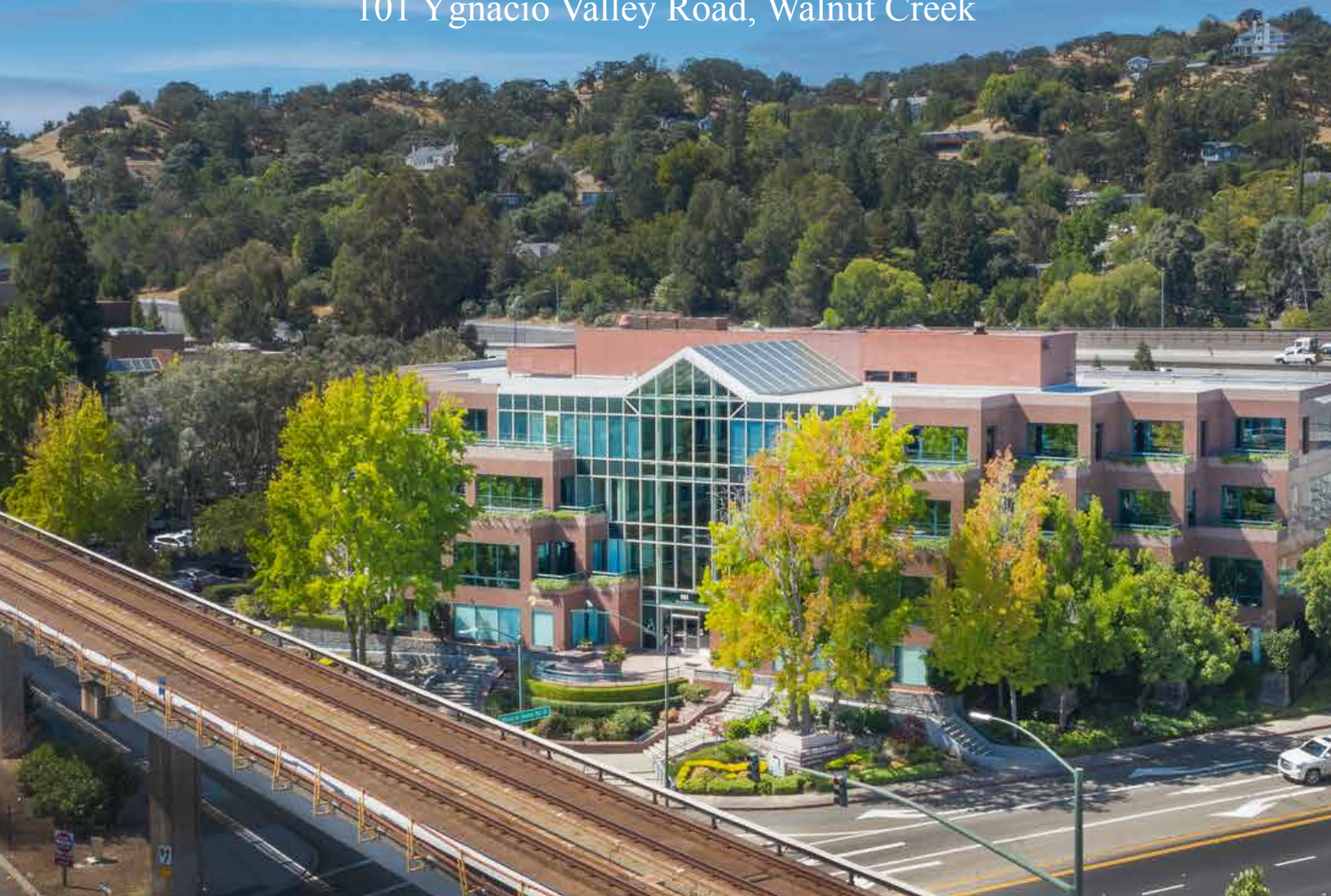




YGNACIO

— PLAZA —

101 Ygnacio Valley Road, Walnut Creek



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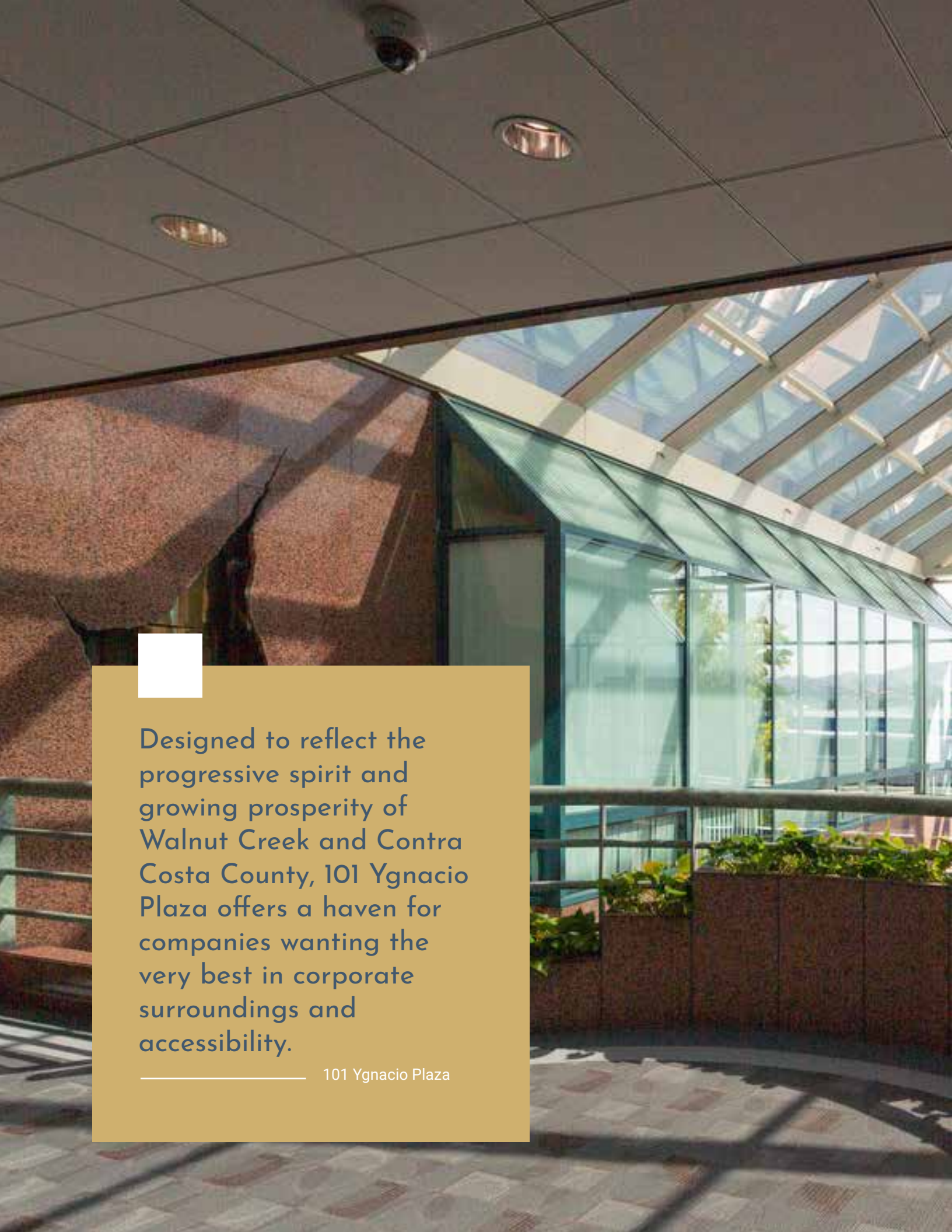
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NEWMARK



