

**PRICE
REDUCTION:
\$1.50/SF NNN
Rental Rate**



HIGHLIGHTS

- New HVAC systems with advanced electrostatic filters and high-powered UV light to remove infectious agents and sterilize the air
- Upgrade to LED lighting
- Close proximity to City Center at Bishop Ranch, restaurants and other amenities
- Easy access to I-680
- Walking distance to San Ramon Transit Center
- Strong referral network

**3,185 SF OR 2,272 SF
AVAILABLE FOR LEASE**

**5601 NORRIS CANYON RD.
SUITE 300
SAN RAMON, CA**

5601 Norris Canyon is 3 story, 30,000 SF medical office building situated within the San Ramon Regional Medical Center. 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.



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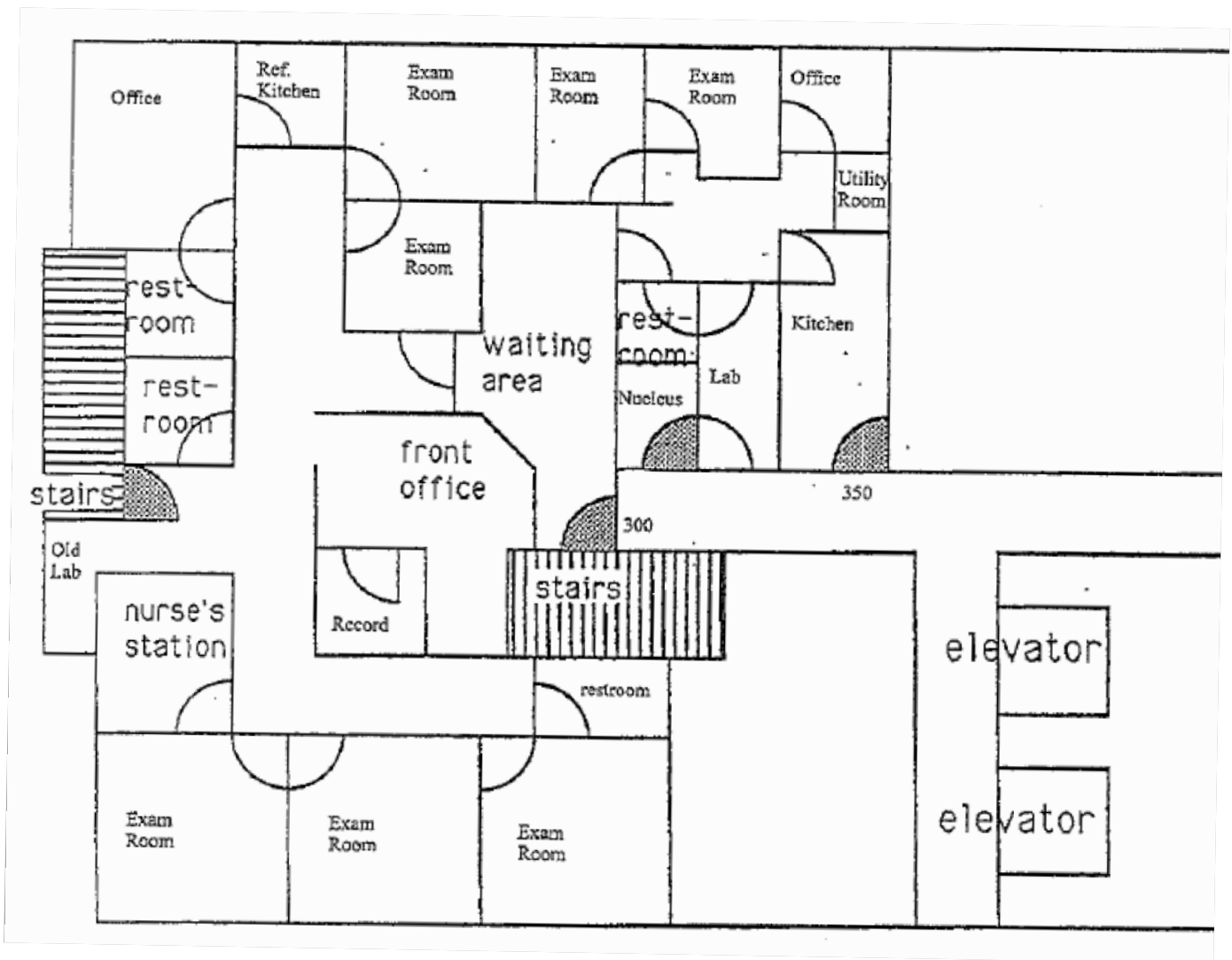
VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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FLOOR PLAN



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PROPERTY PHOTOS



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