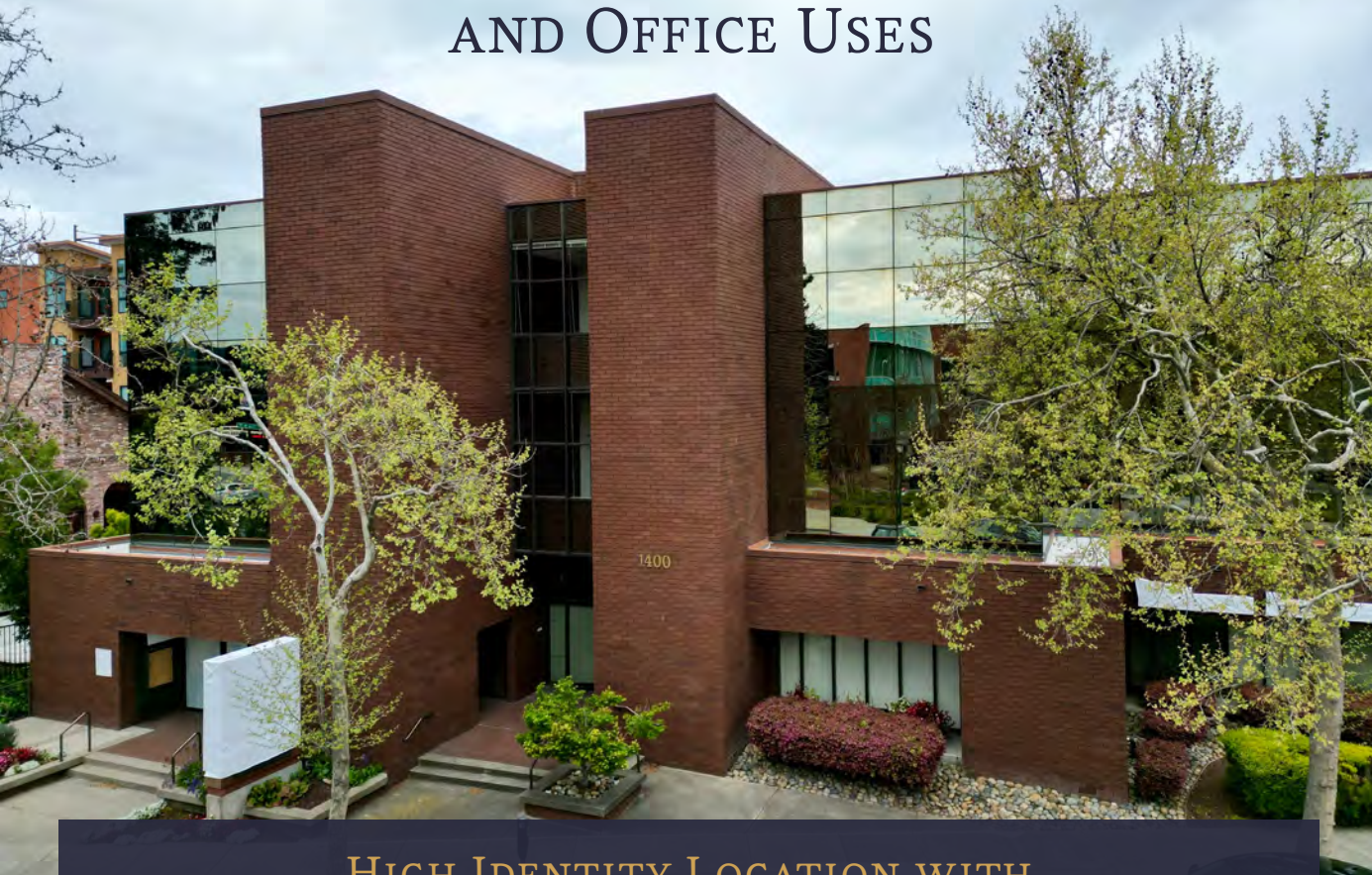


1400 CIVIC DRIVE

WALNUT CREEK

PERFECT FOR FINANCIAL INSTITUTION
AND OFFICE USES



HIGH IDENTITY LOCATION WITH
MULTIPLE SIGNAGE OPPORTUNITIES

NEWMARK

A Unique single
building opportunity

±19,000 RSF

AMPLE PARKING
ON SITE

BUILDING AND
MONUMENT SIGNAGE

HIGHLY TRAFFICKED AREA
±44,000 AVERAGE DAILY
TRAFFIC

DEDICATED GARAGE &
FUTURE TENANT AMENITY
AREA

GROUND FLOOR VIDEO TOUR

3RD FLOOR VIDEO TOUR

JUSTIN GRILLI

925-997-1353

Justin.grilli@nmrk.com

CA RE LIC #01410373

ALEX GRELL

510-918-5236

Alex.grell@nmrk.com

CA RE LIC #01222891

1400 CIVIC DRIVE

WALNUT CREEK

1400 CIVIC DRIVE, located at the corner of Civic Drive and Broadway, in the heart of **DOWNTOWN WALNUT CREEK**, is adjacent to dozens of restaurants, across the street from City Hall and has great freeway access to North & South I-680 and **HIGHWAY 24** westbound. The 19,000 SF building is just a short distance from the Walnut Creek **BART STATION**.

Premier, Downtown
Walnut Creek Location

FREE, DEDICATED,
SURFACE PARKING!

