


2551

SAN RAMON VALLEY BLVD



 University Avenue Partners

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SAN RAMON VALLEY BLVD

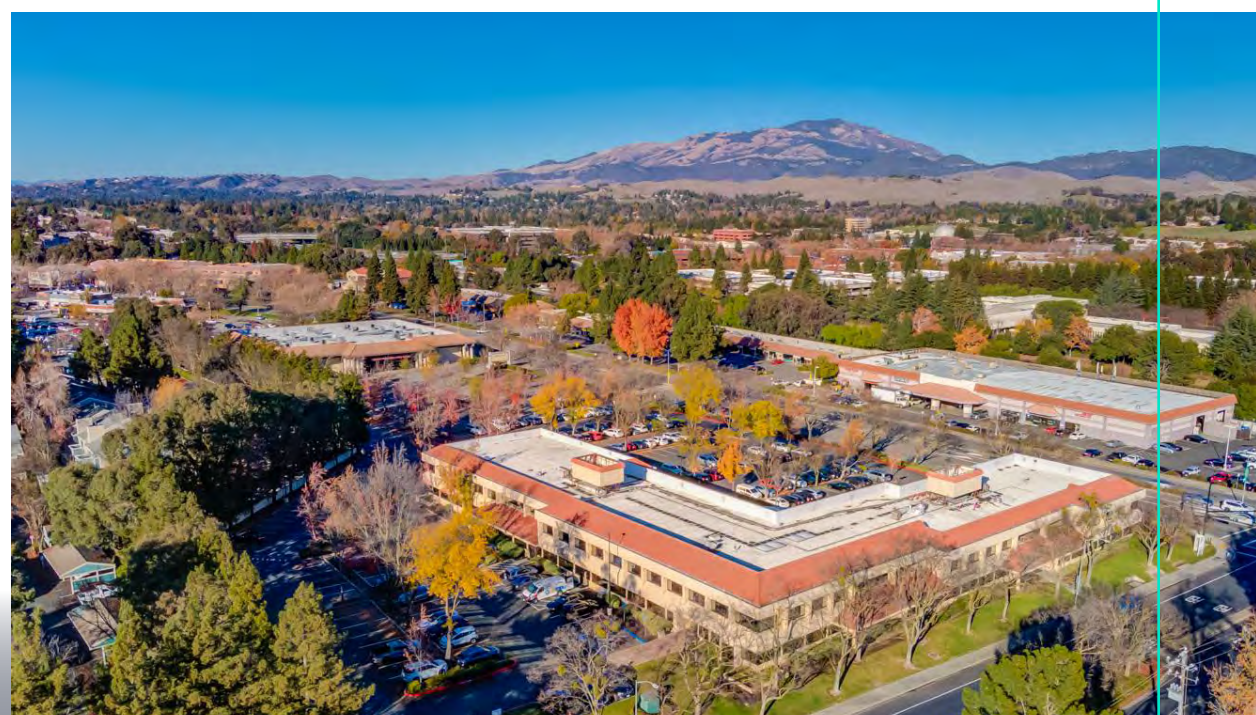
NORRIS CANYON RD

SAN RAMON VALLEY RD



PROPERTY HIGHLIGHTS

- » Prime San Ramon location ideally situated at San Ramon Valley Blvd and Norris Valley Rd
- » Suite sizes from 652 - 1,212 SF
- » Full-service office including electricity, heat, A/C and light janitorial service
- » Well maintained and landscaped with ample parking
- » Immediate proximity to restaurants, hotels and other amenities
- » Easy access to I-680, I-580, Crow Canyon Road and Bollinger Canyon Road





