



1 9 8 1 N O R T H B R O A D W A Y • W A L N U T C R E E K

\$100 TOUR BONUS FOR QUALIFIED TOURS!

NEWMARK

1333 N. California Blvd., Suite 343 | Walnut Creek, CA 94596 T 925.974.0100

EXCLUSIVE LISTING AGENTS:

Rick Steffens Senior Managing Director
925.974.0110 | rick.steffens@nmrk.com | CA RE License #00808892

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The image shows a modern, multi-level atrium. The ceiling is a complex, vaulted structure made of glass and steel, allowing natural light to filter through. The atrium has several levels connected by wooden railings with black metal balustrades. Large windows and glass doors are visible on the right side, and a large potted plant is in the foreground on the right. The overall atmosphere is bright and airy.

WHAT IS DIFFERENT
ABOUT THE
ATRIUM?

FRESH AIR
ABUNDANT LIGHT



PROJECT HIGHLIGHTS

- Rental Rate: Full Service Rates available upon request
- Parking: 3.6/1,000 ratio
 - \$80.00 per month per stall
 - Reserved parking available at \$130.00 per month per stall
- HVAC system uses top of the line Merv 13 filters along with UV light which eliminates contaminants, biofilm growth and other organic materials to dramatically improve airflow and provide clean fresh air.
- Free visitor parking on grade as well as numerous metered street parking spaces
- Two blocks to the heart of Downtown Walnut Creek
- Two blocks to Walnut Creek BART and Freeway
- See Floor Plans on the following pages
- On site management
- On site Deli

AVAILABLE SPACE

Ground Floor

Suite 120 ±1,611 rsf

Second Floor

Suite 215 ±5,296 rsf

Suite 220 ±2,288 rsf

Suite 255 ±2,177 rsf

Suite 280 ± 2,578 rsf

Third Floor

Suite 300 ±3,116 rsf

Suite 305 ±1,175 rsf

Suite 310+315 ±4,226 rsf *Subdividable into 1,381 & 2,845 RSF*

Suite 385 ±4,010 rsf

Fourth Floor

Suite 415 ±3,588 rsf

Suite 426 ±1,433 rsf

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AERIAL MAP



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ROOFTOP PLAZA



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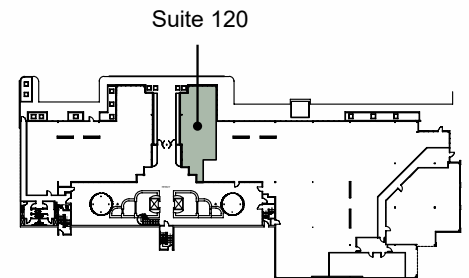
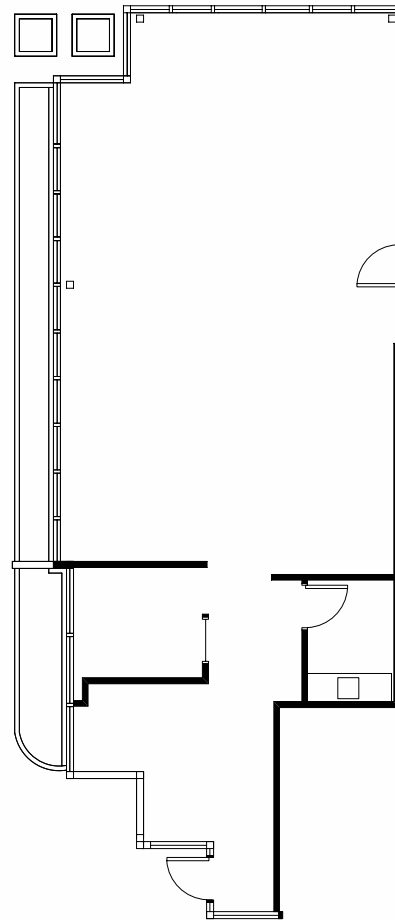
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FLOOR PLAN - GROUND FLOOR