±19,000 RSF

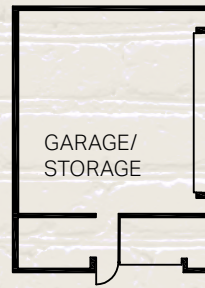
1400 CIVIC DRIVE

WALNUT CREEK

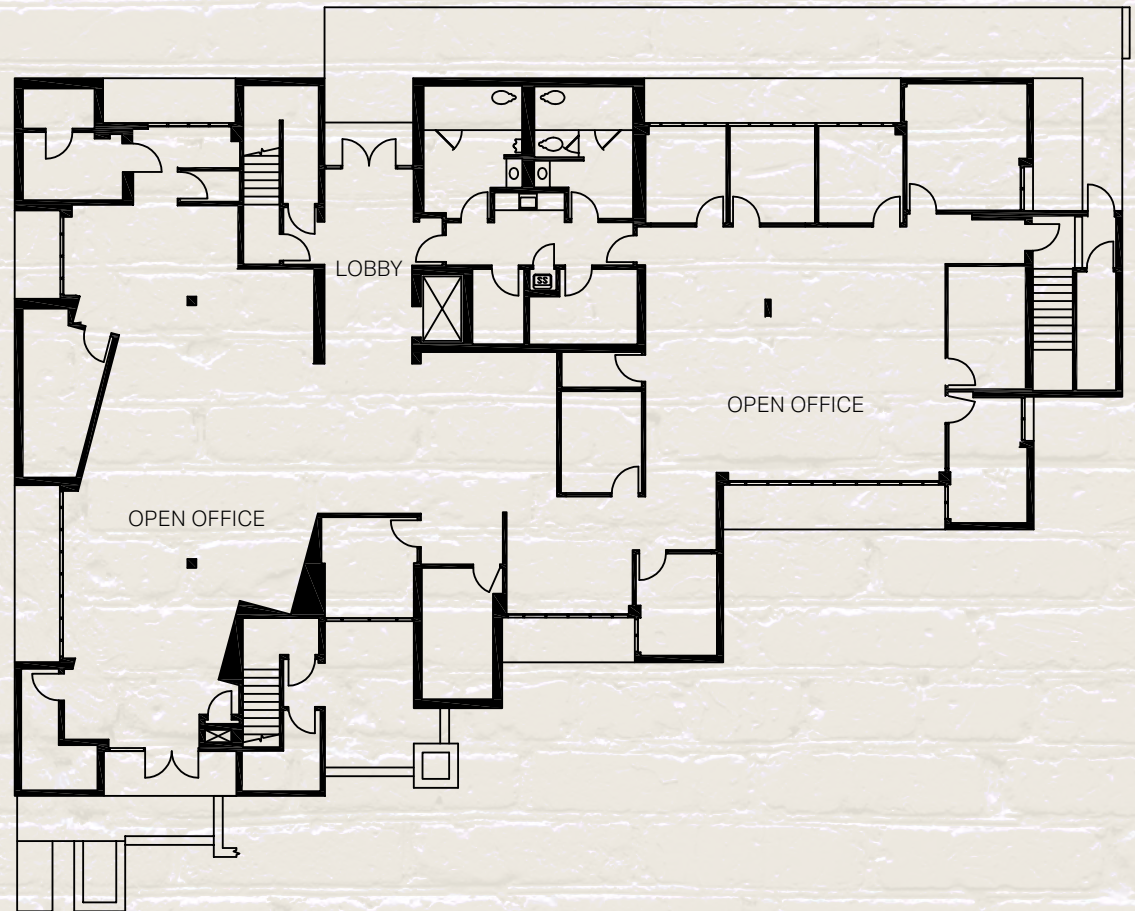
FIRST FLOOR

± 6,650 SF

- EXTERIOR GARAGE & FUTURE TENANT AMENITY AREA
- BANK BRANCH LOCATION
- VAULT AND SAFETY DEPOSIT BOXES IN PLACE
- ATM AVAILABLE ON GROUND FLOOR



PROJECT PARKING LOT



CIVIC DRIVE

[GROUND FLOOR VIDEO TOUR](#)

[GROUND FLOOR 3D TOUR](#)