R&D



Designed to reflect the progressive spirit and growing prosperity of Walnut Creek and Contra Costa County, 101 Ygnacio Plaza offers a haven for companies wanting the very best in corporate surroundings and accessibility.

101 Ygnacio Plaza

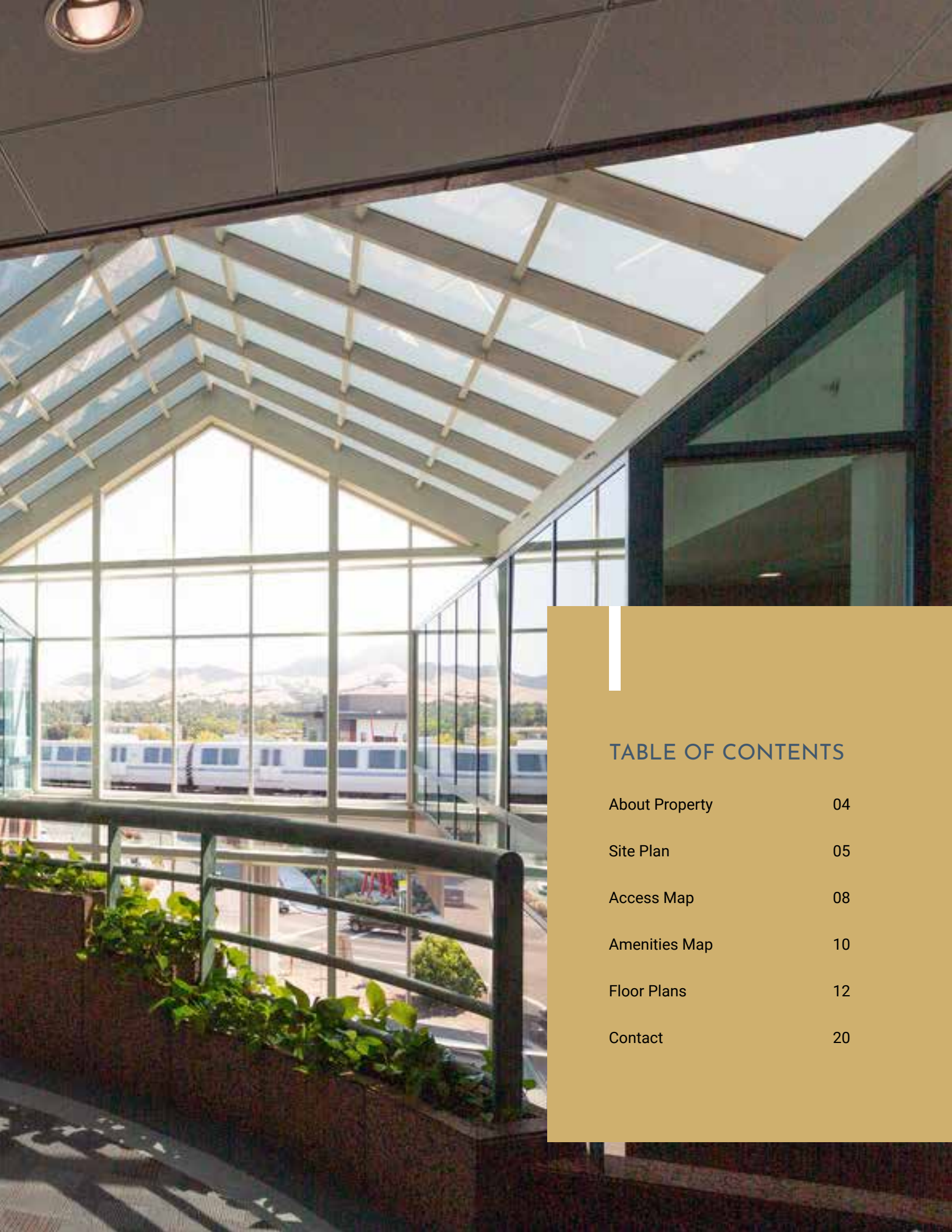


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About the Property

A PREMIER LOCATION

With strategic accessibility - 101 Ygnacio Plaza - The address says it all!

01 LOCATION

Located at the center of the important commercial and regional center of Walnut Creek, 101 Ygnacio Plaza is poised at the highly visible intersection of I-680, the Ygnacio Valley Road exit, and Oakland Boulevard. This strategic site offers enviable accessibility to Highways 24 and 680. Both are major arteries leading west through Oakland to San Francisco and south through San Ramon Valley, allowing firms officed here to service the commercial communities along these routes.

The entrance to 101 Ygnacio Plaza is contiguous to the



Walnut Creek BART Station, linking Walnut Creek to all major business centers in the Bay Area. For frequent air commuters, the Buchanan Executive Airport and Oakland International Airport are readily accessible. Retail and financial services as well as a variety of fine restaurants are within a few blocks of the office.

