



SAN FRANCISCO BAY
COMMERCIAL

SHEPHERD'S GLEN

Suit 185

12667 Alcosta Boulevard
San Ramon, California 94583

COMMERCIAL LEASE
OFFERING MEMORANDUM

Approximately 1,999 RSF

SUITE 185

FIRST FLOOR OFFICE OPPORTUNITY



Approximately 1,999 RSF



First Floor



12667 Alcosta Boulevard

Suite 185 is located within Shepherd's Glen at 12667 Alcosta Boulevard in San Ramon. The space is positioned on the first floor and contains approximately 1,999 rentable square feet.

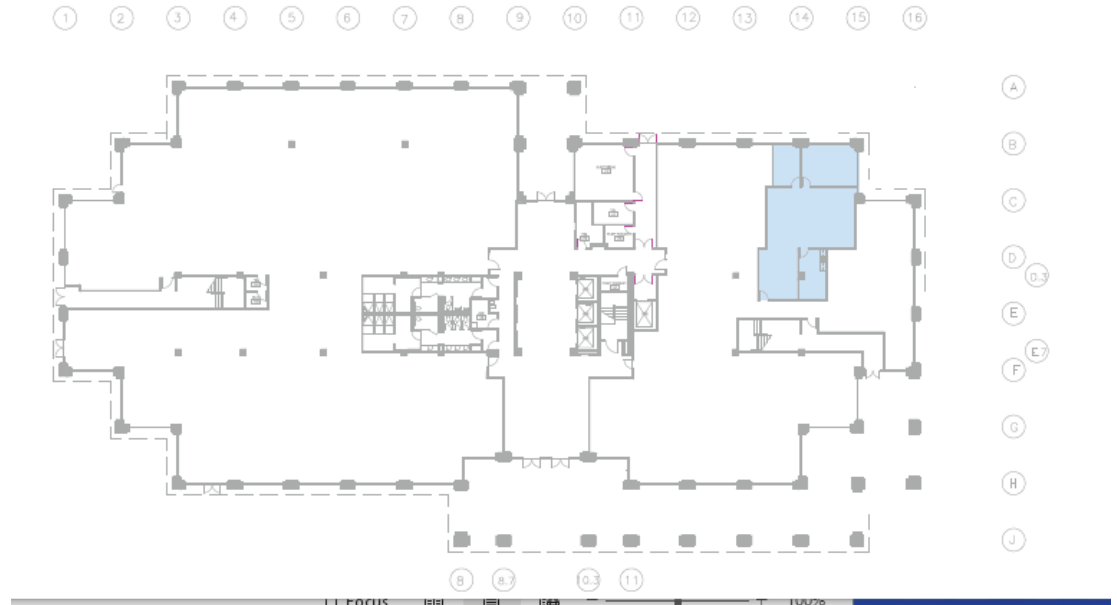
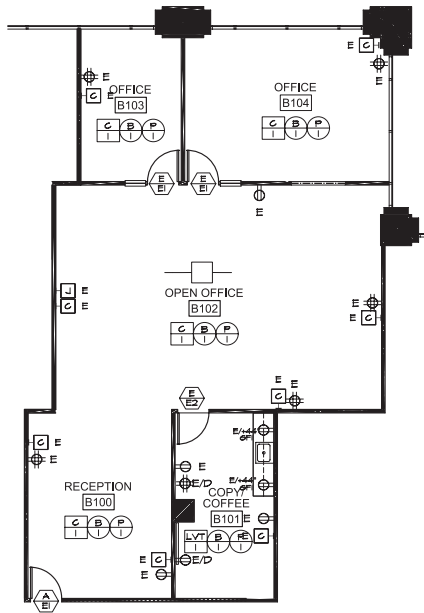
SPACE CONFIGURATION

- Reception area
- Open office area
- Private offices
- Copy/coffee/kitchen area
- FF&E available
- Refrigerator
- In-unit water heater



Unit Floor Plan

Shepherd's Glen | BB Building | First Floor



Approximately 1,999 RSF

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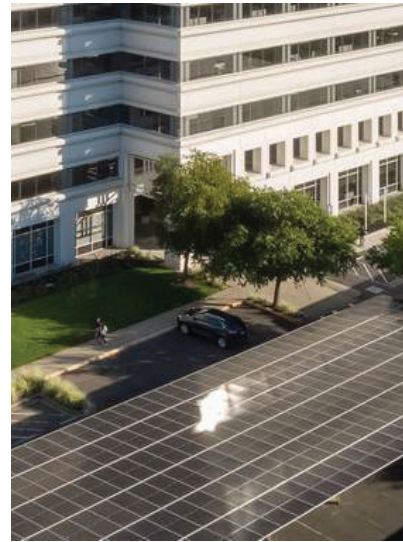
Property & Amenities