*NOT TO SCALE

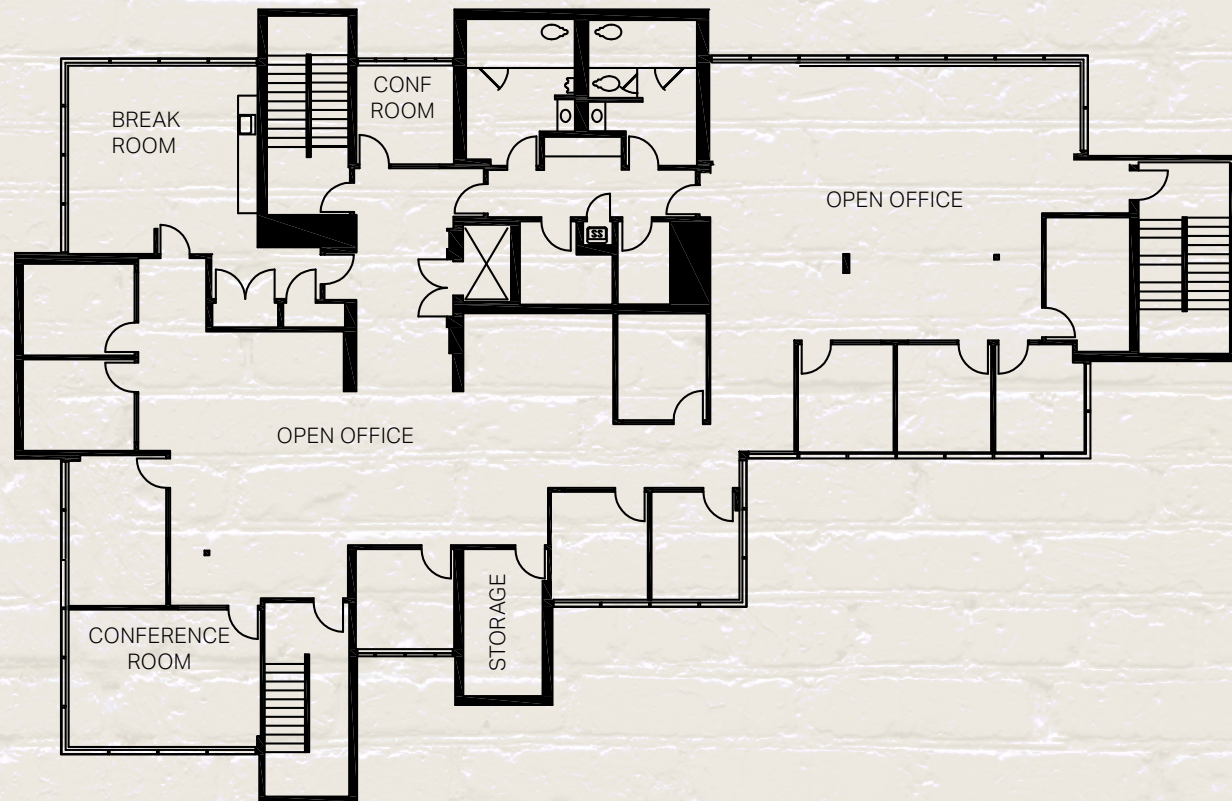
I400 CIVIC DRIVE

WALNUT CREEK

SECOND FLOOR

± 6,175 SF

- EXISTING BUILD OUT IN PLACE
- SEVERAL WINDOW LINED OFFICES
- BREAK ROOM
- CONFERENCE ROOMS
- RESTROOM CORE
- GREAT VIEWS