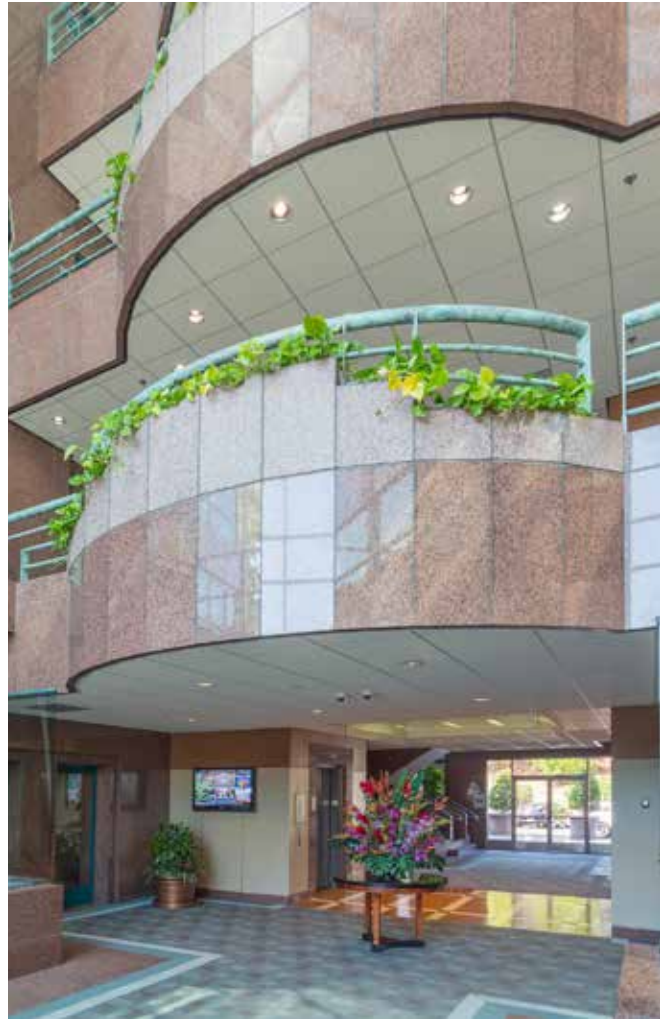
101 Ygnacio Plaza commands the most prominent position among the commercial landmarks in Walnut Creek's business community. For businesses seeking a new location with high visibility in a sophisticated setting, 101 Ygnacio Plaza is the place for you.

02 A SHOWCASE DESIGN

101 Ygnacio Plaza, with its distinctive polished granite exterior facade, sweeping four-story entry atrium with green-tinted, reflective glass, and cascading waterfalls descending from each of the stories to the plaza level fountains and pool, this beautiful building will satisfy the aesthetic demands of the most exacting corporate tenants.

CMS Collaborative Water Feature Consultants engineered 101 Ygnacio Plaza's multiple waterfalls and fountain, creating an architectural showplace that stands out among the Bay Area commercial buildings.

The siting of this terraced, four-story center provides flexible lease depths, dramatic corner offices, and private balconies. Encompassing over 80,000 square feet of light-filled space, 101 Ygnacio Plaza's design depth allows for a high ratio of window area per floor square foot, providing your employees and clients with impressive views across the city to Mt. Diablo.





03 A SMART EXECUTIVE BUILDING

With the city of Walnut Creek fast becoming recognized as the financial corporate hub of the East Bay, 101 Ygnacio Plaza offers innovative architecture, advanced technology, and a prestigious business address that is a reflection of your firm's success: Dramatic. Innovative. An unparalleled achievement.

04 DYNAMIC BUSINESS CENTER

Discover Walnut Creek - a dynamic Bay Area corporate center in the heart of Contra Costa County, offering unlimited business potential. Then, discover 101 Ygnacio Plaza.

Designed to reflect the progressive spirit and growing prosperity of Walnut Creek and Contra Costa, 101 Ygnacio Plaza offers a haven for companies wanting the very best in corporate surroundings and accessibility.



05 DISTINCTIVE ELEGANCE



On-Site Property Management



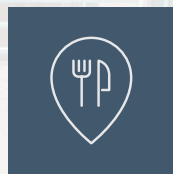
Class A construction with unmatched common area finishes & indoor water features