SITE PLAN



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VACANCIES

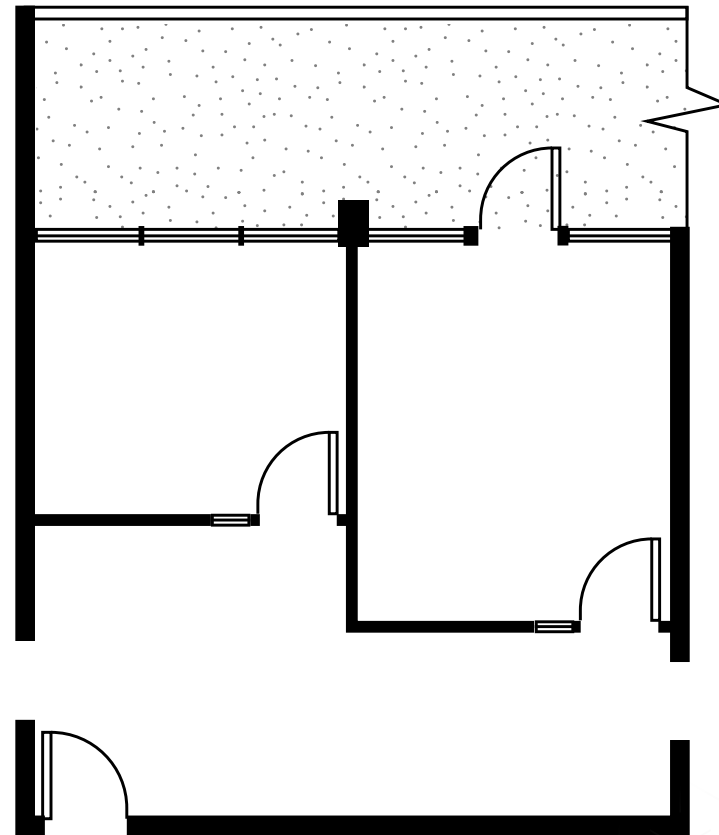
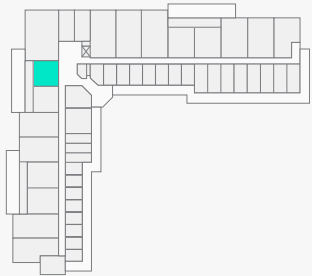
Suite 215B	800 SF
Suite 219	1,212 SF
Suite 220	652 SF
Suite 223	1,223 SF
Suite 229	1,022 SF

FLOOR PLANS

Suite 215B

800 Sq Ft

- 2 Medium Offices
- Balcony Access
- Abundant Natural Light
- Storage Area



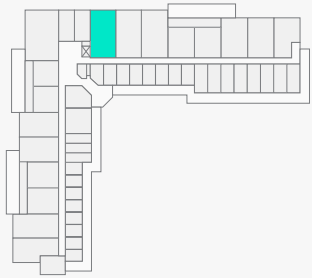
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FLOOR PLANS

