



2700
YGNACIO

±77,258 SF AVAILABLE FOR LEASE

2700 YGNACIO VALLEY RD

WALNUT CREEK, CA

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The Shadelands submarket offers excellent proximity to John Muir Hospital, large Healthcare Networks and numerous Medical Office Buildings making it an ideal location for office tenants that do business in the healthcare or related industries. Example ideal users for this asset include:

**DIGITAL
HEALTHCARE**

TELEMEDICINE

**MENTAL
HEALTH**

HEALTH TECH

LIFE SCIENCE

BIO SCIENCE

MED TECH DEVICES & EQUIPMENT

2700
YGNACIO

BUILDING HIGHLIGHTS

CLASS A BUILDING

LOCATED IN THE WALNUT
CREEK SHADELANDS
SUBMARKET

HIGHLY VISIBLE LOCATION

ON YGNACIO VALLEY ROAD

SIGNAGE

POSSIBLE MOUNUMENT
OR BUILDING SIGNAGE
OPPORTUNITY

CONTIGUOUS

PERIMETER GLASS LINE

ADJACENT TO

THE NEWLY CONSTRUCTING
ORCHARDS SHOPPING CENTER

±77,258 SF TOTAL

THREE STORY BUILDING

4.4/1,000 SF

ABUNDANT PARKING
FREE OF CHARGE

AMENITIES



LOCATION



DEMOGRAPHICS (THREE MILES)