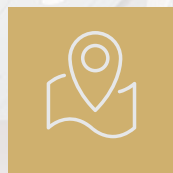
Adjacent to Walnut Creek BART



Numerous private balconies with Mt. Diablo views

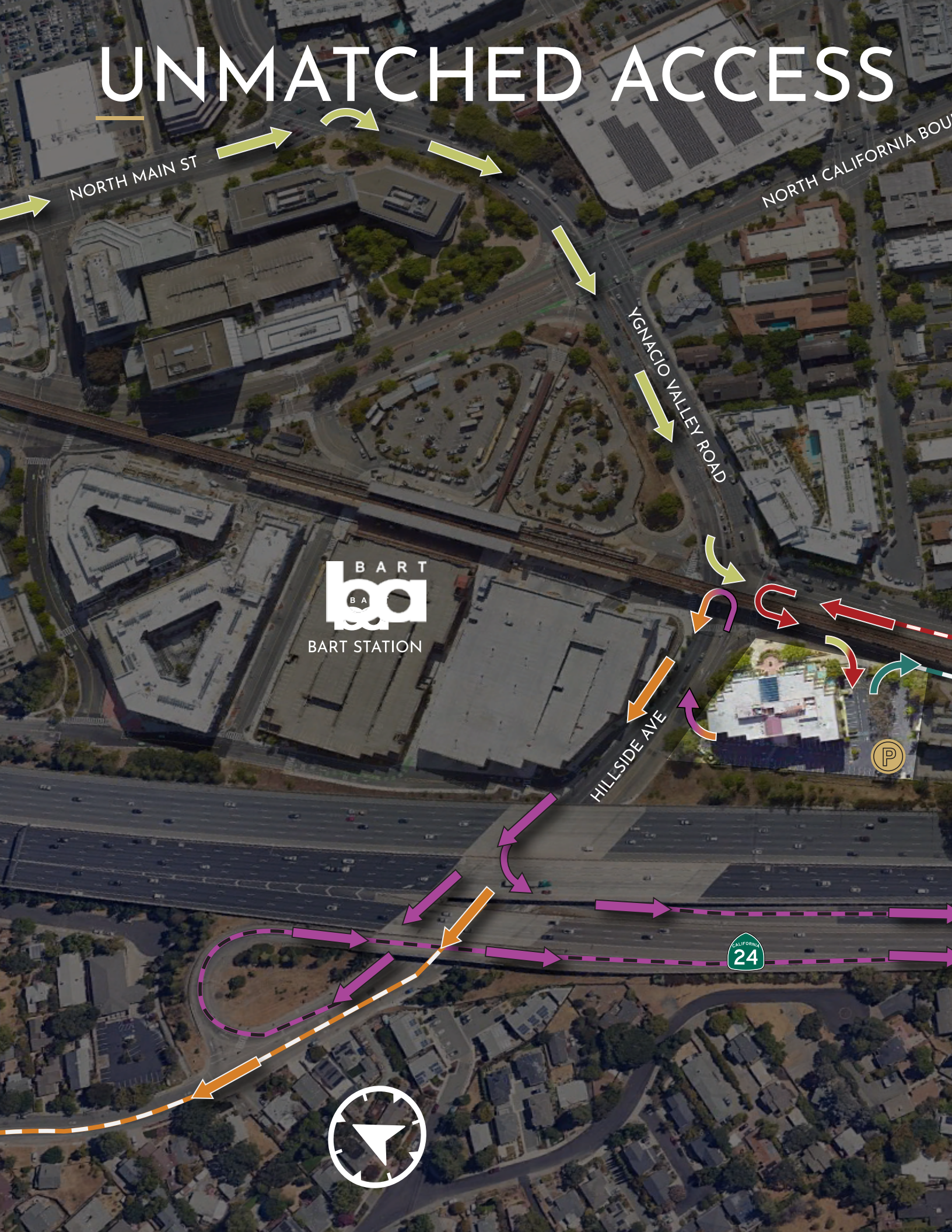


Walking distance to restaurants and shopping



Interstate 680/Highway 24 on/off ramps encircle building

UNMATCHED ACCESS



NORTH MAIN ST

NORTH CALIFORNIA BOU

YGNACIO VALLEY ROAD

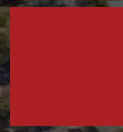
BART
BART STATION

HILLSIDE AVE

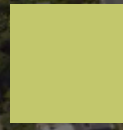
CALIFORNIA
24

P

INGRESS

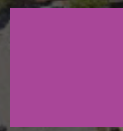


FROM SOUTH 680/24 -
OFF RAMP, U-TURN



FROM NORTH 680 -
OFF AT N. MAIN ST,
REAR PARKING ACCESS

EGRESS



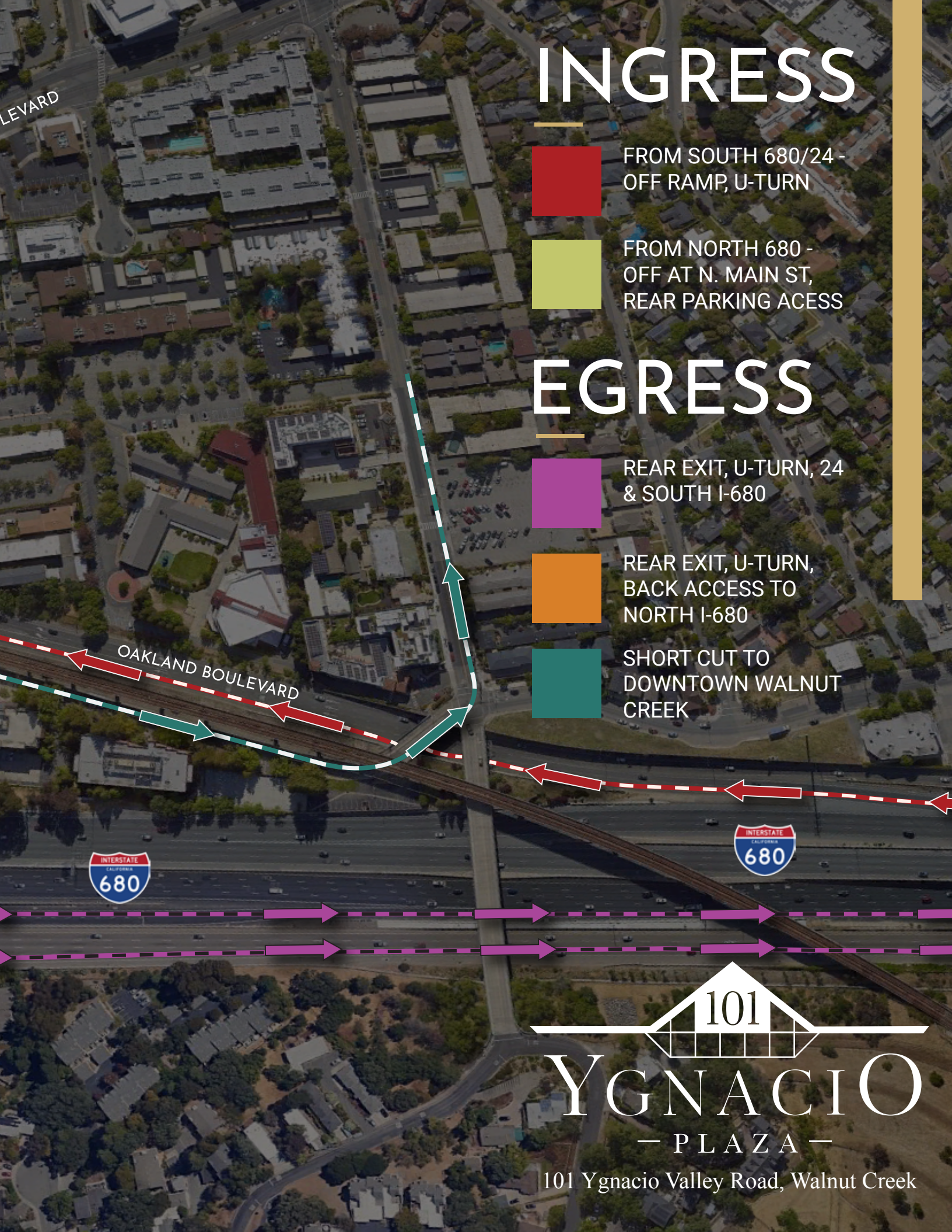
REAR EXIT, U-TURN, 24
& SOUTH I-680



REAR EXIT, U-TURN,
BACK ACCESS TO
NORTH I-680



SHORT CUT TO
DOWNTOWN WALNUT
CREEK



101

YGNACIO
— PLAZA —

101 Ygnacio Valley Road, Walnut Creek

NEARBY AMENITIES

RETAIL AREA	NOTABLE TENANTS
1 Broadway Plaza	Nordstrom, Madewell, Tesla, Lifetime Fitness, TrueFood Kitchen, Peleton, Macy's, AmazonBooks, Sephora, Crate&Barrel, Lululemon, Lemonade
2 Main Street Plaza	Gott's, Ross, Trader Joe's, The UPS Store, Pacific Catch, Paper Source, California Pizza Kitchen
3 Olympia Place \ Plaza Escuela	TruFusion, The Cheesecake Factory, Cinemark Movie Theater, Pure Barre, Starbucks, Citibank, The Container Store, Pizza My Heart, Ike's Sandwiches, Chipotle
4 Downtown Walnut Creek Retail Dining District	Chevron, Leshar Center of the Arts, Opa, Peet's Coffee & Tea, Veggie Grill, Sauced BBQ, Limon Rotisserie, Cafe La Scala, Sasa, Katy's Kreek, Havana, William Sonoma, Lettuce, Broderick's, Fuego, Ramon Haroshi, Va De Vi, Vanessa's, Bounty Hunter, Taco'sWalnut Creek, Montesacro.



