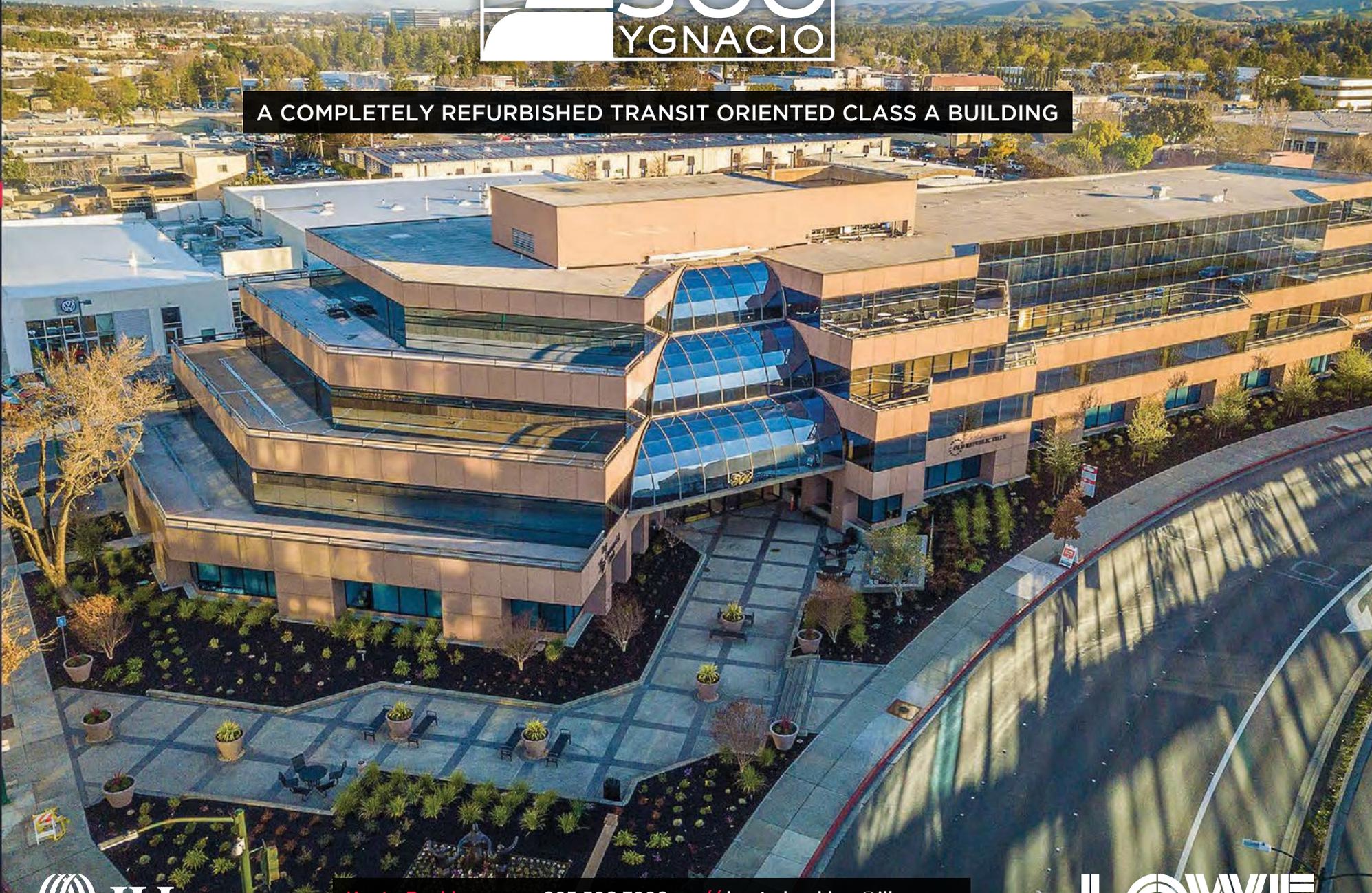


WALNUT CREEK

500 YGNACIO VALLEY ROAD



A COMPLETELY REFURBISHED TRANSIT ORIENTED CLASS A BUILDING



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1331 N. CALIFORNIA BLVD , SUITE 350 | WALNUT CREEK, CA 94596

