



MT. DIABLO PLAZA

2175-2185 N. CALIFORNIA BLVD.
WALNUT CREEK, CA





CURRENT AVAILABILITIES

2175 N. CALIFORNIA BLVD.

<u>300</u>	±28,135 RSF	AVAILABLE NOW
<u>410</u>	±2,566 RSF	AVAILABLE NOW
<u>422</u>	±1,765 RSF	AVAILABLE 7/1/2025
<u>424</u>	±1,946 RSF	NEWLY CONSTRUCTED SPEC SUITE AVAILABLE NOW
<u>550</u>	±4,207 RSF	NEWLY CONSTRUCTED SPEC SUITE AVAILABLE NOW
<u>650</u>	±7,508 RSF	NEWLY CONSTRUCTED SPEC SUITE AVAILABLE NOW
	±8,076 RSF	NEWLY CONSTRUCTED SPEC SUITE AVAILABLE NOW
<u>700+775+780</u>	±1,774 RSF	AVAILABLE NOW
	±4,752 RSF	CONTIGUOUS FOR ±14,602 RSF
<u>950</u>	±6,845 RSF	WHITE BOX IMPROVEMENTS COMPLETED AVAILABLE NOW
<u>1000</u>	±13,095 RSF	AVAILABLE NOW

2185 N. CALIFORNIA BLVD.

<u>220</u>	±1,090 RSF	AVAILABLE NOW
<u>230</u>	±1,248 RSF	AVAILABLE NOW
<u>250</u>	±2,445 RSF	AVAILABLE NOW
<u>290</u>	±3,693 RSF	AVAILABLE NOW
<u>310</u>	±11,093 RSF	AVAILABLE 5/1/2025
		NEWLY CONSTRUCTED SPEC SUITE AVAILABLE NOW
<u>575+</u>	±13,332 RSF	AVAILABLE NOW
<u>590</u>	±6,447 RSF	CONTIGUOUS FOR ±19,779



WE'RE LOCAL.

THE BEST OF BOTH WORLDS: INSTITUTIONAL SCALE,
PROVIDING ON-SITE MANAGEMENT, PRIVATE OWNERSHIP AND
ATTENTION TO DETAIL



PRESTIGIOUS 10-STORY
AND 5-STORY CLASS A
OFFICE COMPLEX



FLOOR PLATES
PROVIDE MARKET
LEADING WINDOW LINE
AND VIEWS



FLEXIBLE
FLOORPLATES CAN
ACCOMMODATE ALL
TENANT SIZES



EXPANSIVE OUTDOOR
PLAZA SEATING AREA



ON-SITE CONFERENCE
CENTER AND TENANT
FITNESS CENTER WITH
SHOWERS



24-HOUR MANNED
SECURITY WITH
BUILDING CARD KEY
ACCESS SYSTEM



ON-SITE PROPERTY
MANAGEMENT AND
BUILDING ENGINEERS



THREE LEVELS OF
SUBTERRANEAN
PARKING



ON-SITE SECURED
STORAGE SPACE
AVAILABLE



LOADING DOCKS &
DEDICATED FREIGHT
ELEVATORS



UPDATED PLAZA
AMENITIES



ONSITE
COFFEE SHOP



FITNESS CENTER

EXPERIENCE **FITNESS EXCELLENCE**
AT MT. DIABLO'S FITNESS CENTER
WITH **TOP-NOTCH EQUIPMENT** AND
STUNNING MOUNTAIN VIEWS





OUTDOOR AMENITY AREA



HOST TEAM
MEETINGS
OUTSIDE TO
NURTURE
CREATIVITY AND
PRODUCTIVITY IN
THE WORKPLACE



ENCOURAGE
SOCIALIZATION
AND
COLLABORATION
AMONG
EMPLOYEES AND
OTHER TENANTS



ENHANCE YOUR
COMPANY'S
IMAGE & BRAND
- SHOWCASE
CONNECTIVITY
WITH YOUR TEAM
& **SEPARATE**
YOURSELF FROM
COMPETITORS



OUTDOOR AMENITY AREA



PROVIDE AN **URBAN CITY SETTING** IN THE SUBURBS - TENANTS WANT TO **ATTRACT TOP TALENT**. MT DIABLO PLAZA OFFERS COMPANIES THE **AMENITIES** AND **COMMUNITY** TO **ATTRACT** AND **RETAIN** THE BEST AND THE BRIGHTEST.

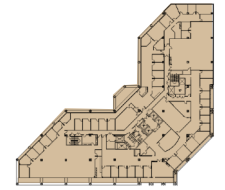
OUTDOOR AMENITIES CAN OFFER AN **OASIS**, **SPARK CREATIVITY** AND BRING **PEOPLE TOGETHER**



