

CANYON COMMONS

PROJECT OVERVIEW

<i>Project</i>	Four-story, Class A suburban office building with ground floor retail tenants.	<i>Location</i>	Located in San Ramon adjacent to I-680 on Crow Canyon Place, approximately 33 miles east of Oakland and 45 miles east of San Francisco.
<i>Year Built</i>	1983		
<i>Total SF</i>	79,147± SF	<i>Access</i>	Easily accessed from Interstate 680 at the Crow Canyon Exit only six miles north of Interstate 580.
<i>Site</i>	5.7 Acres		
<i>Construction</i>	Reinforced concrete and steel with an exterior of brick veneer and bronze solar glass.		

DESIGN FEATURES

<i>HVAC</i>	AECO energy management system maintains efficient building temperatures to all tenant suites. Two 160-ton Carrier chillers supply cooling to a Variable Air Volume system.	<i>Elevators</i>	The building is serviced by two hydraulic elevators each with a 3,000 lb. capacity.
		<i>Floor Plates</i>	20,000± SF
		<i>Load Factor</i>	Approximately 15% multi-tenant
<i>Life Safety</i>	The building is fully sprinklered with a modern life safety panel. The panel is monitored remotely 24 hours per day, 7 days a week. After-hours access is provided via a security card system through both main lobby doors.	<i>Communications</i>	The building is compatible with fiber optic connection.

AMENITIES

<i>Parking</i>	A total of 281 surface parking stalls provides a ratio of 3.6 spaces per 1,000 SF.	<i>Retail Services</i>	Tenant services include a retail bank branch, a dental office and a retail stock brokerage. A nearby neighborhood shopping center offers a supermarket, numerous restaurants and a drug store.
<i>Building Hours</i>	Building hours and services are from 8:00 a.m. to 6:00 p.m., Monday through Friday. After-hours access is provided with a card key system.	<i>Building Services</i>	Loading access is provided at the first floor main entrance.
		<i>View</i>	Views of Mt. Diablo and the East Bay foothills are enjoyed from most locations in the building. Excellent sign exposure to the west along Interstate 680.