DIRECT ACCESS TO AMENITIES			
A	Bistro 2121	F	Pinky's Pizza Parlor
B	Big House Beans	G	Twisted Times Sport's Bar and Spirits
C	Retro Junkie	H	Sargam Indian Cuisine
D	Kevin's Noodle House	I	Buttercup Bar & Grill
E	Starbucks in Target	J	Mr. Pickle's Sandwich
		K	Chicken Pie Shop
		L	Round Table Pizza
		M	Burger King
		N	Target
		O	Little Pear



E N

P
O

101
YGNACIO
— PLAZA —



- Starbucks
- Bondadoso
- Kinder's BBQ

The **Walnut Creek Transit Village** is a mixed-use development recently completed at the Walnut Creek BART Station. The Village contains 358 "Class A" apartment units, 14,000 SF of shops and restaurants with outdoor areas designed for dining, views to Mt. Diablo and direct pedestrian access to BART.

SPACES RANGING FROM ±1,273 - ±4,432

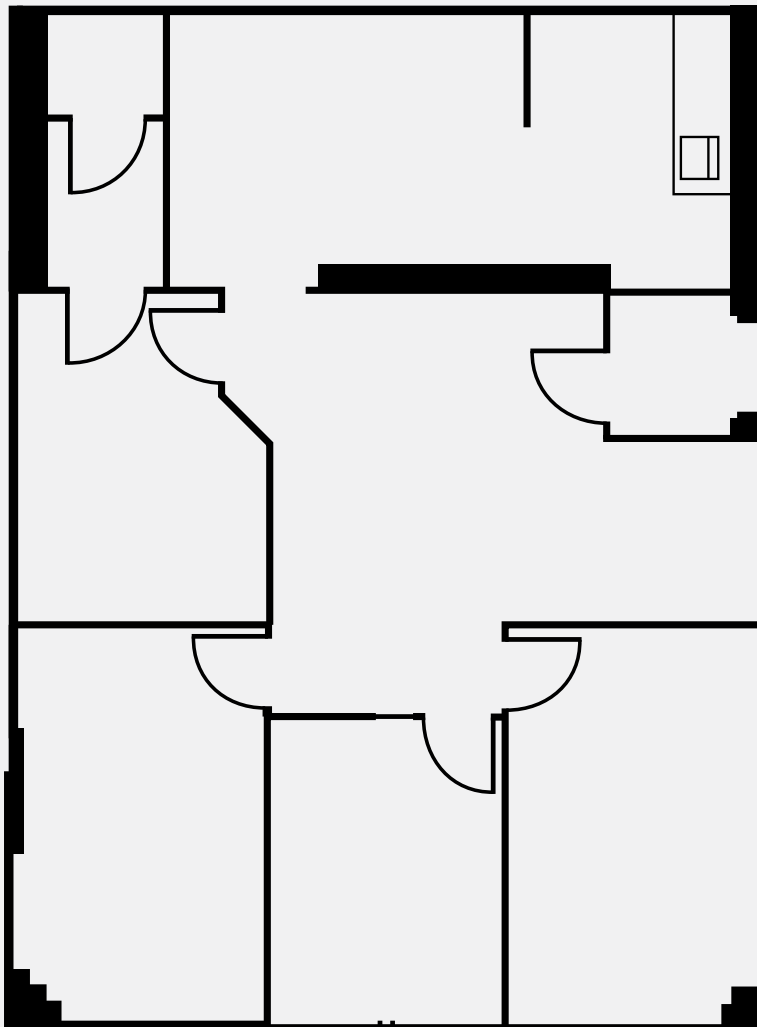


108

±1,461

- Next to the main building entrance
- 4 private offices (3 along glass line)
- Reception, Kitchen, Copy/Break room
- Currently available for sublease 1/31/2025
-direct deal potentially available