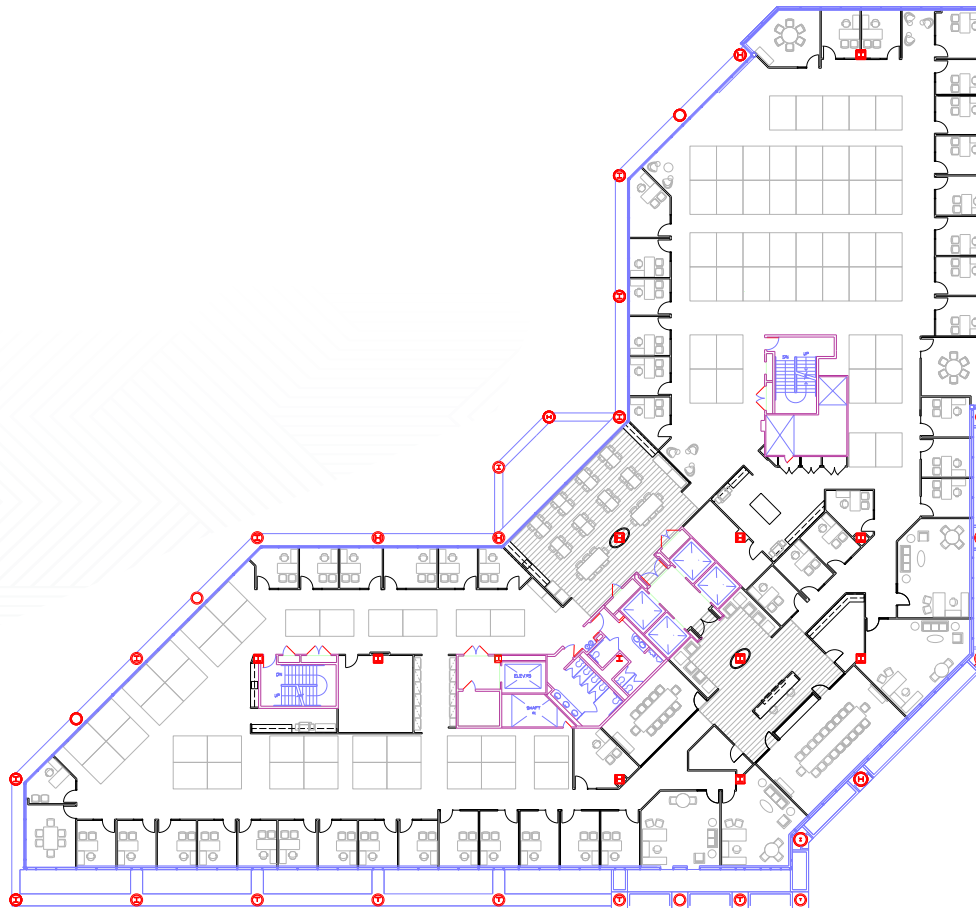
MT. DIABLO
PLAZA
2175 N. CALIFORNIA BLVD.

SUITE 300

±28,135 RSF | FULL FLOOR OPPORTUNITY



KEYPLAN



*HYPOTHETICAL FULL FLOOR LAYOUT

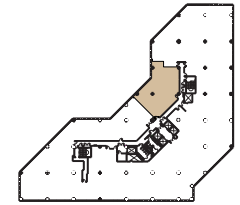


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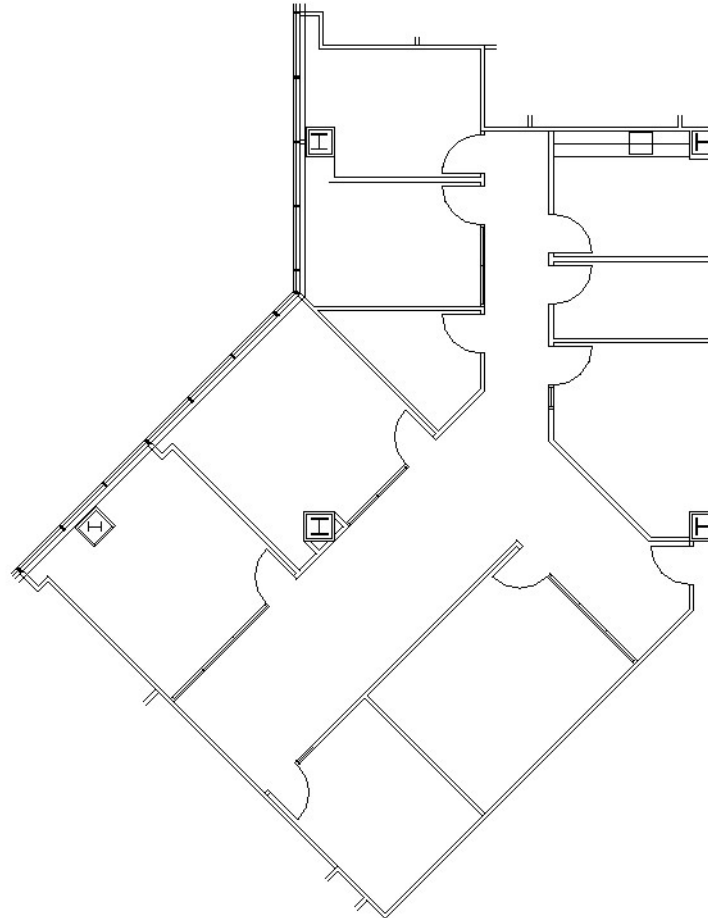
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SUITE 410
±2,566 RSF | AVAILABLE NOW

