

2021 YGNACIO VALLEY ROAD

WALNUT CREEK, CA



SUITE C - 102 | ±1,167 RSF | \$583,000 • SUITE C - 103 | ±1,753 RSF | \$745,000

NEWMARK

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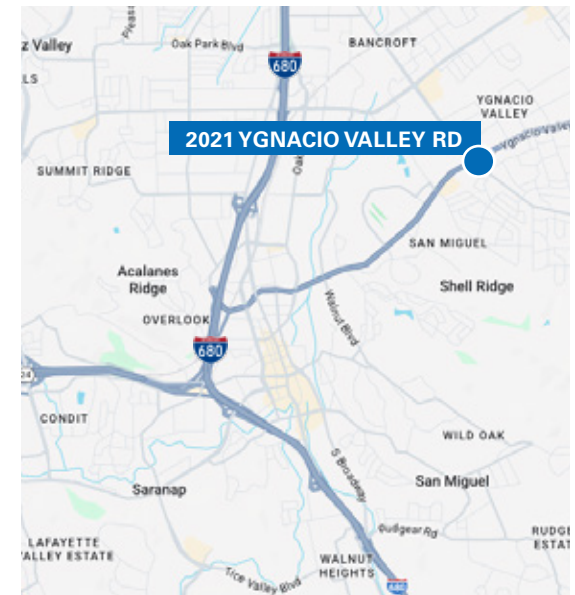
CA RE# 02109703

SALE OFFERING

The offering represents the opportunity to acquire limited partnership ownership interests in Doctors Park, a California Limited Partnership, the owner of 2021 Ygnacio Valley Road. Both suites are currently leased through March 31, 2026, at which time they will be vacated.

