

4600
NORRIS CANYON RD

Class A Corporate R&D + Chemistry
Lab Headquarters Building
San Ramon, CA

FOR SUBLEASE



4600

NORRIS CANYON RD

Purpose-built to support innovation in core Bay Area life sciences hub, this mission-critical environment offers lab, R&D, and headquarters functionality with long-term stability and best-in-class infrastructure.

Ideal for forward-thinking occupiers seeking immediate usability and significant capital savings.

KEY HIGHLIGHTS



State-of-the-art R&D and chemistry space



290 parking spaces



Flexible transportation options to the building including: potential subsidized shuttle, BART to bus, charging stations, bike share, carpool



Fully furnished with furniture & equipment list available upon request



Top Bay Area suburb known for exceptional schools



Access to fitness centers, walking trails and local retail

PROPERTY SUMMARY



This fully furnished, state of the art R&D and chemistry space spans **96,535 square feet** and reflects a significant capital investment by a high-credit tenant—offering a unique, turnkey opportunity.



[View drone tour](#)

96,535
Total SF

2
Floors

1984 / 2022
Year built / recently renovated

UPON REQUEST
Rental rate

08/31/39
Term through

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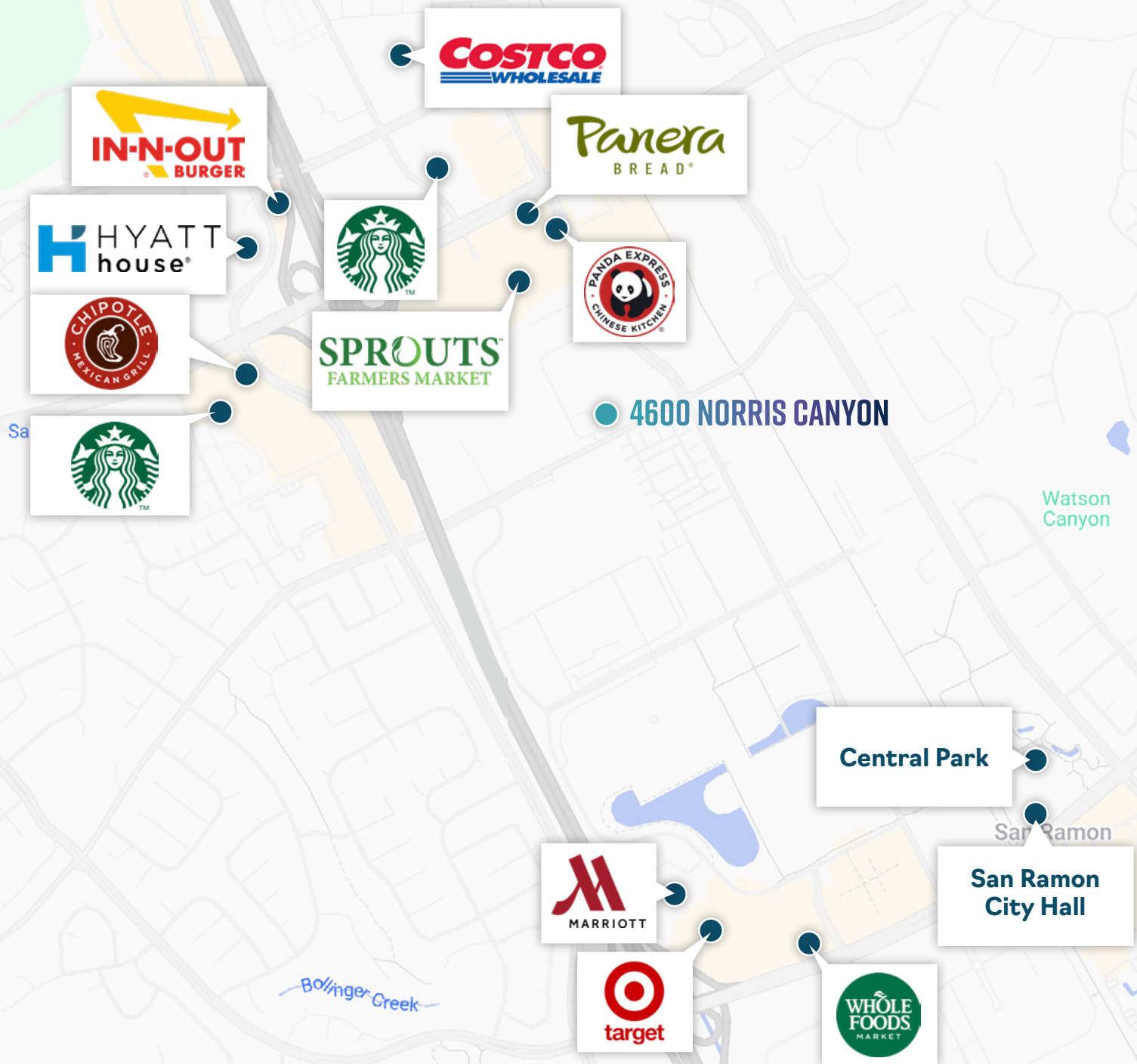




