



303 LENNON LANE

WALNUT CREEK, CA

±6,035 SF BOUTIQUE
OFFICE/MEDICAL BUILDING

FIRST FLOOR AVAILABLE FOR OWNER/USER

AVAILABLE FOR SALE

NEWMARK

**303
LENNON
LANE**
WALNUT CREEK, CA

AREA

- Suite 100 - ±3,085 SF
Available
- Suite 200 - ±2,950 SF
Fully Leased

HIGHLIGHTS

- Prominent Class A Office Building
- Ample Parking
- Numerous Easily Accessible Amenities

SALE PRICE

- Contact Brokers

POSSESSION

- Available December 2023

EXPENSES

12/31/2022

Association Dues	\$15,934
PG&E	\$8,535
Janitorial	\$8,250
Insurance	\$3,280
Accounting	\$2,627
Alarm Service	\$1,213
Water	\$364
Repairs/Maintenance	\$2,577
Donation	\$500
Property Taxes	\$27,761*

*note the property tax number has been adjusted to include a \$400 per foot sale price

TOTAL EXPENSES

\$97,356

NEWMARK

PROPERTY HIGHLIGHTS

DOWNTOWN WALNUT CREEK



The Shadelands Shuttle offers free transportation from Pleasant Hill BART to the Shadelands Business Park.



Walnut Creek Executive Park is strategically located in close proximity to four major shopping centers. Each shopping center boasts a variety of grab-and-go/sit down eateries along with an abundance of other desired amenity options.

- 1 THE ORCHARDS
- 2 CITRUS MARKETPLACE
- 3 ENCINA GRANDE
- 4 CALICRAFT BREWERY
- 5 OAK GROVE PLAZA



The Shadelands Business Park is home to a large variety of medical groups. Notable tenants include John Muir Health, UCSF Benioff Children's Hospital, Aetna, Kaiser Permanente, Stanford Healthcare, DaVita and many more.

- 1 KAISER PERMANENTE
- 2 MUIR ORTHOPAEDIC SPECIALISTS
- 3 BASS MEDICAL GROUP
- 4 UCSF BENIOFF CHILDREN'S HOSPITAL
- 5 JOHN MUIR HEALTH

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PLEASE CONTACT THE LEASING
BROKERS FOR MORE INFORMATION

DAVE BRUZZONE

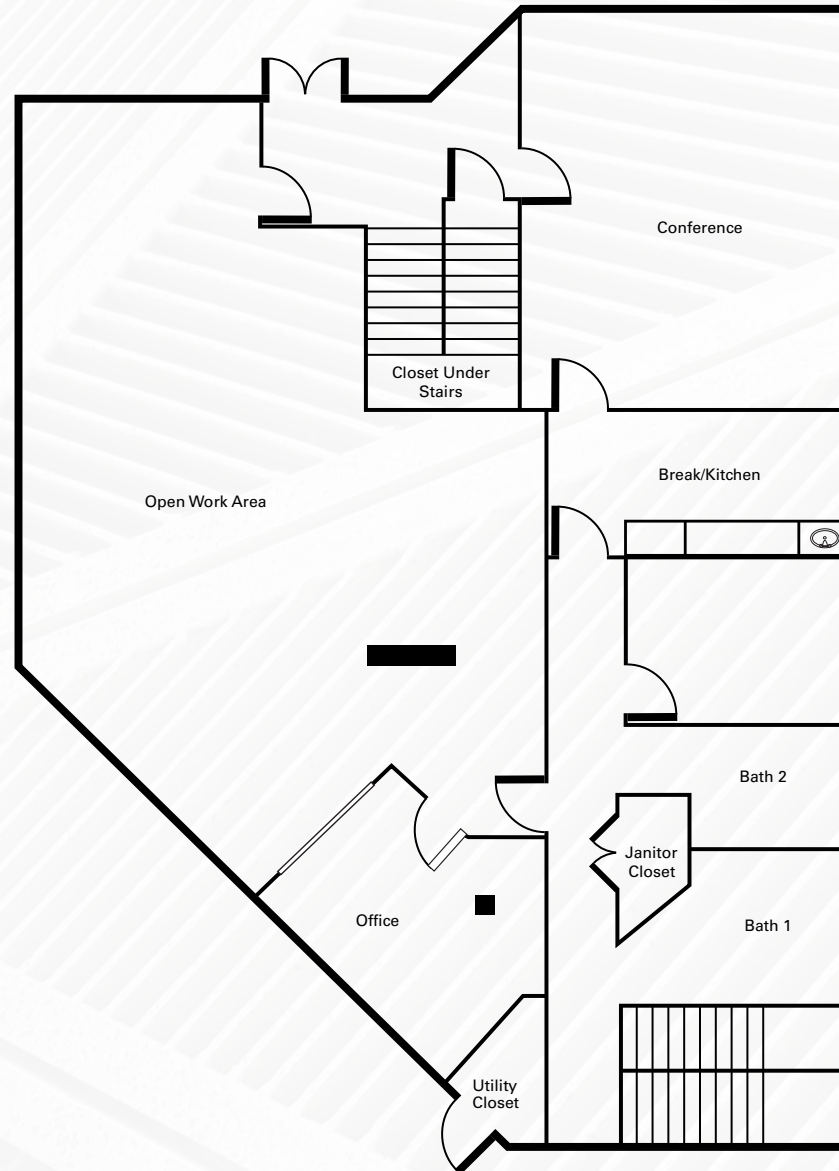
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NEWMARK



SUITE 100
±3,085 SF AVAILABLE

AVAILABLE 12.01.2023

- Open plan with conference room, break room/kitchen
- One private office
- Large open area with space to accommodate 9-10 cubicles
- Former dental office with plumbing stubbed in multiple locations

FLOOR PLAN

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SUITE 200

±2,950 SF

FULLY LEASED FOR 5 YEARS
COMMENCING 12.01.2023

NEWMARK

FLOOR PLAN