

BAYSIDE REALTY PARTNERS PRESENTS

# 2021 Ygnacio Valley Road, BUILDING H Walnut Creek, California

*Doctors Park Medical / Dental Building Undergoing Major Transformation*



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## Walnut Creek, California

### LOCATION

- Located in Doctors Park, the heart of Walnut Creek medical/dental corridor
- Excellent location for both independent practitioners or multi-location practices
- Located less than a mile from John Muir Medical Center, Kaiser Permanente, BASS Medical Group
- Dedicated parking lot



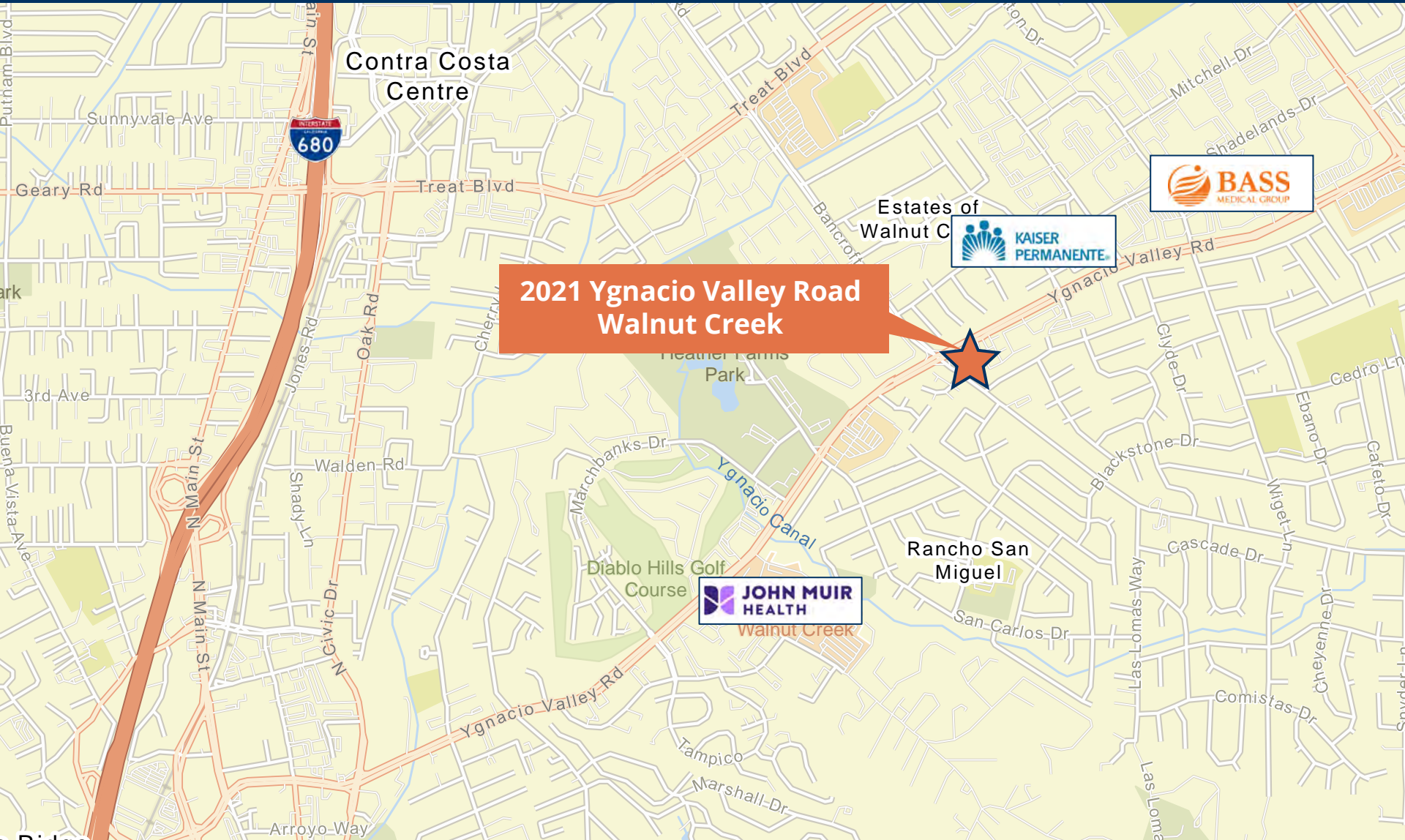
### BUILDING

- 2 story medical/office building
- Rare former Ambulatory Surgery Center (ASC) suite suitable for surgery center or medical/dental clinic
- New design and significantly upgraded exterior and courtyard planned for 2025



