



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)**

**Building #12
Starting Rate
\$2.50/ SF/MO Full Service**

**Starting Rate
(All Buildings Except #12)
\$2.25/ SF/MO Full Service
Spaces below 1,000 SF -
Lease Rate TBD**



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.464.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



510.610.5178



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628



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 $\pm 449,223$ 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:	$\pm 449,223$ 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>



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.464.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

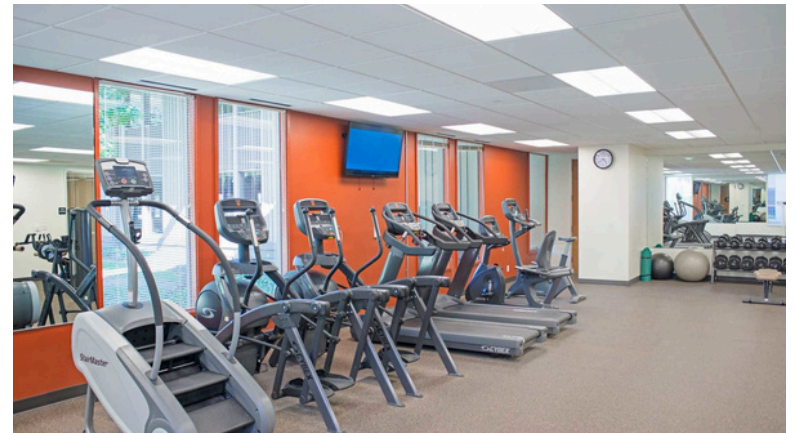
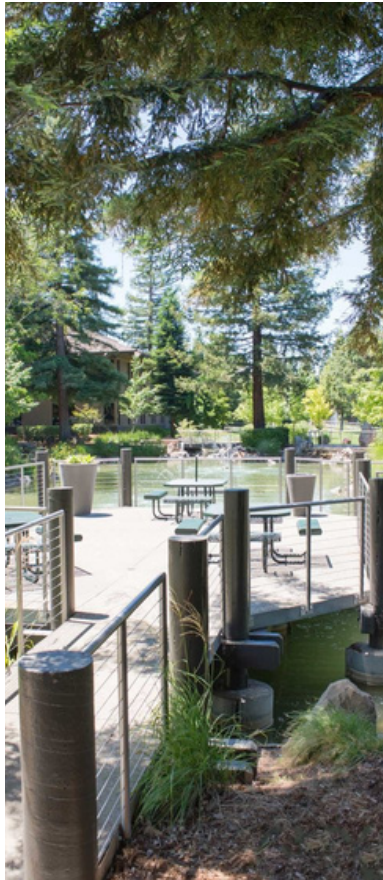
Walnut Creek Executive Park

Walnut Creek, CA 94598



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



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.4 64.1912



mcmguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

Walnut Creek Executive Park



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

WALNUT CREEK EXECUTIVE PARK



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group

925.464.1912

mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group

925.464.1848

gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884028

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 200, Floorplan - 364 RSF](#)
[Building 2 - Floor 2, Suite 209, Floorplan - 2,040 RSF](#)
[Building 2 - Floor 2, Suite 215, Floorplan - 1,886 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 255 Floorplan - 1,136 RSF](#)

Building 3

2855 Mitchell Drive
31,270 RSF
*No Elevator

[Building 3 - Floor 1, Suite 106, Floorplan - 1,171 RSF](#)
[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 3 - Floor 2, Suite 235, Floorplan - 3,039 RSF](#)



Building 5

2820 Shadelands Drive

[Building 5 - Floor 1, Suite 160, Floorplan - 9,821 RSF](#)
[Building 5 - Floor 1, Suite 100, \(DELI/RETAIL SPACE\)](#)
[Floorplan - 1,961 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

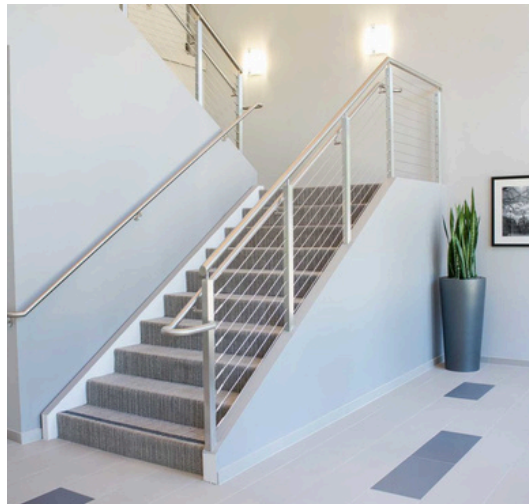
2785 Mitchell Drive
35,445 RSF (Full Building)