JONES LANG LASALLE BROKERAGE, INC. REAL ESTATE LICENSE #01856260



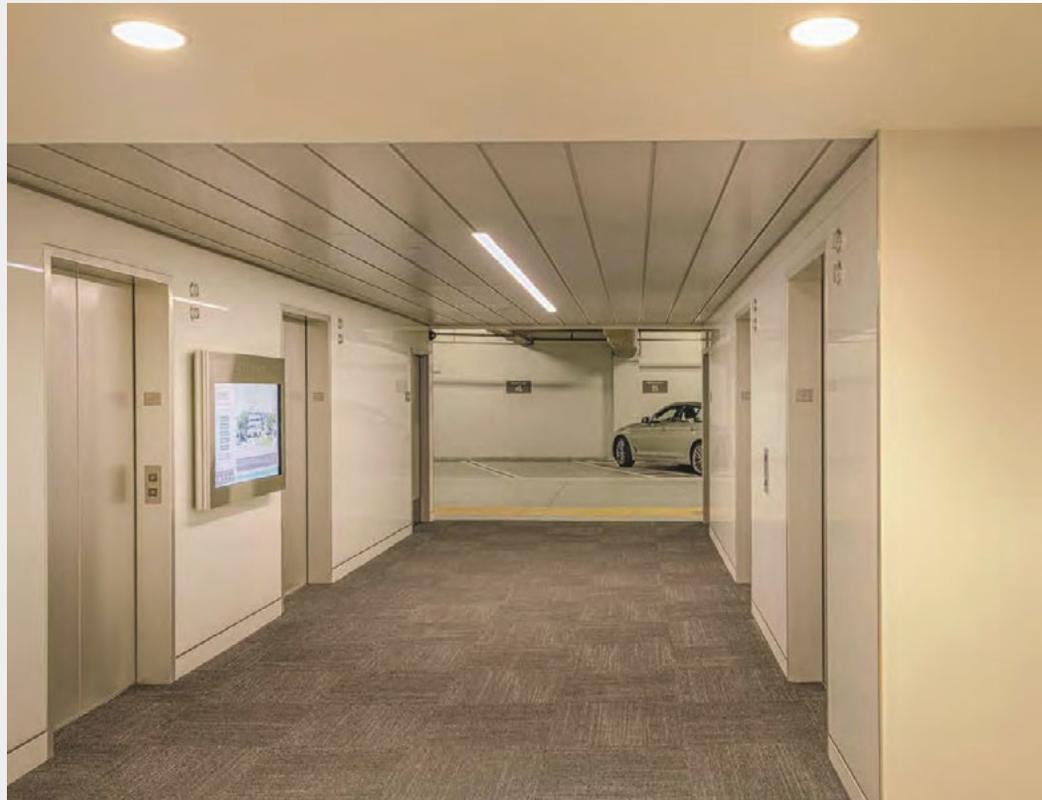
Identity

500 Ygnacio has unmatched curb presence compared to other projects in Walnut Creek. Prominently located on the corner of Ygnacio Valley Road and North Main Street, there are over 95,000 cars per day that pass the project. Because of this curb presence, it is easy for visitors and potential clients to locate and travel to the building.



Parking

The Parking at 500 Ygnacio is a simple, hassle free process. There are two points of ingress and egress via Ygnacio Valley Road and Central Road. The parking garage is 100% self-park with no valet or stacked parking arrangements. Visitors are met by attendants and are directed to stalls directly adjacent to the refurbished parking elevator lobby. There is an electronic directory in the parking lobby for directional ease. Elevators go directly to the office floors with no transferring needed.





