

FOR LEASE OR SALE

309-311 LENNON LN
OFFICE/MEDICAL
SPACES
AVAILABLE



WALNUT CREEK, CALIFORNIA

REDUCED PRICE: \$3,799,999



Matt Hatfield
Senior Director

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LIC: #01937755



309-311 LENNON LANE

NEAR KAISER PERMANENTE & JOHN
MUIR MEDICAL OFFICES

309-311 Lennon Lane is located in the medical submarket of Shadelands in Walnut Creek. Submarket supports major medical entities such as Kaiser Permanente, John Muir, BASS Medical, and Benioff Children's Hospital.

The Shadelands is a great dining/recreation destination with Heather Farm Park, Lime Ridge Open space, Boundary Oak Golf Course, Diablo Shadows Park, Orchards Playground at the Orchards Shopping Center with houses; Mike Hess Brewing, Jack's Urban Eats, MOD Pizza, California Fish Grill, and Burger Lounge.

AVAILABLE

Total Building ±14,105 RSF

Vacant Space ±8,799 RSF



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- SBA available to office buyers
- Multi-Tenant Condo with an proforma NOI of \$210,000
- Two large stable tenants in 311 building, each with long term leases in place
- Parking Ratio: 4.60/1,000 SF
- Serene Quiet Setting
- Updated Restrooms and common areas with LED lights
- Zoned BP-200, permitting multiple uses