[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 125, Floorplan - 2,478 RSF](#)
[Building 12 - Floor 1, Suite 128, Floorplan - 2,389 RSF](#)
[Building 12 - Floor 3, Suite 301, Floorplan - 4,615 RSF](#)
[\(Divisible\)](#)



Mike McGuire

California Capital and
Investment Group



925.4 64.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

CALIFORNIA

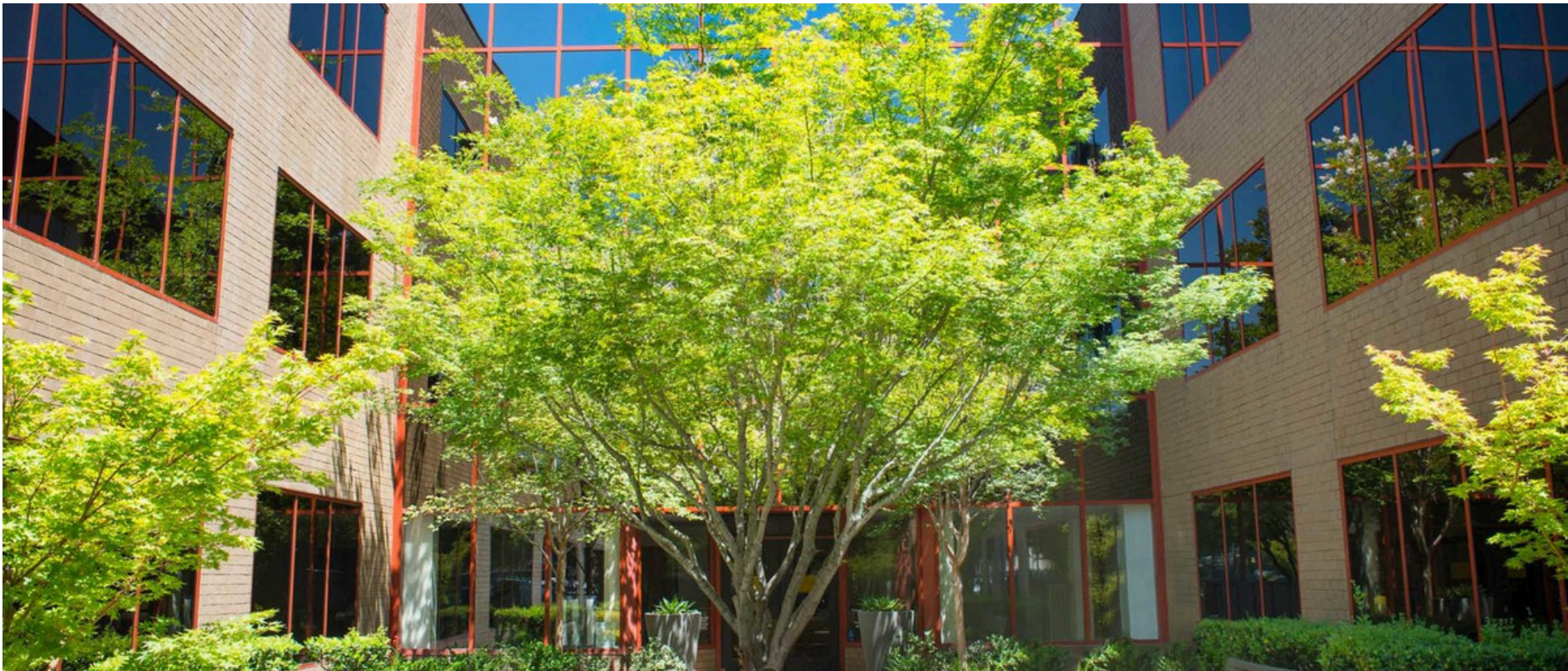
CAPITAL & INVESTMENT

GROUP



Walnut Creek Executive Park

Walnut Creek, CA 94598



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.464.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884028