**Completely
Refurbished Project**



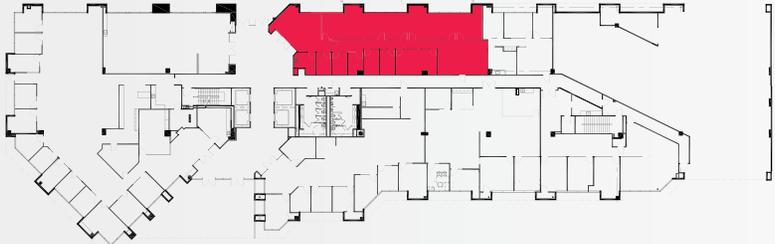
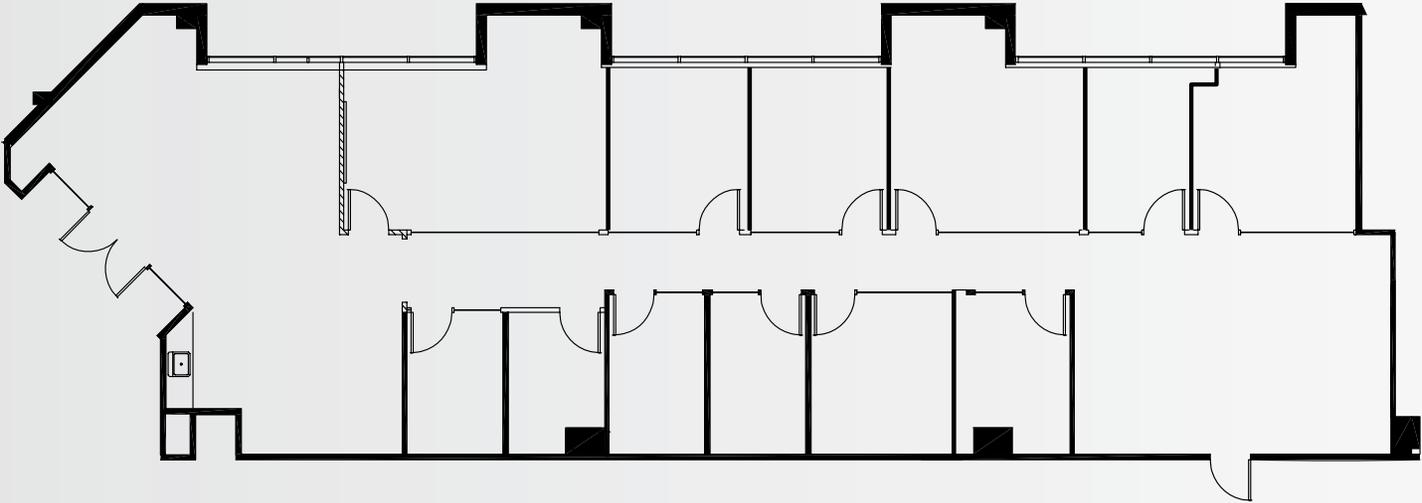
All of the common areas of 500 Ygnacio have been updated. A modern professional environment permeates throughout the project. The main building lobby is bright and inviting with a new Edge-Lite recessed ceiling, tile floor, and metallic paint. New multi-functional electronic directory boards greet visitors. Elevator cabs have back painted glass, tile flooring and Edge Lit Ceiling. The common area hallways have T-Bar LED Smartlights. The restrooms were completely rebuilt. An outdoor seating area was added. No other Walnut Creek project has completed such an extensive refurbishment.



