

1301 YGNACIO VALLEY ROAD, WALNUT CREEK | FOR LEASE

COSHARE OFFICE SPACE FOR LEASE | ±4,900 SF

HIGH VISIBILITY LOCATION



Edward F. Del Beccaro
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1301 YGNACIO VALLEY RD

**HIGH VISIBILITY LOCATION
ON MAJOR THOROUGHFARE**

- Coshare Office Space For Lease
- Ground Floor: 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
- **Space size is flexible depending on common area use and final square footage leased**



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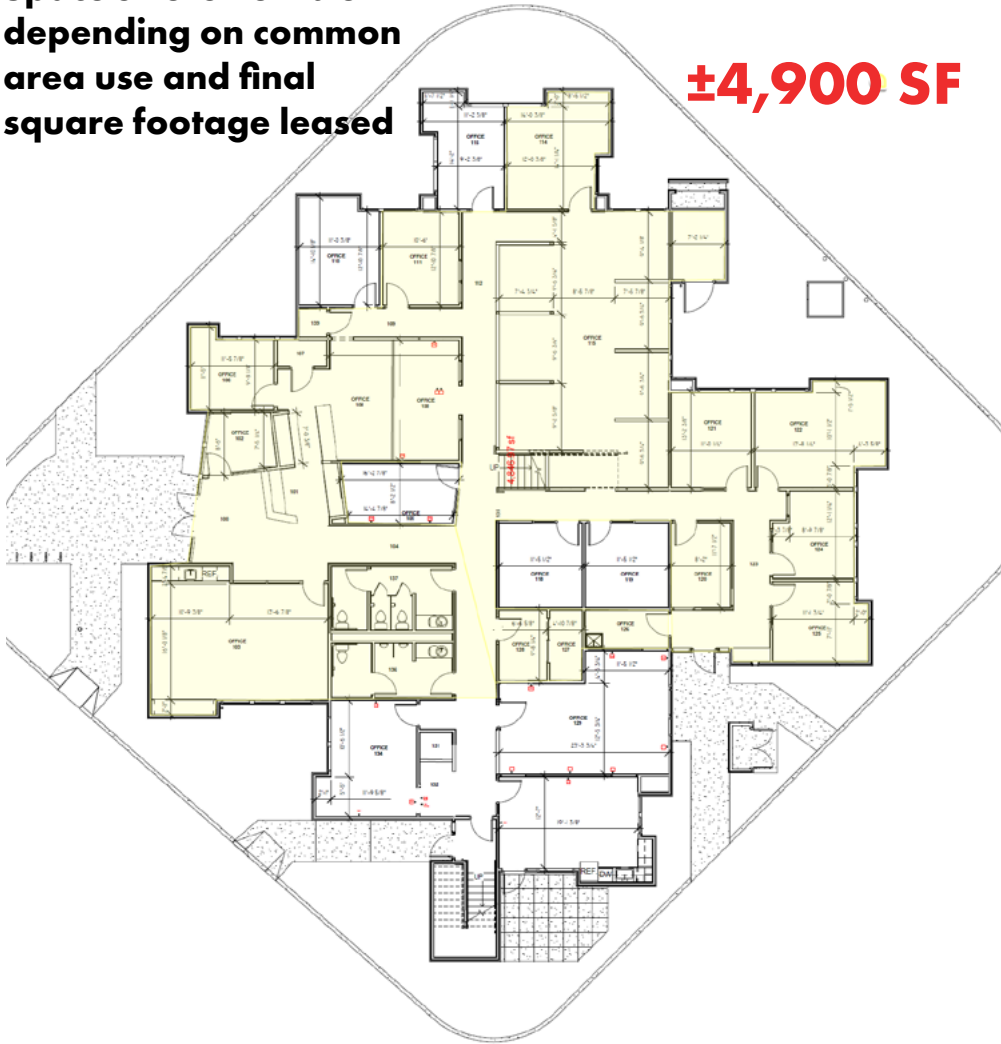
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