



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:**

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A multi-level atrium with a large glass skylight and wooden railings. The space is bright and open, with a central pillar and multiple levels of walkways. The text is overlaid on the upper portion of the image.

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

<b>Suite 215</b>	±5,296 rsf	<b>Suite 248</b>	±1,587 rsf
<b>Suite 220</b>	±2,288 rsf	<b>Suite 250</b>	±1,025 rsf
<b>Suite 225</b>	±2,303 rsf	<b>Suite 255</b>	±2,177 rsf
<b>Suite 245</b>	±2,976 rsf	<b>Suite 280</b>	±2,578 rsf

### Third Floor

**Suite 300** ±3,116 rsf

**Suite 310+315** ±4,226 rsf

**Suite 385** ±4,010 rsf

### Fourth Floor

<b>Suite 400</b>	±2,660 rsf	<b>Suite 420</b>	±1,977 rsf
<b>Suite 415</b>	±3,588 rsf	<b>Suite 425</b>	±3,051 rsf

**Suite 420 & 425** ±5,028 rsf

**Suite 415, 420 & 425** ±8,616 rsf





## AERIAL MAP



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## ROOFTOP PLAZA



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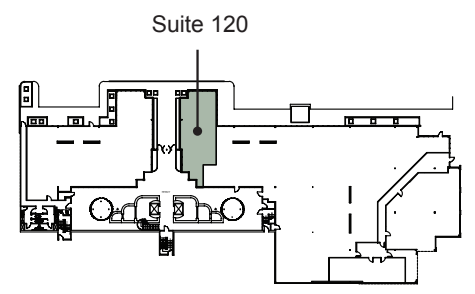
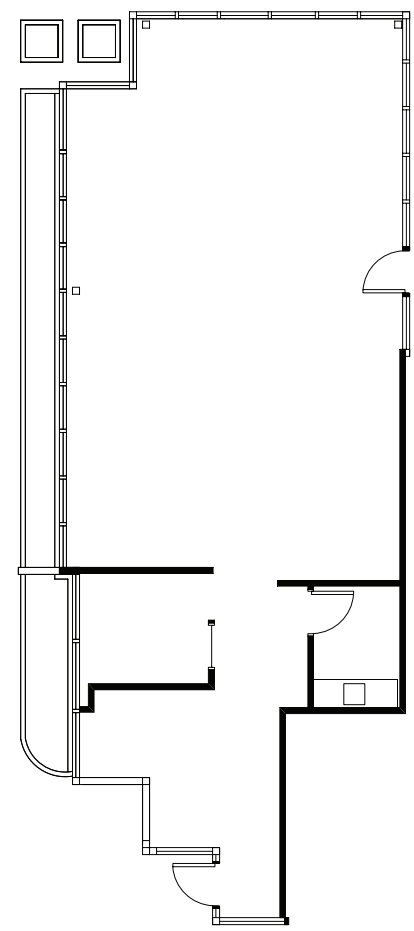




## FLOOR PLAN - GROUND FLOOR



Suite 120 / ±1,611 RSF



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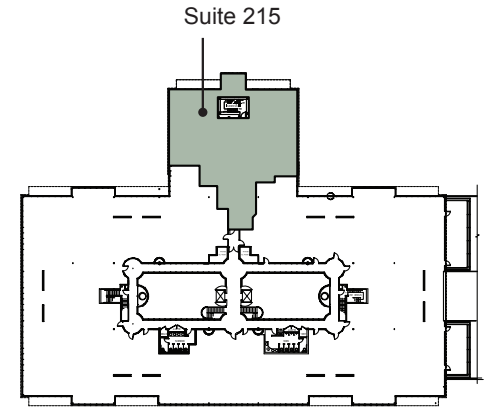
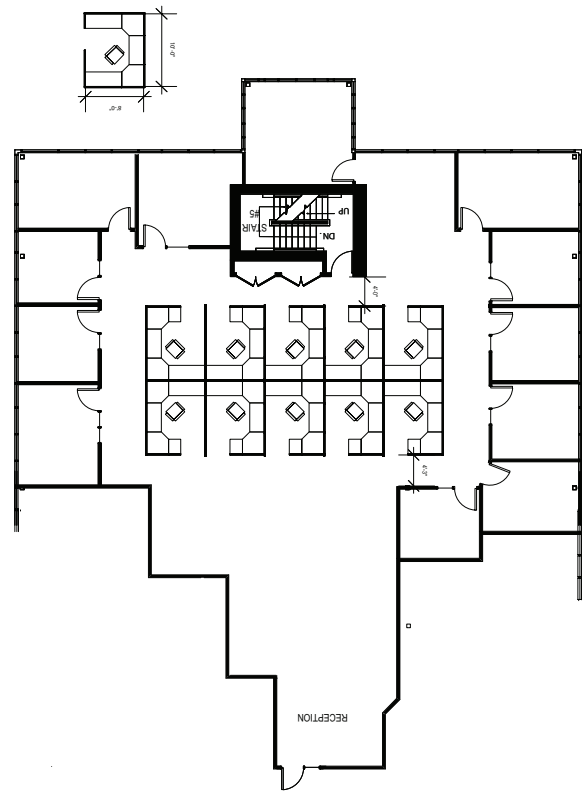
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## FLOOR PLAN - SECOND FLOOR