Floor Plan

Suite 150

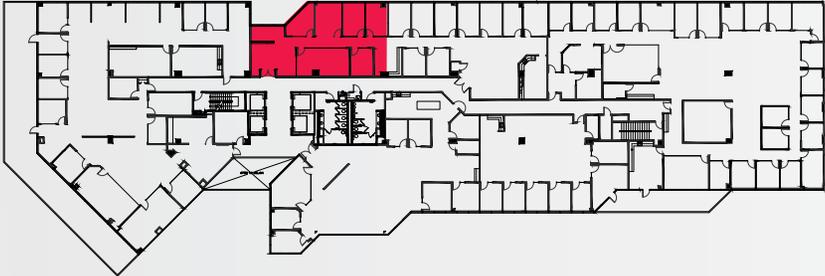
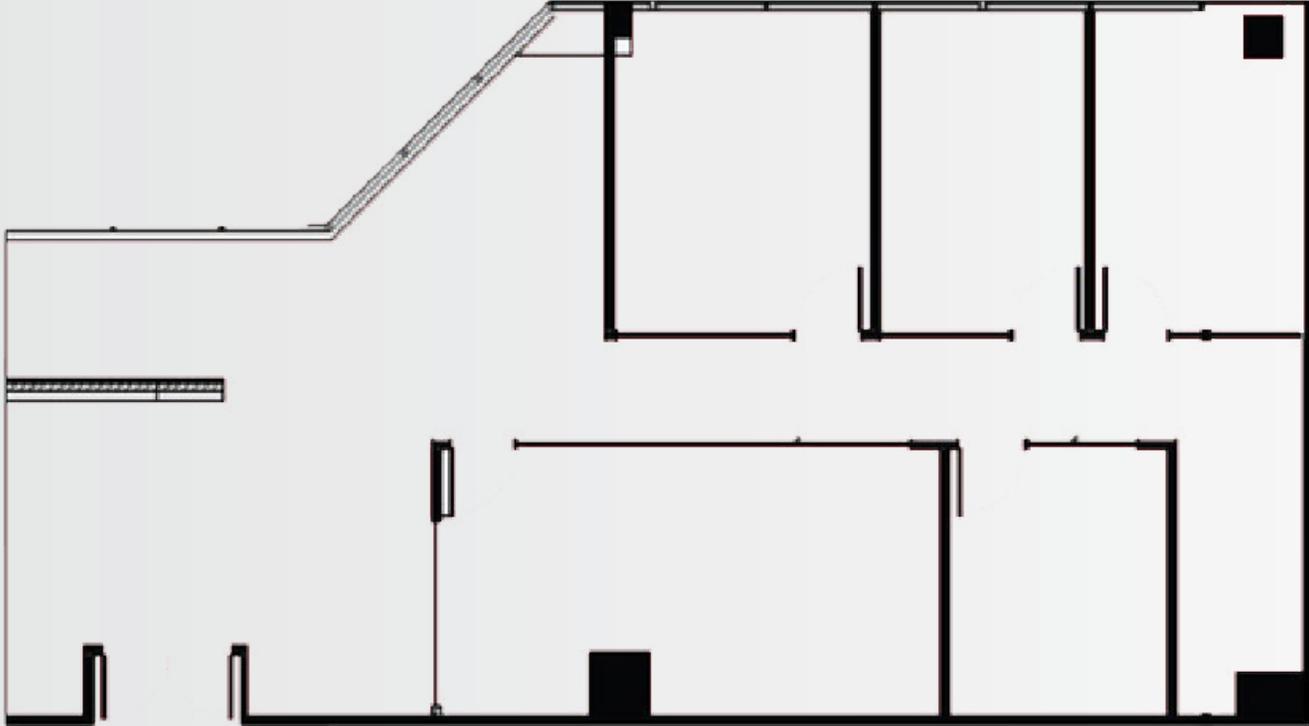
3,373 RSF