Suite 120 / $\pm 1,611$ RSF



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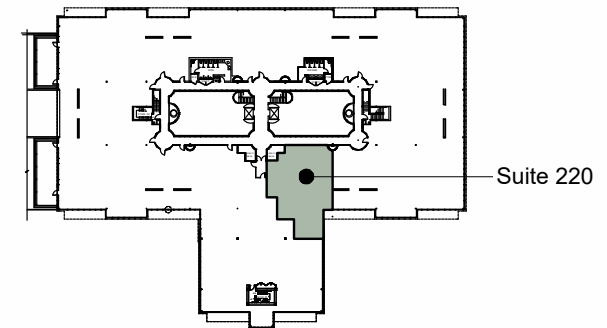
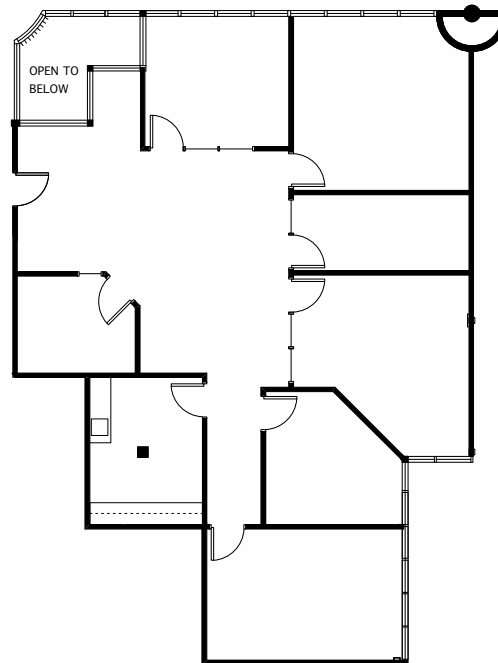
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FLOOR PLAN - SECOND FLOOR

Suite 220 / $\pm 2,288$ RSF



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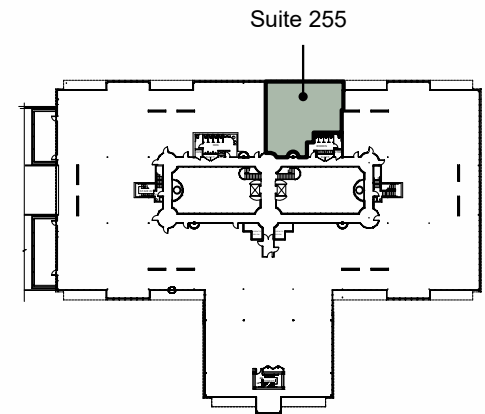
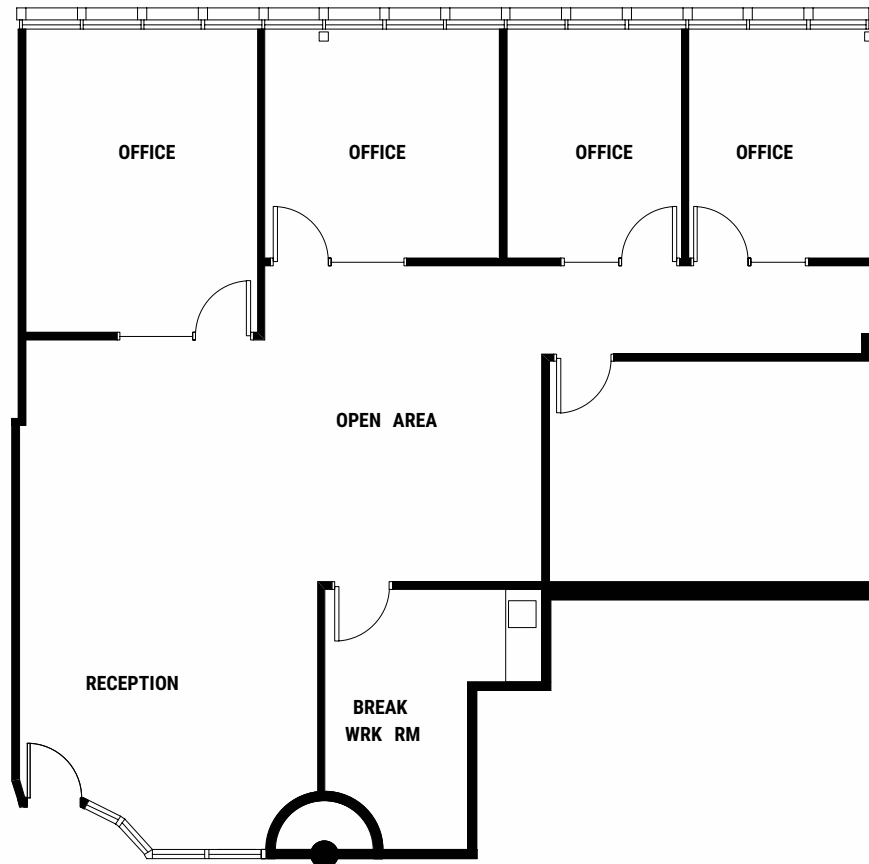
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FLOOR PLAN - SECOND FLOOR