Suite 215 / ±5,296 RSF



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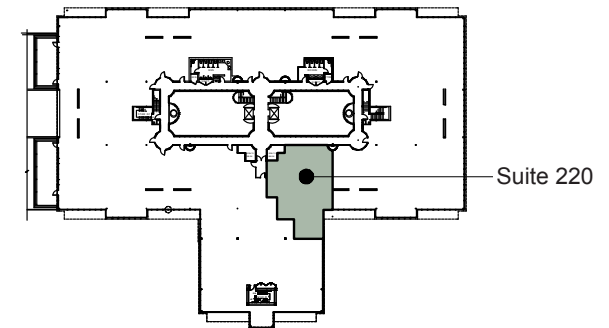
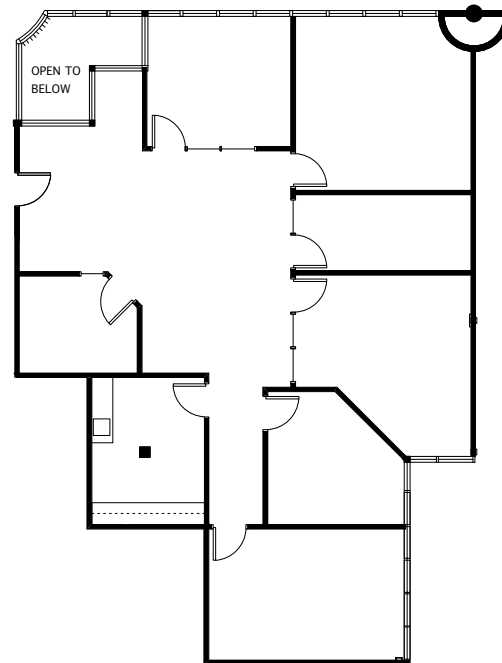
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## FLOOR PLAN - SECOND FLOOR

Suite 220 / ±2,288 RSF



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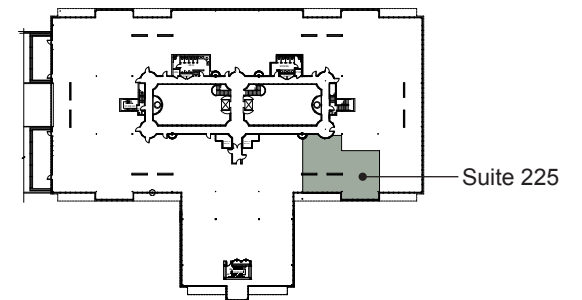
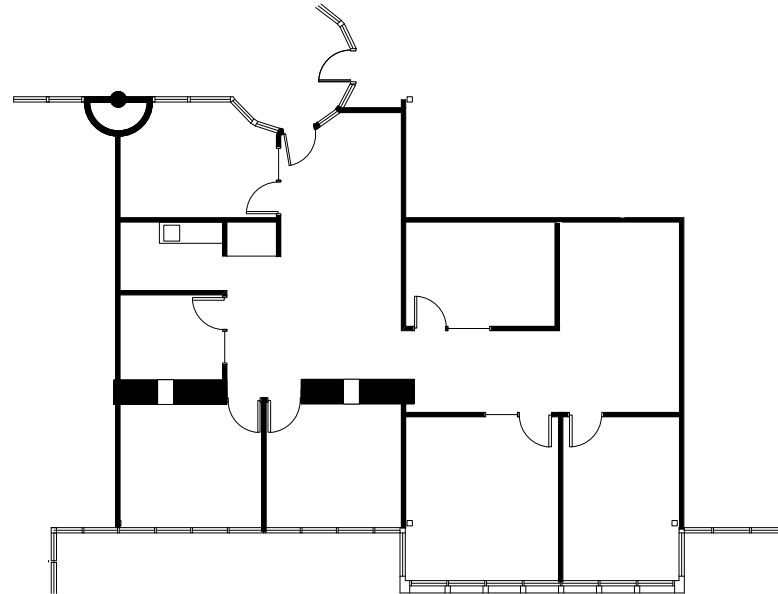




## FLOOR PLAN - SECOND FLOOR



Suite 225 / ±2,303 RSF



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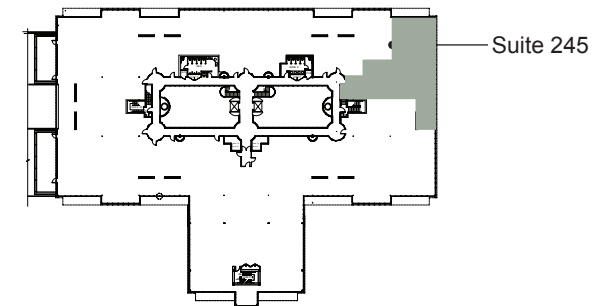
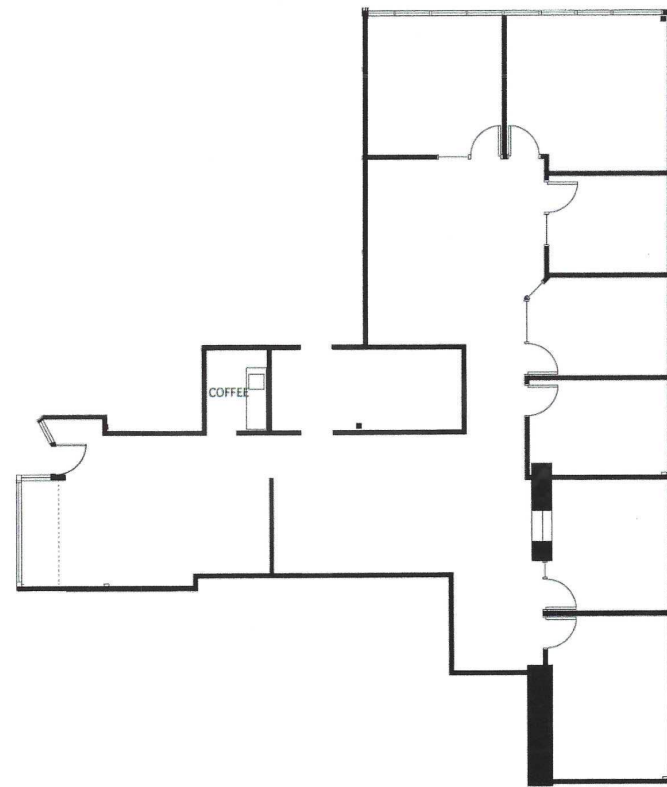
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## FLOOR PLAN - SECOND FLOOR

