



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Walnut Creek Executive Park

Walnut Creek, CA

New Ownership
Now Leasing & Managed by CCIG



**Class A Office Space
Available with Free Parking,
Upgraded Fitness Center & New
Bike Share Program**

**Available Size Range: 363
SF - 35,463 SF (full
building)**

**Starting Rate
\$2.25/ SF/MO Full Service
Spaces below 1,000 SF -
Lease Rate TBD**



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Walnut Creek Executive Park

Walnut Creek, CA 94598

LEASE SUMMARY

California Capital & Investment Group is pleased to present the opportunity to lease office space at The Walnut Creek Executive Park located in Walnut Creek, CA. The office park is located at several addresses in Walnut Creek Shadelands Submarket and is spread over 12 buildings. These addresses are 2775-2855 Mitchell Drive, 2730-2880 Shadelands Drive and 2125 Oak Grove Road. The lushly landscaped, 27-acre executive park was developed in phases between 1972 and 1978, with one additional building constructed in 1986. The project consists of 11 two-story and 1 three-story office buildings, with a total of ±449,223 square feet. The Walnut Creek Executive Park benefits from close proximity to an array of dining, retail service-oriented amenities, the Walnut Creek bike trail and a full service public park. The executive park includes a newly upgraded, on-site workout facility with showers and an on-site café with delivery service. Walnut Creek Executive Park is easily accessed by I-680 and is only 40 minutes from the Oakland Airport and 10 minutes from the Walnut Creek BART station.

Property Details

County:	Contra Costa
Year Built:	±1987
Property Size:	±449,223 SF
Building Height:	2 & 3 Stories
Property Type:	Garden/Campus Style Office Space
Parking Ratio:	Parking Spaces 4/1,000 SF
Zoning:	<u>Business Park District (B-P)</u>



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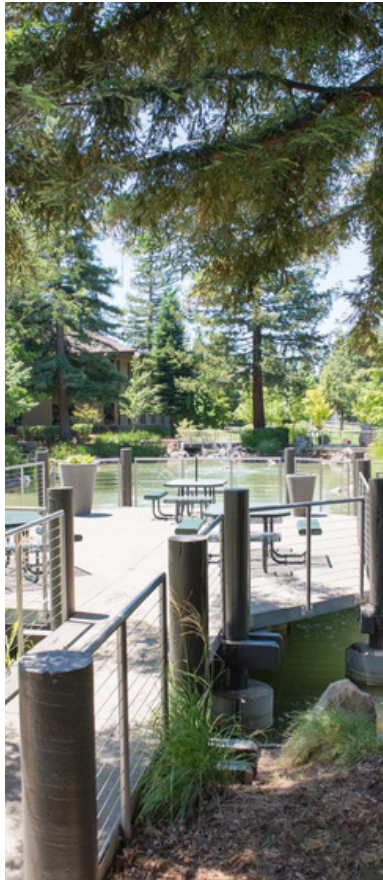
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PROPERTY HIGHLIGHTS

- Competitively priced office spaces with turnkey build outs available
- New active ownership and experienced on-site property management
- Upgraded Fitness Center with locker room and shower facilities available 24/7 exclusively for tenants at the property
- Wide variety of layouts from ±300-35,463 (full building) RSF contiguous
- Upgraded common conference center
- New on-site full-service café with delivery
- Convenient BART Shuttle
- Well maintained landscaping
- New Bathroom Finishes
- New Building Lobby Renovations
- Beautiful Mt. Diablo Views
- Plentiful free surface parking
- New user friendly signage
- Extensive window lines



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Walnut Creek Executive Park



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WALNUT CREEK EXECUTIVE PARK



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Walnut Creek Executive Park

FLOORPLANS [Click Building Floor to Access Floorplan](#)



Building 1

2835 Mitchell Drive
32,468 RSF
*No Elevator

[Building 1 - Floor 1, Suite 103 - 2,655 RSF](#)

[Building 1 - Floor 1, Suite 110 - 7,747 RSF](#)

Building 2

2815 Mitchell Drive
32,468 RSF
*No Elevator

[Building 2 - Floor 1, Suite 118, Floorplan - 2,736 RSF](#)

Building 2 - Floor 2, Suite 209, Floorplan - 2,040 RSF

Building 2 - Floor 2, Suite 217, Floorplan - 1,017 RSF

Building 2 - Floor 2, Suite 220, Floorplan - 1,356 RSF

Building 2 - Floor 2, Suite 225, Floorplan - 937 RSF

Building 2 - Floor 2, Suite 255 Floorplan - 1,136 RSF



Building 3

2855 Mitchell Drive
31,270 RSF
*No Elevator

[Building 3 - Floor 2, Suite 215, Floorplan - +/- 1,712 SF](#)

[Building 3 - Floor 2, Suite 223, Floorplan - 1,946 RSF](#)

Building 3 - Floor 2, Suite 225, Floorplan - 834 RSF



Building 5

2820 Shadelands Drive
[Building 5 - Floor 1, Suite 160, Floorplan - 9,821 RSF](#)

Building 6

2850 Shadelands Drive
35,463 RSF (Full Building)

Building 6 - Floor 1, Suite 100, Floorplan - 10,085 RSF

Building 6 - Floor 1, Suite 101, Floorplan - 7,392 RSF

Building 6 - Floor 2, Suite 200, (entire second floor)
Floorplan - 17,745 RSF

Building 9

2785 Mitchell Drive
35,445 RSF (Full Building)

[First Floor - 17,357 RSF \(Divisible\)](#)

[Second Floor - 18,088 RSF \(Divisible\)](#)

Building 12

2125 Oak Grove Rd
75,782 RSF

[Building 12 - Floor 1, Suite 128, Floorplan - 2,389 RSF](#)

[Building 12 - Floor 3, Suite 301, Floorplan - 4,615 RSF \(Divisible\)](#)

[Building 12 - Floor 3, Suite 328, Floorplan - 1,696 RSF](#)



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LOCATION SUMMARY

The Walnut Creek Executive Park is located directly across the street from The Orchards Shopping Center, The Citrus Marketplace and the Shadelands Sportsmall. These vibrant neighborhood centers include an array of shopping and retail options, gourmet dining, and a cutting-edge sports training supercenter. Springfield Montessori School, and the Contra Costa School of Performing Arts are both in walking distance. There is also a free direct shuttle service between the Pleasant Hill BART Station and The Walnut Creek Executive Park. The shuttle arrives/departs every 15 minutes and the County Connection Bus stop is only 200 yards from the building.