Suite 255 / $\pm 2,177$ RSF



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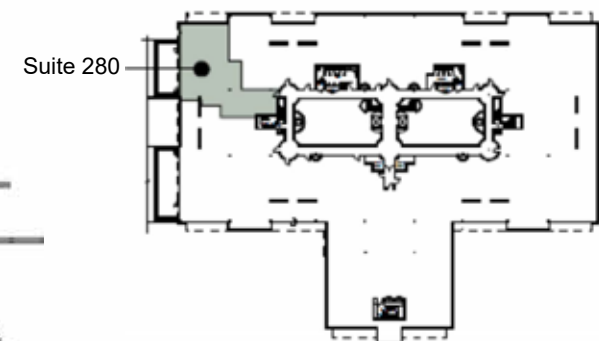
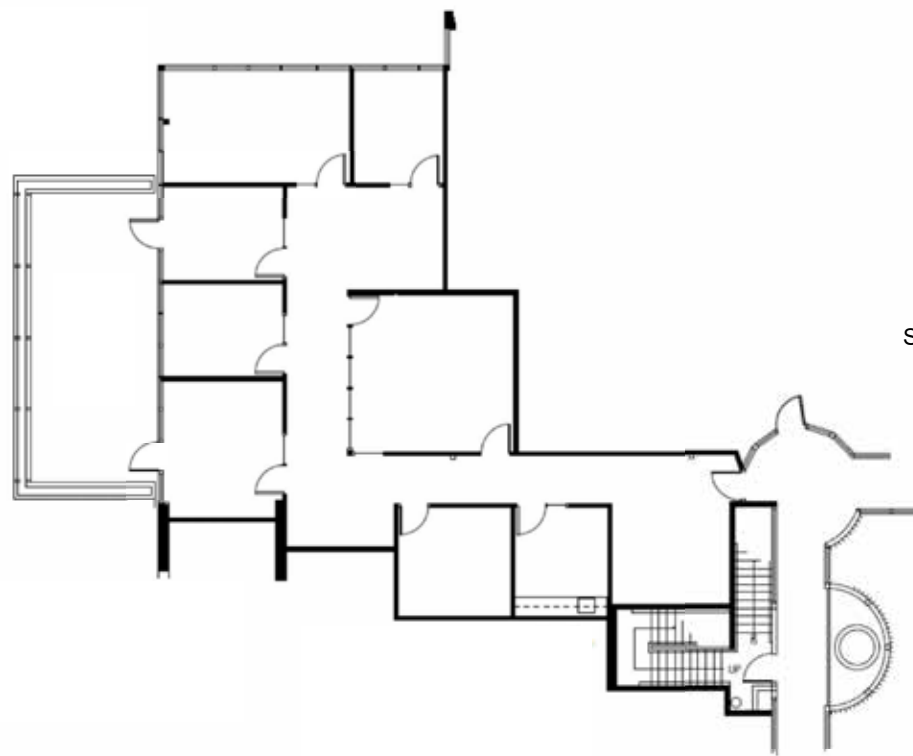
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FLOOR PLAN - SECOND FLOOR

