

31000

Oak Road

WALNUT CREEK, CALIFORNIA

ASKING PRICE: \$10,000,000

APPROXIMATELY
37,000 SF AVAILABLE (71% OF BUILDING)
FOR OWNER/USER SBA PURCHASE

**NOW
APPROVED
FOR MEDICAL
AND DENTAL
USE**



3100

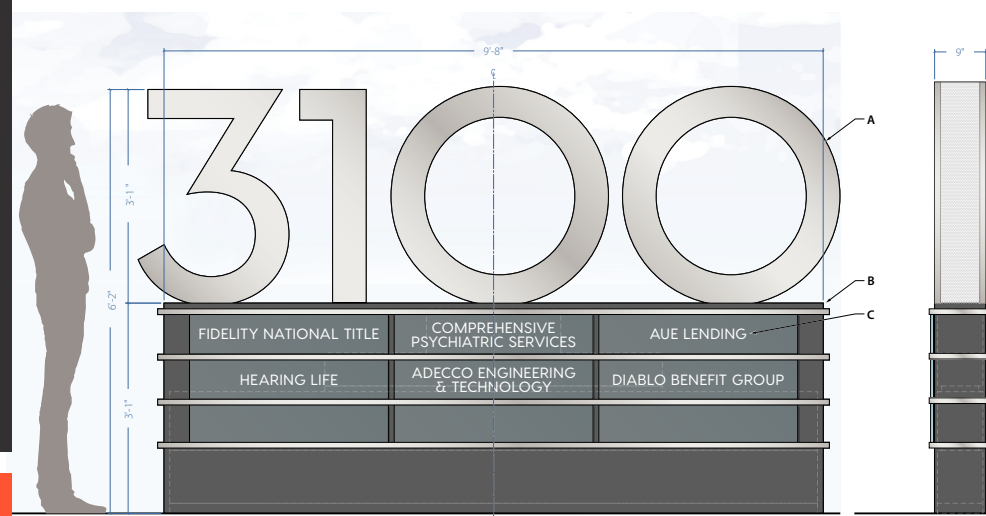
OAK ROAD



HIGHLIGHTS

- Class A office property consisting of ±51,730 RSF
- Abundant surface and covered parking at a ratio of approximately 3.0/1,000 RSF
- Offers immediate access to I-680, and within walking distance of the Pleasant Hill BART Transit Center
- Walking distance to many restaurants
- Signage opportunities available
- New property upgrade and improvements are underway
- Private balconies
- Outdoor seating areas
- New HVAC & BMS installed in 2022
- Participates in Contra Costa Centre vanpool, carpool and free shuttle services
- Direct Access to the Iron Horse Trail