Floor Plan

Suite 225

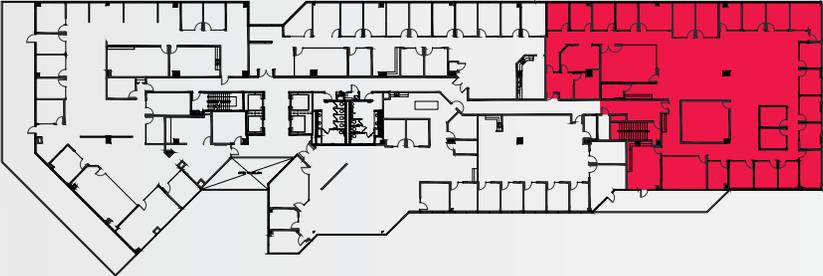
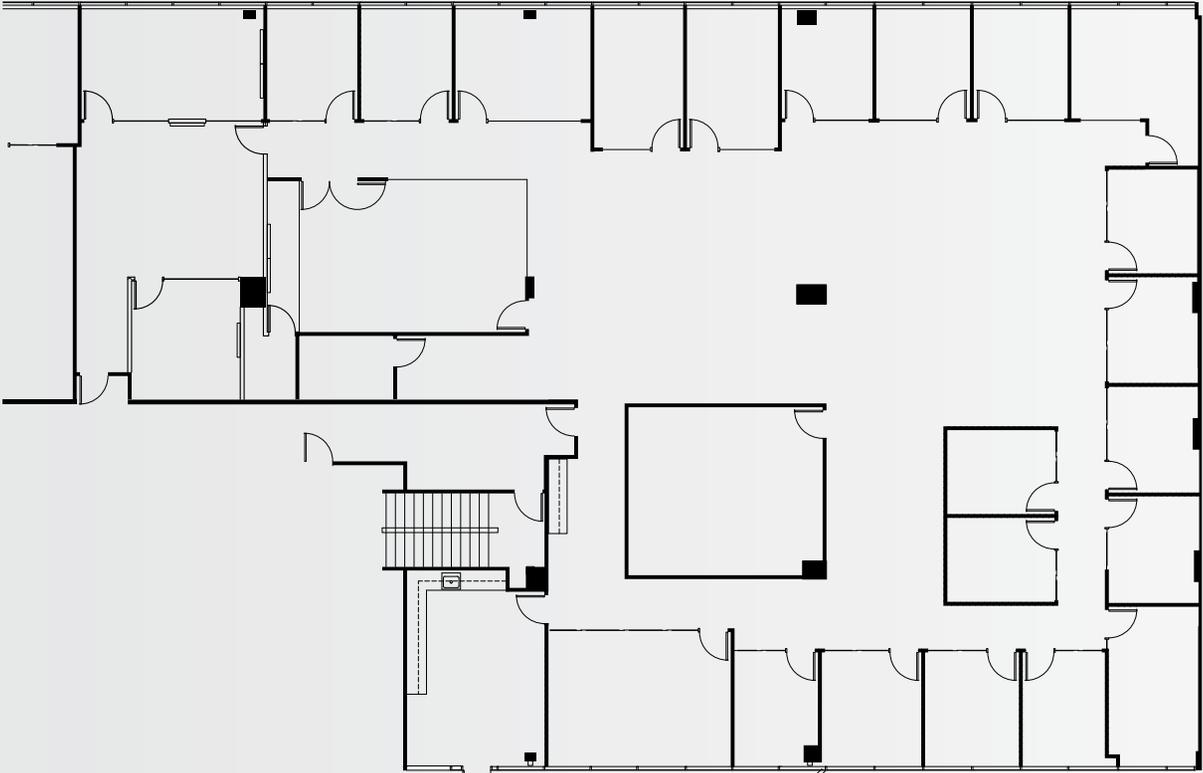
2,071 RSF