Suite 280 / $\pm 2,578$ RSF



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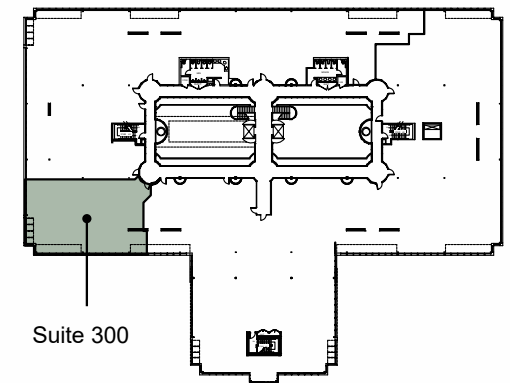
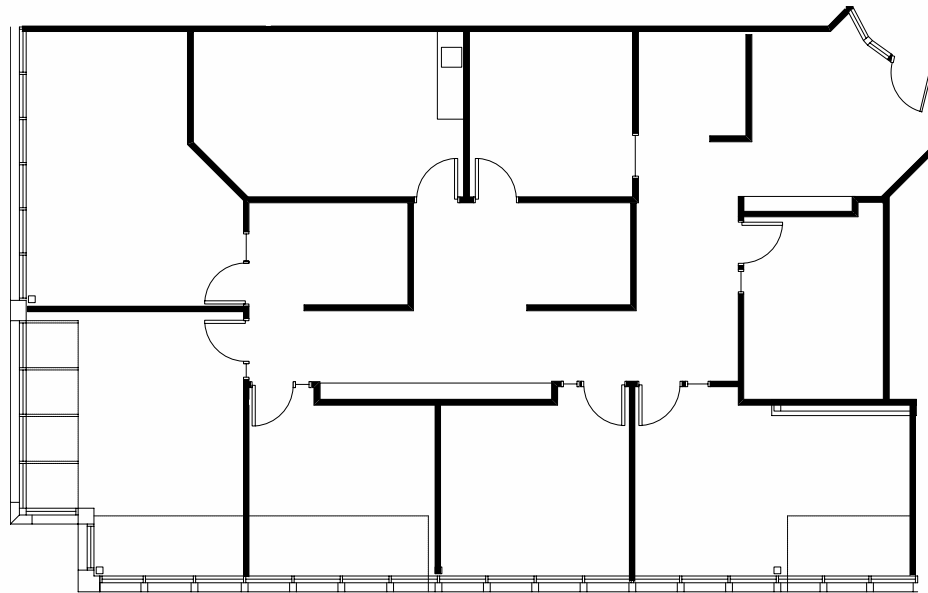
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FLOOR PLAN - THIRD FLOOR

Suite 300 / ±3,116 RSF



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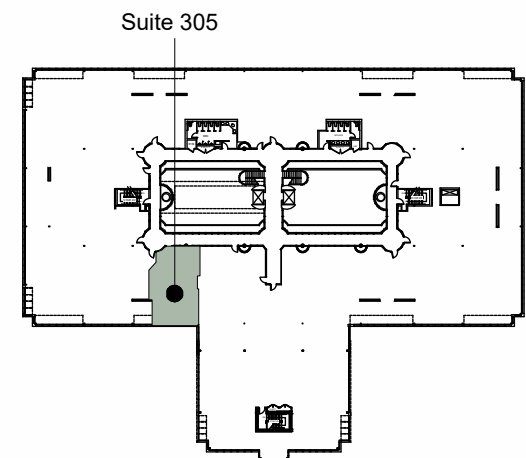
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FLOOR PLAN - THIRD FLOOR