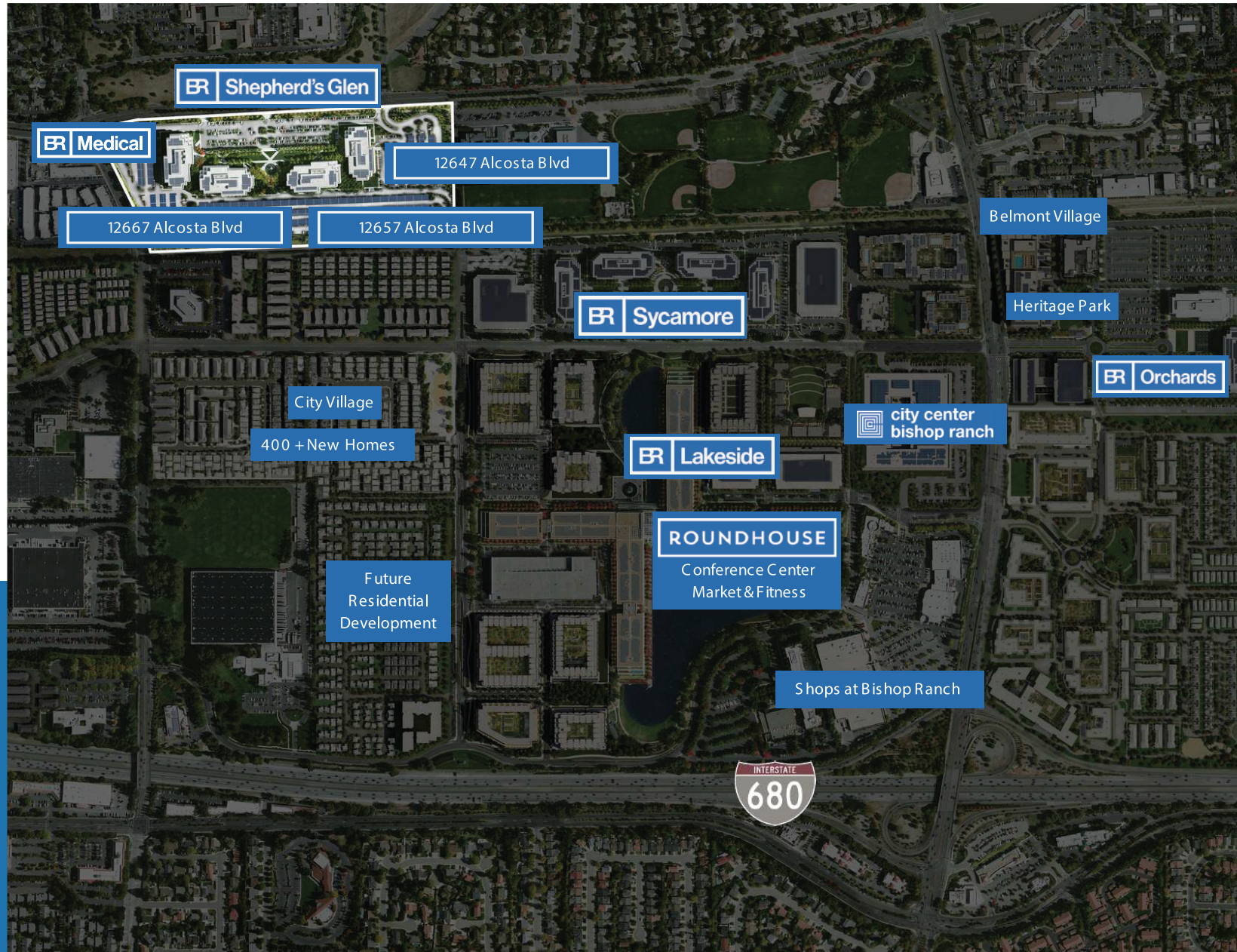
PROPERTY HIGHLIGHTS

- Class A office environment
- 5-story buildings
- 606,071 RSF total
- 40,000–45,000 RSF floor plates
- 24/7 roving security
- Surface and covered parking
- LEED Gold Certified
- Outdoor collaborative work areas
- Showers and lockers
- Other Units and Terms available

Amenities & Access

- 60 walkable restaurants
- City Center Bishop Ranch nearby
- Iron Horse Trail connection
- Bike parking and bike trails
- EV charging stations
- 3-minute walk to San Ramon Transit Center
- Express bus service from Walnut Creek and Dublin/Pleasanton BART stations





PRIME SAN RAMON LOCATION

Located alongside the Iron Horse Trail, Shepherd's Glen spans approximately 30 park-like acres and provides access to outdoor work areas, retail, dining and nearby Bishop Ranch destinations.

NEARBY DESTINATIONS

City Center Bishop Ranch

Shops at Bishop Ranch

Iron Horse Trail

San Ramon Transit Center

Restaurants and retail

FOR LEASING INFORMATION

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