

**1400 CIVIC
DRIVE
WALNUT CREEK**

**DOWNTOWN
WALNUT CREEK
±18,964 SF**

FOR SALE OR LEASE



OWNER/USER OFFICE | MEDICAL | FINANCIAL INSTITUTION OPPORTUNITY

- Building and monument signage & Ample Parking on site
- Highly Trafficked Area 44,000 Average Daily Traffic
- Dedicated Garage & future tenant amenity area
- Prominent signalized corner location



EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer 1400 Civic Drive, a rare freestanding $\pm 18,964$ SF office/medical building located in the heart of Downtown Walnut Creek. Situated at the highly visible intersection of Civic Drive & Broadway, the Property offers exceptional street presence, monument signage visibility, flexible zoning, and rare onsite parking – all within walking distance to Walnut Creek's premier retail, dining, and transit amenities.

The building is currently 100% vacant, presenting a unique opportunity for an owner/user to acquire a prominent headquarters, medical practice, clinic, or financial services location in one of the Bay Area's most desirable suburban business districts. With efficient floorplates, window-lined private offices, conference rooms, open workspaces, and flexible ground-floor configurations, the Property can readily accommodate a variety of occupancy models.

1400 Civic Drive is adjacent to Walnut Creek City Hall, walkable to Broadway Plaza, Plaza Escuela, and numerous restaurants and gyms, and located just a 7-minute walk to Walnut Creek BART. With immediate access to both I-680 and Highway 24, the Property offers powerful connectivity for employees, clients, and patients.

OFFERING SUMMARY

Price

Unpriced

Building Size

$\pm 18,964$ SF

Availability

100% Vacant – Ideal for Owner/User

Use Types

Office, Medical, or Financial Institution

Parking

Dedicated Onsite Parking (50)

Stories

3

Parcel Size

$\pm 29,468$ SF

Year Built

1982

Zoning

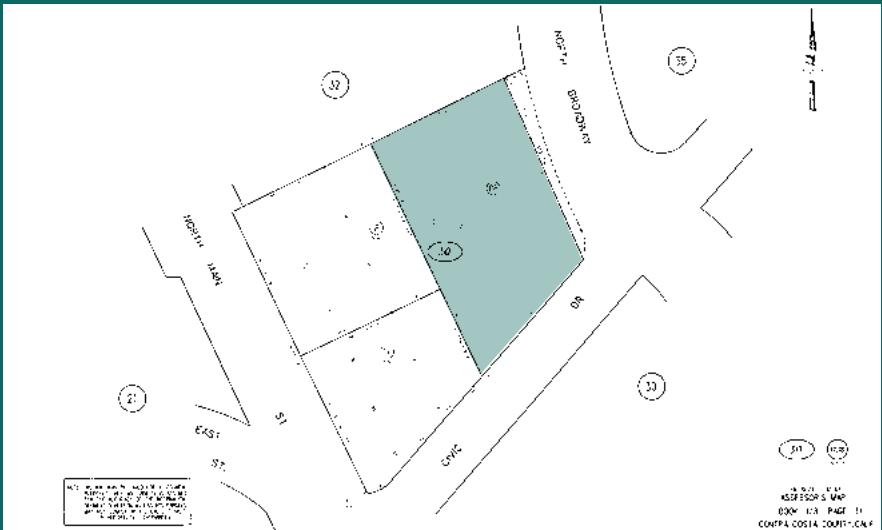
Downtown Commercial Office, Retail
Banking Medical, Financial services

Location

Civic Dr. & Broadway | ± 7 -Min Walk
to Walnut Creek BART

1400 CIVIC DRIVE WALNUT CREEK

PARCEL MAP





OFFERING HIGHLIGHTS

Prime Owner/User Opportunity in Downtown Walnut Creek

A fully vacant, standalone building ready for immediate occupancy.

Flexible Professional & Medical Office Zoning

Allows traditional office users, outpatient medical, wellness, dentistry, behavioral health, and financial services.

Highly Visible Corner Location at Civic Drive & Broadway

Outstanding exposure with $\pm 44,000$ vehicles per day on signalized corner with excellent monument signage.

Rare Onsite Parking

A combination of surface parking and private garage area — a significant competitive advantage downtown.

Walkable, Amenity-Rich Environment

Steps from Walnut Creek's restaurant and retail districts, plazas, fitness centers, and civic buildings.

Short Walk to Walnut Creek BART

Approximately 7 minutes to the station, supporting workforce and visitor accessibility.