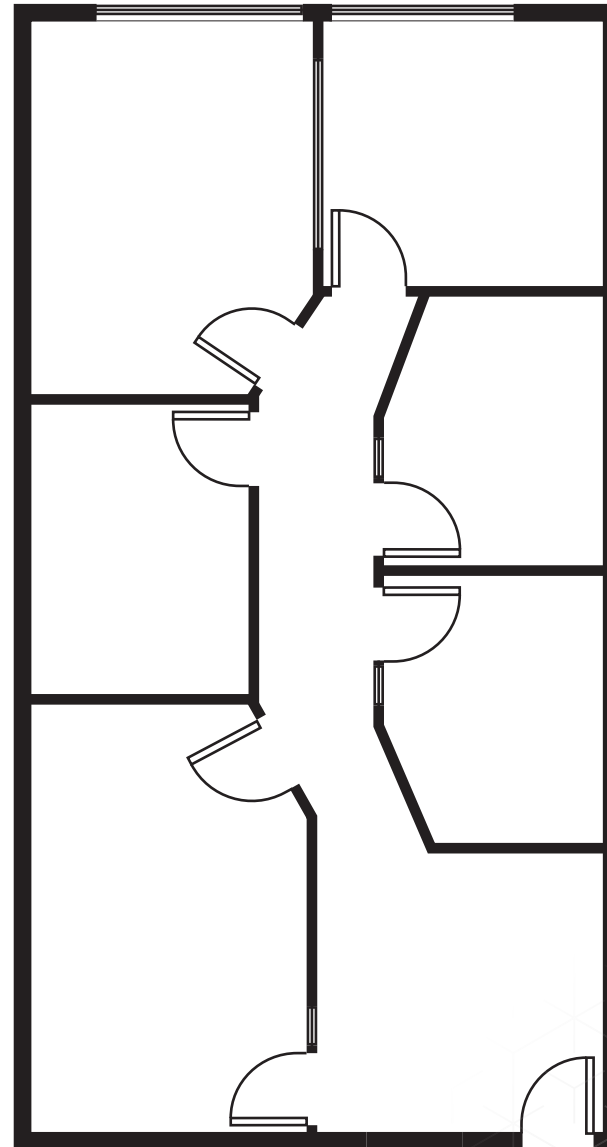
Suite 219

1,212 Sq Ft

- 2 Large Offices
- 4 Medium Offices
- Abundant Natural Light



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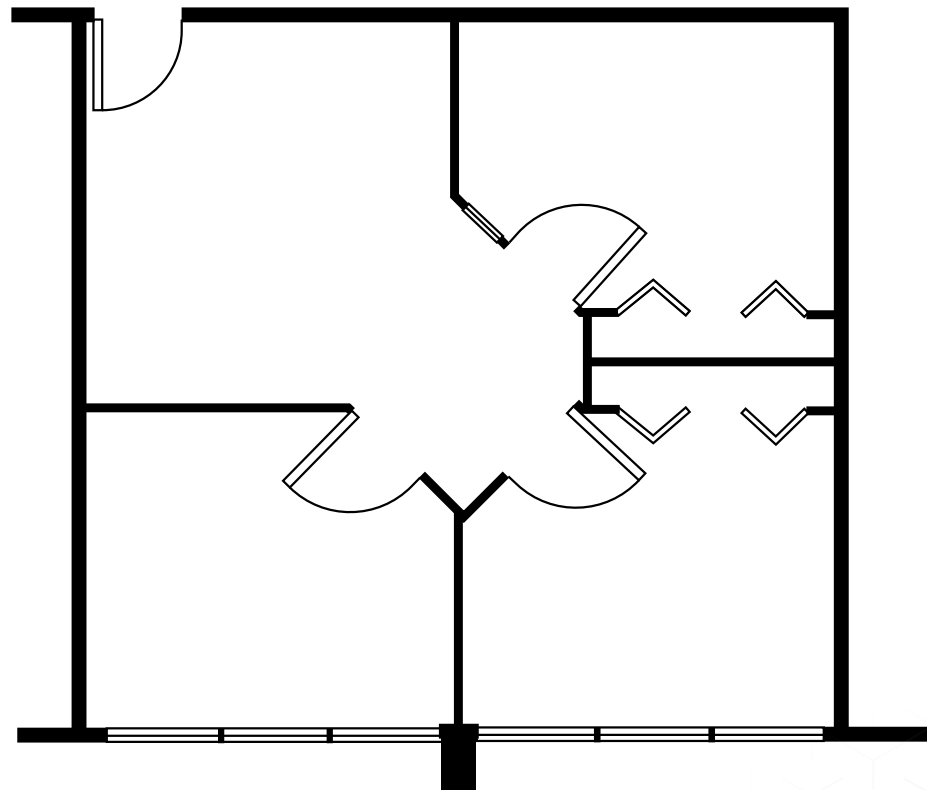
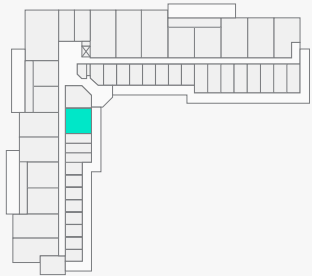


FLOOR PLANS

Suite 220

652 Sq Ft

- 3 Medium Offices
- Abundant Natural Light



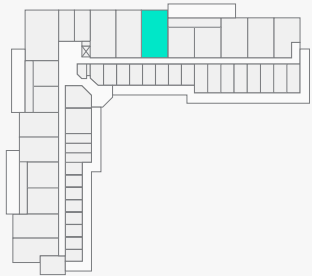
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FLOOR PLANS