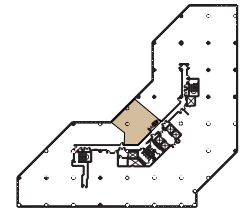


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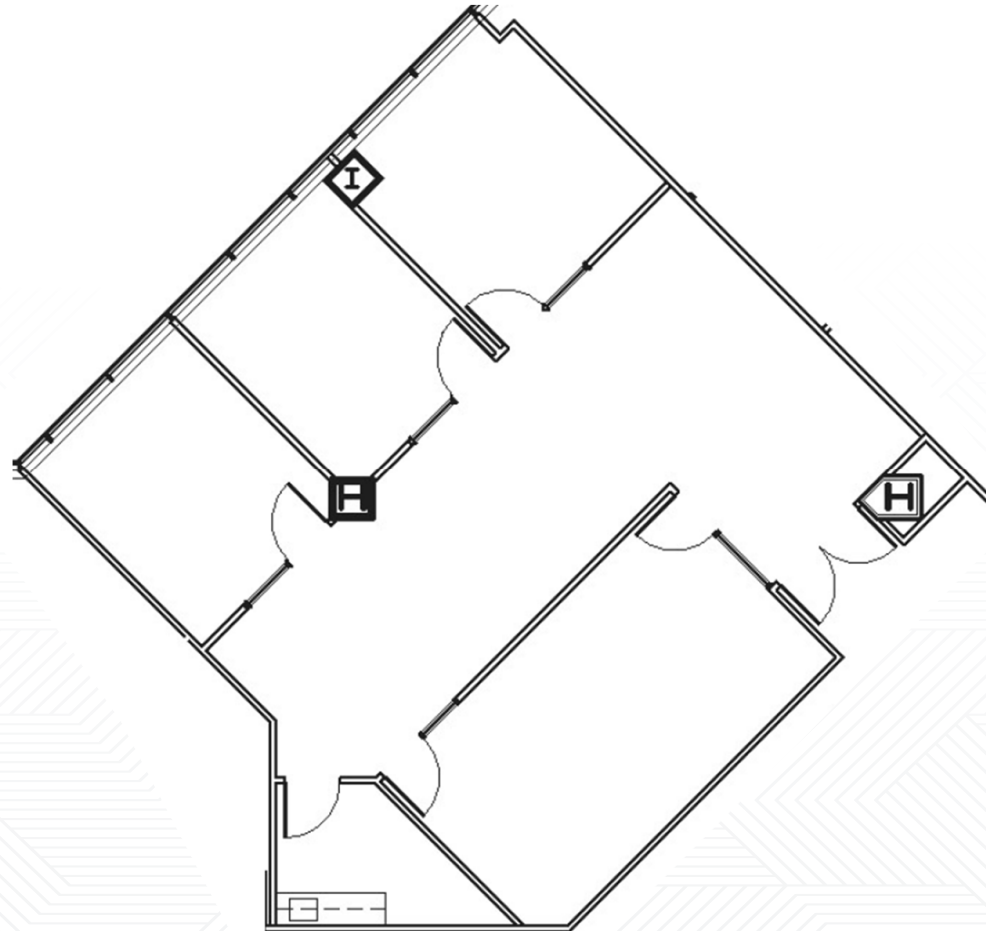


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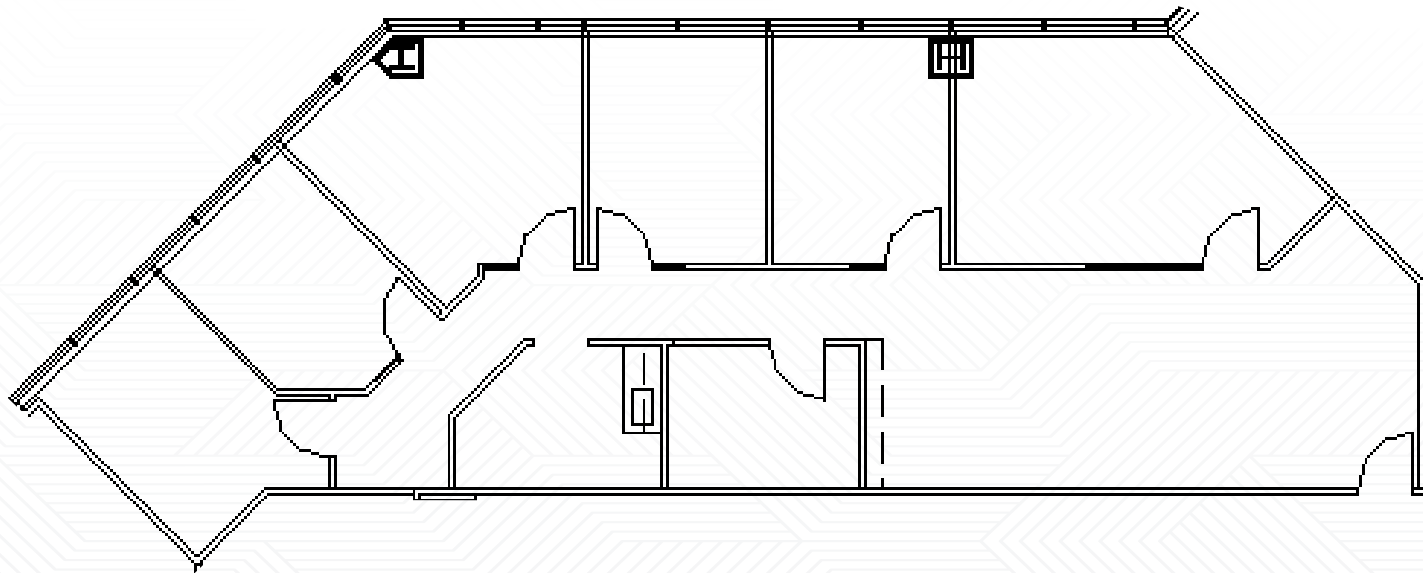
SUITE 424
±1,946 RSF | AVAILABLE NOW