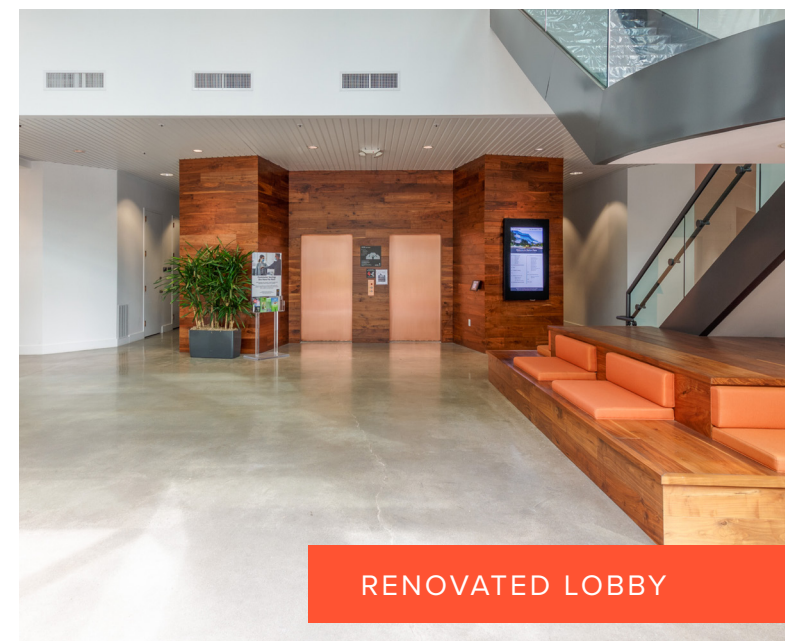
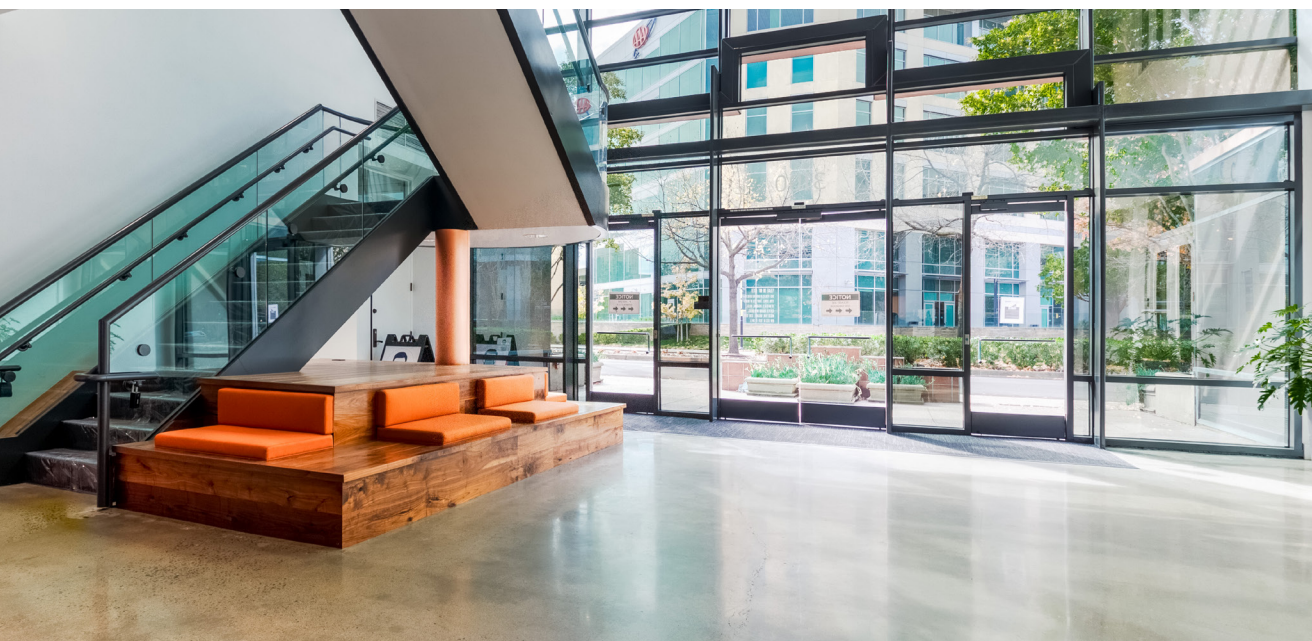
VIEW THE LOBBY





AVAILABILITIES

- 34,412 of available square feet
- Over \$750,000 annual rental income from in place leases