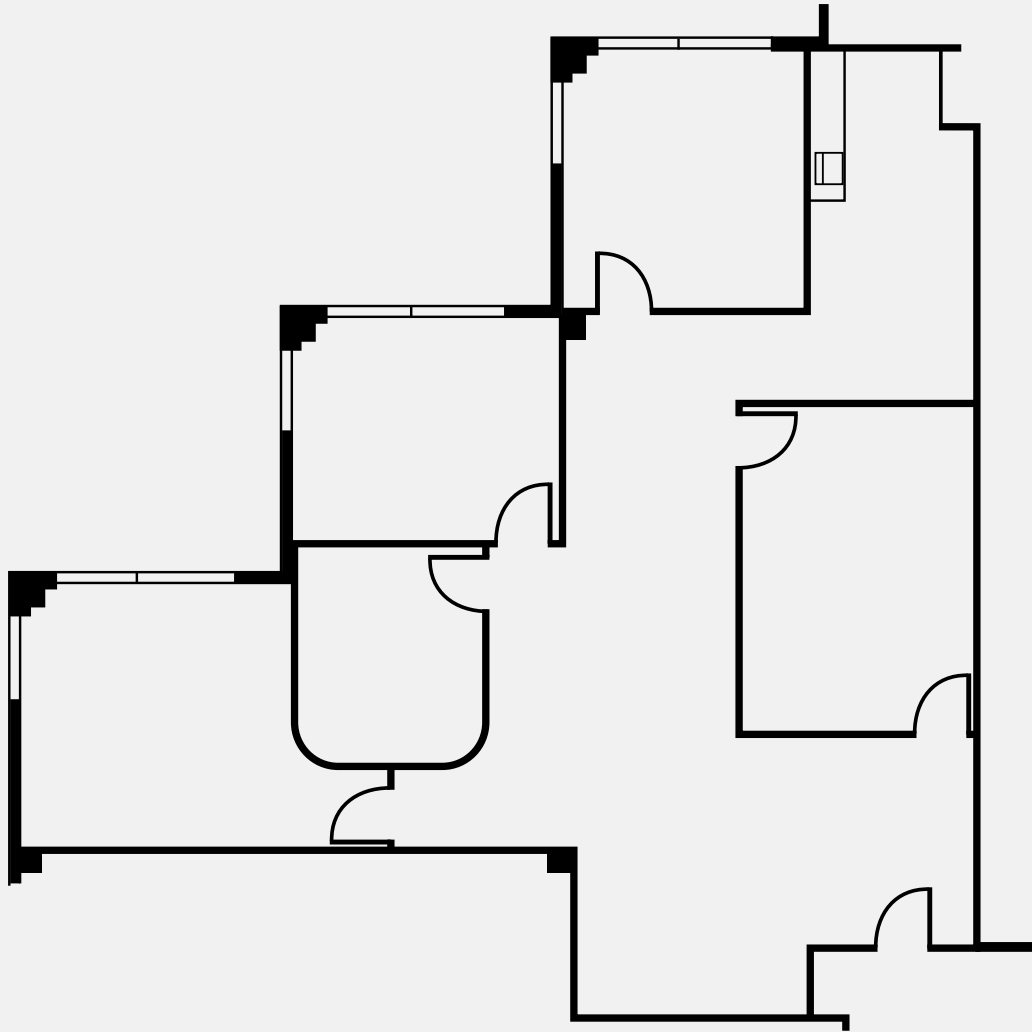
101
YGNACIO
— PLAZA —



201

±2,228

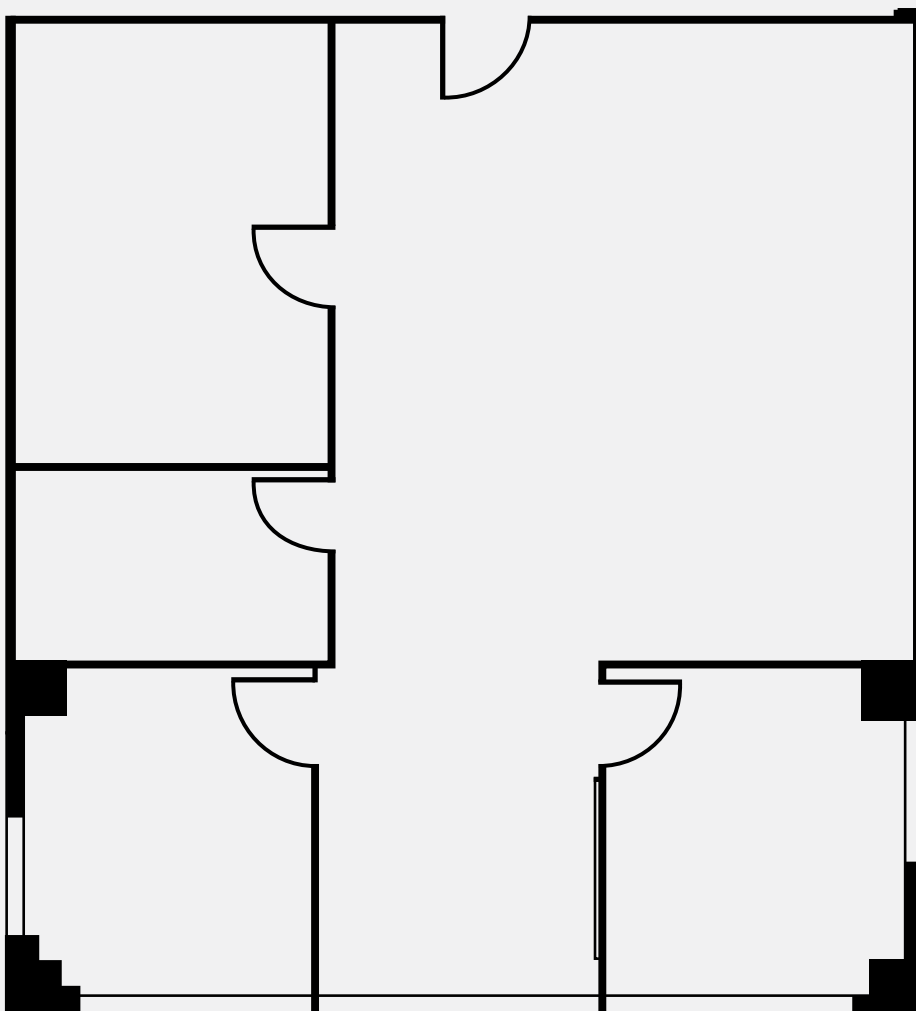
- 4 private offices
(3 corner with dual glass lines)
- Reception and open area
- Kitchen and storage
- Glass Conference room
- Great views



210

±1,273

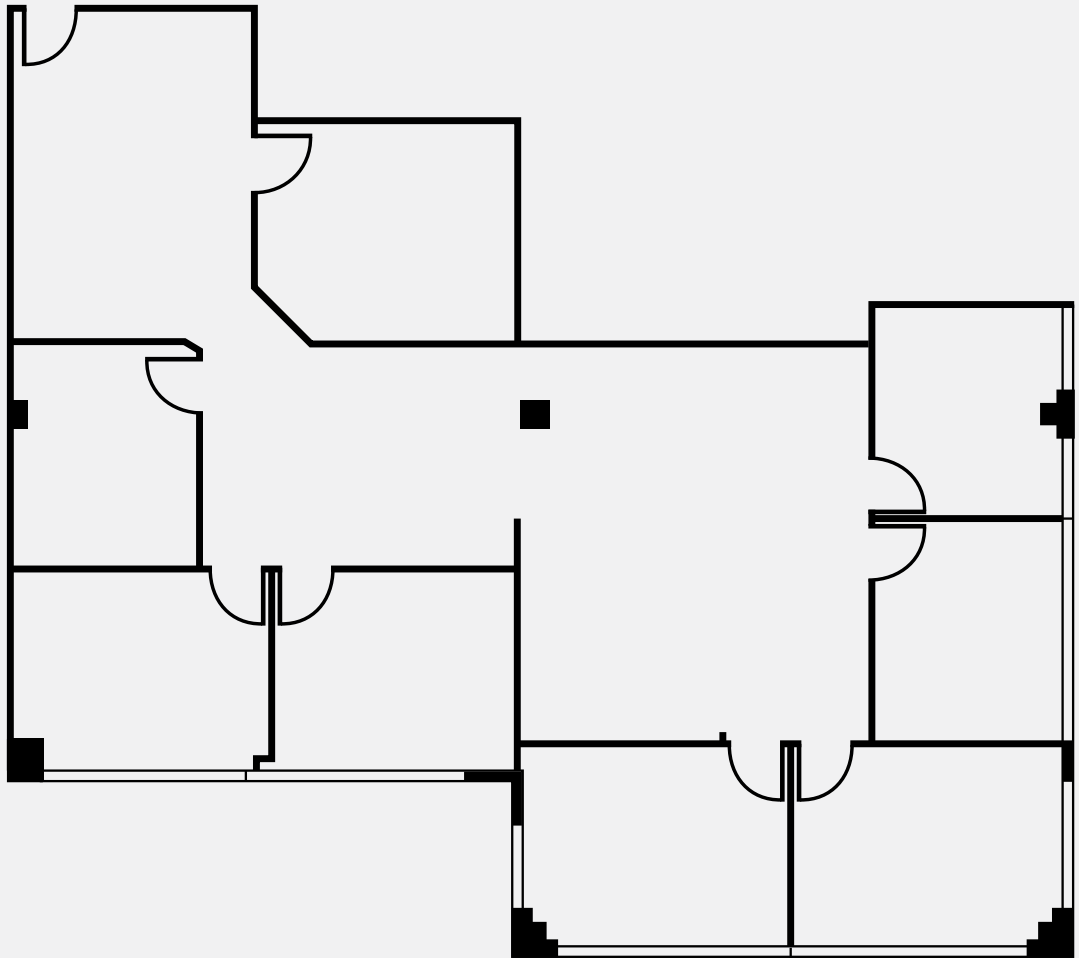
- 3 private offices, (2 along glass line)
- Reception and open space
- Copier / Storage / Break room
- Currently available for sublease through 5/31/2026-direct deal potentially available