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## Walnut Creek, California



**2021 Ygnacio Valley Road  
Walnut Creek**



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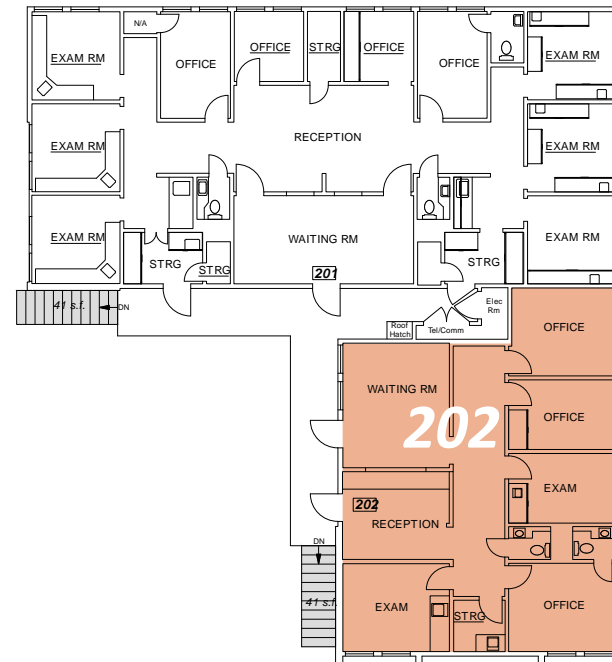
## Walnut Creek, California



### FIRST FLOOR

Suite 101 3,180 RSF

7 offices/exam rooms, large treatment rooms, breakroom, reception/waiting area, 3 restrooms, storage



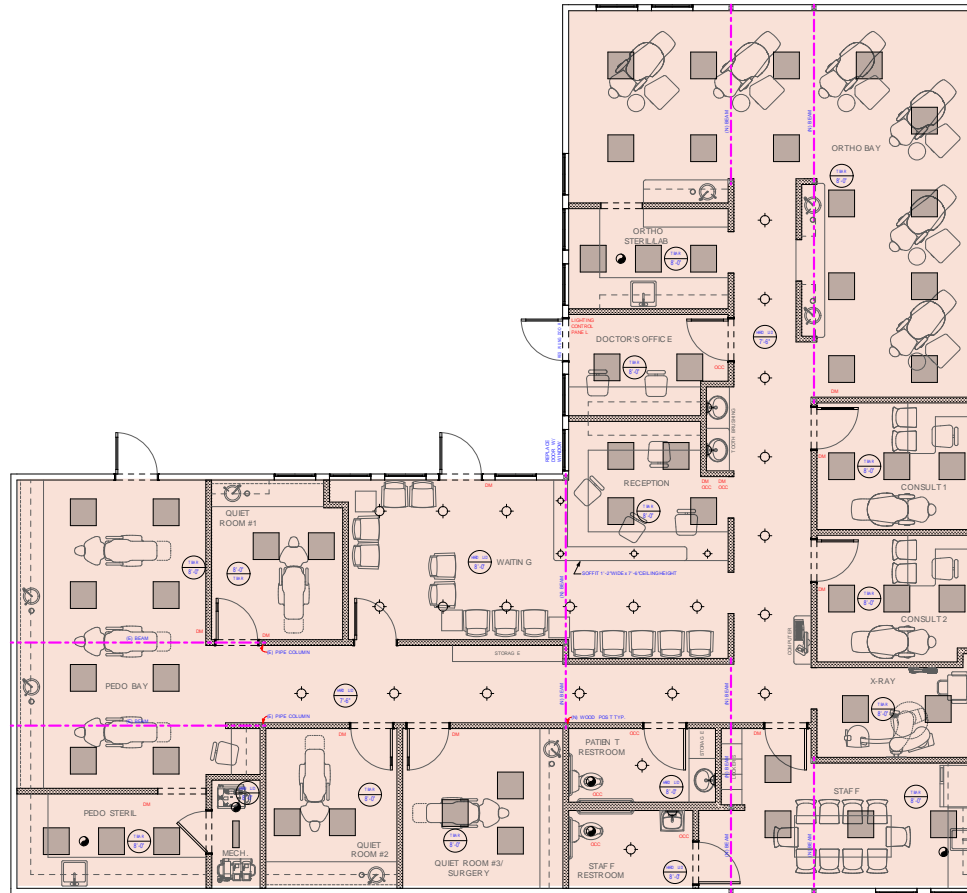
### SECOND FLOOR

Suite 202 1,195-1,245 RSF

3 exam rooms with sinks, 2 private offices, reception/waiting room, 2 restrooms, lab