Suite 245 / ±2,976 RSF



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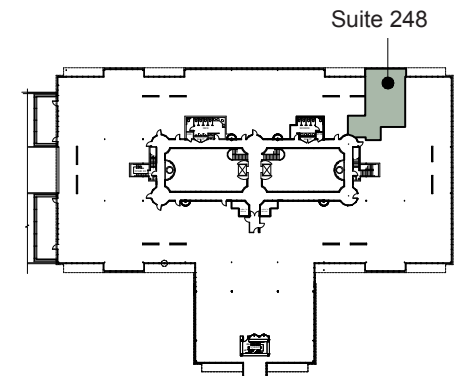
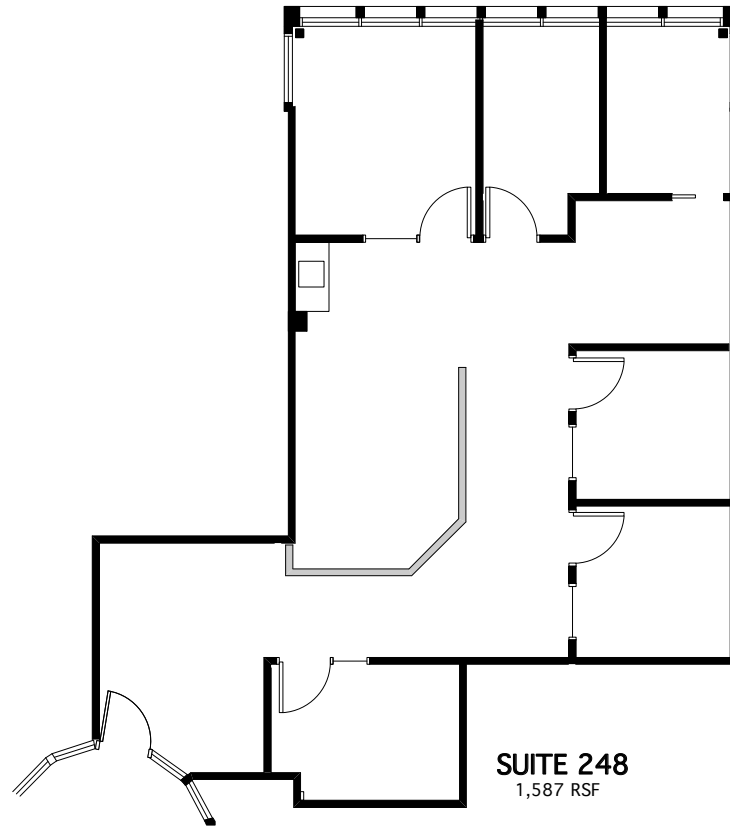




## FLOOR PLAN - SECOND FLOOR



Suite 248 / ±1,587 RSF



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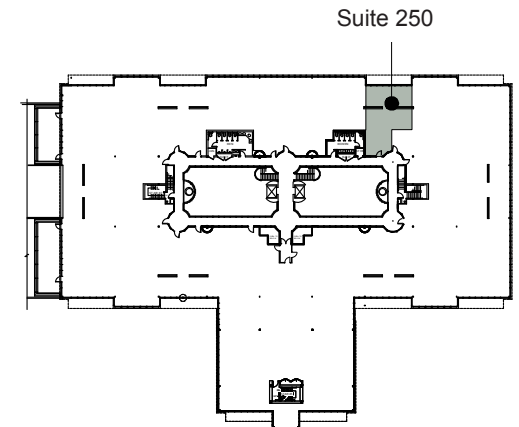
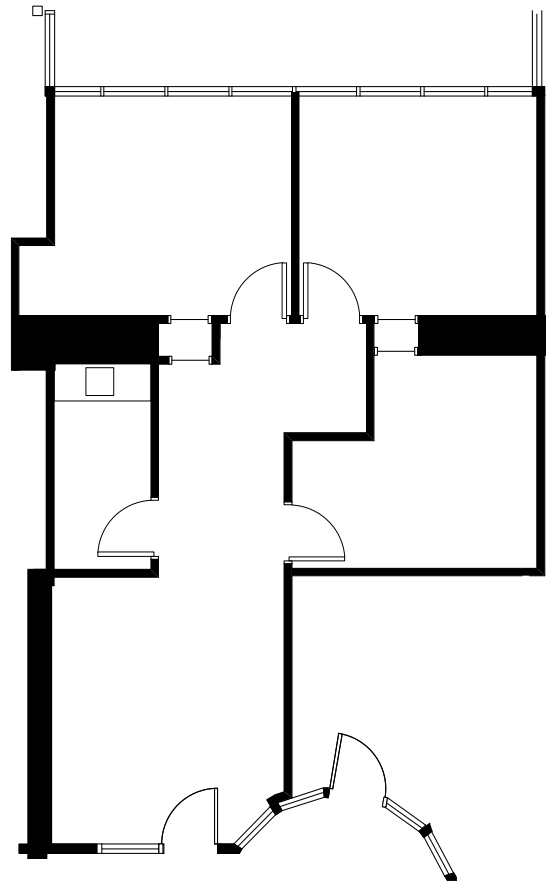