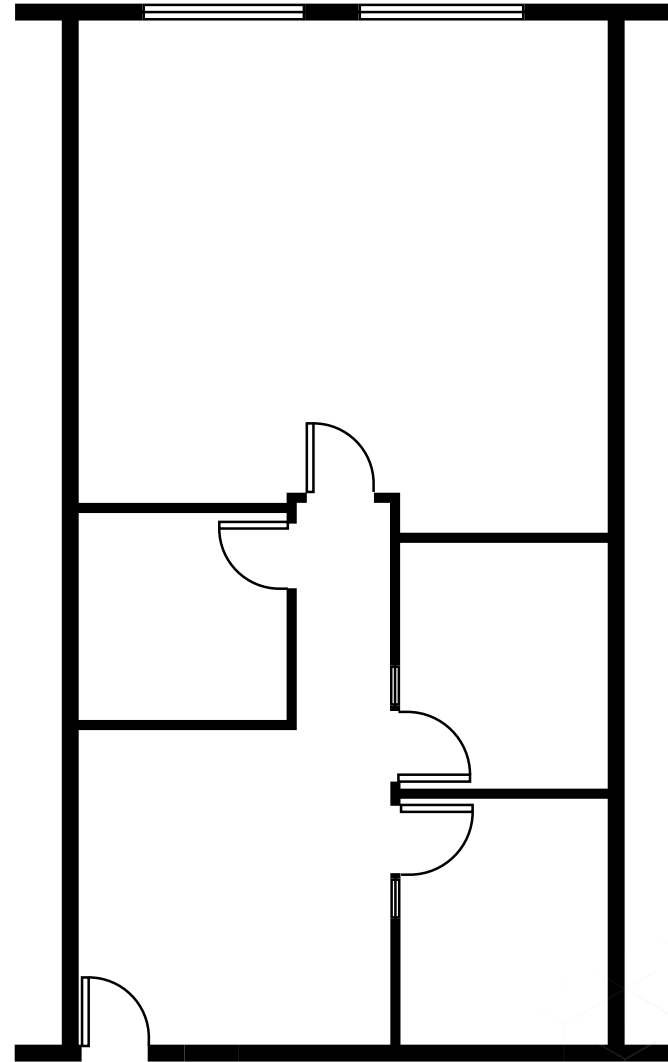
Suite 223

1,232 Sq Ft

- 3 Medium Offices
- Large Open Flex Area
- Abundant Natural Light



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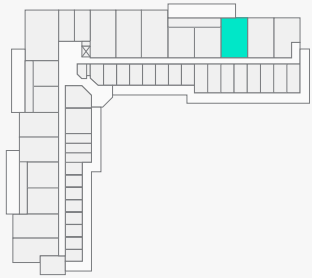


FLOOR PLANS

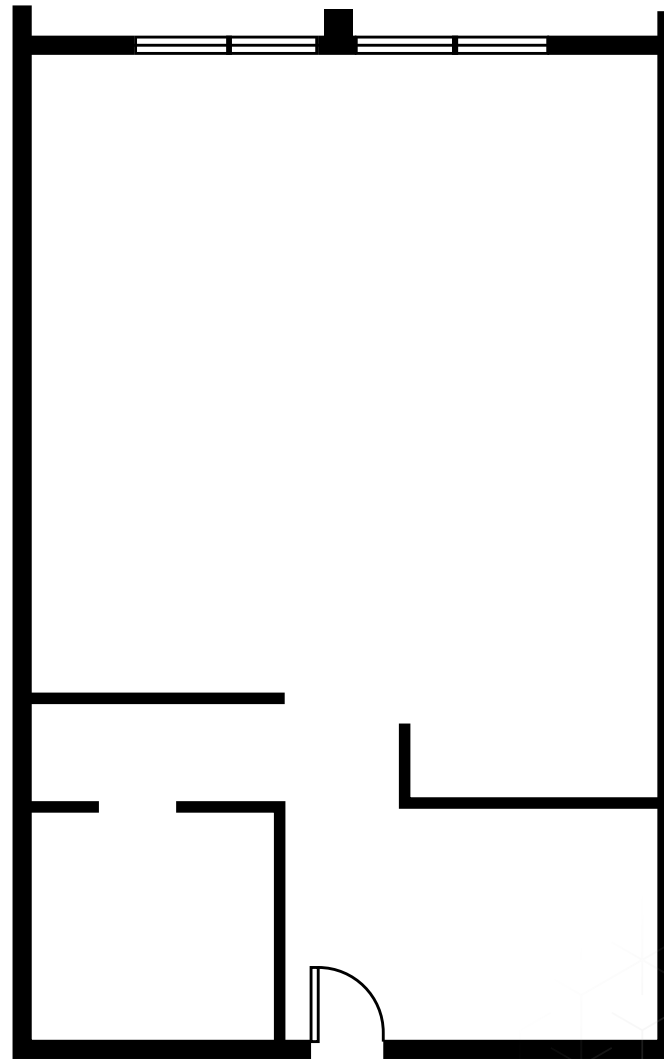
Suite 229

1,022 Sq Ft

- 1 Medium Office
- Large Open Flex Area
- Abundant Natural Light
- Storage Area



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AREA OVERVIEW

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SAN RAMON VALLEY BLVD

SAFeway
CVS pharmacy
Starbucks
McDonald's

SPROUTS FARMERS MARKET
BIG 5 SPORTS & RECREATION
RITE AID

COSTCO WHOLESALE

24 HOUR FITNESS



SAN RAMON VALLEY
CONFERENCE
CENTER

TARGET



BISHOP RANCH

city center
bishop ranch

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