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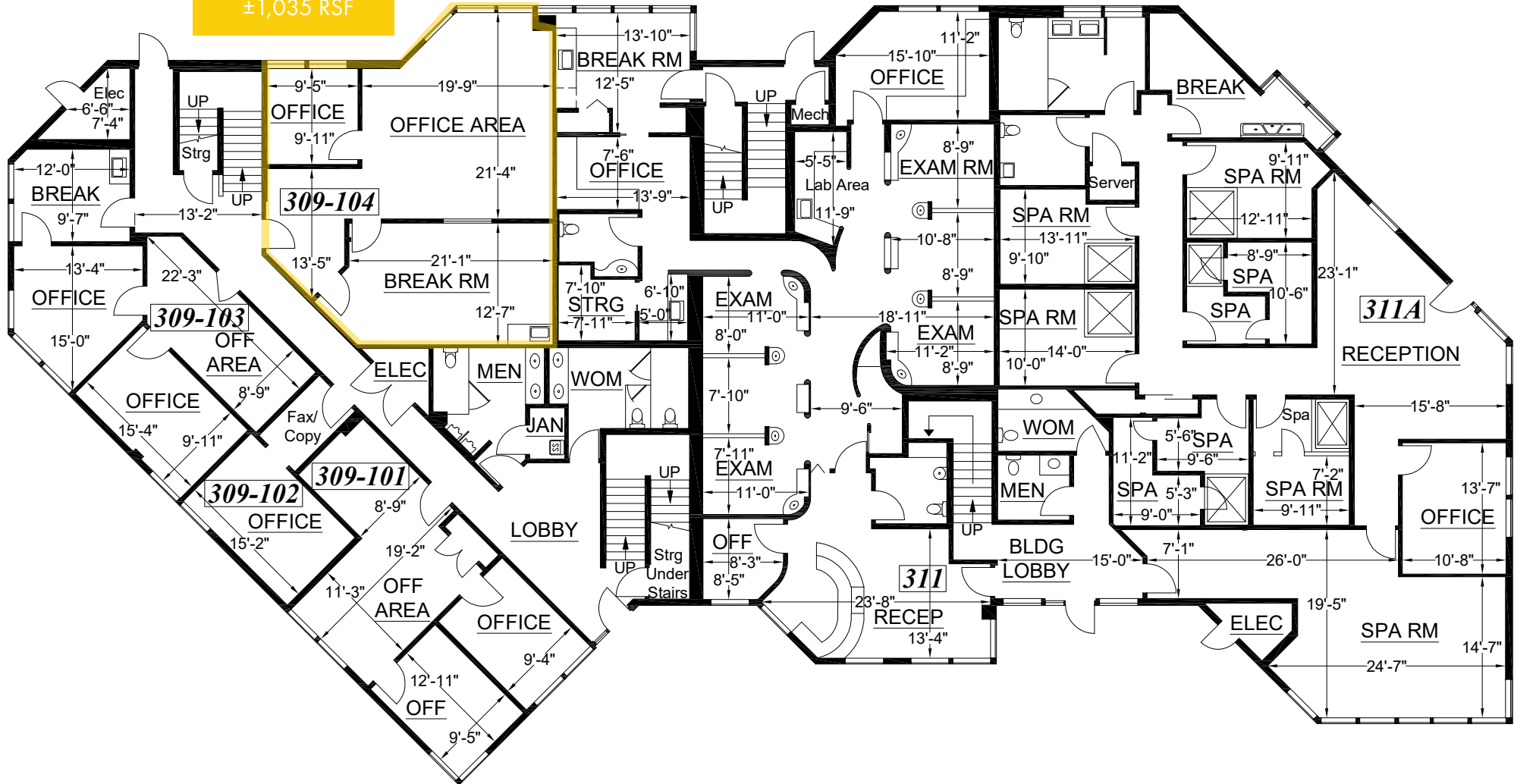
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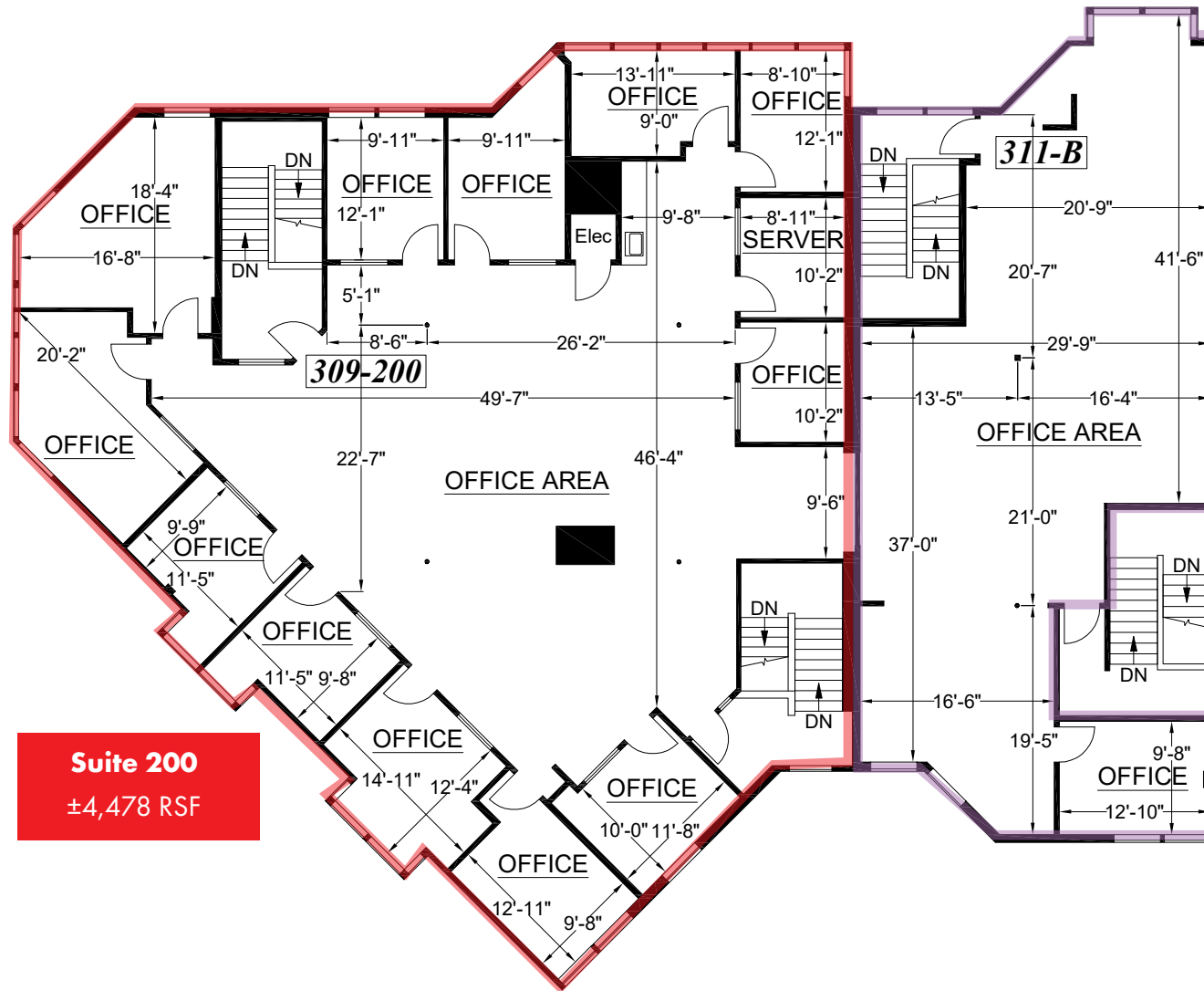


