



## **Bishop Ranch Overview**

Owned and operated by Sunset Development Company, Bishop Ranch is built on a legacy of sound planning and smart growth, and is the largest mixed-use business park in Northern California today. For more than 30 years, Bishop Ranch has been creating a diverse, dynamic business community that continues to flourish and is home to more than 550 companies, including retail, restaurant, and hotel uses. It offers tenants and their employees a wide range of amenities and on-site services, including, but not limited to, award-winning transportation services, seminars and networking opportunities, a farmers market, and continuing-education opportunities through the UC Davis Graduate School of Management. Through these services, Bishop Ranch has created a unique and thriving community that brings together 30,000 people in one dynamic business environment.

### **Location**

Bishop Ranch comprises 585 acres situated on the sunny hills of San Ramon, California, alongside Interstate 680. It is within easy transit access from all Bay Area locations, including by BART, bus, train, car, and bike.

### **Tenants**

Home to 550 thriving companies in more than 30 industries, Bishop Ranch's tenants include Fortune 500 companies—such as Chevron, IBM, GE, PG&E, Bank of the West, Toyota, AT&T, Del Monte Food, Hill Physicians, Robert Half, Ford, and JPMorgan Chase—and exciting small businesses in high tech, bio/clean tech, and social software—such as Affiliated Computer Services, Aon eSolutions, AGIS Network, Cognizant Technology Solutions,; MRT; Systems America, Six Dimensions, and Austral Biologicals. Bishop Ranch provides a wide range of leasing options for companies of all sizes, and its tenants occupy spaces that start as small as 150 square feet and go up to more than 500,000 square feet.

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### **Sustainability**

Sunset Development Company is committed to a broad range of green initiatives; sustainable principles and practices are at the core of the company's mission to preserve human, financial, and natural resources for the future. By the end of 2012, all of Bishop Ranch's buildings will have earned certification under the Leadership in Energy and Environmental Design (LEED) program, and Bishop Ranch will have the most LEED-certified suburban real estate in one location in the United States. Bishop Ranch has recently installed an electric-vehicle charging hub with three charging stations, and boasts an award-winning transportation program, comprehensive recycling and compost services, energy-reducing and waste management programs, and much more. For more details on some of the sustainability programs and green initiatives under way at Bishop Ranch, please visit.

### **BR|ready**

The BR|ready program offers move-in-ready offices from 150 to 5,000 square feet, with flexible leasing terms that enable businesses to seamlessly expand their office space as they grow. BR|ready spaces come with preinstalled cable for simple and cost-effective phone installation; utility infrastructure and telecommunications services; free parking; locker rooms with shower facilities; and on-site property management services.

### **Community**

Bishop Ranch offers a variety of activities and events, such as business-to-business seminars and roundtables, designed to provide opportunities for networking, information sharing, and idea exchange. Bishop Ranch also offers fun, healthful activities, such a farmers market twice a week, lunchtime mobile food trucks three times a week, exercise classes, golfing, group outings to local area attractions, and other events that increase person-to-person interactions and create a palpable buzz throughout the community.

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### **Services**

Sunset Development Company manages all aspects of Bishop Ranch, from leasing agreements to 24/7 maintenance services that ensure a seamless tenant experience unparalleled in the commercial real estate industry. The list of services is extensive, but examples include world-class construction services, an extensive list of amenities, discounts on Bay Area shopping and events, an award-winning transportation program, and exciting community-building events.

### **Telecommunications and Utilities**

Tenants have the highest-quality telecommunications services available in the San Francisco Bay Area, with a dedicated SONET (Synchronous Optical Network) ring provided by AT&T that encircles Bishop Ranch to ensure fast connectivity, unparalleled reliability, and dependable disaster recovery. Bishop Ranch's utility infrastructure is designed to meet the current and projected needs of every tenant, with a 20-kilovolt PG&E power line that crosses the area, ensuring reliable service. Bishop Ranch maintains its own domestic water service in addition to the water and sewer services provided by the Central Contra Costa Sanitary District and the East Bay Municipal Utility District.

### **History**

Once populated with only pear trees, walnut groves, and herds of sheep, the land was originally part of Norris Ranch, a 3,000-acre tract of land. In 1895, the land was subdivided, and 1,770 acres became Bishop Ranch. Upon the death of Mr. Bishop, in 1955, Western Electric acquired Bishop Ranch to house a manufacturing plant, and construction of Interstate began soon after that. In the 1970s, residential parcels of Bishop Ranch were sold, leaving 585 acres (zoned for controlled manufacturing) dormant. In 1978, Sunset Development Company saw the opportunity for a mixed-use business park and purchased the land. Today, Bishop Ranch stands as one of America's premier corporate locations, with 10 million square feet of office, retail, and lodging space. For the complete timeline and history of Bishop Ranch, please visit

[www.bishopranch.com/about-br/history/](http://www.bishopranch.com/about-br/history/).

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### **Transportation**

Bishop Ranch is dedicated to the transportation needs of its 30,000 commuters, and boasts an award-winning transportation program that includes free connections to BART by shuttle (which will celebrate its 4 millionth rider soon); free bus passes, valued at \$1,250 annually per employee; train, vanpool, and carpool transit incentives; a Guaranteed Ride Home program; and personalized commute planning assistance for tenants. Upgrades to the transportation options and programs are continual. For example, three electric vehicle charging stations were recently installed at Bishop Ranch 6, including a Level-3 charging station that charges a car in less than 20 minutes.

### **Awards**

Working with the world's best architects, designers, and field experts, Bishop Ranch conveys an ethos of quality in all respects. Bishop Ranch has earned many prestigious awards, including:

- The Urban Land Institute Global Award for Excellence (1987)
- Best Workplaces for Commuters Award from the U.S. Environmental Protection Agency and the U.S. Department of Transportation (2002)
- Two Merit Awards for Transportation from the Metropolitan Transportation Commission
- Gold Nugget Award of Merit for Office Parks from the Pacific Coast Builders Conference

### **By the Numbers**

30+ years old

26 office buildings

585 acres

550 tenants

10 million square feet of office, retail, and lodging space

4 million riders (nearly) to have boarded the Bishop Ranch shuttle to and from BART

100 percent green-certified products used in janitorial and cleaning services

200,000-plus pounds of waste avoided annually by using cloth instead of paper towels

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3.5 million-plus kilowatts saved per year through energy-saving initiatives

384,000-plus kilowatts saved by starting janitorial services early

\$2 million in free bus passes distributed annually

2 million pounds of grass, leaves, and green waste sent to compost annually

88 tons of cardboard recycled annually

22,000 pounds of electronic waste recycled annually

10,000 cars eliminated from roads daily because of transportation programs

15 million gallons of gas saved annually

60 percent of cars driven to Bishop Ranch are multiple-occupant vehicles

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### **Media contact:**

Jill Lindenbaum

JStokes for Bishop Ranch

[Jlindenbaum@jstokes.com](mailto:Jlindenbaum@jstokes.com)

415-572-3433