Efficient $\pm 6,000$ SF Floorplates Across Three Levels

Ideal for single-tenant occupancy or multi-tenant configurations.

Strategic Location for Financial Services

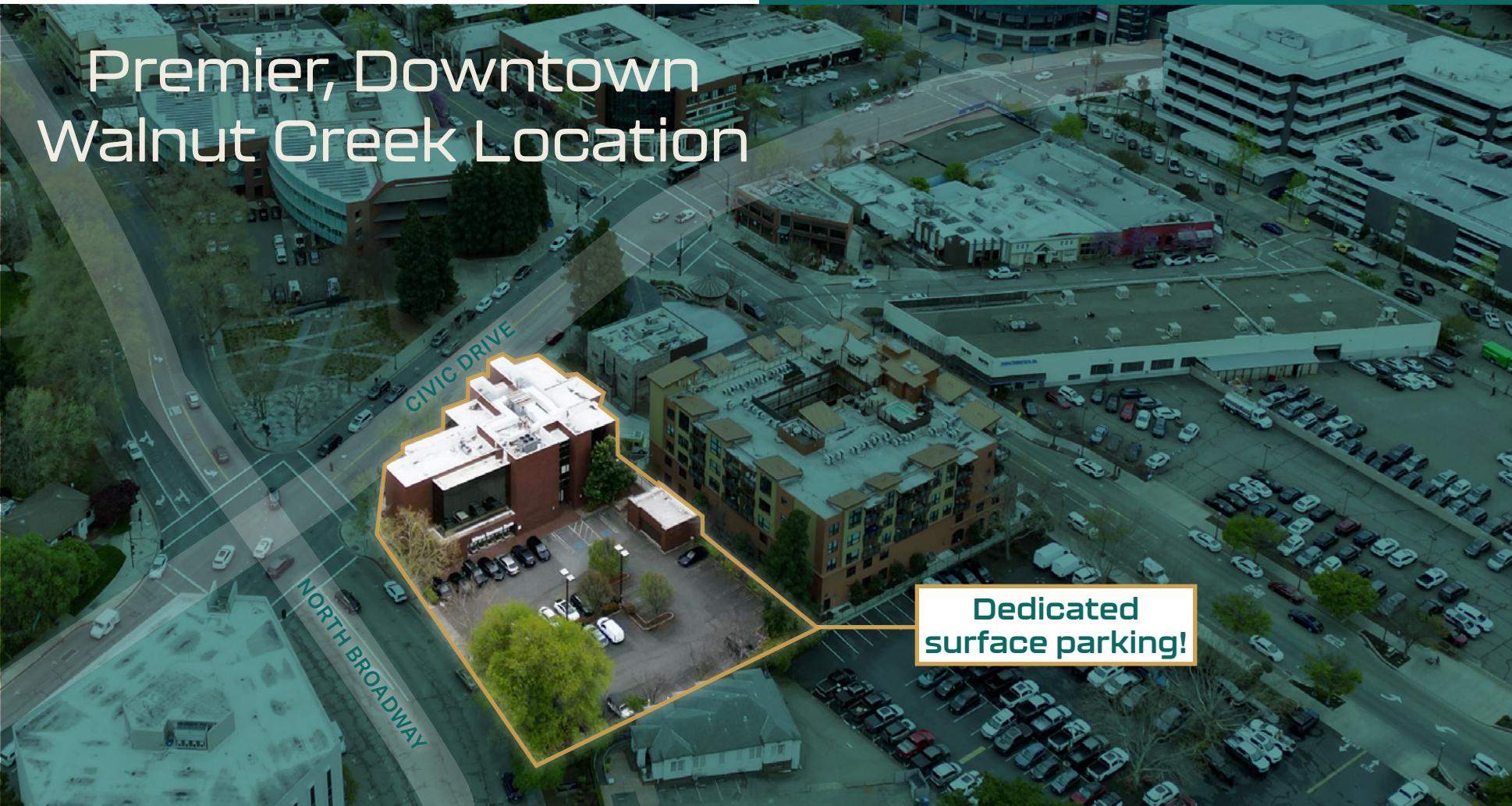
Situated just outside the Pedestrian Retail Corridor—where financial uses are restricted—1400 Civic offers a rare opportunity for banks and financial-service users.