225

±2,737

- 7 private offices
(6 along glass line)
- Reception, Conference room,
open space
- Corner suite with plentiful
glass-line

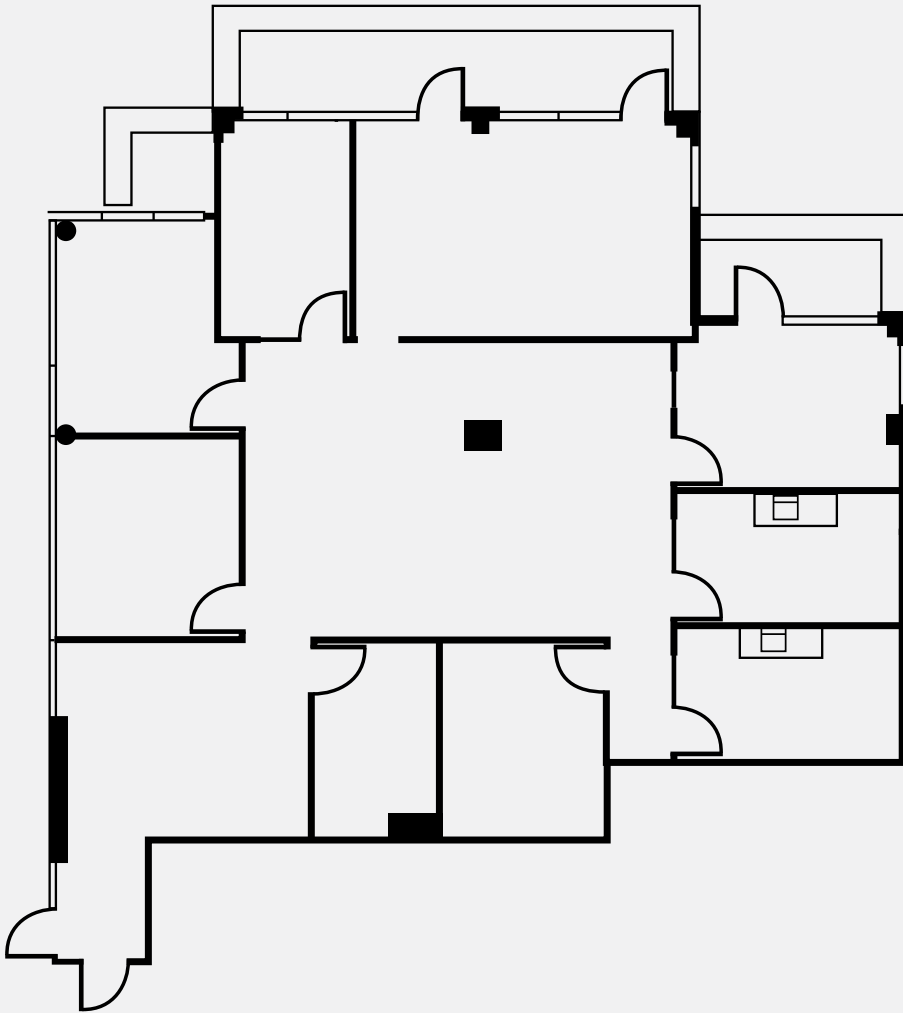


350

±3,292

- 7 private offices, 4 offices with balconies and 5 with full glass.
- Mt. Diablo views
- Reception, Conference room, Kitchen, Storage, and open space

