells

FIRE SPRINKLERS:

- Fully sprinklered
- 24/7 off site monitoring

FIRE LIFE SAFETY SYSTEM:

- Firelite 9200
- Fully addressable
- Speaker / Strobes
- Pull Stations
- Water Flows
- Tamper
- Elevator Recall
- 24/7 off site monitoring

LOCATIONS HIGHLIGHTS



COSTCO WHOLESALE
Marshalls
HOME CONSIGNMENT CENTER

CANYON CORPORATE PARK

CITY CENTER

at&t
Marriott HOTELS & RESORTS
WHOLE FOODS Peets Coffee & Tea.
HomeGoods yogurtland Target

7 ELEVEN TOGO'S SANTitas
enterprise

Diablo Plaza
BevMo! **CVS/pharmacy** Great Clips
TACO BELL **McDonald's** **usbank**
aaronbrothers ART & FRAMING **SAFEMART** **SAFEMART**

1 Crow Canyon Commons
SPROUTS FARMERS MARKET **citibank** **OSH** Orchard Supply Hardware **Carib's Pa**
Jamba Juice **MR. PICKLES** Peets Coffee & Tea. **WELLS FARGO** **Subway**
EUROPEAN WAX CENTER **RITE AID** **Round Table** **the Habit BURGER GRILL** **the SPICEKIT** **YANG'S**
Jenny Craig **SUPERCUTS** **DISNEY'S BARBECUE PIT** **BIG 6**

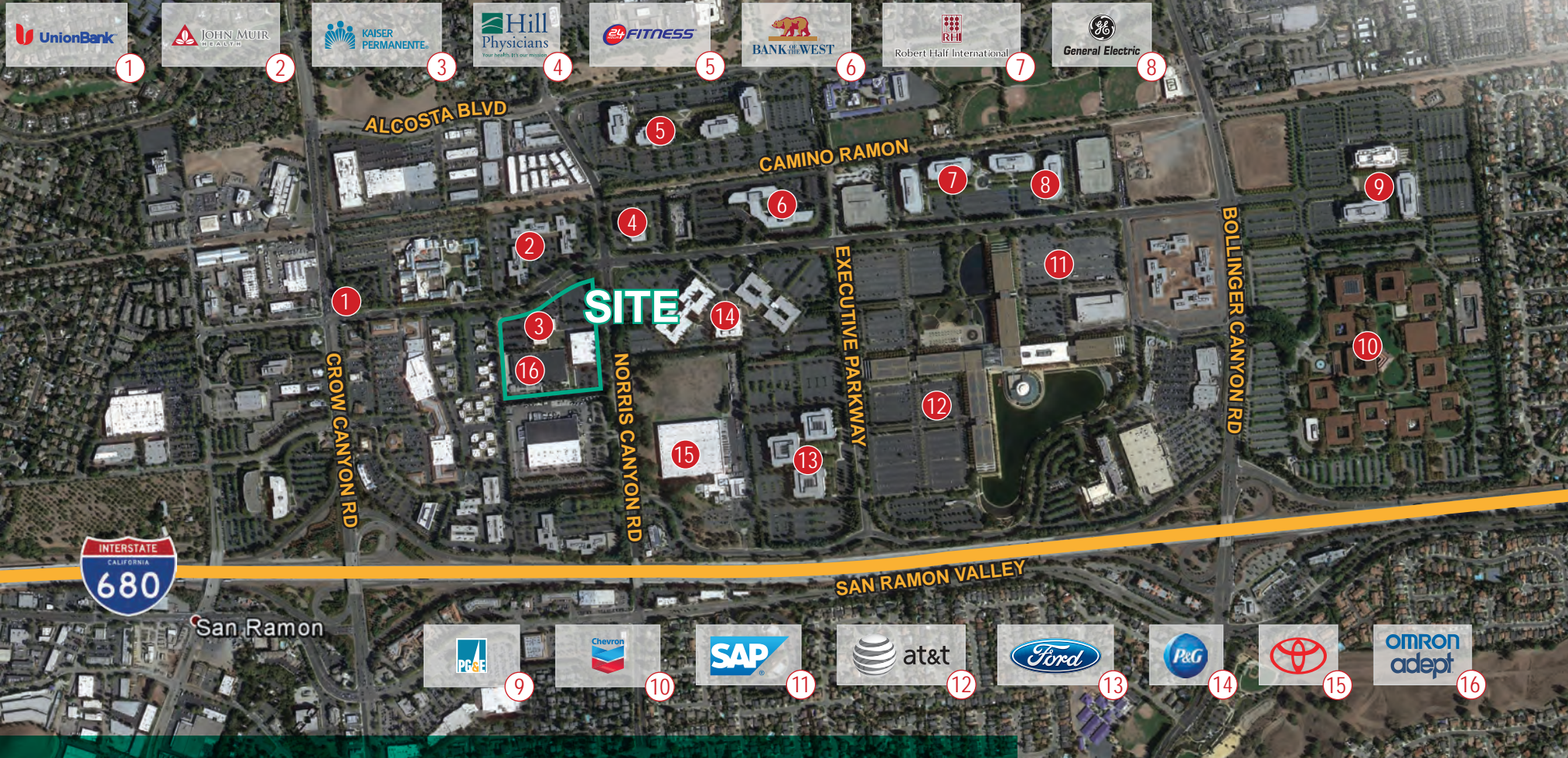
2 Magnolia Square
BR **Office DEPOT** What you need. What you need to know. **See's CANDIES.**
Starbucks **SUNRISE BAGELS CAFE** FASHION NAIL SALON
THE MADDIE'S GRILL **Heller** **EXTENDED STAYAMERICA.**
ON FIRE **PACIFIC SERVICE CREDIT UNION** **petco** where the healthy pets go
Uncle Yo's **SUBWAY** **usbank**