## FLOOR PLAN - SECOND FLOOR



Suite 250 / ±1,025 RSF



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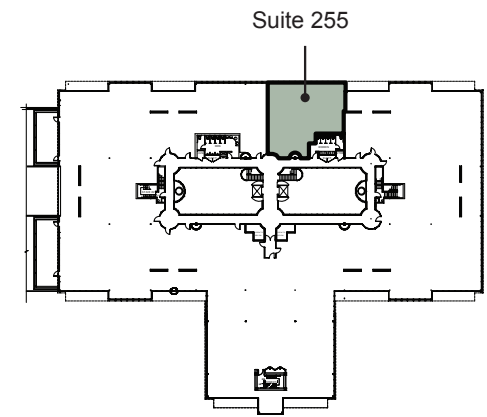
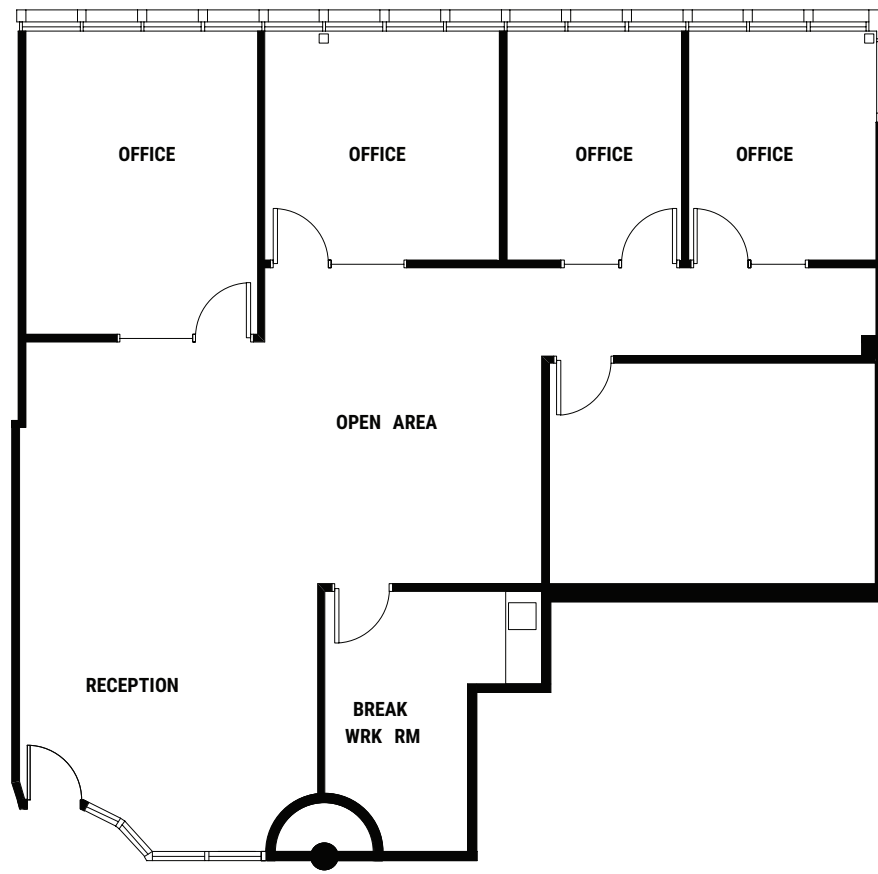