KEYPLAN



**MARKET READY SUITE WITH NEW
LED LIGHTS AND FINISHES THROUGHOUT**

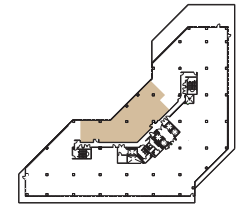


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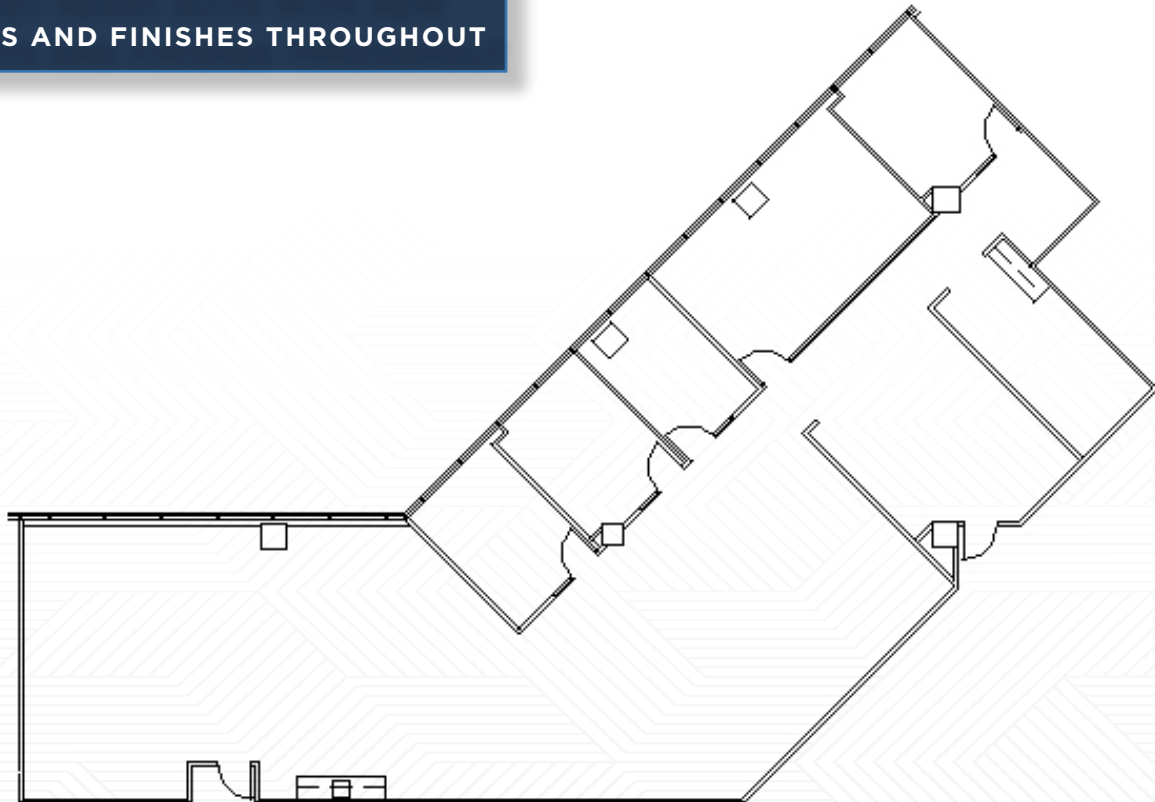
SUITE 550
±4,207 RSF | AVAILABLE NOW



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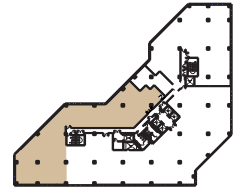


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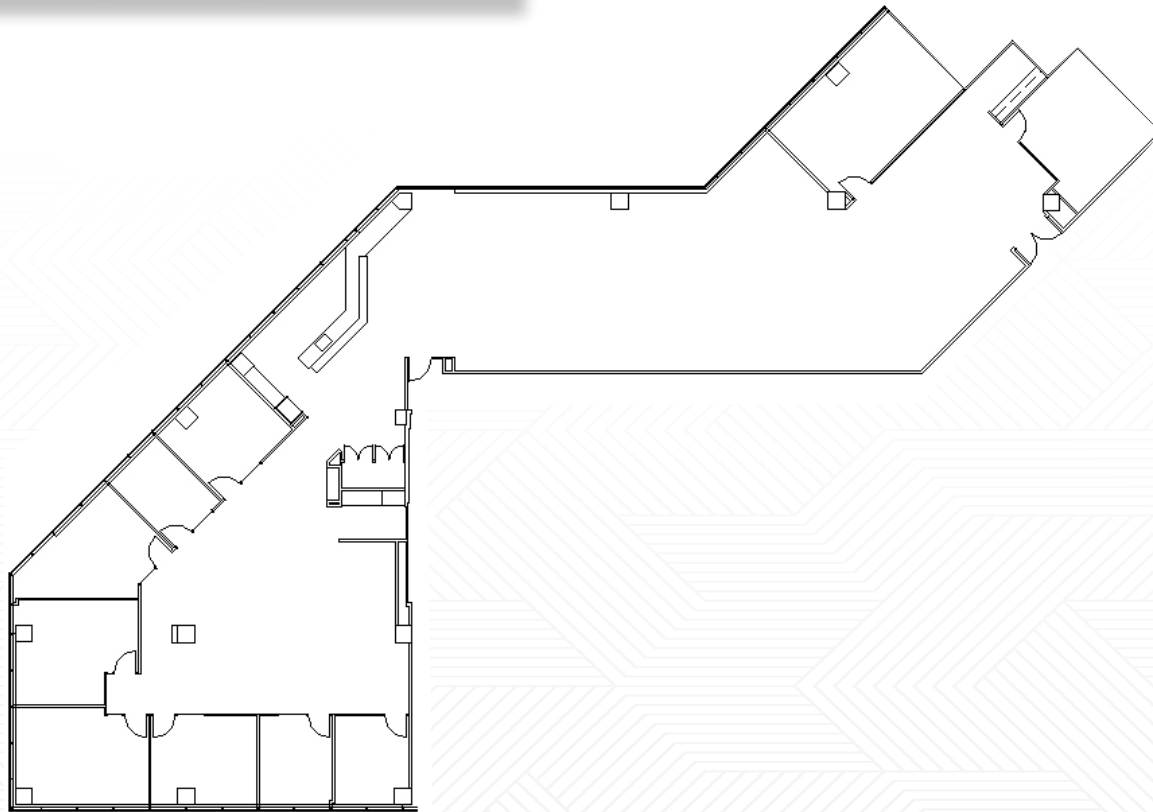
SUITE 650
±7,508 RSF | AVAILABLE NOW