Walnut Creek Executive Park

Walnut Creek, CA 94598



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



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.464.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884028

Walnut Creek Executive Park

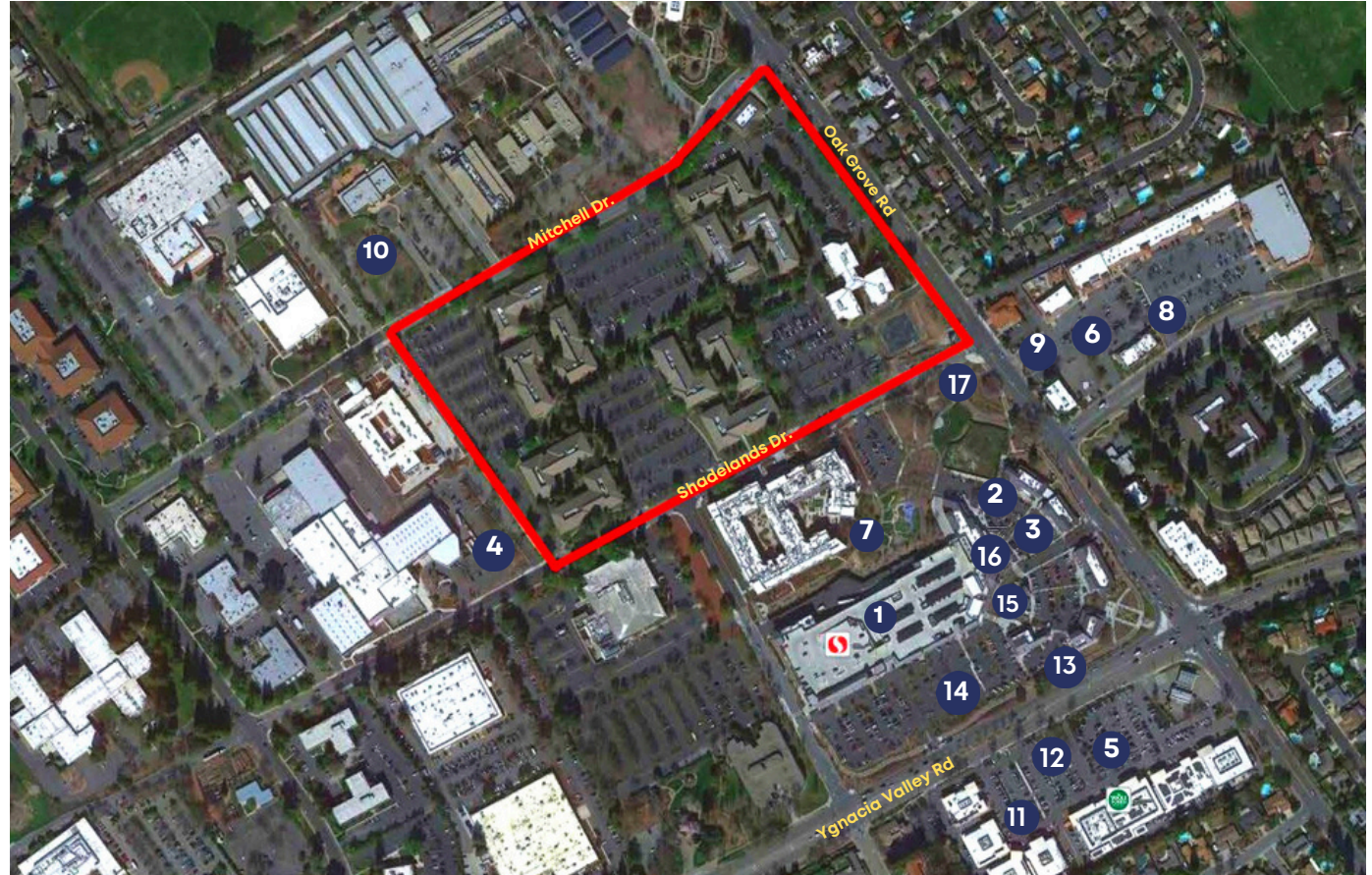
Walnut Creek, CA 94598



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



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.464.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628