

3075 Citrus Circle, Walnut Creek — Office Suite Available



Location Highlights

- Located adjacent Shadelands Business Park, minutes from Downtown Walnut Creek
- Quiet and Great Work Environment
- 2.8 miles from Pleasant Hill BART Station
- Ample surface parking (75 spaces)
- One-story, Class B building (~22,345 SF)
- Ideal for professional tenants
- Walking distance to Club Studio Gym, Chick-fil-A (currently under construction), USPS and The Orchards at Walnut Creek (Safeway, Crunch Fitness, various Restaurants)

Property Summary

Feature	Description
Building Size	~22,345 SF, single-story
Parking	75 surface spaces
Architecture	Class B, upgraded interiors
Nearby Tenants	Health care, legal, and finance professionals

Available Suite

Suite 220

- Size: 1,353 SF
- Lease Term: 2-5+ years Available now
- Lease Rate: \$27.00/SF/YR (\approx \$2.25/SF/MO) with 5% annual increases
- 4 private offices, central A/C, natural light
- Full-Service base year lease



Leasing Contact Information

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Call or email for tours or leasing inquiries.