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SUITE 700+775+780

±14,602 CONTIGUOUS RSF | AVAILABLE NOW



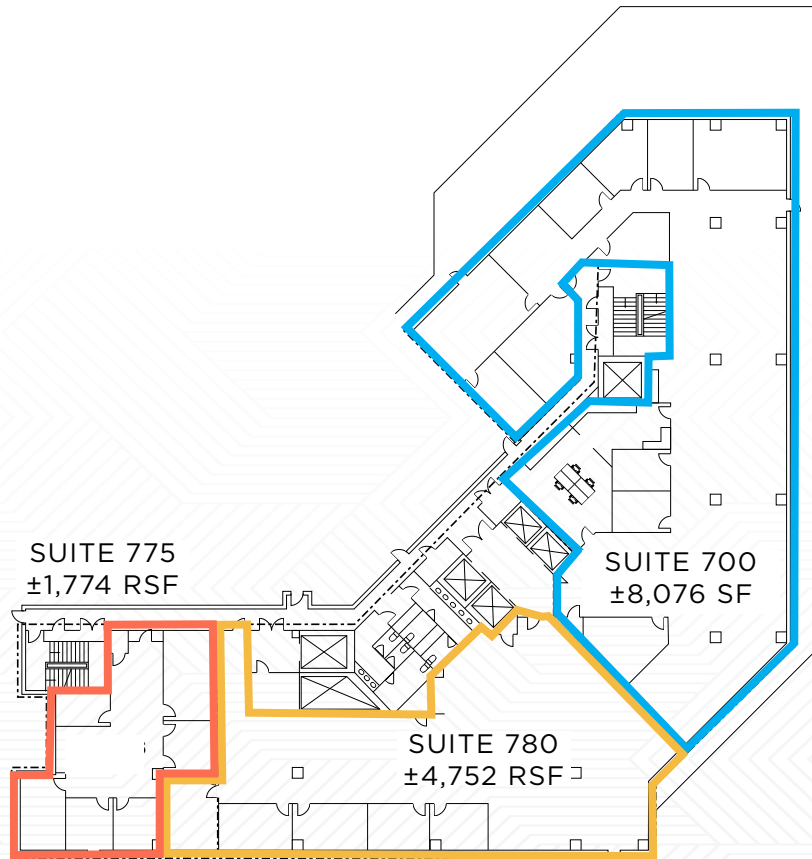
KEYPLAN



SUITE 700 | ±8,076 RSF

SUITE 775 | ±1,774 RSF

SUITE 780 | ±4,752 RSF



SUITE 775
±1,774 RSF

SUITE 700
±8,076 SF

SUITE 780
±4,752 RSF

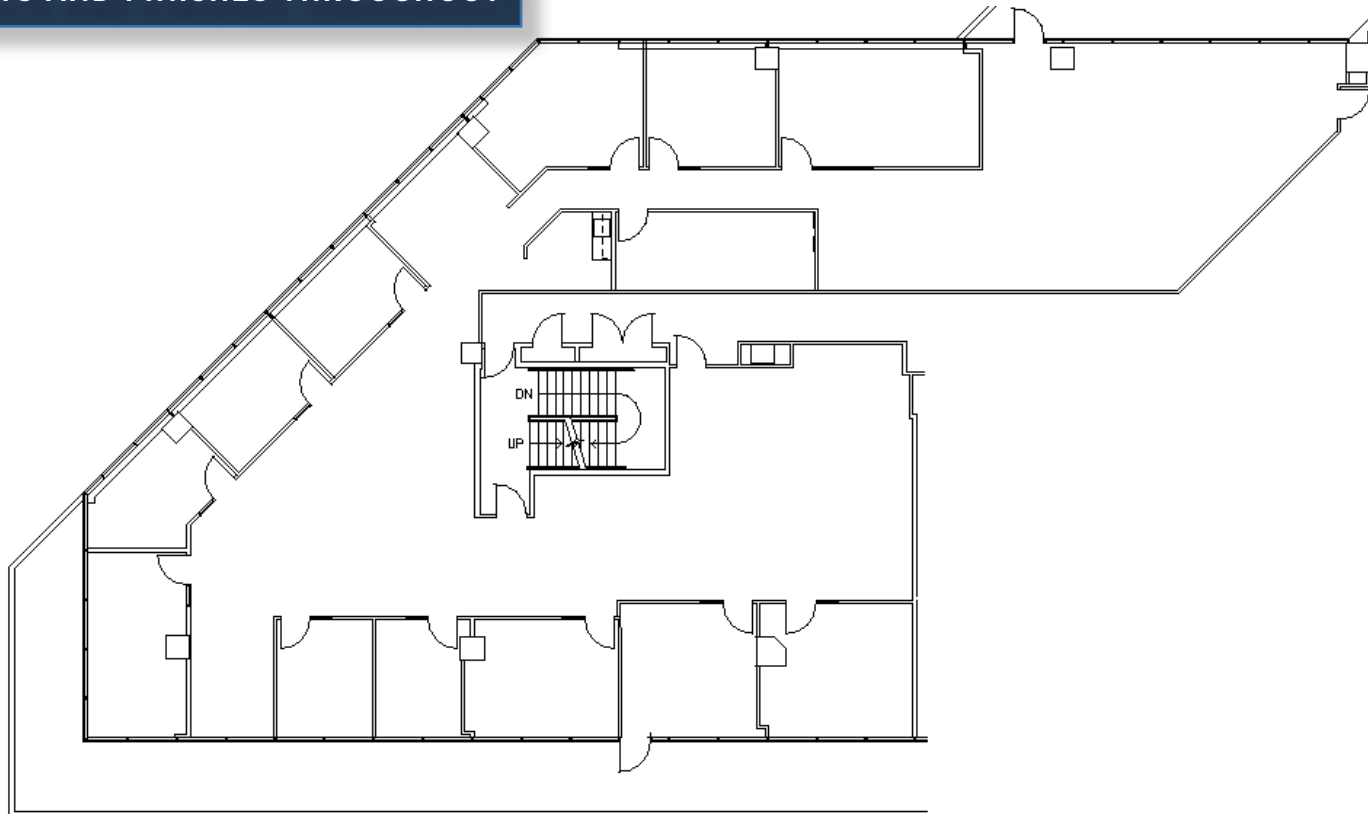
SUITE 950
±6,845 RSF | AVAILABLE NOW



KEYPLAN

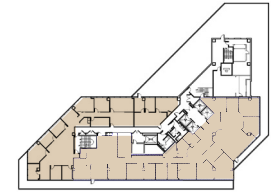