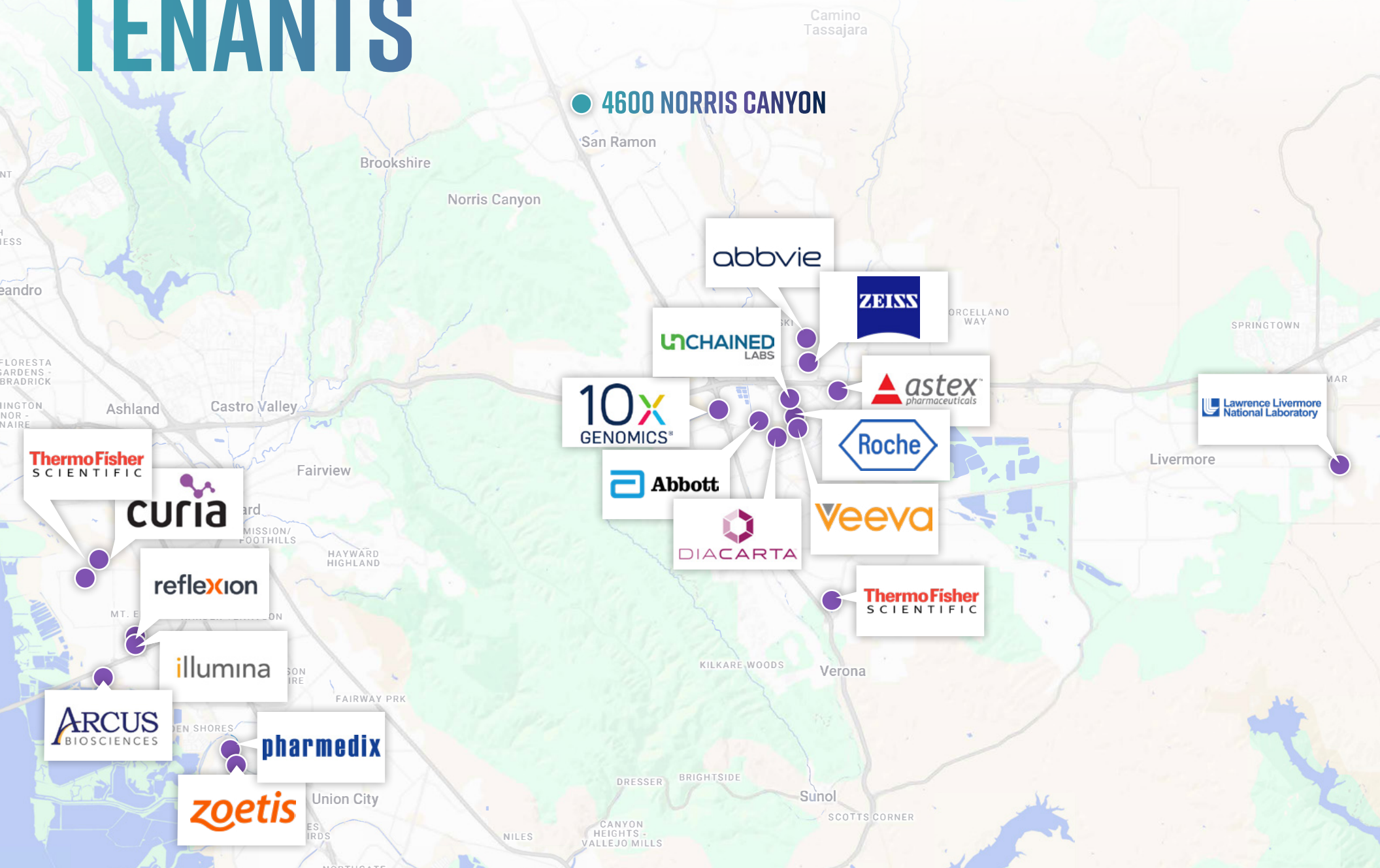




AREA AMENITIES



EAST BAY LIFE SCIENCES TENANTS



4600

NORRIS CANYON RD

For more information, please contact:



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