



2700 Ygnacio Valley Road Walnut Creek, California

Property Type:	Professional Office and Medical Office Building
Location Description:	Strategic location for convenient access to Walnut Creek, Pleasant Hill, Concord and Clayton population. Located in Shadelands area.
Property Description:	Class A professional office/medical building. Three-story. 477 parking spaces

CURRENT SPACES AVAILABLE

Suite	Area (SF)	Asking Rent	Space Description	Available
135	1,632	\$2.85 psf FS	Very convenient and visible suite with excellent window line just off main lobby of building. Currently built out with 3 offices and a break room. Can be converted to medical or dental suite	Sept 1, 2024
160	2,000–5,030	\$2.85 psf FS	Partially build out space with 6+ offices along window line. Private entrance/exit. Can be demised into approx. 2,000 RSF.	NOW
200	15,387	\$2.85 psf FS	8+ offices, open area / office intensive	NOW
225	4,910	\$2.85 psf FS	7+ offices, large open space	NOW
260	1,503	\$2.85 psf FS	1 office, open area / reception area	NOW
265	1,109	\$2.85 psf FS	1 office, open area / reception area	NOW
300	37,695	\$2.85 psf FS	56 offices, open space, men's / women's restrooms, entire floor	NOW



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