## FLOOR PLAN - SECOND FLOOR



Suite 255 / ±2,177 RSF



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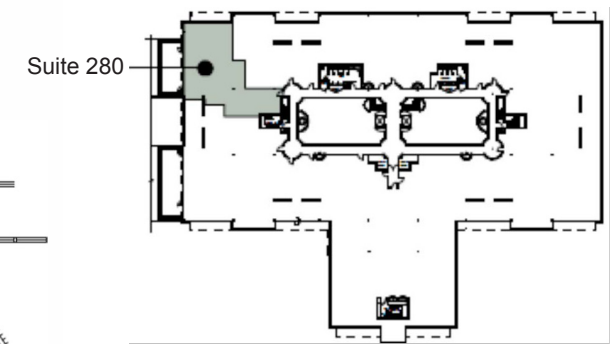
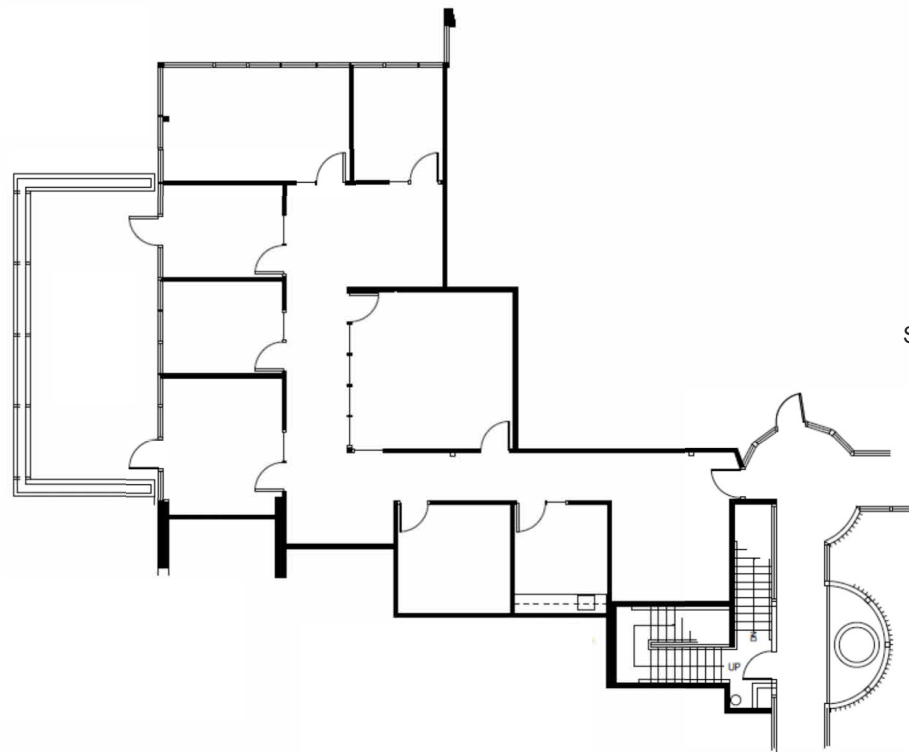




## FLOOR PLAN - SECOND FLOOR



Suite 280 / ±2,578 RSF



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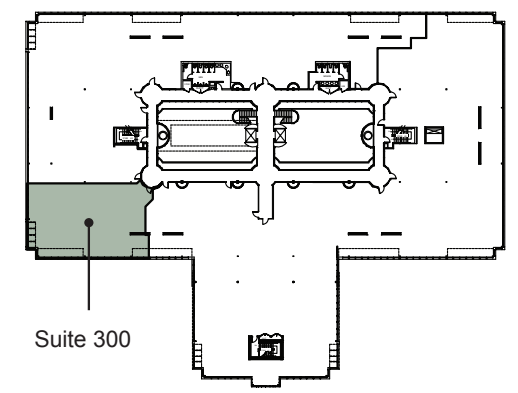
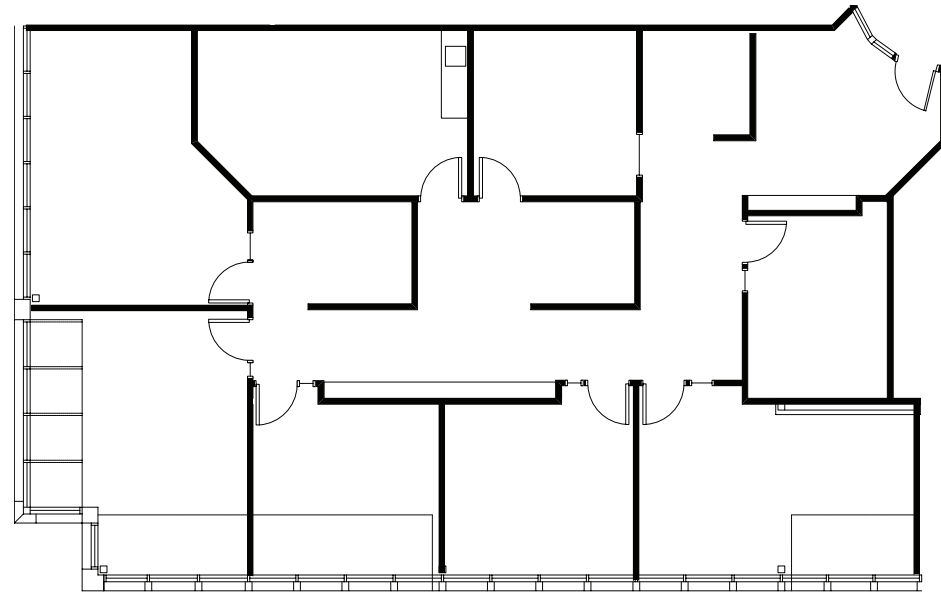
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## FLOOR PLAN - THIRD FLOOR

Suite 300 / ±3,116 RSF



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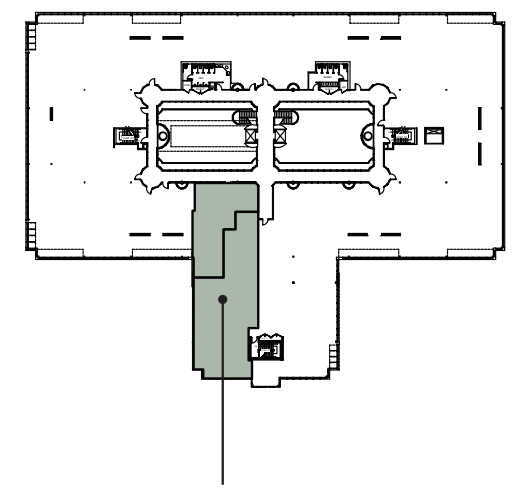
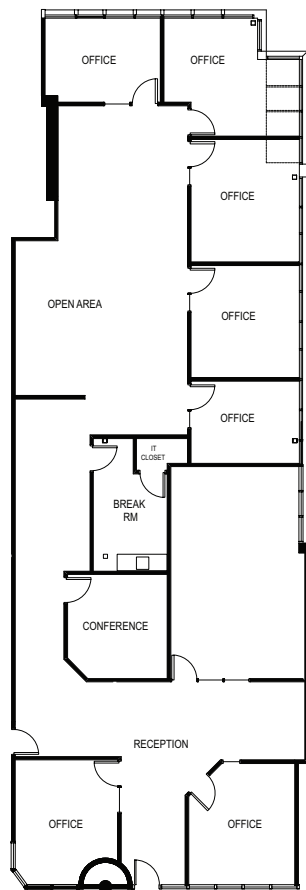
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## FLOOR PLAN - THIRD FLOOR