Walkable to Restaurants, Gyms, & Coffee



1400 CIVIC DRIVE WALNUT CREEK

Premier, Downtown
Walnut Creek Location



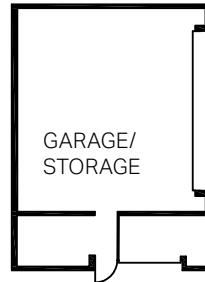
1400 CIVIC DRIVE, located at the corner of Civic Drive and Broadway, in the heart of **DOWNTOWN WALNUT CREEK**, is adjacent to dozens of restaurants, across the street from City Hall and has great freeway access to North & South I-680 and **HIGHWAY 24** westbound. The ±19,000 SF building is just a short distance from the Walnut Creek **BART STATION**.

±19,000 RSF

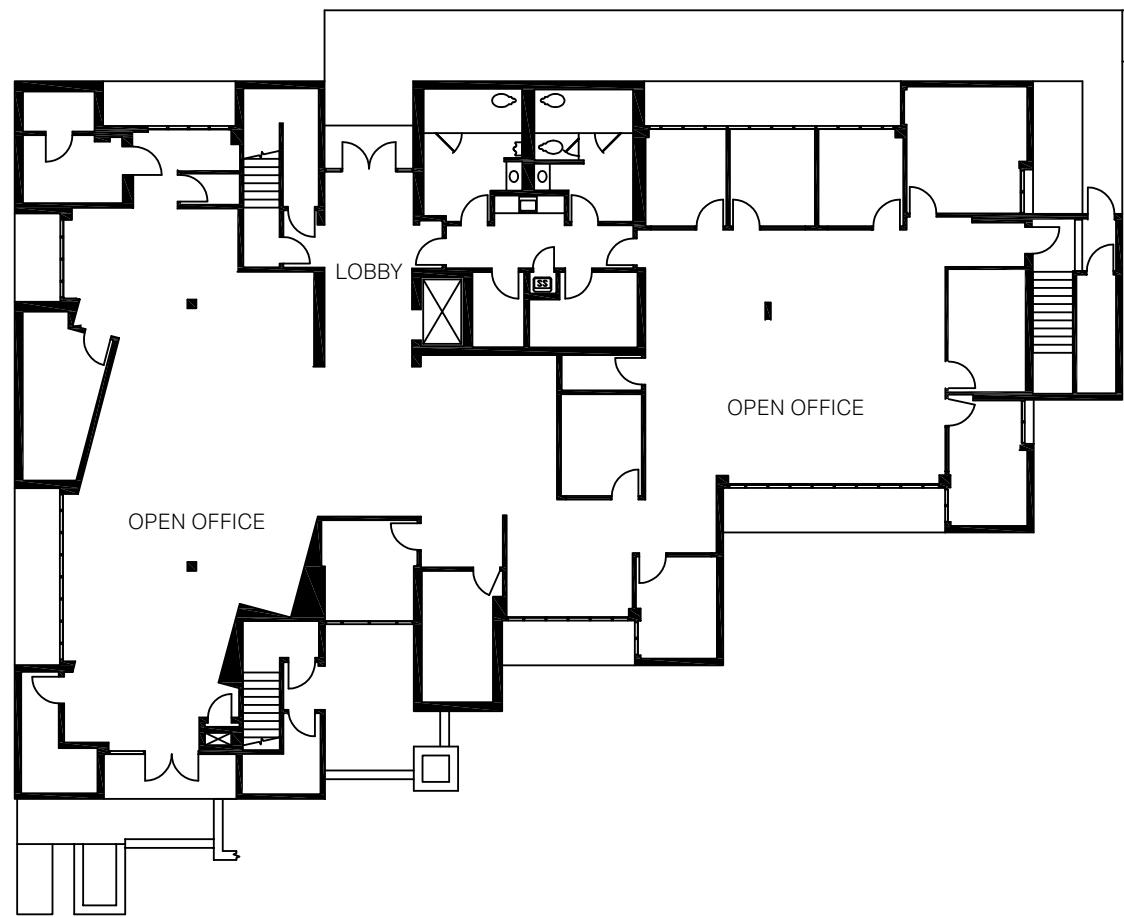
1400 CIVIC
DRIVE

FIRST FLOOR $\pm 6,650$ SF

- EXTERIOR GARAGE
- BANK BRANCH LOCATION
- VAULT AND SAFETY DEPOSIT BOXES IN PLACE
- ATM AVAILABLE ON GROUND FLOOR



PROJECT PARKING LOT



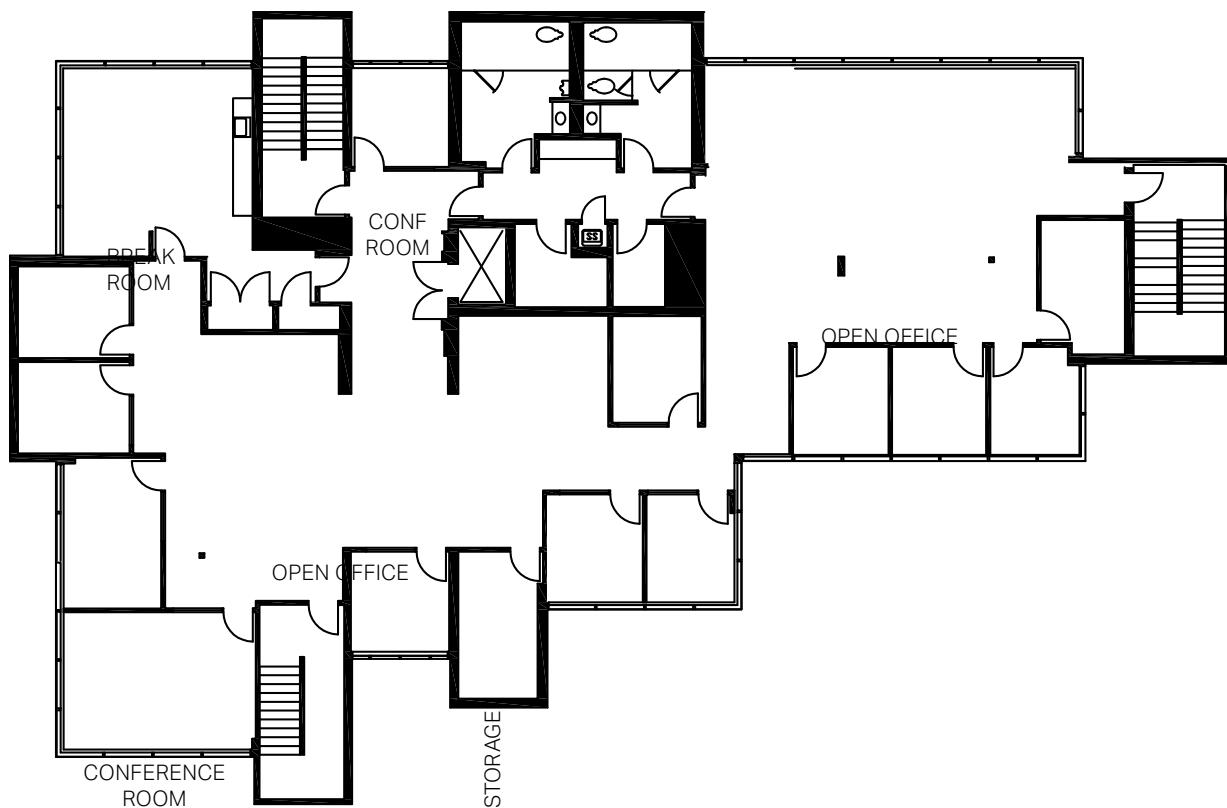
GROUND FLOOR VIDEO TOUR

GROUND FLOOR 3D TOUR

*NOT TO SCALE

SECOND FLOOR $\pm 6,175$ SF

- EXISTING BUILD OUT IN PLACE
- SEVERAL WINDOW LINED OFFICES
- BREAK ROOM
- CONFERENCE ROOMS
- RESTROOM CORE
- GREAT VIEWS

