



PROPERTY HIGHLIGHTS

- \$1,560,000 Purchase Price.
- 4,546 Square Feet
- Can be delivered vacant or as a Sale/Leaseback at \$2.00NNN starting rate with 3% annual increases. Year 1 CAP rate of 7%.
- \$0.95 Estimated Operating Expenses
- Use must be approved by San Ramon Regional Medical Center

RARE MEDICAL OFFICE FOR SALE

5601 Norris Canyon Rd, Ste 130
San Ramon, CA

Great Owner/User Opportunity or
NNN Leased Investment

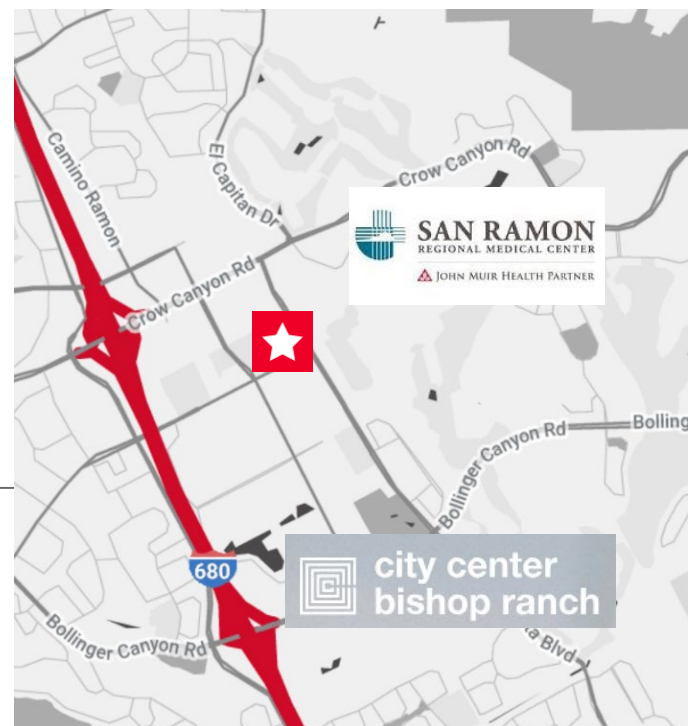
5601 Norris Canyon Road, Suite 130 is a 4,546 SF medical office condo secured by a ground lease through 2087. The property is on the ground floor with superior access and identity.

5601 Norris Canyon is 3 story, 30,000 SF medical office building situated within the San Ramon Regional Hospital Campus. San Ramon Regional is an estimated 180,000 SF hospital with 123 staffed beds, providing acute-care, inpatient/outpatient services, 24 hour emergency, and outpatient surgery/treatment centers. There are 3 additional medical office buildings located in the campus; each building is 30,000 SF and multi-tenant in nature.

[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

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RARE MEDICAL OFFICE FOR SALE

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FLOOR PLAN



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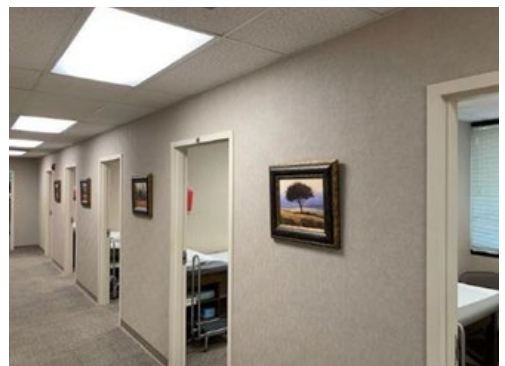
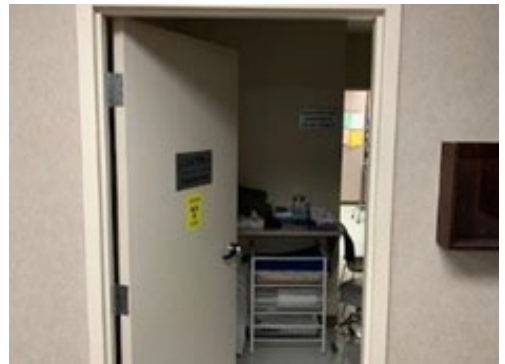
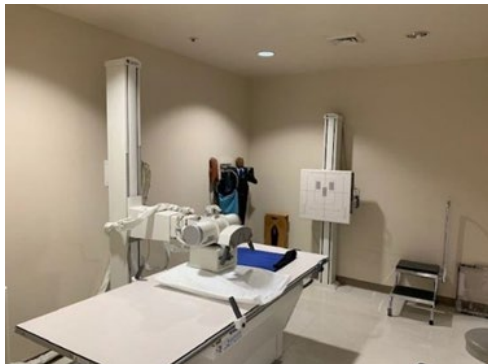
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PROPERTY PHOTOS



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