115,904
POPULATION

40.9
MEDIAN AGE

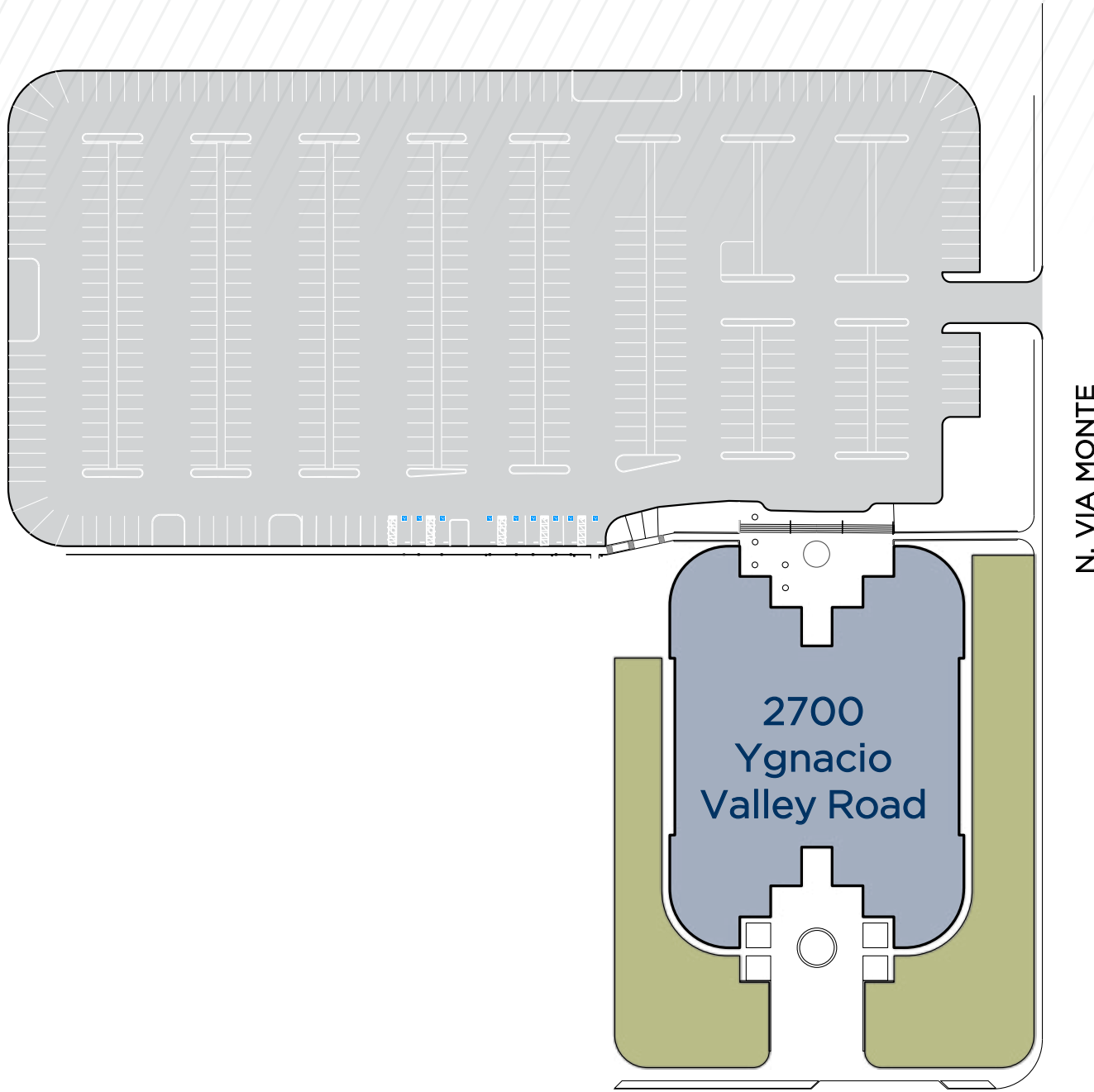
\$105,808
MEDIAN HOUSEHOLD INCOME

18.3%
POPULATION AGE 65+

46,201
HOUSEHOLDS

54.9%
BACHELOR'S DEGREE OR HIGHER

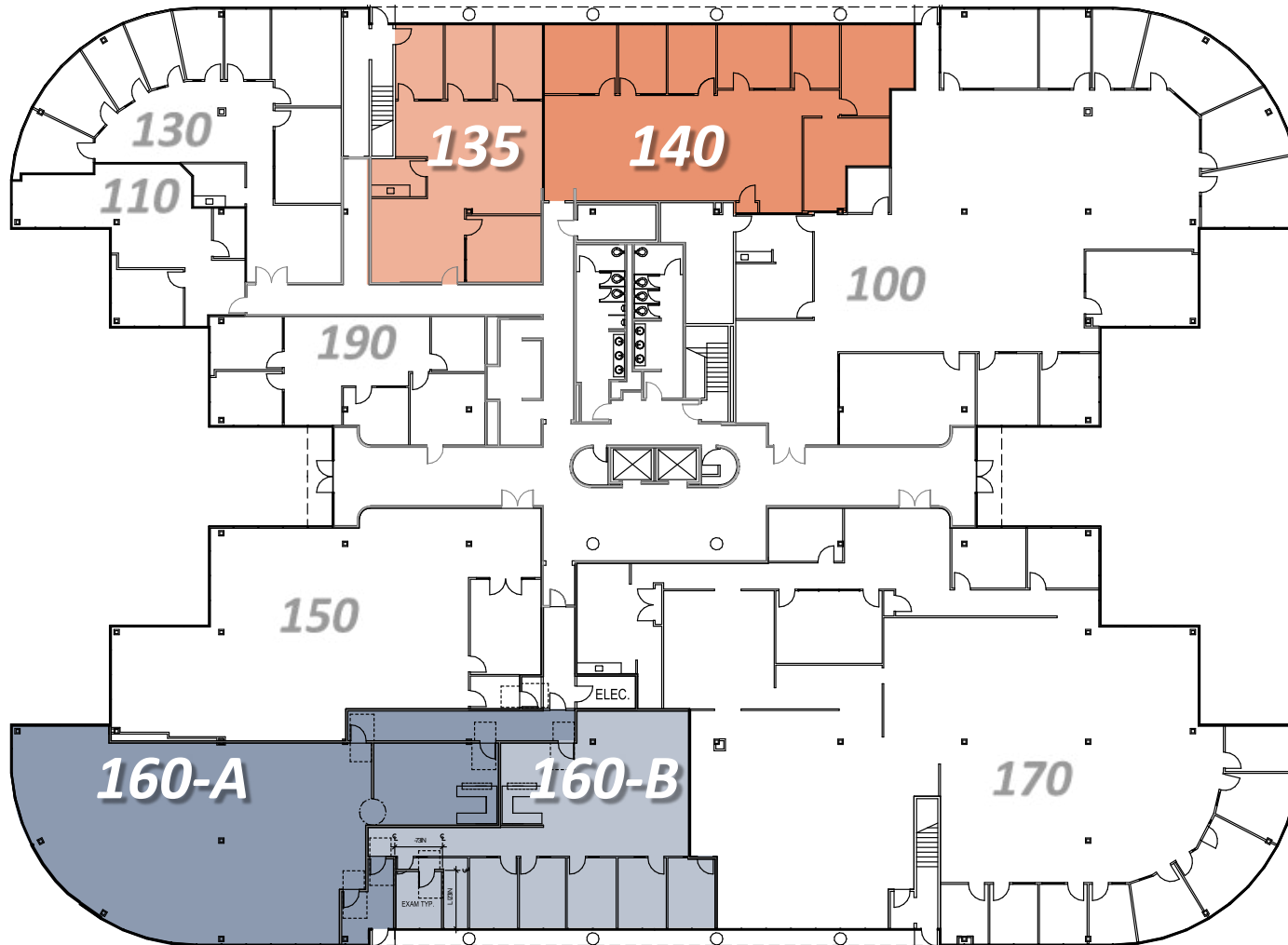
SITE PLAN



PARKING
477 Parking Stalls
(4.4 per 1,000 SF)