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Suite 104
±1,035 RSF

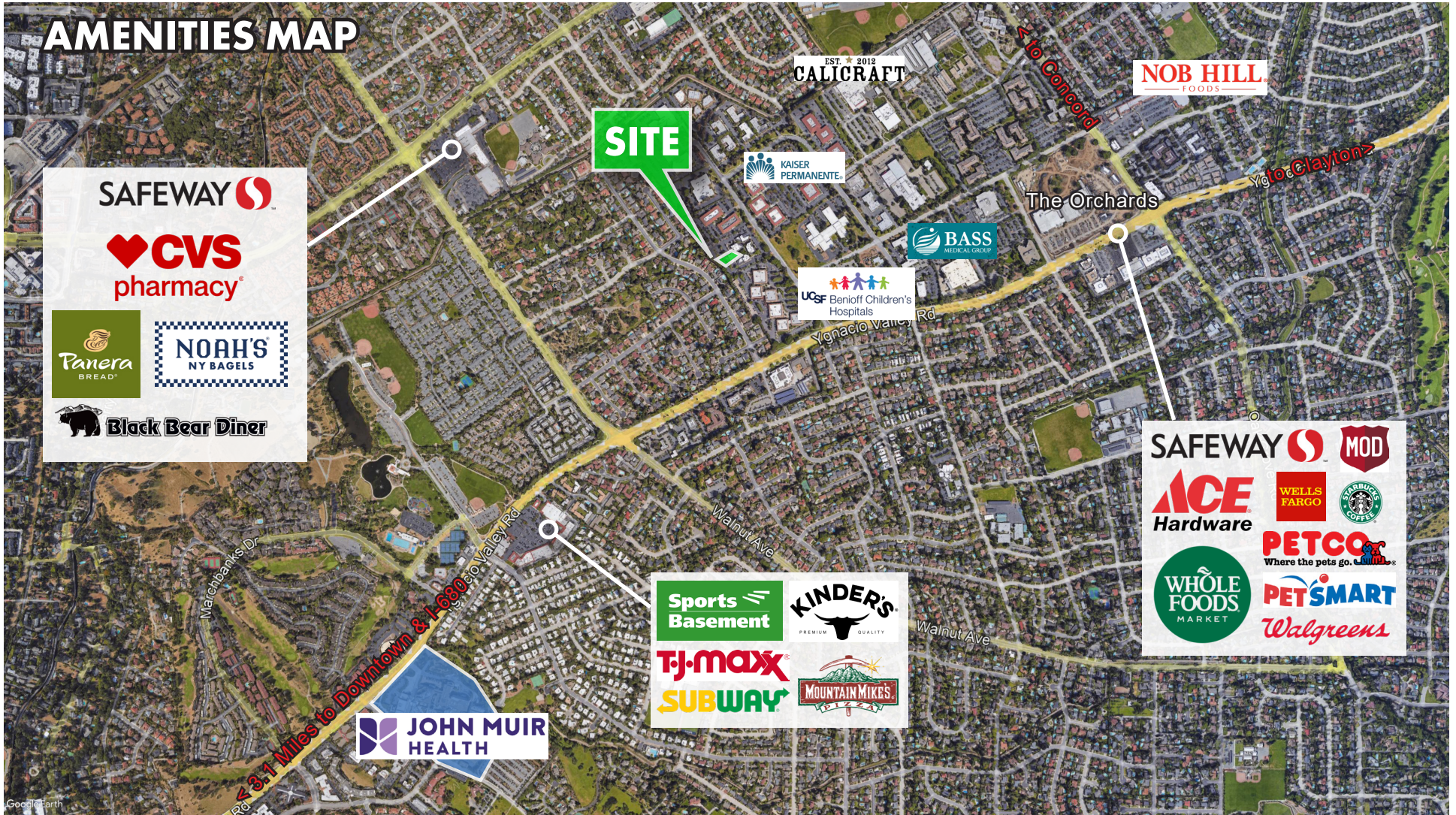


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