Floor Plan

Suite 270

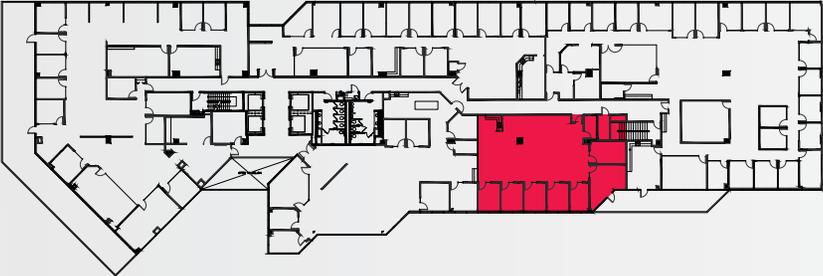
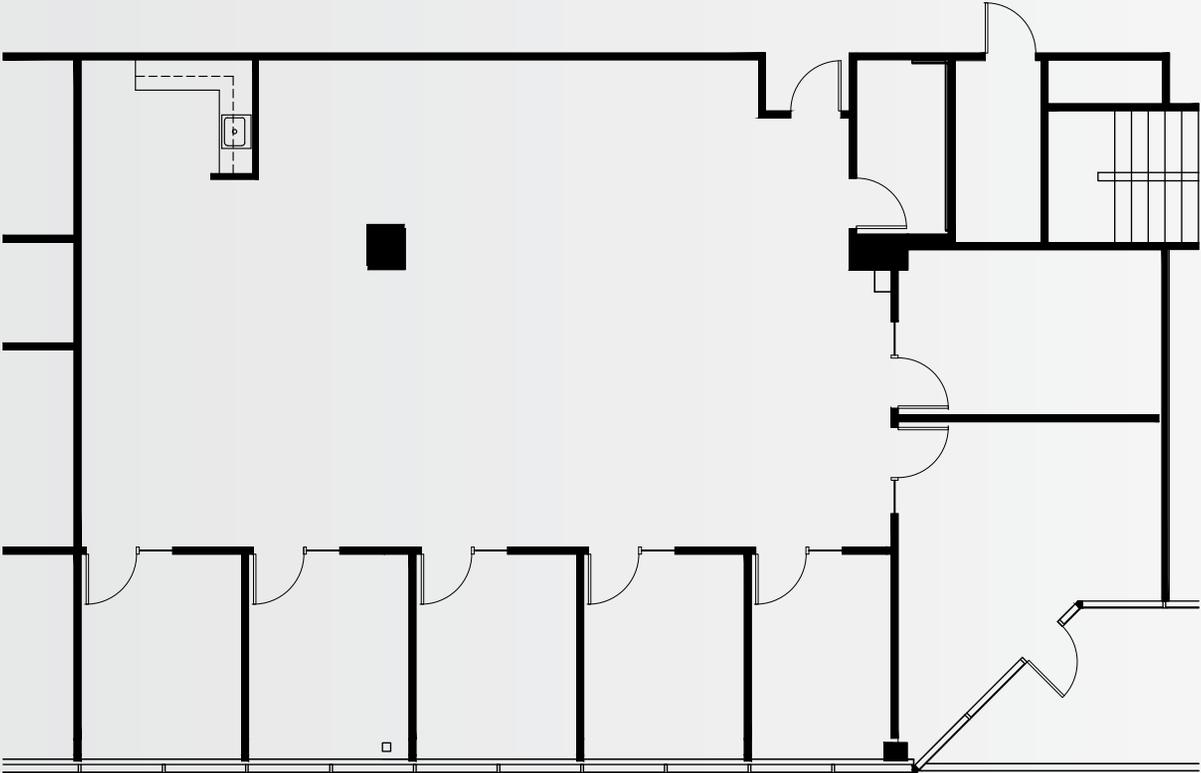
9,622 RSF