3 Crow Canyon Crest
Bank of America. **Comerica Bank**
FIRST REPUBLIC BANK It's a privilege to serve you™
WALMART **Starbucks**

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NOTABLE NEIGHBORS



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POTENTIAL LAB BUILDOUT



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GENERAL OFFICE RENDERING



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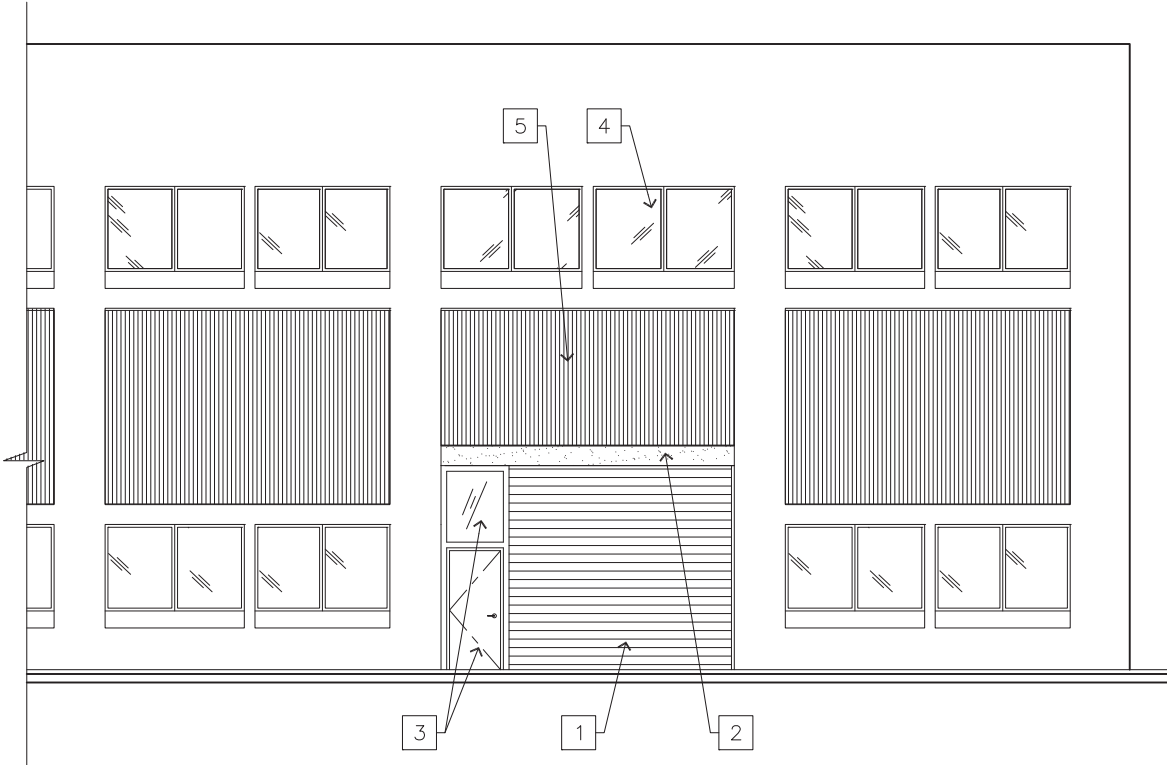
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R&D - Potential Rollup Door Access



PHOTO OF EXISTING ELEVATION

SCALE: NTS



PROPOSED ELEVATION

SCALE: 1/8" = 1'-0"

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.