Suite 305 / $\pm 1,175$ RSF



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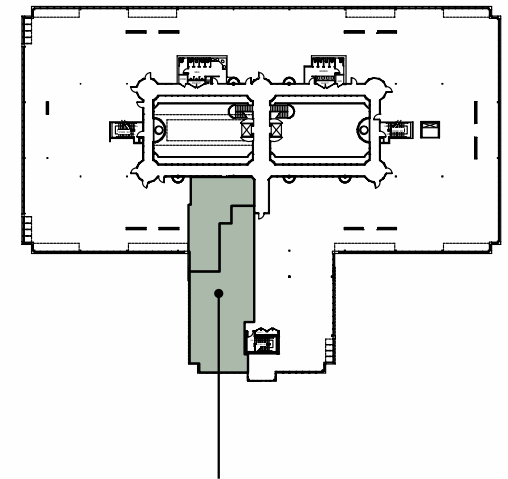
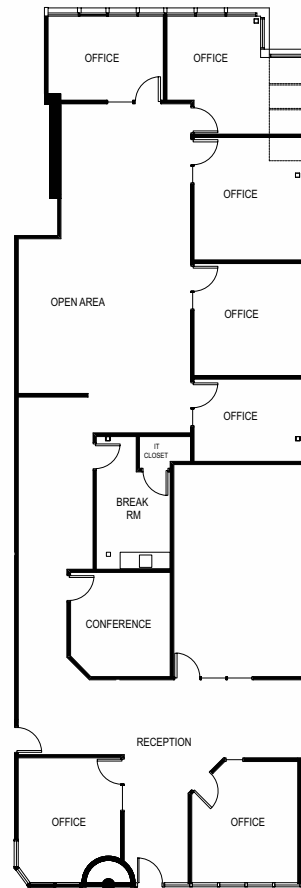
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FLOOR PLAN - THIRD FLOOR

Suite 310+315 / $\pm 4,226$ RSF



Suites 310+315

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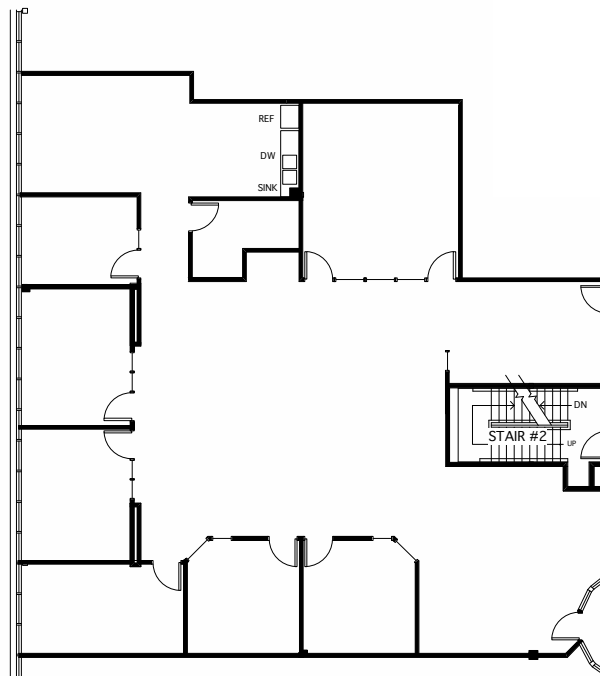
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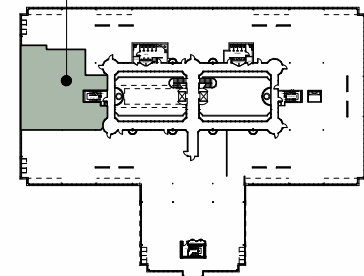