Floor Plan

Suite 280

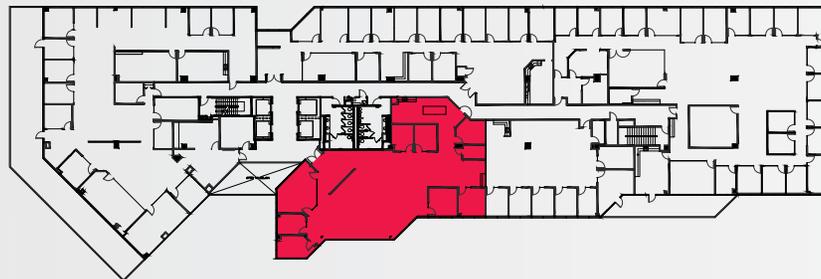
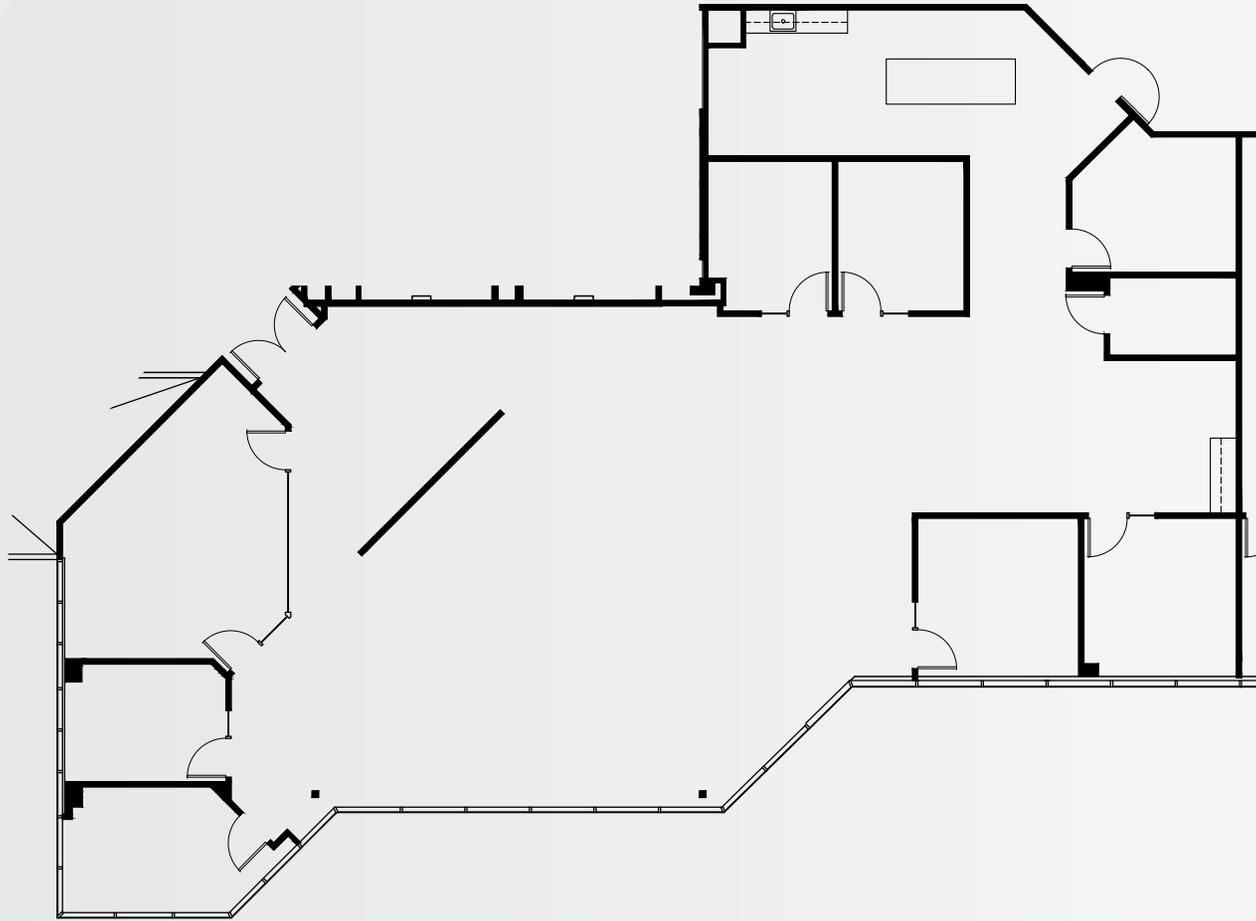
2,973 RSF