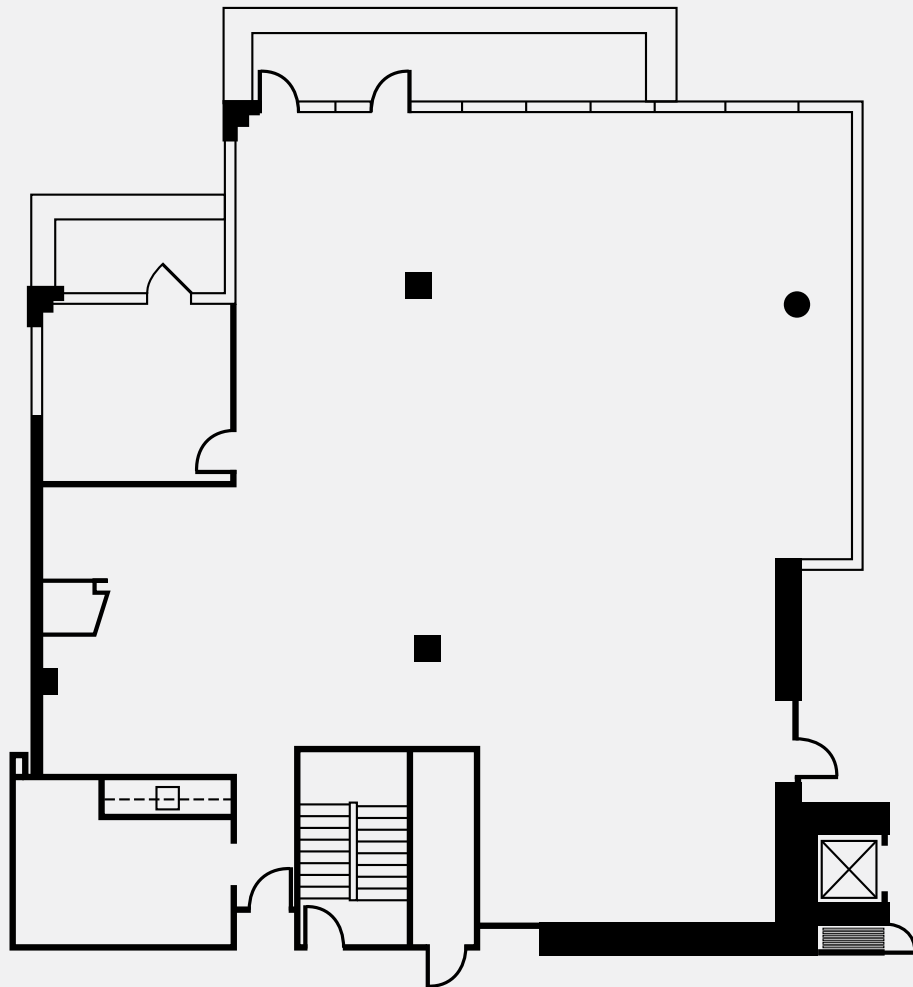
101
YGNACIO
— PLAZA —



400

±4,432

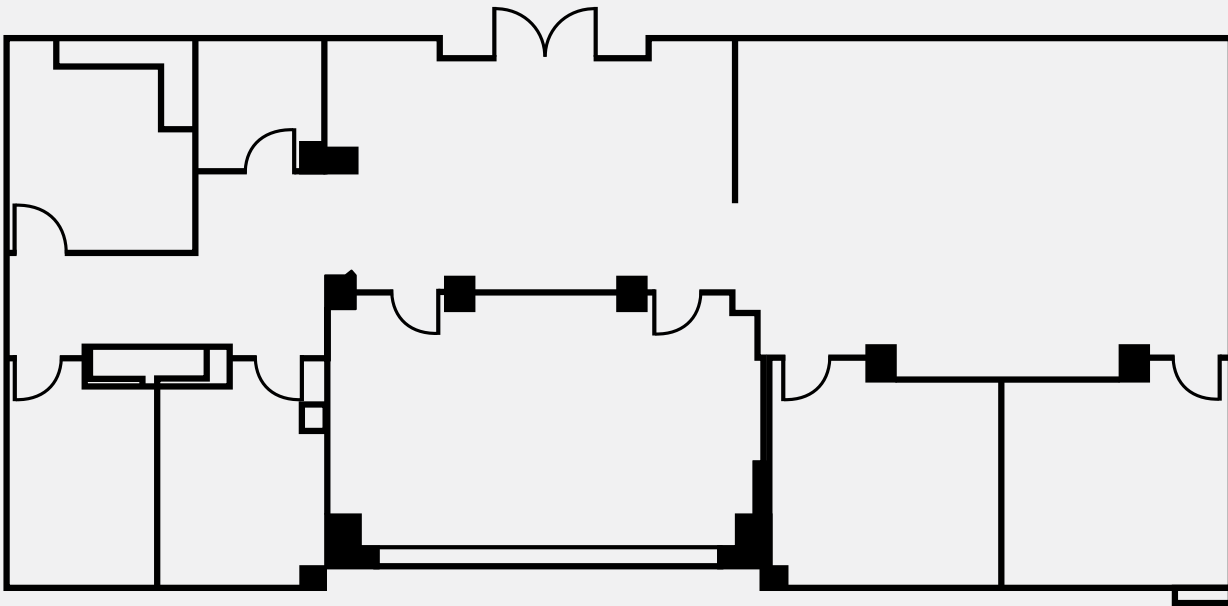
- Top floor corner unit with walkout balconies and stunning Mt. Diablo views
- Spacious open area with 48 linear feet of full height floor-to-ceiling glass lines displaying spectacular views of Mt. Diablo to the east, and 45 linear feet of our lush garden atrium's four-story water wall to the south
- Breakroom with sink and cabinets



425

±2,849

- Marble finishes in entry
- 4 private offices along glass line
- Large conference room along glass line
- Spacious open area
- Spacious reception area
- break room

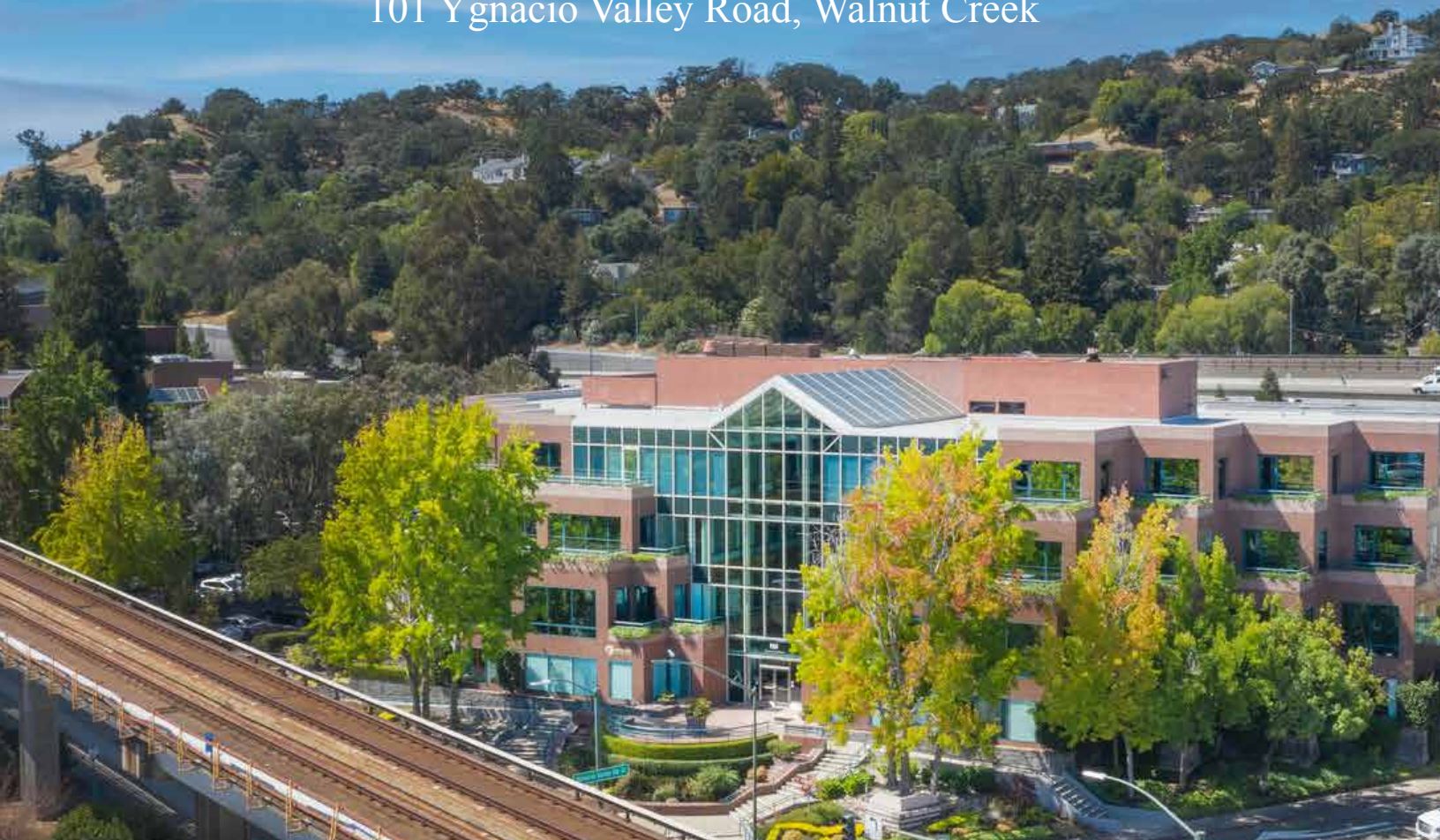




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NEWMARK



R&D