RENOVATED LOBBY

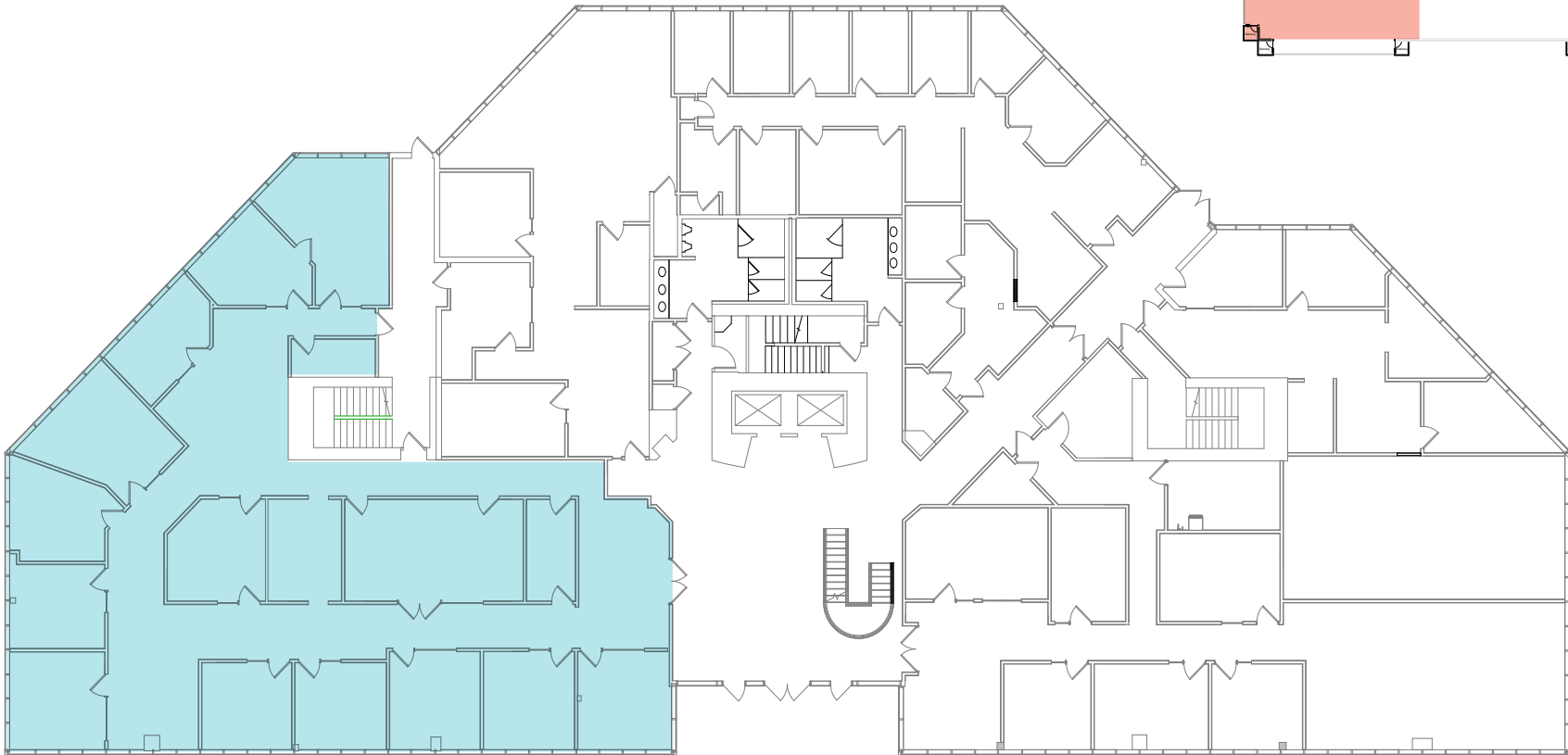
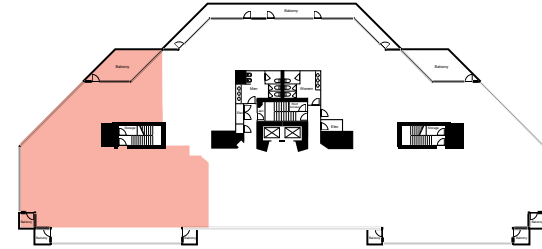
3100

OAK ROAD

SUITE 100

±6,110 RSF

and divisible



BACK

JEFF BIRNBAUM
Senior Vice President
+1 925 251 4601
Lic. 01185268
jeff.birnbaum@cbre.com

ANDY SCHMITT
Senior Vice President
+1 925 296 7741
Lic. 01337870
andy.schmitt@cbre.com