Floor Plan

Suite 290

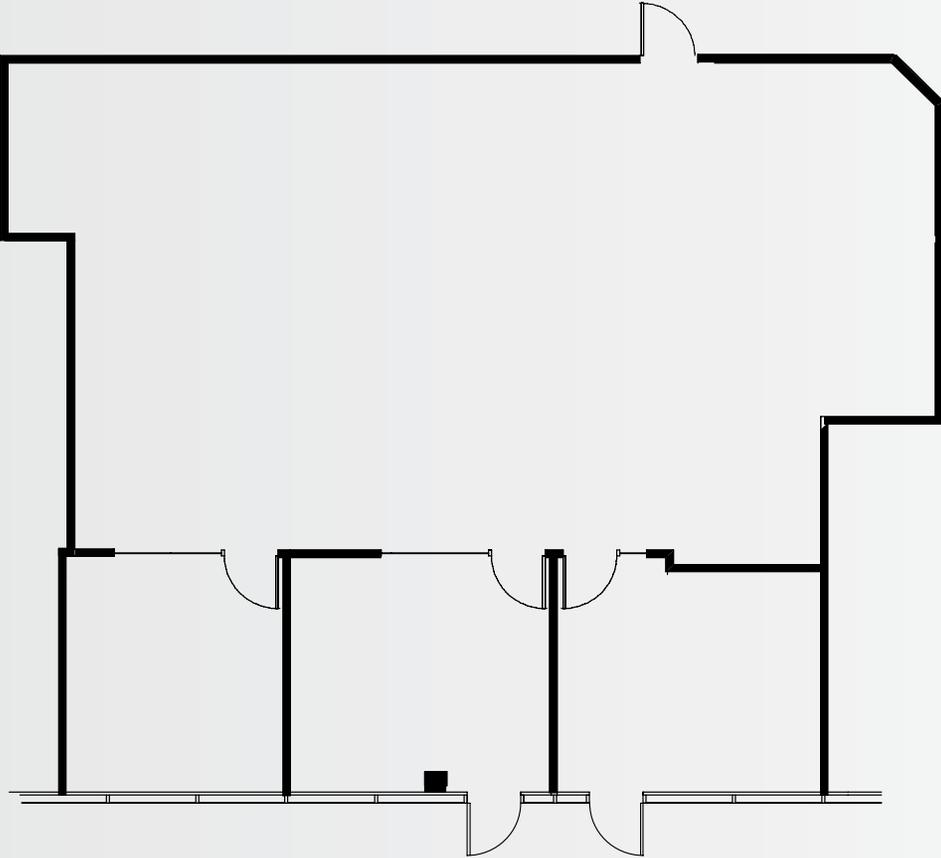
4,811 RSF



Floor Plan

Suite 320

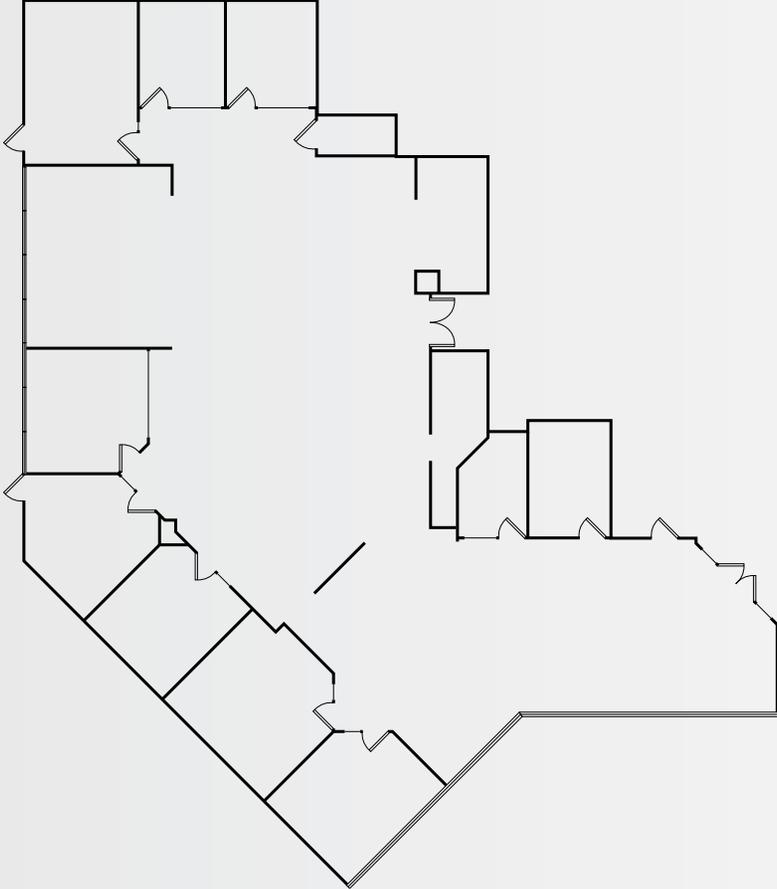
2,335 RSF



Floor Plan

Suite 370

5,896 RSF



Amenities and Transit At Your Doorstep

AMENITIES



Anything a Tenant desires is within walking distance. Walnut Creek Central Retail district begins across Ygnacio Valley Road. See www.walnutcreekdowntown.com for a complete guide of restaurants, services and amenities. Broadway Plaza is one of the top retail destinations in Northern California. The center recently completed a \$250 million renovation. See www.broadwayplaza.com for an overview of everything the center offers.

BROADWAY PLAZA

CENTRAL RETAIL DISTRICT

TRANSIT



BART
The Walnut Creek BART station is less than 450 yards away. Downtown San Francisco is an enjoyable 35 minute ride.

Numerous Bus Lines that serve Contra Costa and Solano Counties begin at the BART station. A Free Shuttle to Broadway Plaza and Central Retail District is available.



FREEWAY ACCESS
Interstate 680 Northbound ramp is less than 500 yards via Main Street Interstate 680 South/Highway 24 ramps are less than 800 yards via Ygnacio Valley Road.

500 YGNACIO

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ACCESS TO FREEWAY

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