CIVIC DRIVE

*NOT TO SCALE

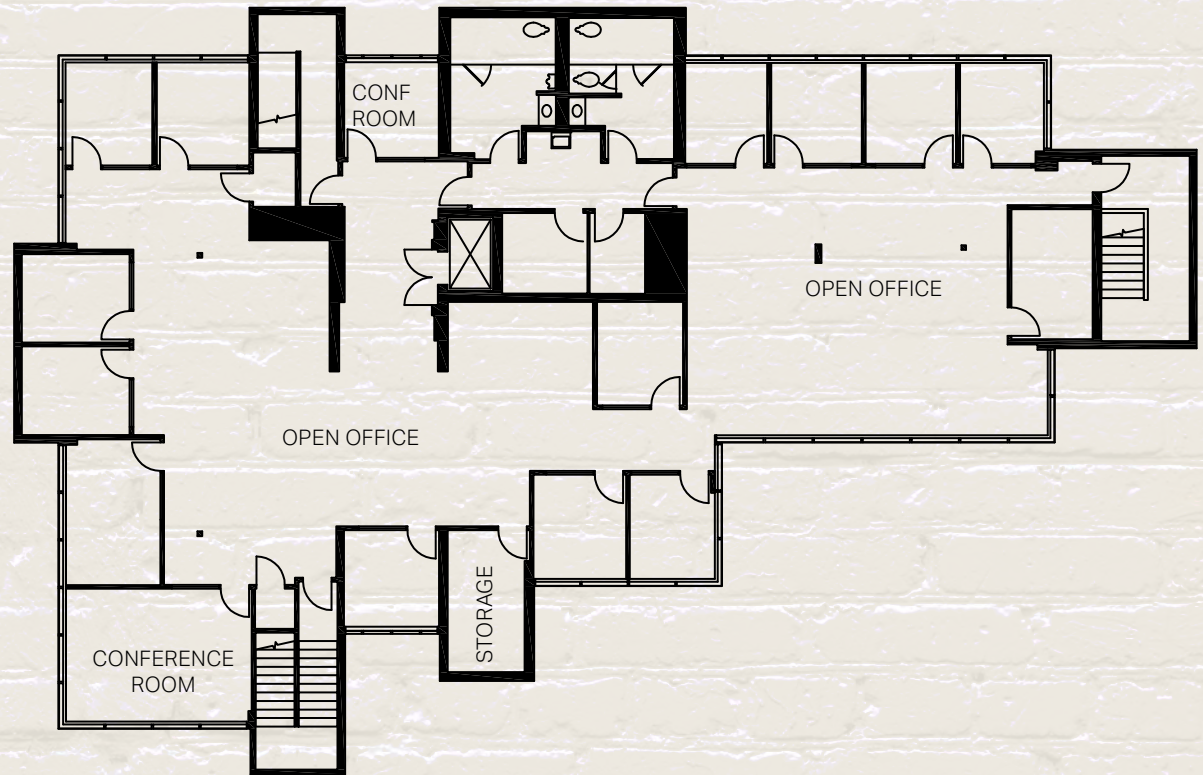
I400 CIVIC DRIVE

WALNUT CREEK

THIRD FLOOR

± 6,175 SF

- EXISTING BUILD OUT IN PLACE
- SEVERAL WINDOW LINED OFFICES
- CONFERENCE ROOMS
- RESTROOM CORE
- GREAT VIEWS



CIVIC DRIVE

[3RD FLOOR VIDEO TOUR](#)

[3RD FLOOR 3D TOUR](#)