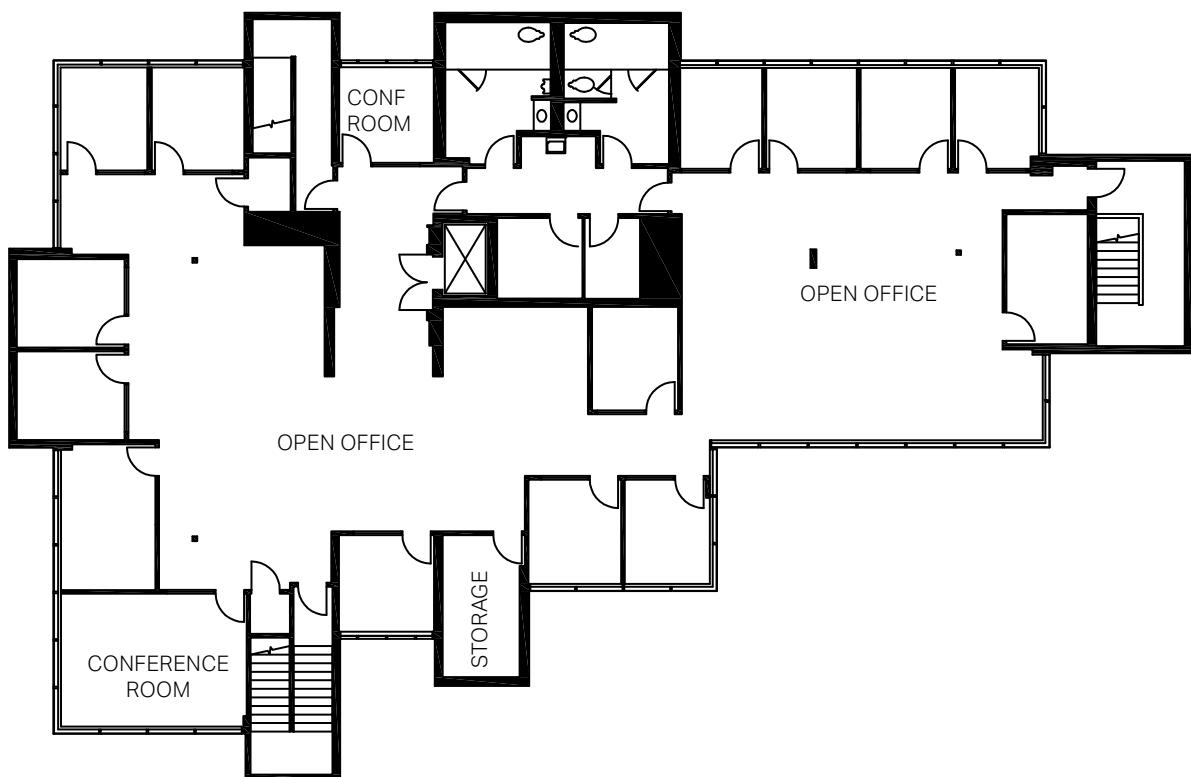


CIVIC DRIVE

*NOT TO SCALE

THIRD FLOOR **±6,175 SF**

- EXISTING BUILD OUT IN PLACE
- SEVERAL WINDOW LINED OFFICES
- CONFERENCE ROOMS
- RESTROOM CORE
- GREAT VIEWS



CIVIC DRIVE

[3RD FLOOR VIDEO TOUR](#)[3RD FLOOR 3D TOUR](#)

*NOT TO SCALE

Downtown Walnut Creek

1400 CIVIC
DRIVE
WALNUT CREEK



RESTAURANTS

PEDESTRIAN RETAIL CORRIDOR

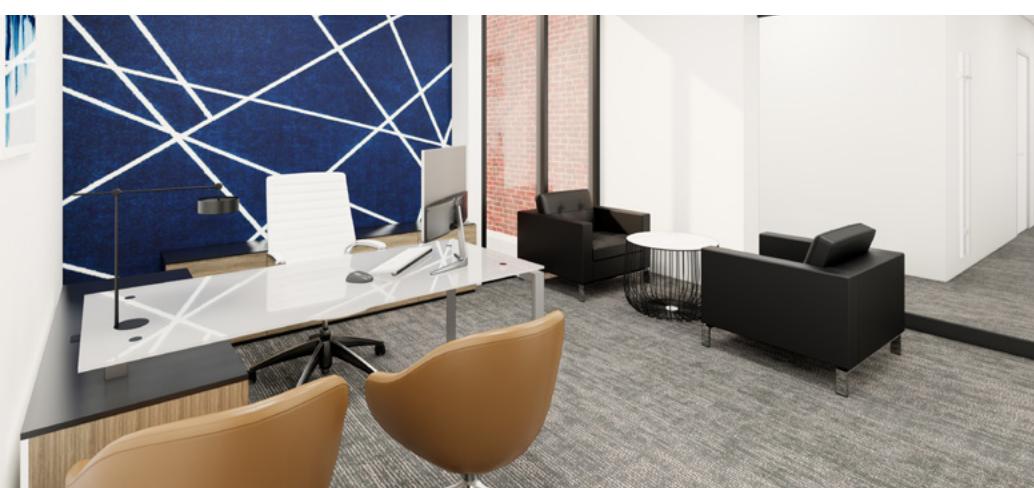
No New Bank Branches are Permitted

1400 CIVIC DRIVE

Ideal financial institution location adjacent
to the Pedestrian Retail Corridor



Ground Floor Renderings



3rd Floor Renderings



1400 CIVIC DRIVE WALNUT CREEK

DOWNTOWN
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±18,964 SF



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