FLOOR PLAN - THIRD FLOOR

Suite 385 / $\pm 4,010$ RSF



Suite 385



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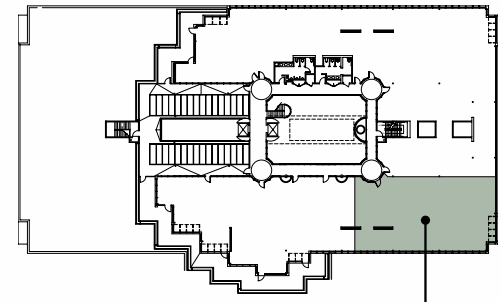
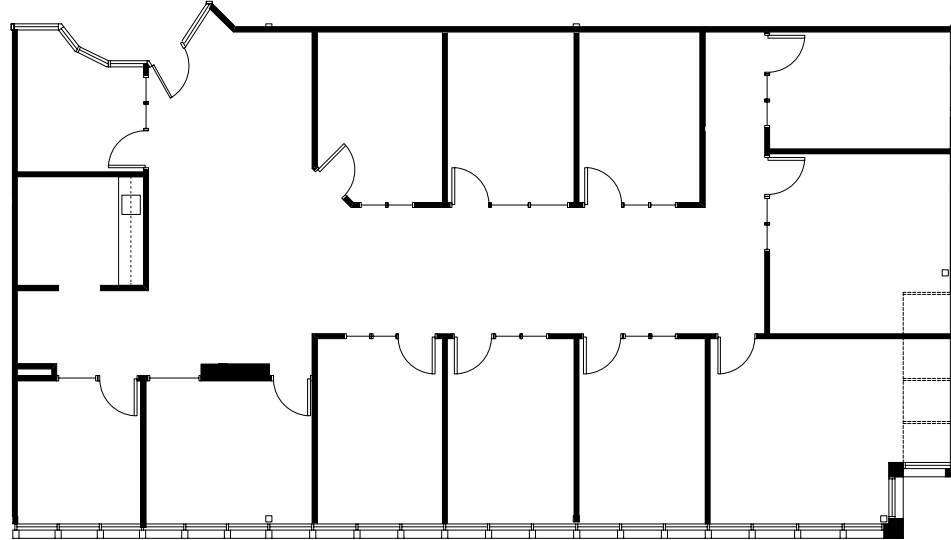
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FLOOR PLAN - FOURTH FLOOR

Suite 415 / $\pm 3,588$ RSF



Suite 415

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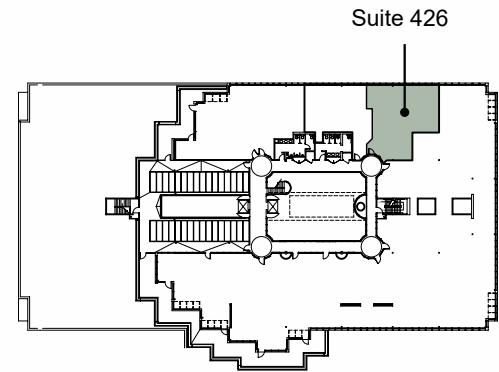
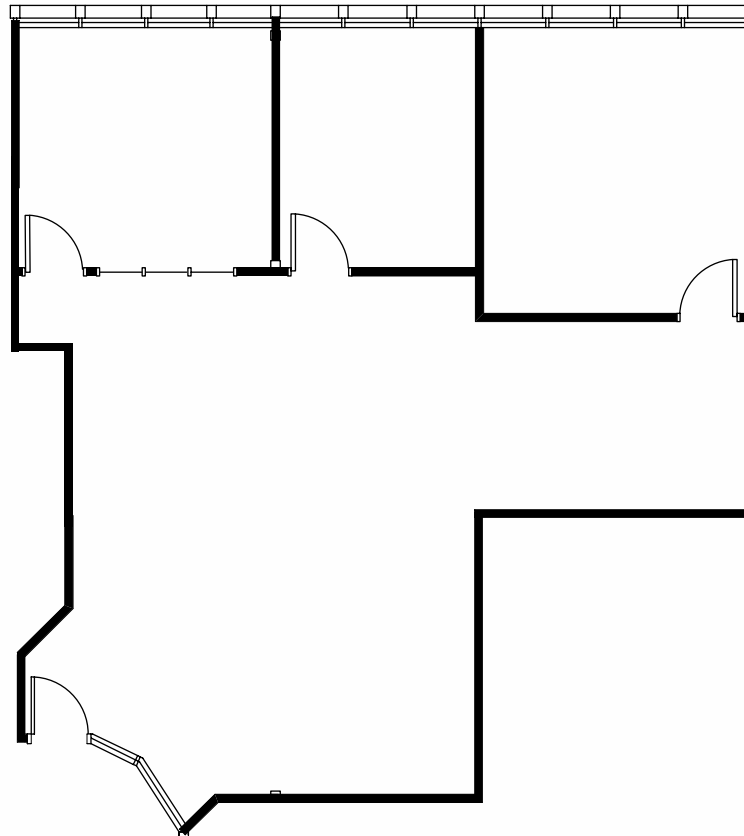
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FLOOR PLAN - FOURTH FLOOR

Suite 426 / $\pm$ 1,433 RSF



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