*NOT TO SCALE

PERFECT LOCATION FOR EMPLOYEES AND CUSTOMERS



1400
CIVIC DRIVE
WALNUT CREEK



Leshner Center
FOR THE Arts

CITY HALL
WALNUT CREEK

CITY PARK
WALNUT CREEK

IRON HORSE TRAIL



3 MIN DRIVE TO I-680/24



4 MIN WALK TO BART

1400
CIVIC DRIVE
WALNUT CREEK

- WC RETAIL DINING DISTRICT
- OLYMPIA // PLAZA ESCUELA
- BROADWAY PLAZA
- MAIN STREET PLAZA

DOWNTOWN WALNUT CREEK

1400 CIVIC DRIVE

WALNUT CREEK



RESTAURANTS

PEDESTRIAN RETAIL CORRIDOR

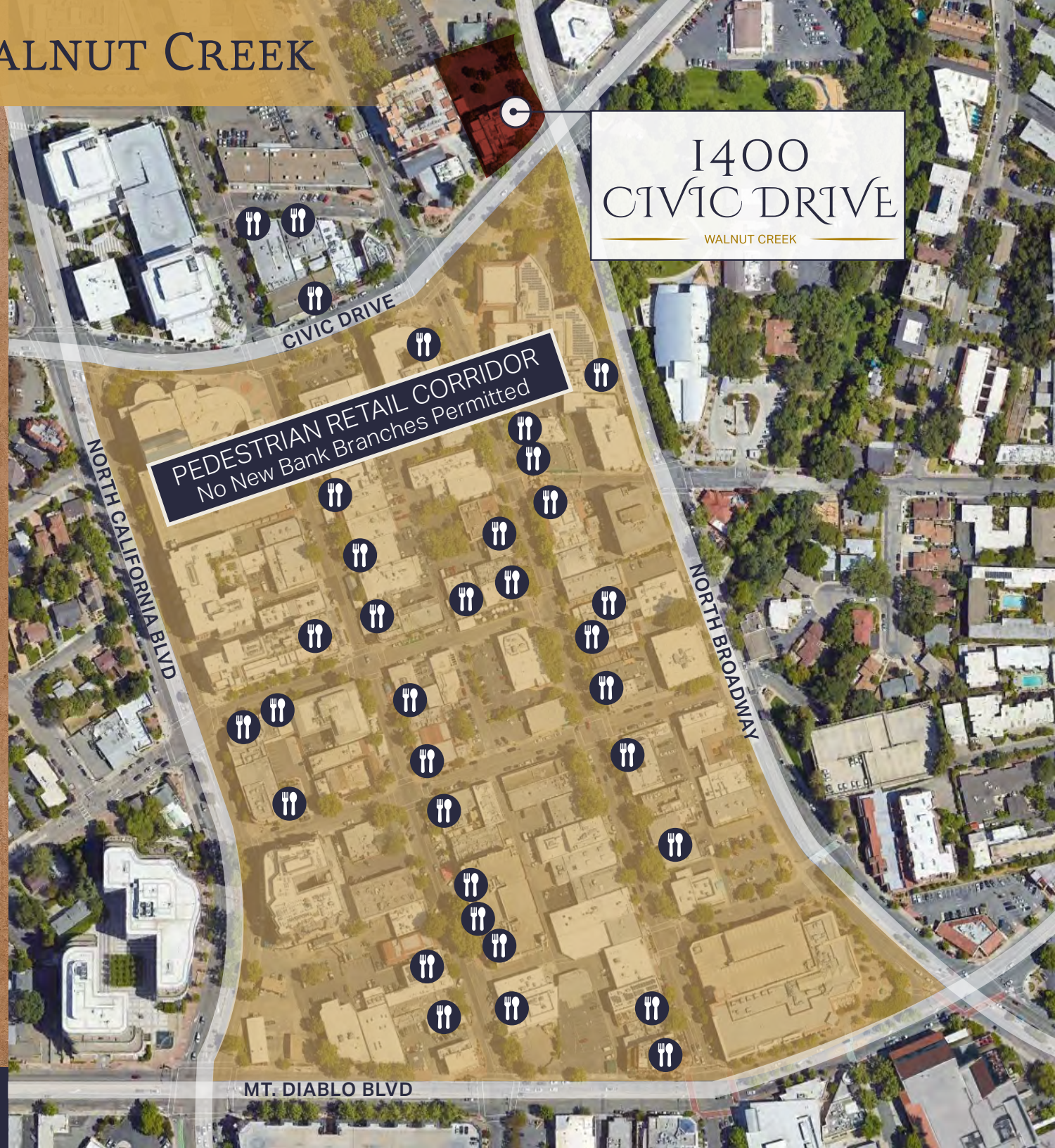
