

1301 YGNACIO VALLEY ROAD, WALNUT CREEK | SUBLEASE

COSHARE OFFICE SPACE FOR SUBLEASE | ±1,500 TO ±4,900 SF

HIGH VISIBILITY LOCATION



Edward F. Del Beccaro
Executive Vice President
San Francisco Bay Area
Regional Manager
925-296-3333
ed.delbeccaro@tricommercial.com
LIC: #00642167

Garrett Croy
Associate | Office/Medical
925-296-3313
garrett.croy@tricommercial.com
LIC: # 02249265

Charlie Solari
Associate
925-296-3316
charlie.solari@tricommercial.com
LIC: # 02440388

1301 YGNACIO VALLEY RD

**HIGH VISIBILITY LOCATION
ON MAJOR THOROUGHFARE**

- Coshare Office Space For Sublease
- Ground Floor: 1,500 - 4,900 SF + shared amenities
- Asking Rate: \$2.50 per SF (Full Service)
- Available Now
- High Quality Building & Interior Space Improvements
- Offered furnished or vacant at tenant's option
- **Monument Signage Available**
- Dedicated parking, Free surface parking is available
- Building Partially Self-Powered With Solar Array
- High Visibility Location on Ygnacio Valley Rd with 75,200 AADT
- Fire Sprinklers
- Secured-Access Building with 24/7 Monitored Alarm System
- **Sublease Space size is flexible depending on common area use and final square footage leased**



Edward F. Del Beccaro

925-296-3333
ed.delbeccaro@tricommercial.com
LIC: #00642167

Garrett Croy

925-296-3313
garrett.croy@tricommercial.com
LIC: # 02249265

Charlie Solari

925-296-3316
charlie.solari@tricommercial.com
LIC: # 02440388



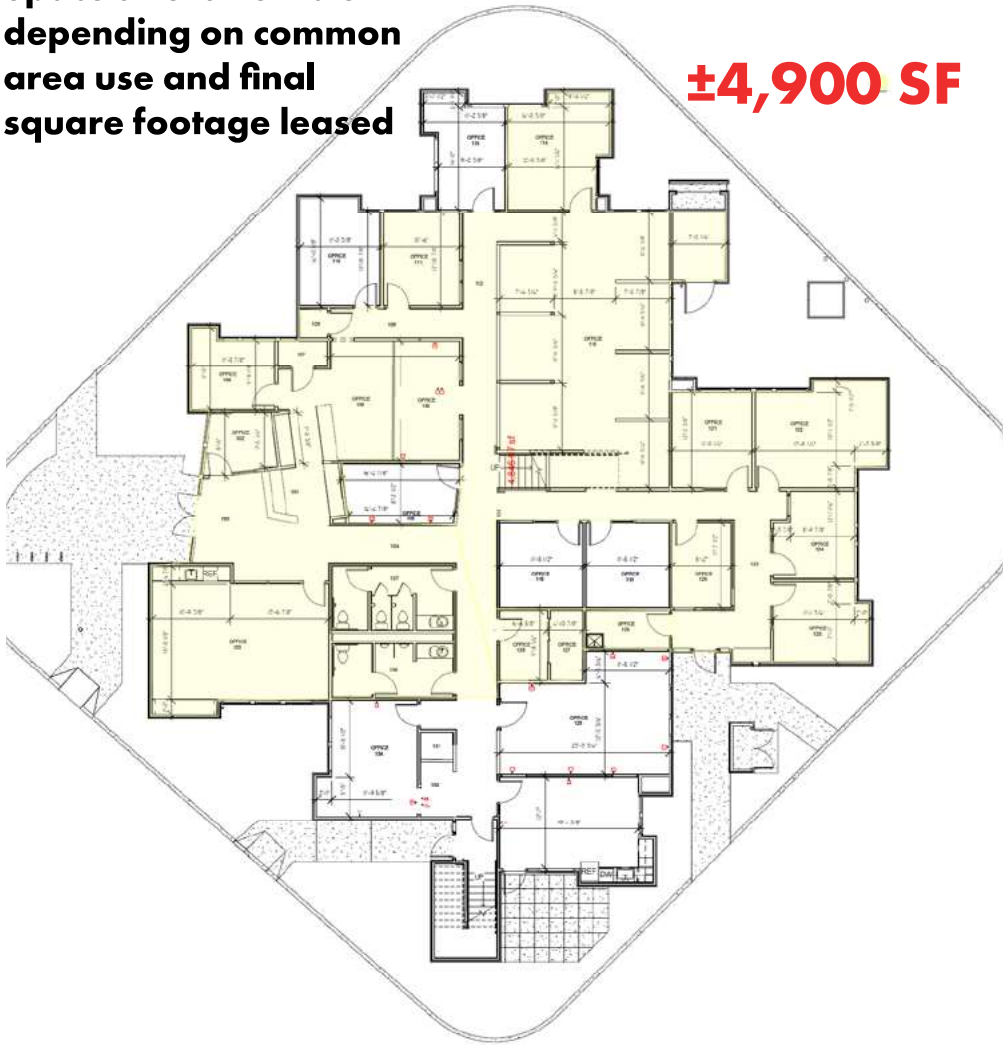
www.tricommercial.com

1301 YGNACIO VALLEY RD

**HIGH VISIBILITY LOCATION
ON MAJOR THOROUGHFARE**

- Space size is flexible depending on common area use and final square footage leased

±4,900 SF



Edward F. Del Beccaro

925-296-3333
ed.delbeccaro@tricommercial.com
LIC: #00642167

Garrett Croy

925-296-3313
garrett.croy@tricommercial.com
LIC: #02249265

Charlie Solari

925-296-3316
charlie.solari@tricommercial.com
LIC: #02440388



www.tricommercial.com