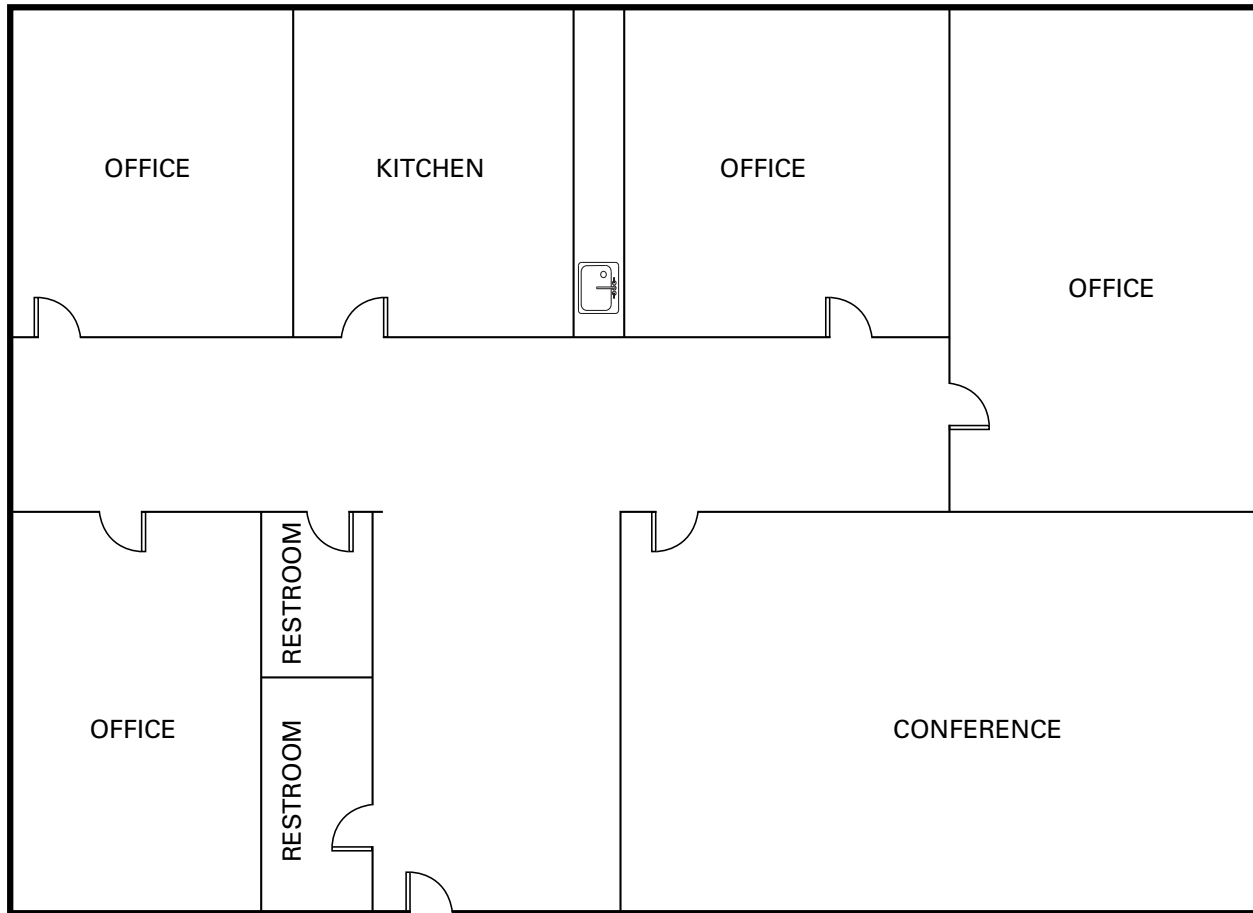
PROPERTY HIGHLIGHTS

- Opportunity to purchase the rights to occupy 2 small medical office units
- Excellent medical user synergy in the Doctors Park complex
- Ample surface parking
- Ground floor units with internal restrooms
- Nicely upgraded interiors
- Function layouts with flexibility to be easily modified
- 2/3 mile from John Muir Medical Center



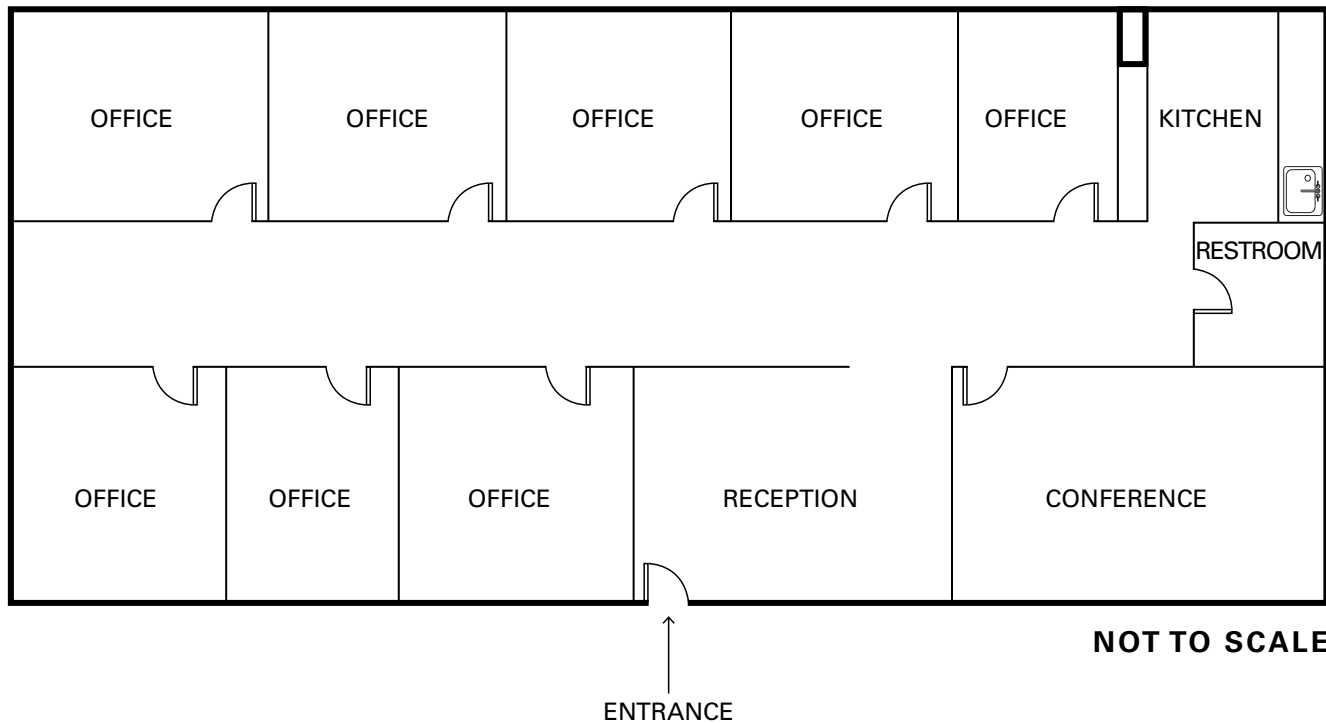
Note: The purchase of ownership units are subject to approval process of Doctors Park LP.

FLOOR PLAN | SUITE C - 102 | ±1,167 RSF



NOT TO SCALE

FLOOR PLAN | SUITE C - 103 | ±1,753 RSF



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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