No New Bank Branches are Permitted

1400 CIVIC DRIVE

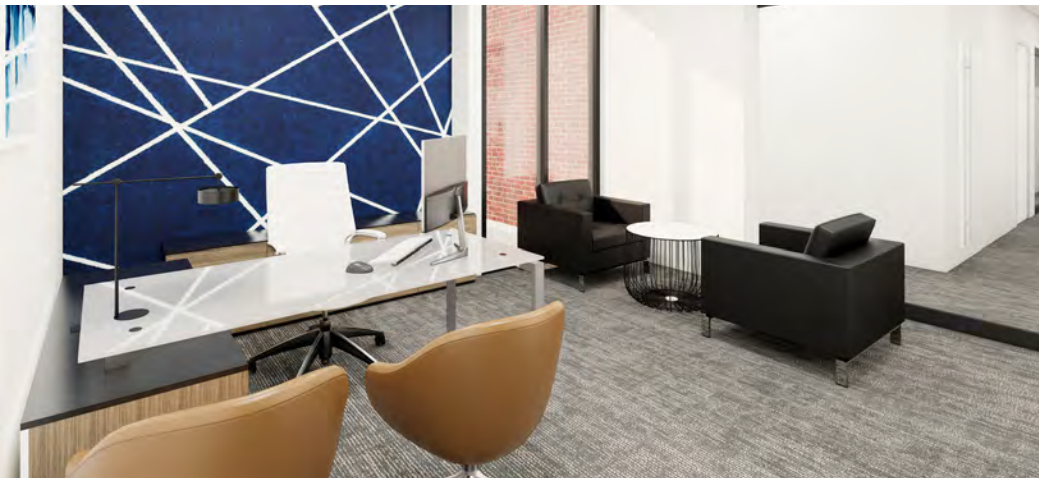
Ideal financial institution location adjacent to the Pedestrian Retail Corridor

1400 CIVIC DRIVE

WALNUT CREEK



GROUND FLOOR RENDERINGS



3RD FLOOR RENDERINGS



CLIENT LOUNGE OR EMPLOYEE COLLABORATION AREA



1400 CIVIC DRIVE

WALNUT CREEK

A Unique single
building opportunity
±19,000 RSF



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NEWMARK

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