

CANYON COMMONS



3130 CROW CANYON PLACE, SAN RAMON, CALIFORNIA
A MAIER & SIEBEL PROPERTY

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

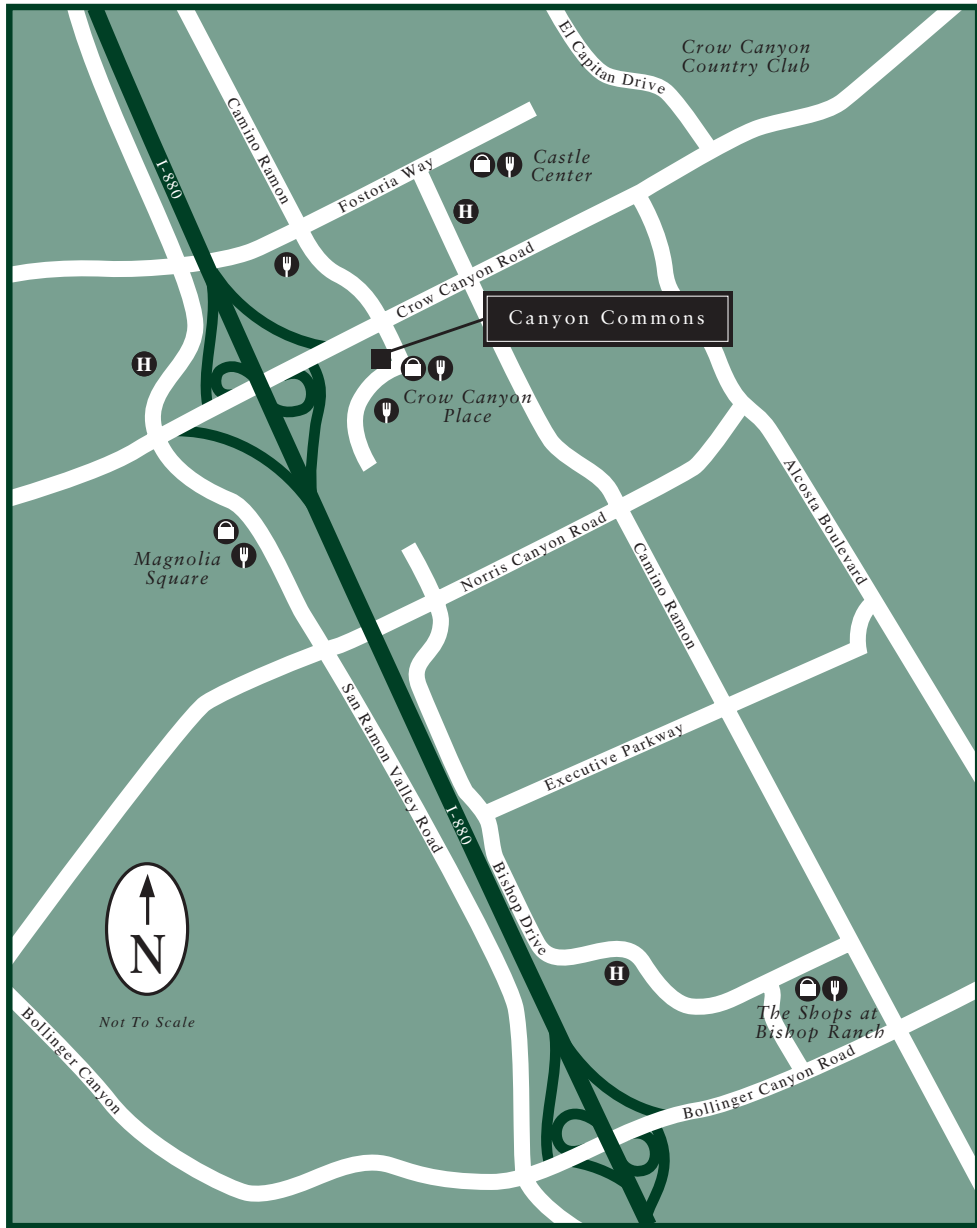
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|--------------------|--|-----------------------|---|
| <i>HVAC</i> | AECO energy management system maintains efficient building temperatures to all tenant suites. Two 160-ton Carrier chillers supply cooling to a Variable Air Volume system. | <i>Elevators</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. |

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Location Map



 — Retail Services

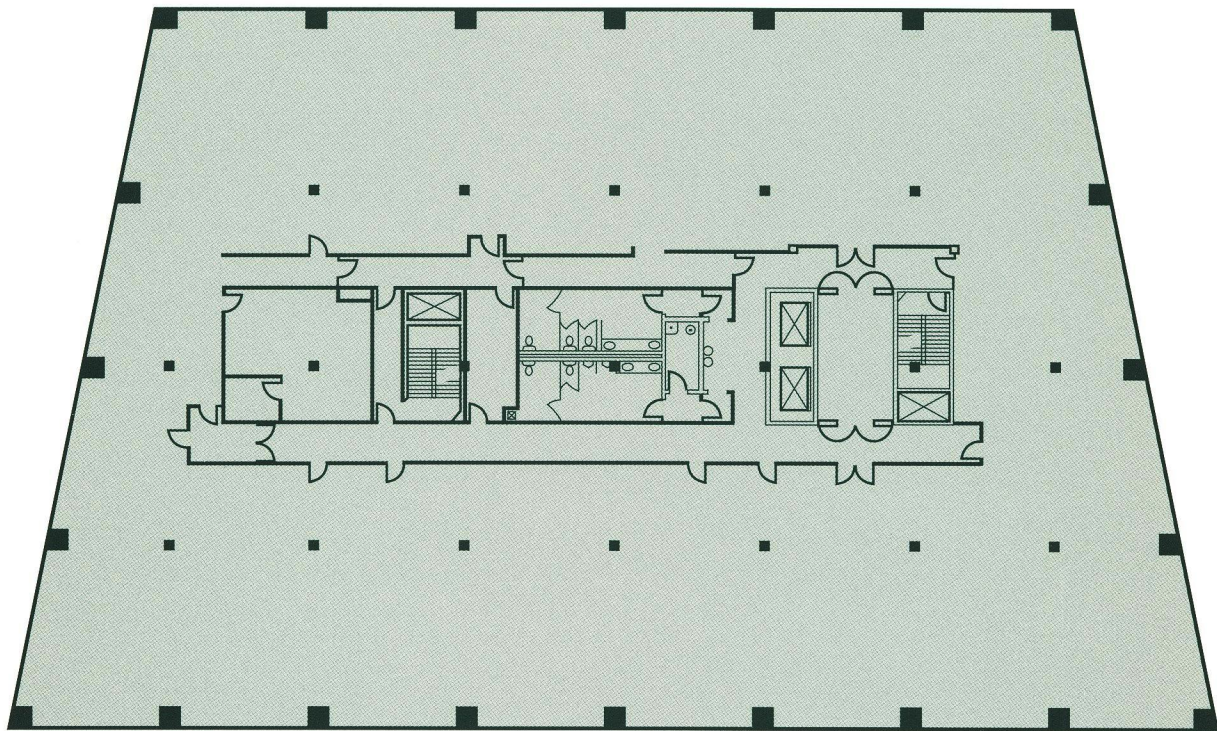
 — Hotels

 — Restaurants

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Typical Floor Plan
20,400± SF



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