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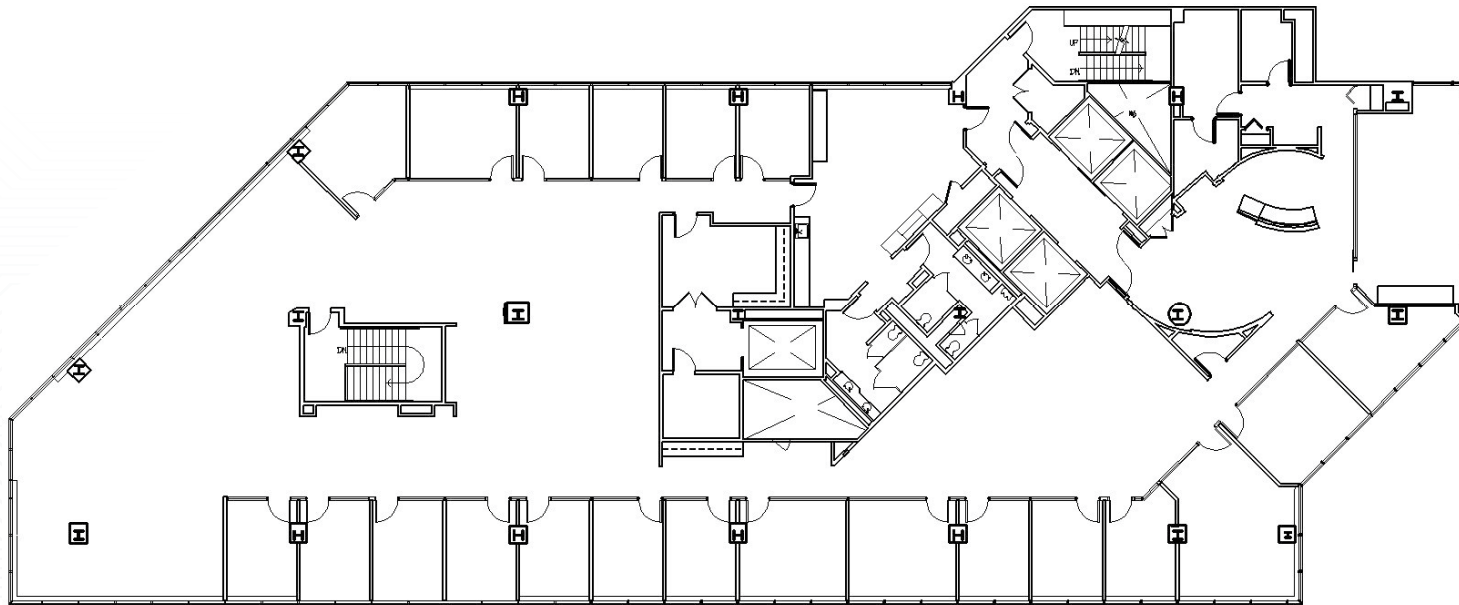


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SUITE 1000
±13,095 RSF | AVAILABLE NOW



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SUITE 220+230
+240+250
±5,893 RSF | AVAILABLE NOW



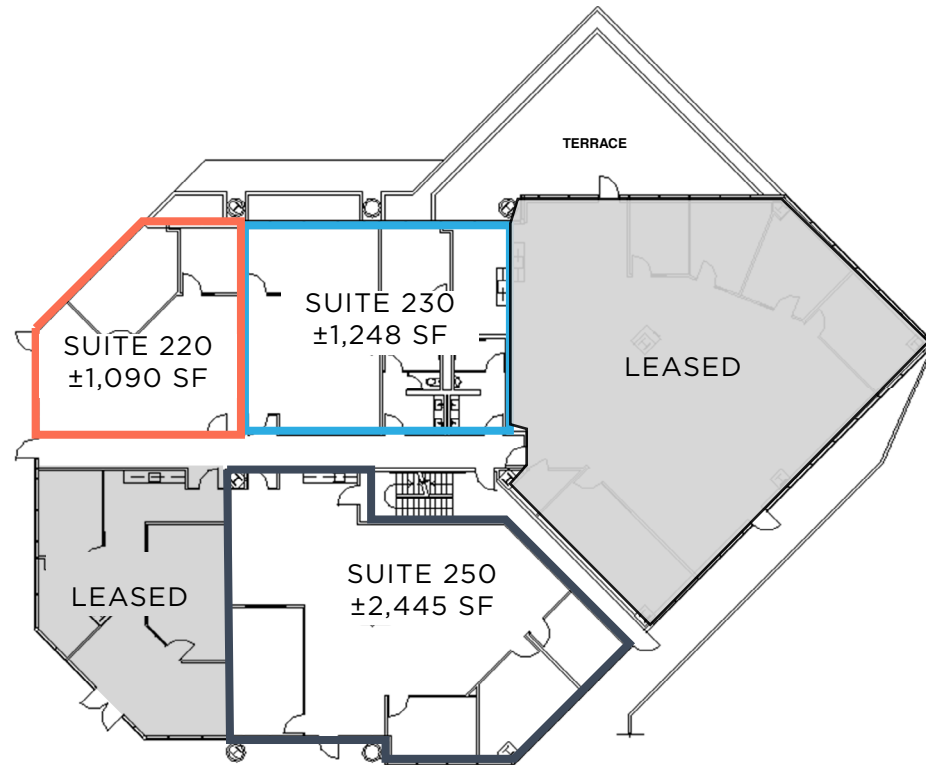
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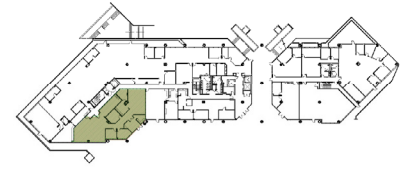


