

**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.



Justin Grilli
Senior Director
CA License #01410373
925-621-3858
justin.grilli@cushwake.com

Brian R. Wilson
Office/R&D Leasing and Sales Advisor
CA License #02053208
925-274-2814
brian.r.wilson@cushwake.com

1333 North California Blvd., Suite 500
Walnut Creek, CA 94596 | USA
www.cushmanwakefield.com

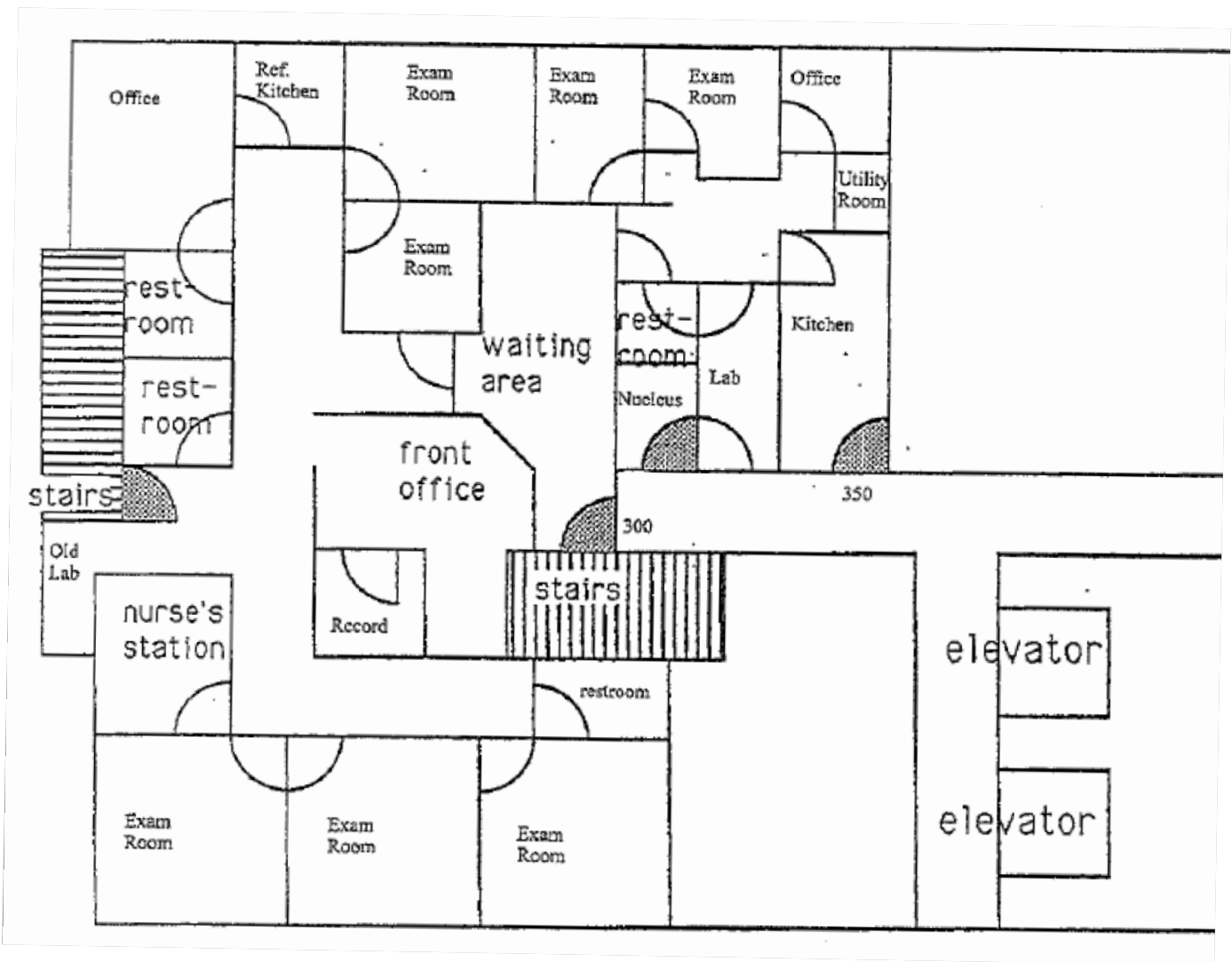
VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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

5601 NORRIS CANYON RD. SUITE 300
SAN RAMON, CA



FLOOR PLAN



Justin Grilli
Senior Director
CA License #01410373
925-621-3858
justin.grilli@cushwake.com

Brian R. Wilson
Office/R&D Leasing and Sales Advisor
CA License #02053208
925-274-2814
brian.r.wilson@cushwake.com

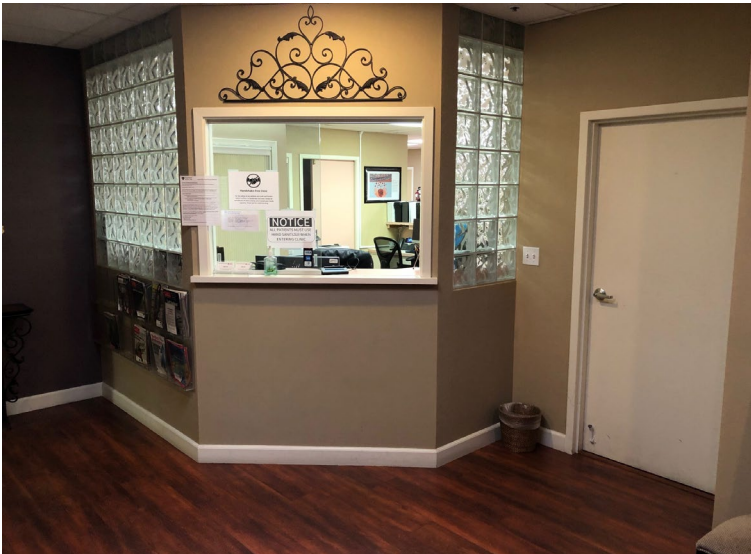


3,185 SF OR 2,272 SF AVAILABLE FOR LEASE

5601 NORRIS CANYON RD. SUITE 300
SAN RAMON, CA



PROPERTY PHOTOS



©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

Justin Grilli
Senior Director
CA License #01410373
925-621-3858
justin.grilli@cushwake.com

Brian R. Wilson
Office/R&D Leasing and Sales Advisor
CA License #02053208
925-274-2814
brian.r.wilson@cushwake.com