LOCATION HIGHLIGHTS

- Located near lively Downtown Walnut Creek
- Quiet & Great Work Environment
- Quick access I-680 Freeway
- 2.8 miles from Pleasant Hill BART Station
- Near Great Restaurants and Shopping
- Walking Distance to The Orchards Shopping Center and The Shadelands Sportsmall

VISITOR GUIDE

www.visitwalnutcreek.org/explore.com



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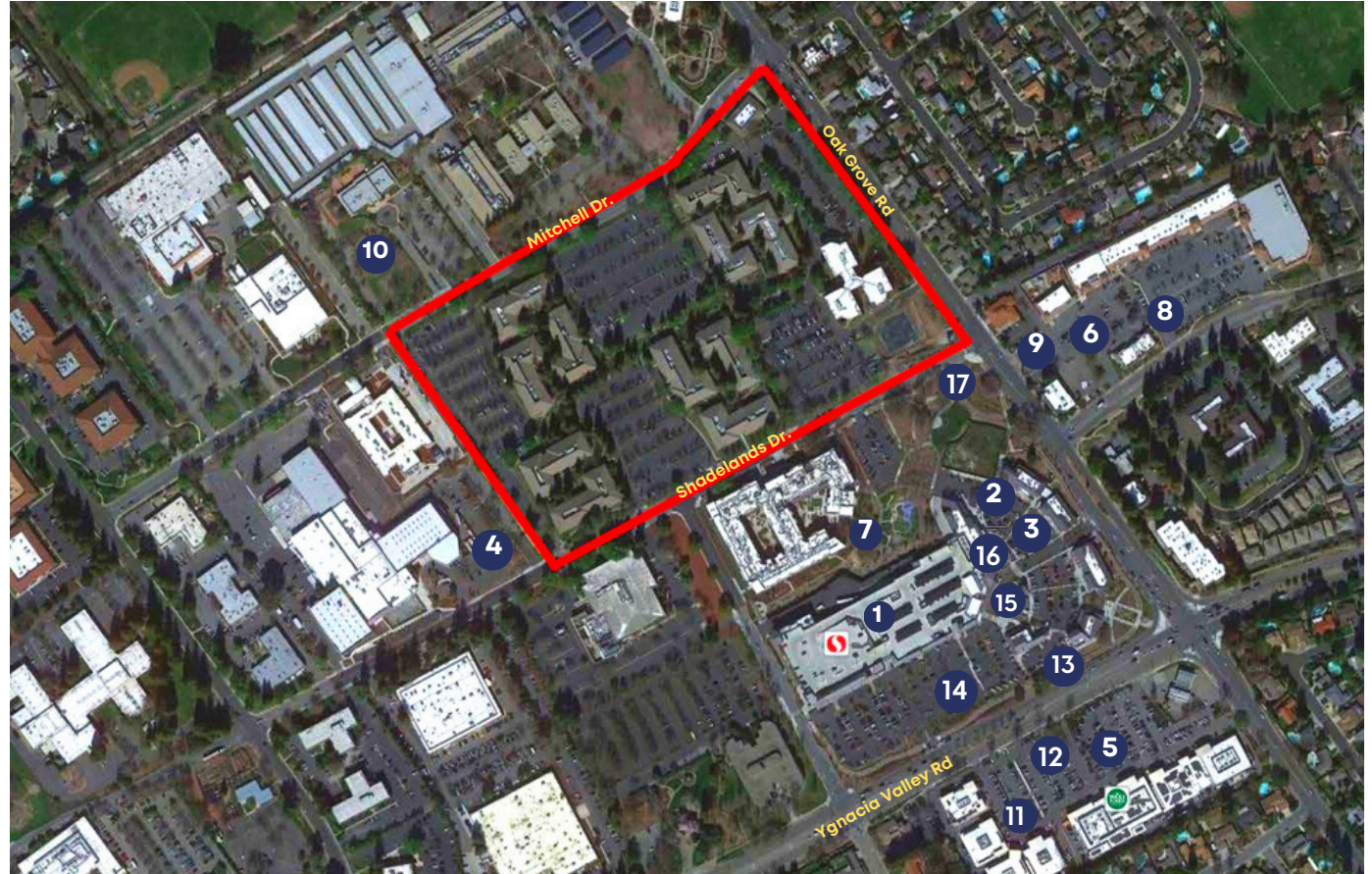
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Location Overview

Landmarks and Amenities

1. Safeway
2. Jacks Urban Eats
3. Mike Hess Brewing
4. Shadelands Sportsmall
5. Whole Foods Market
6. Citrus Center Shopping Center
7. Sequoia Living Viamonte
8. Panda Express
9. BevMo!
10. Springfield Montessori School
11. reNew You Therapeutic Massage
12. EVgo Charging Station
13. Wells Fargo Bank
14. Chargepoint Charging Station
15. Starbucks
16. Crunch Fitness
17. Orchards Playground



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