



1485
TREAT BLVD
WALNUT CREEK

1485

PREMIUM, VERSATILE OFFICE BUILDING FOR SALE IN WALNUT CREEK

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

Lee & Associates and Kidder Mathews, as exclusive advisors, are pleased to offer For Sale the meticulously designed, headquarter building located at 1485 Treat Blvd., Walnut Creek. This 15,908 SF, two-story, elevator-served office building in Walnut Creek, CA was designed to embody the future of workplace adaptability, featuring a modern, flexible layout that caters to evolving business needs and enhance workflow efficiency.

The $\pm 8,552$ RSF second floor has been purposefully rebuilt as Class A collaborative office space, offering a high-end work environment designed for modern teams. Meanwhile, the $\pm 7,356$ RSF first floor is currently leased on a short-term basis, providing flexibility for an owner-user or investor seeking immediate income potential. Positioned in a prime Walnut Creek location with excellent access, nearby public transportation (i.e. BART, bus, etc.) and amenities, this property offers an unparalleled opportunity for owner-users and investors alike.



Owner/User Opportunity.



Attractive SBA Financing available with 10% down.



Entire $\pm 8,552$ SF 2nd Floor designed built as class A office space.



7-minute walk to Contra Costa Transit Village, BART and numerous amenities.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY DETAILS

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ADDRESS:	1485 Treat Blvd Walnut Creek, CA
BUILDING SIZE:	15,908± SF (Buyer to Confirm)
FLOORS:	Two (2) - Elevator served
YEAR BUILT/RENOVATED:	1984/2016/2022
LAND AREA:	0.32±Acres (13,852±SF)
ZONING:	O-C (Office Commercial)
PARKING RATIO:	25 Covered Spaces; 1 Handicap
INTERIOR DETAILS:	2022 2nd floor renovation benefits from over \$200 PSF in improvements - Must see to fully appreciate

Price: \$4,300,000 (\$270 PSF)



FLOOR PLAN - FIRST FLOOR

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DETAILS

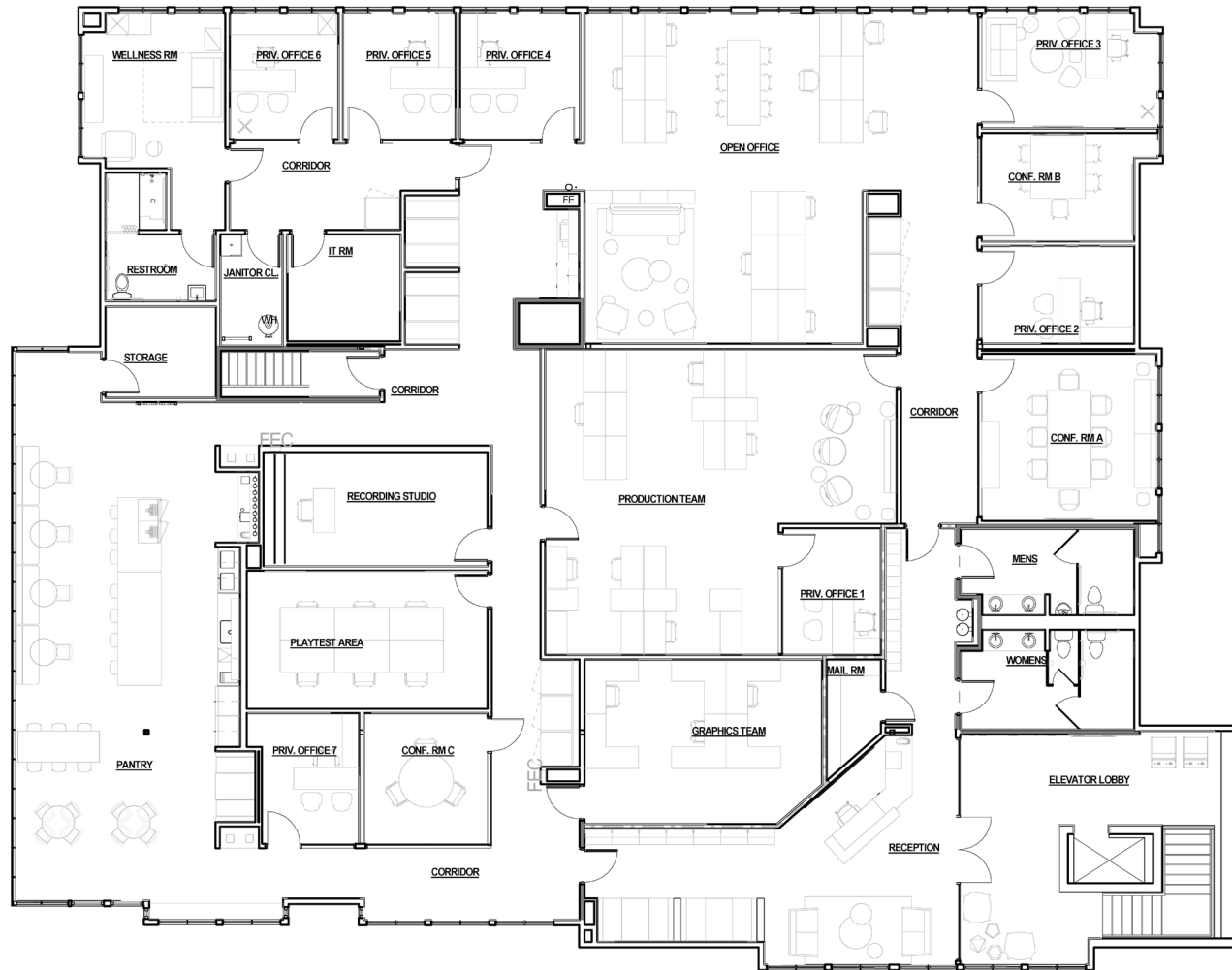
- Occupied by a month-to-month tenant.
- Low Impact use that does not add to parking load
- Occupancy offers additional income to the owner

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FLOOR PLAN - SECOND FLOOR

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DETAILS

- Brand new Class A buildout
- Ideal layout with reception, private offices, collaboration space, kitchen and open work area
- Available to occupy by Buyer

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INTERIOR PHOTOS

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INTERIOR PHOTOS

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NEARBY AMENITIES

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Lee&Associates, ("L&A") has been retained on an exclusive basis by the Owners 1485 Treat Blvd, Walnut Creek CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owners shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.
3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.
5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.