Suite 310+315 / ±4,226 RSF



Suites 310+315

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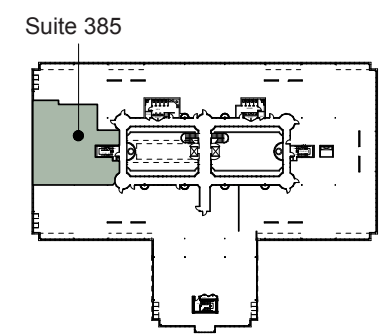
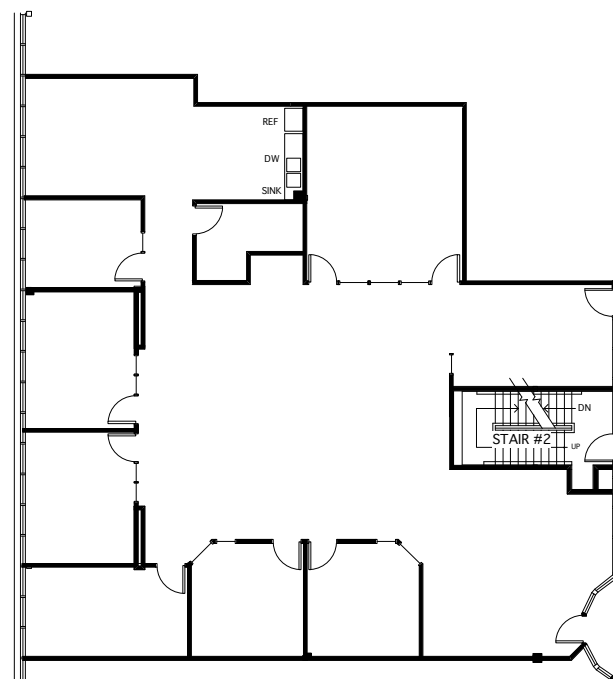
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## FLOOR PLAN - THIRD FLOOR

Suite 385 / ±4,010 RSF



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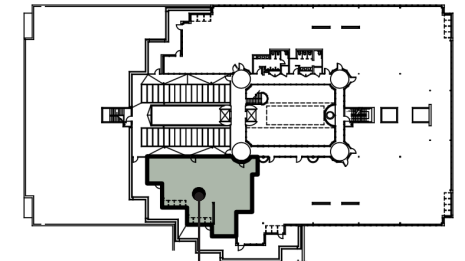
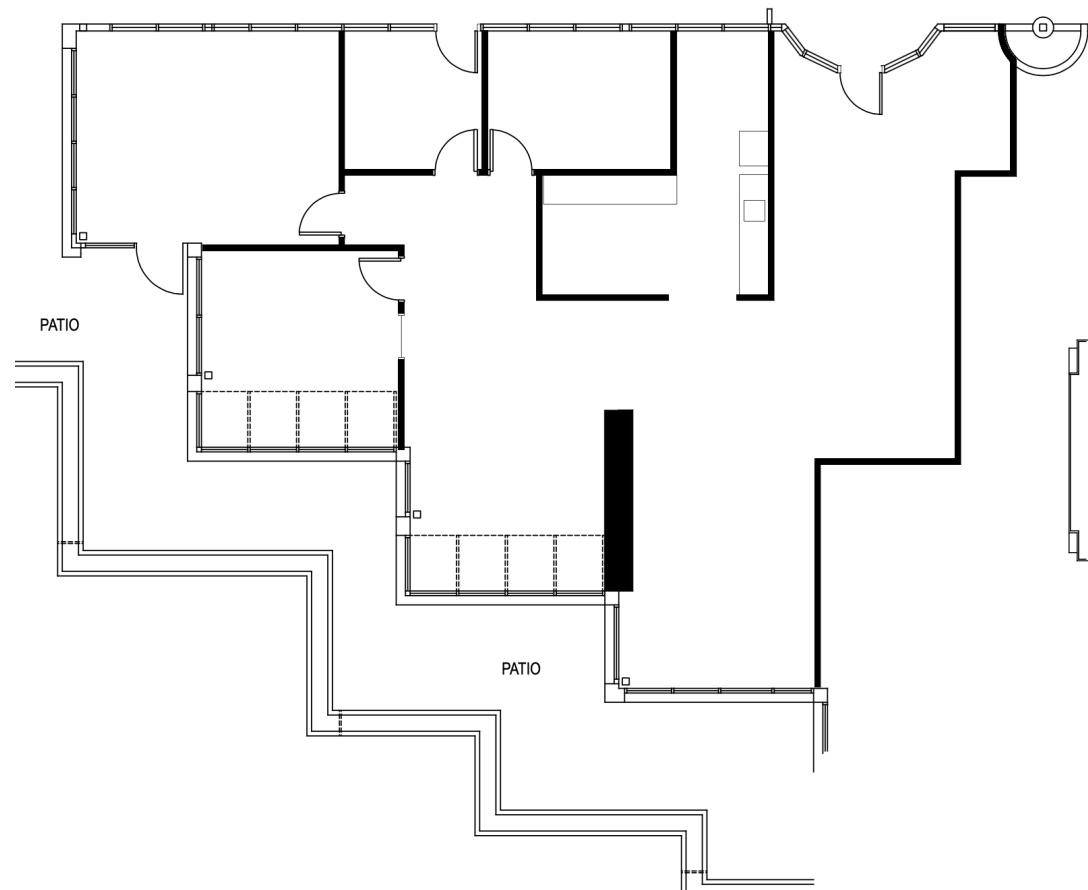