SUITE 220 | ±1,090 RSF

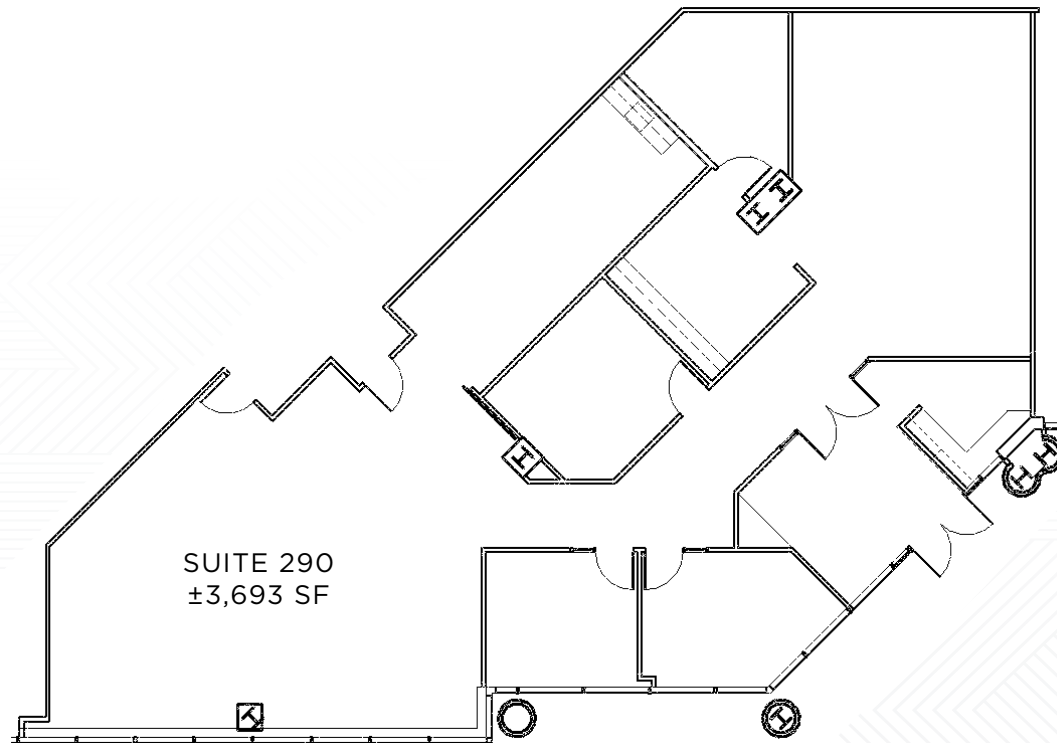
SUITE 230 | ±1,248 RSF

SUITE 250 | ±2,445 RSF





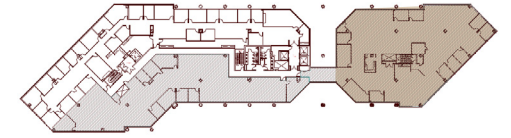
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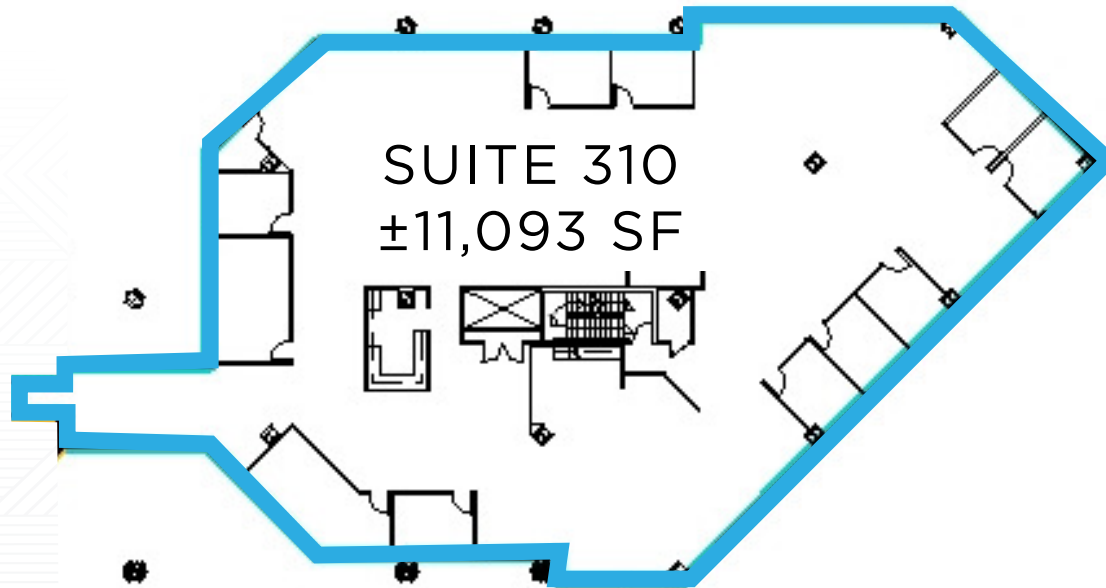
 **MT. DIABLO**
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SUITE 310

