



## PROPERTY HIGHLIGHTS

- \$1,250,000 Purchase Price.
- 4,546 Square Feet
- Will be delivered vacant.
- Spaced can be demised to 2,200 Square Feet.
- \$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

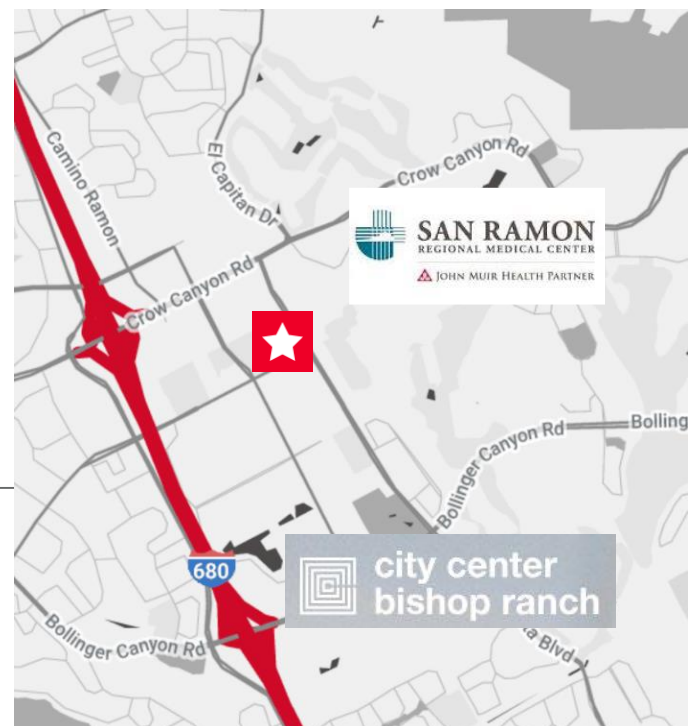
5601 Norris Canyon Road, Suite 130 is a 4,546 SF medical office condo secured by a ground lease through 2087. The property is on the ground floor with superior access and identity.

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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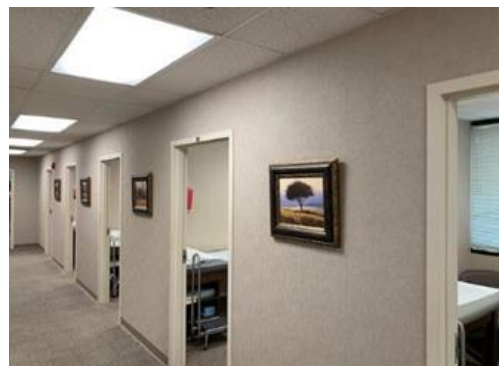
# RARE MEDICAL OFFICE FOR SALE

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## PROPERTY PHOTOS



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