## FLOOR PLAN - FOURTH FLOOR



Suite 400 / ±2,660 RSF



Suite 400

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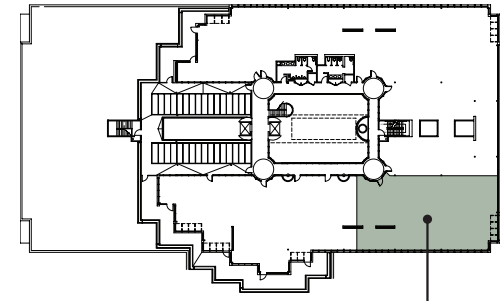
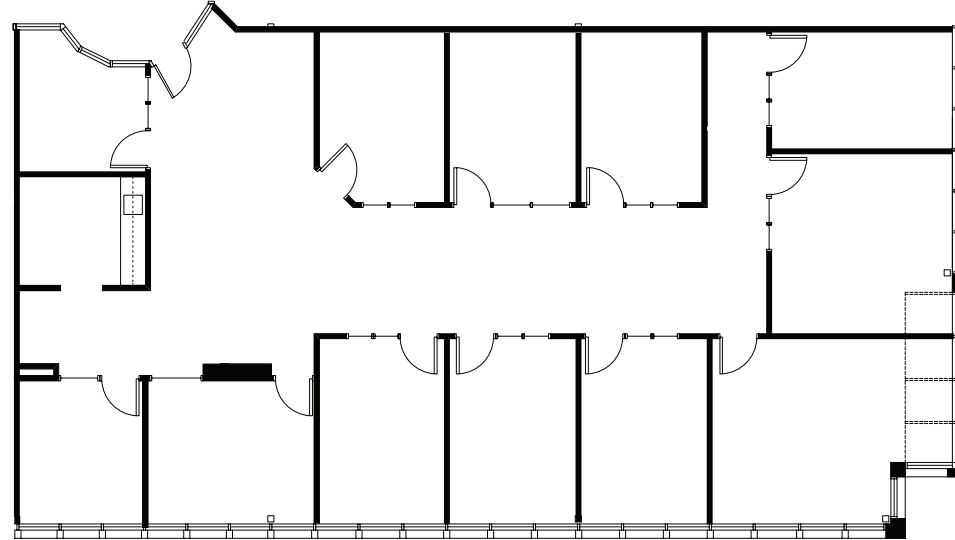
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## FLOOR PLAN - FOURTH FLOOR

Suite 415 / ±3,588 RSF



Suite 415

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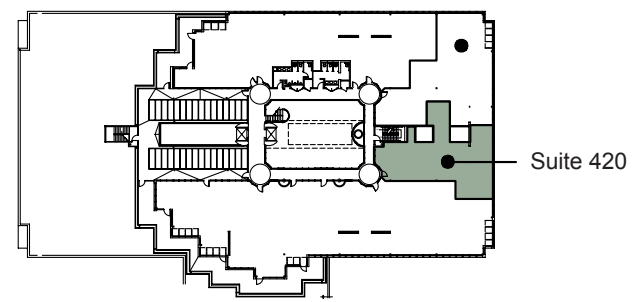
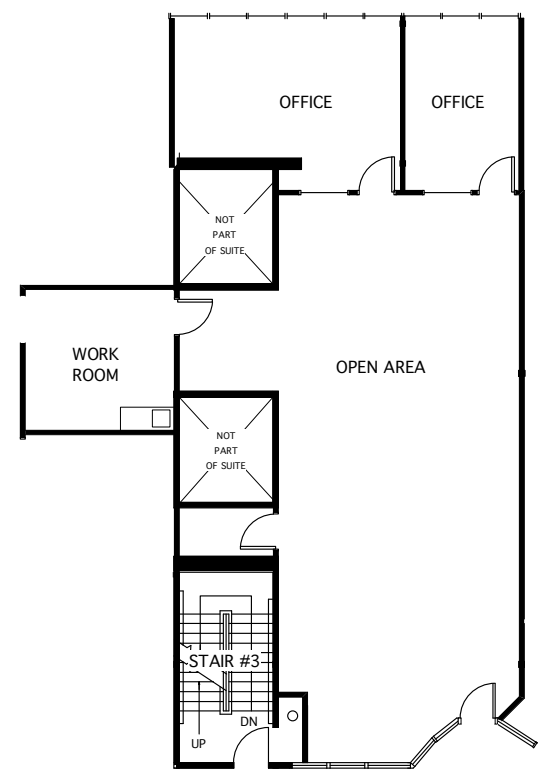