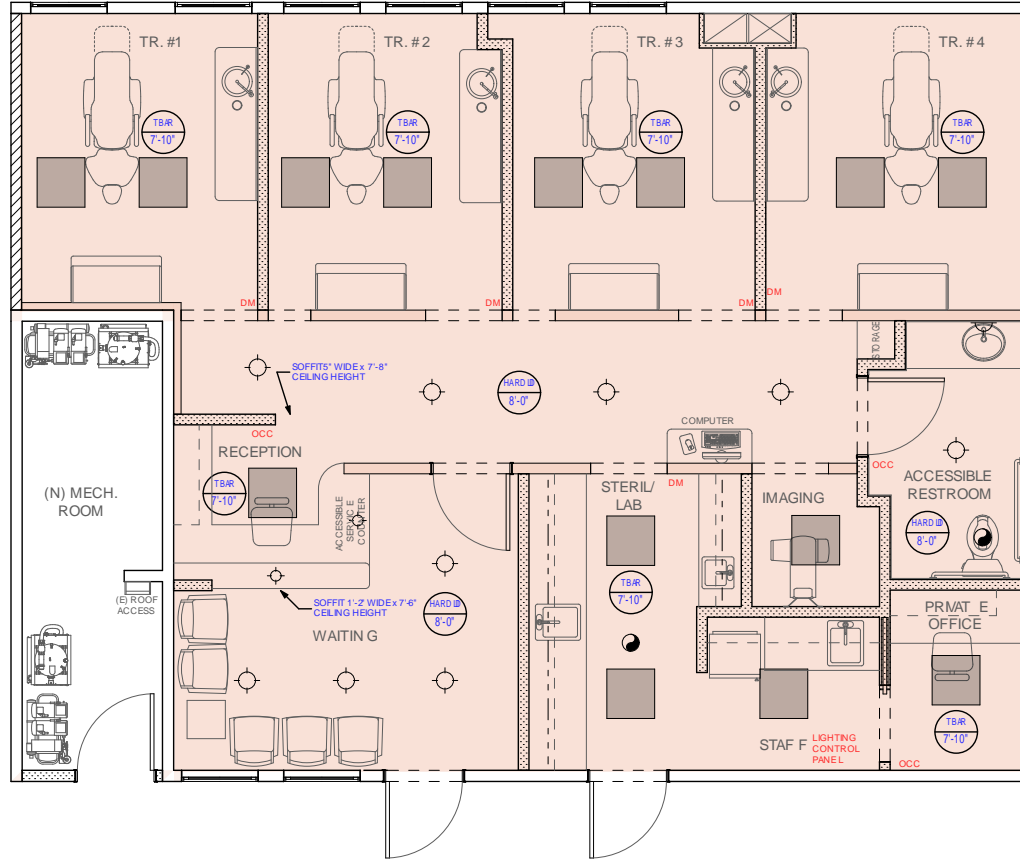
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## PROPOSED CONCEPTUAL PLAN — DENTAL SPECIALTY Suite 101



# 2021 Ygnacio Valley Road, BUILDING H Walnut Creek, California

## PROPOSED CONCEPTUAL PLAN — DENTAL CLINIC Suite 202





# 2021 Ygnacio Valley Road, BUILDING H Walnut Creek, California

MAJOR TRANSFORMATION COMING SOON IN 2025



# 2021 Ygnacio Valley Road, BUILDING H Walnut Creek, California

## PLANNED ADA UPGRADES for 100% ACCESSIBLE BUILDING



**PLANNED  
ADA RAMP**



# Meet Your Expert Team



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# BAYSIDE REALTY PARTNERS

*The preeminent provider of management, leasing, construction management and accounting services for healthcare properties.*



## MARKET LEADER

- Leasing & Property Management
- Investment Sales
- Tenant Representation
- Construction Management
- Property Repositioning



## INFLUENTIAL NETWORK

- Institutional Investors
- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



## DOMINANT FOOTPRINT

- 2 million SF leased & managed
  - 50+ MOB portfolio
  - 10,000-240,000 SF
  - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

**DOMINANT. EXPERT. INFLUENTIAL.**