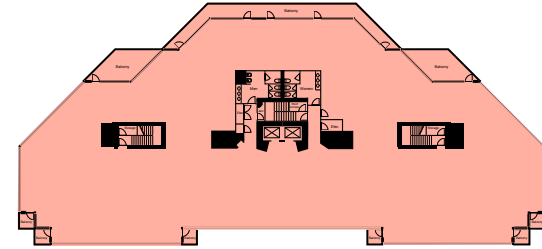
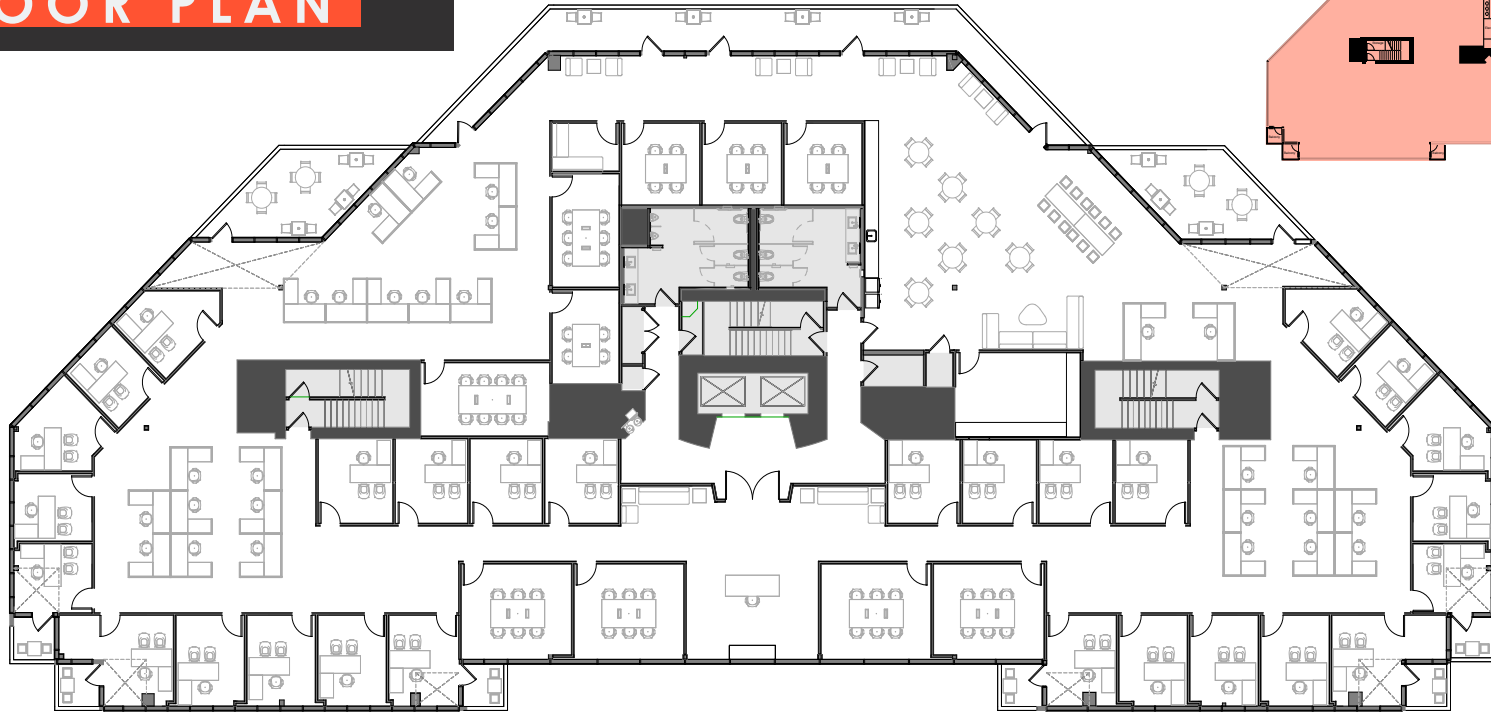
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OAK ROAD

HYPOTHETICAL FULL FLOOR PLAN

±17,655 RSF

and divisible



TAKE A TOUR



BACK

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Senior Vice President
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Lic. 01185268
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OAK ROAD

AREA AMENITIES



BACK FORTY
Texas BBQ

Heavenly
Bistro
ELEVEN
SUBWAY

3100
OAK ROAD

3 MIN WALK FROM BART

CONTRA COSTA
TRANSIT VILLAGE

BART
ba

TREAT BLVD COUNTY
CONNECTION SHUTTLE

OAK ROAD
Cafe

EMBASSY
SUITES
by Hilton

HOPS & SCOTCH
CRAFT BEER & SPIRITOUS BAR

Parada
NEW PRESS

Starbucks

Nama Sushi

Pasta
Primavera

BevMo!
China Palace
Starbucks
IHOP

SPROUTS
FARMERS MARKET

mo-ni
COFFEE & TEA
SUBWAY

Yan's China
Bistro & Bar

Starbucks

Geary Rd

the Habit
BURGER GRILL

BURGER
KING

Walgreens

Manakish
DISH & GRILL

Bay Club
RENAISSANCE
HOTELS

Treat Blvd

680

N Main St

Basink Ave

Oak Rd

Coggins Dr

Bart-Entrance



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