## FLOOR PLAN - FOURTH FLOOR



Suite 420 / ±1,977 RSF



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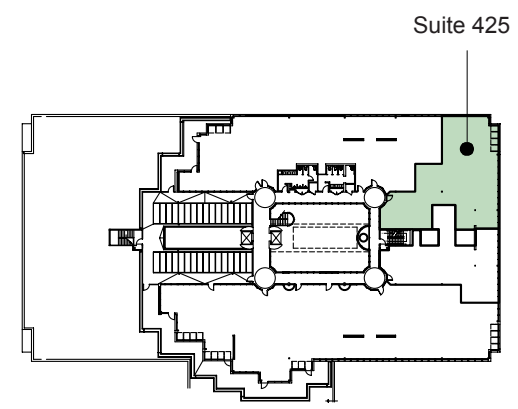
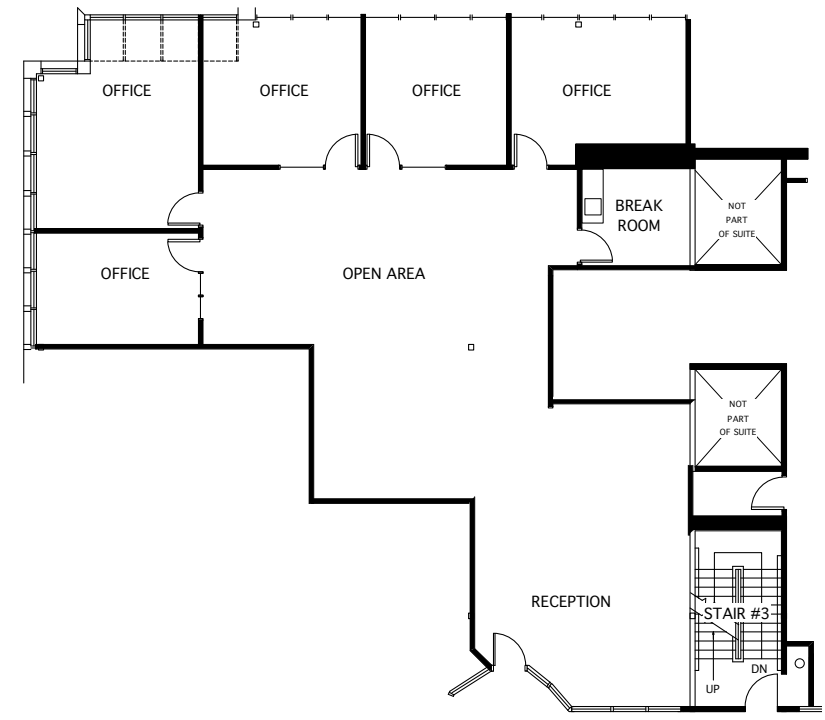




## FLOOR PLAN - FOURTH FLOOR



Suite 425 / ±3,051 RSF



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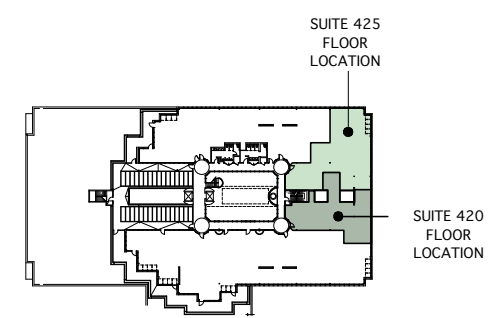
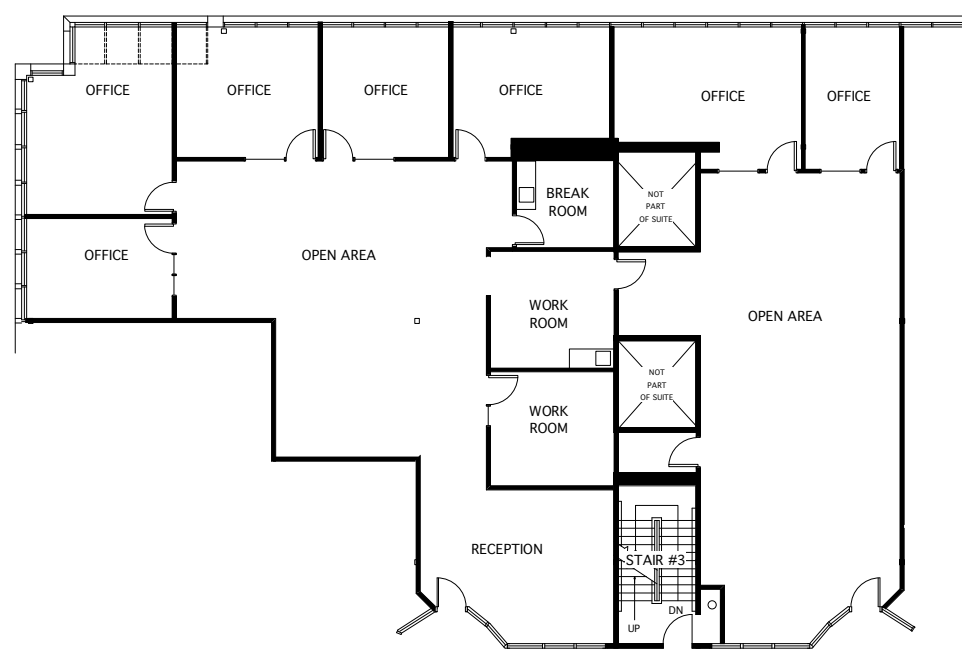
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# FLOOR PLAN - FOURTH FLOOR

Suite 420 & 425 ±5,013 RSF



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