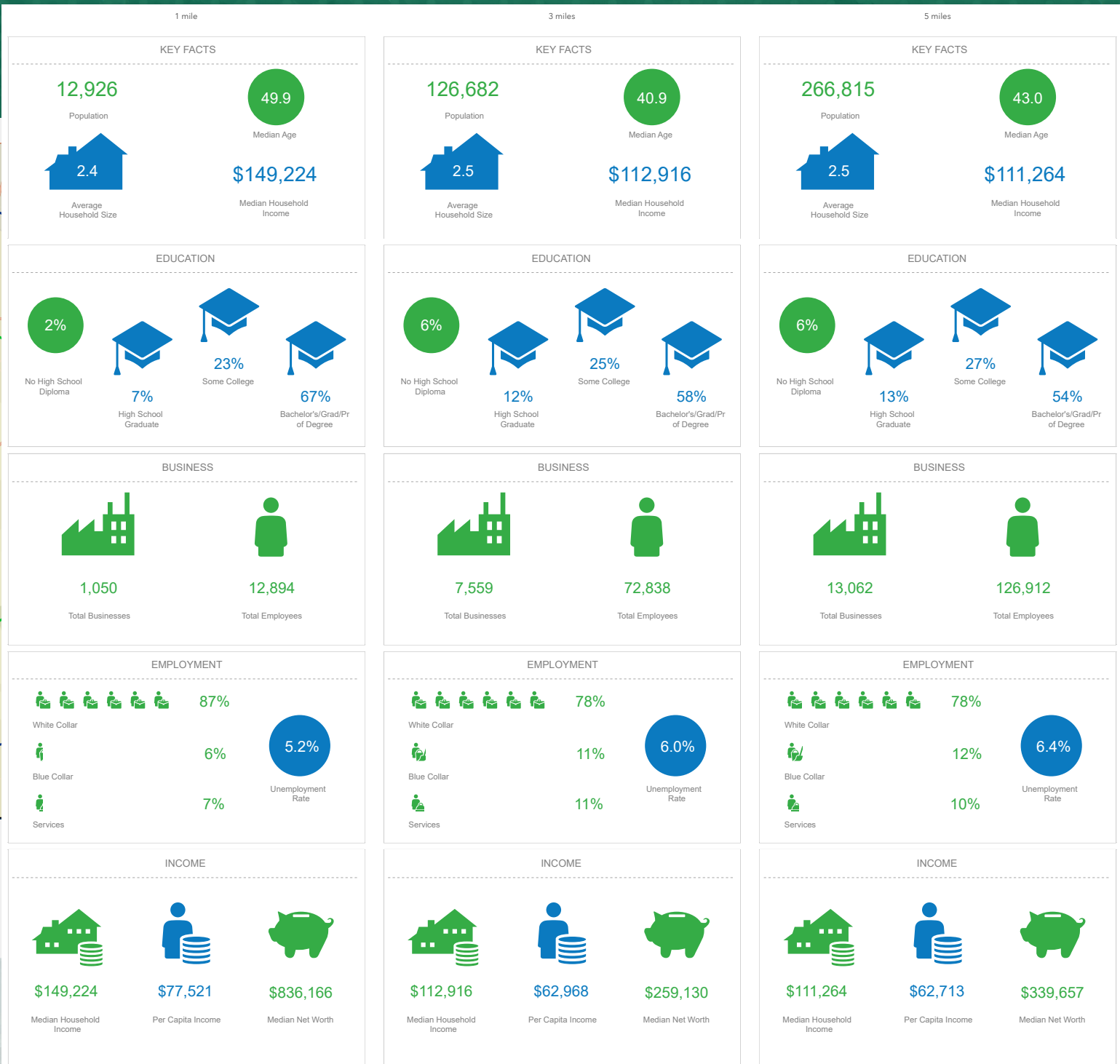
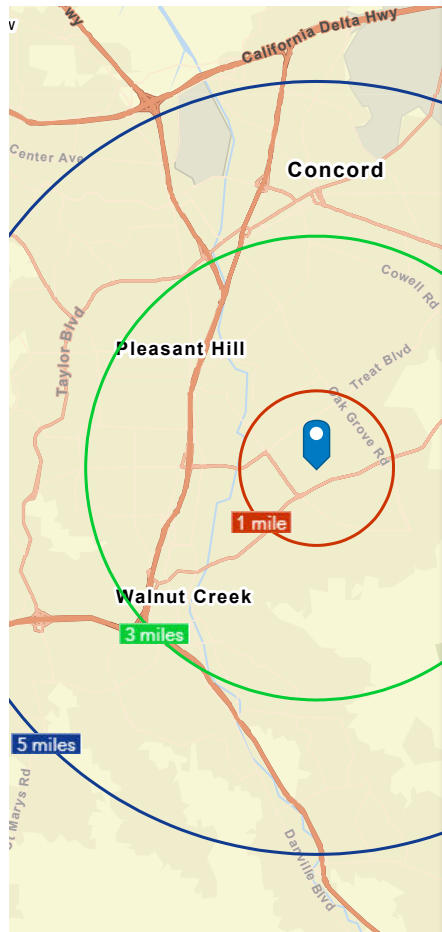
Suite 200
±4,478 RSF

Suite 311 B
±1,889 RSF



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