YGNACIO VALLEY ROAD

1ST FLOOR



FIRST FLOOR

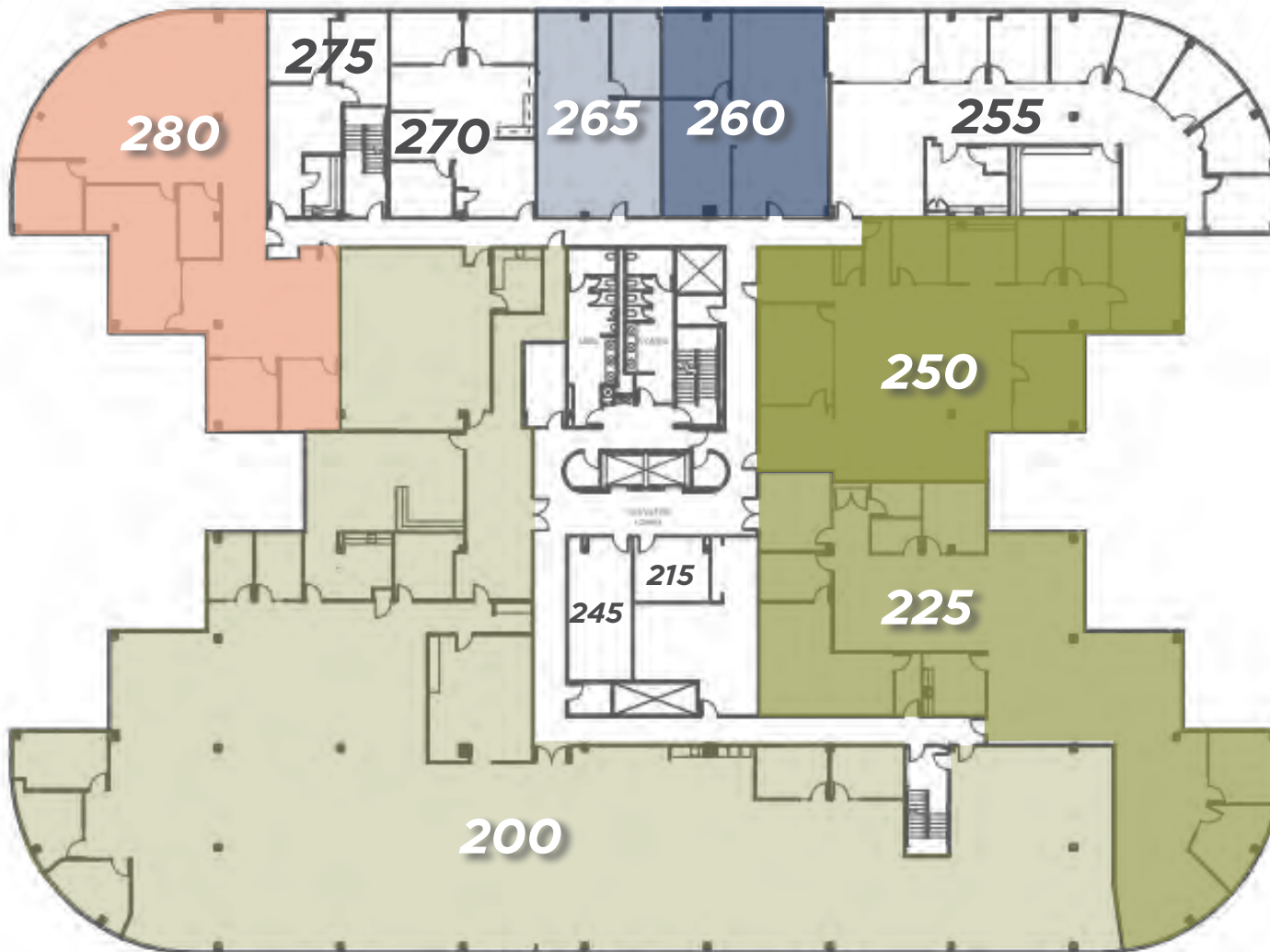
Suite 135: ±1,632 RSF

Suite 140: ±2,672RSF

Suite 160: ±2,000 RSF - ±5,030 RSF

TOTAL
VACANT ±9,334 RSF
SQUARE
FOOTAGE:

2ND FLOOR

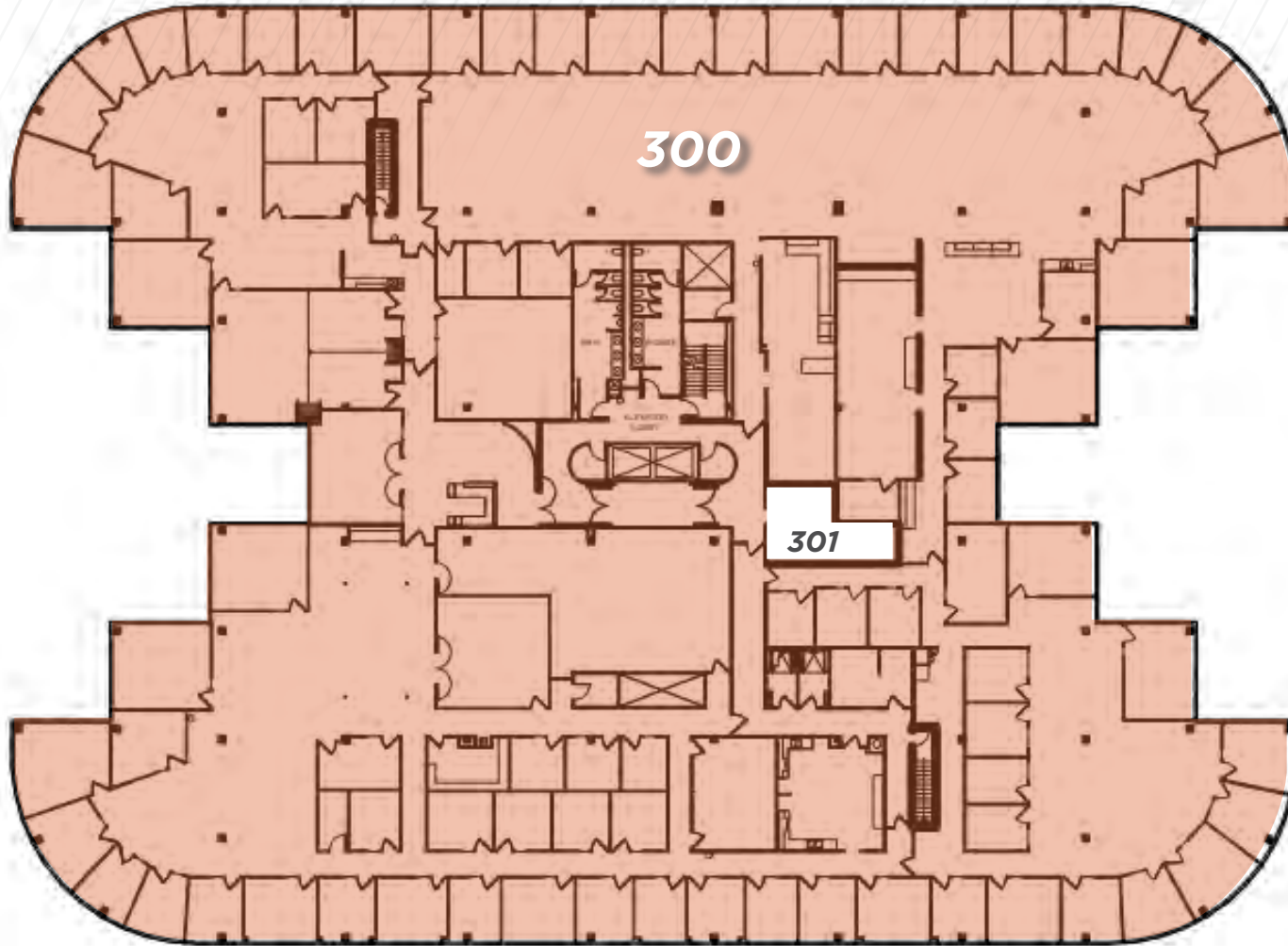


SECOND FLOOR

Suite 200:	±15,387 RSF
Suite 225:	±4,910 RSF
Suite 250:	±3,617 RSF
Suite 260:	±1,503 RSF
Suite 265:	±1,109 RSF
Suite 280:	±3,700 RSF

TOTAL
VACANT
SQUARE
FOOTAGE: ±30,229 RSF

3RD FLOOR



THIRD FLOOR

Suite 300: ±37,695 RSF

TOTAL
VACANT
SQUARE
FOOTAGE: ±37,695 RSF



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