±11,073 RSF | AVAILABLE 5/1/25



KEYPLAN

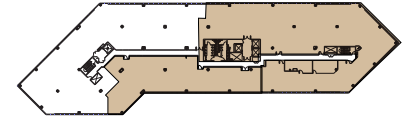


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SUITE 575 & 590

±19,779 CONTIGUOUS RSF
AVAILABLE NOW

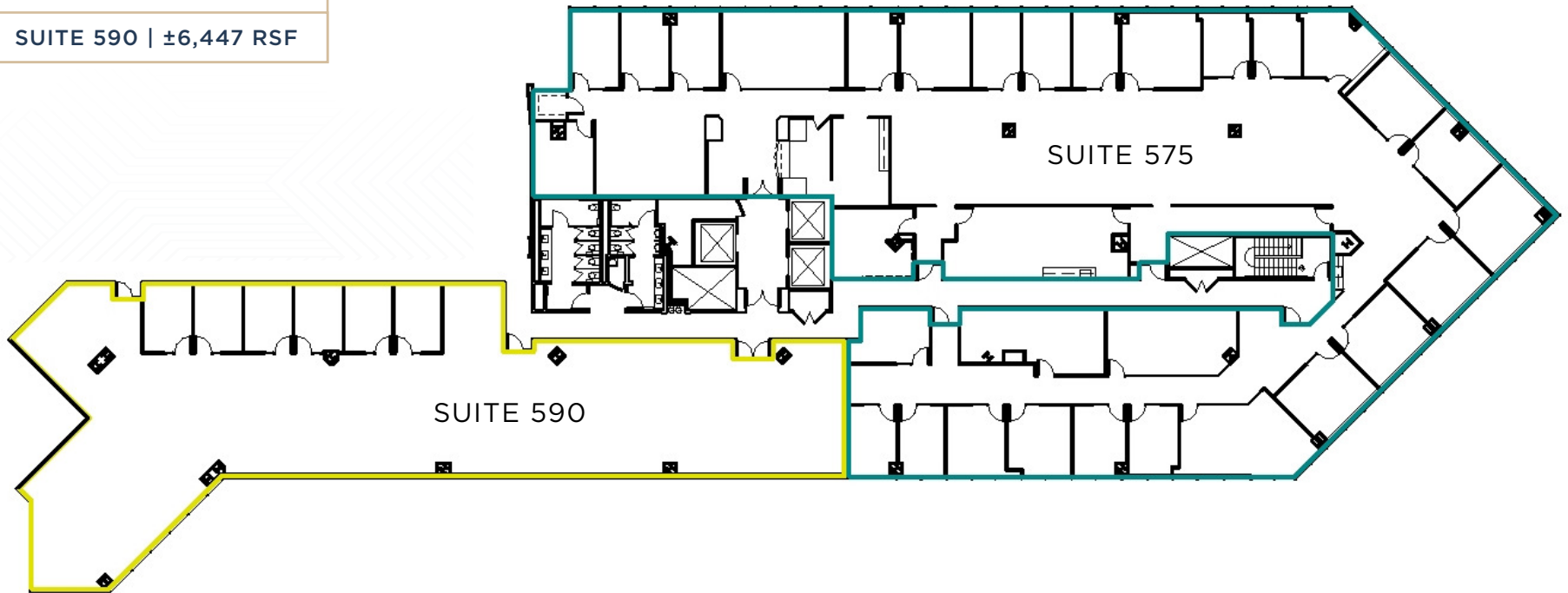


KEYPLAN



SUITE 575 | ±13,332 RSF

SUITE 590 | ±6,447 RSF



LOCATION OVERVIEW



ROUTE 4 TROLLEY
 ROUTE 5 SHUTTLE



RESTAURANTS

- | | |
|-----------------------------|--|
| 1 BUTTERCUP | 31 SWEETGREEN |
| 2 KIBI'S CAFE | 32 ROOFTOP |
| 3 HIGHWIRE COFFEE | 33 TELEFERIC BARCELONA |
| 4 KINDER'S MEATS DELI & BBQ | 34 OPA WALNUT CREEK |
| 5 LA EZKINA | 35 ESIN RESTAURANT & BAR |
| 6 HOUSE OF SAKE | 36 TORSAP THAI |
| 7 SARGAM INDIAN CUISINE | 37 TENDER GREENS WALNUT CREEK |
| 8 WALNUT CREEK YACHT CLUB | 38 MONTESACRO PINSERIA |
| 9 BRODERICK WALNUT CREEK | 39 RAMEN HIROSHI |
| 10 LUNA SEA LOUNGE | 40 MIXED GRAIN |
| 11 MONTECATINI RISTORANTE | 41 TRUE FOOD KITCHEN |
| 12 KATY'S KREEK | 42 FLEMING'S PRIME STEAKHOUSE & WINE BAR |
| 13 RESIDUAL SUGAR WINE BAR | 43 RUTH'S CHRIS STEAK HOUSE |
| 14 TACOS WALNUT CREEK | 44 VA DE VI BISTRO & WINE BAR |
| 15 BH WOOD FIRE GRILL | 45 STARBUCKS (3) |
| 16 CAFE LA SCALA | 46 BOUDIN SAN FRANCISCO |
| 17 CREPES OOH LA LA | 47 LIMON |
| 18 BURMA 2 | 48 NORDSTROM EBAR |
| 19 STADIUM PUB | 49 NORDSTROM MARKETPLACE CAFE |
| 20 MODERN CHINA CAFE | 50 NEW COFFEE SHOP |
| 21 SILK ROAD RESTAURANT | 51 GOTT'S ROADSIDE |
| 22 THE ESSENCE | 52 POKEATERY |
| 23 HAVANA | 53 BABUSHKA MARKET, DELI & CAFE |
| 24 SASA | 54 PACIFIC CATCH |
| 25 ELIA | 55 LITTLE PEAR |
| 26 DARYOUSH PERSIAN CUISINE | |
| 27 VANESSA'S BISTRO 2 | |
| 28 THE CHATEAU | |
| 29 MAIN ST KITCHEN & BAR | |
| 30 TOMATINA | |



RESIDENTIAL & HOTELS U/C

- 1 RIVIERA CONDOS
- 2 RIVIERA APARTMENTS
- 3 TRANSIT VILLAGE
- 4 LANDINGS APARTMENTS
- 5 LYRIC APARTMENTS
- 6 MARRIOTT HOTEL (2)



SHOPPING / RETAIL

- 1 TARGET
- 2 POTTERY BARN
- 3 H&M
- 4 SAFEWAY
- 5 BROADWAY PLAZA
RETAIL SHOPPING MALL



AIRPORTS	MILES	TRAVEL TIME
OAKLAND	25.8	30 MINUTES
SAN FRANCISCO	35.7	43 MINUTES
SAN JOSE	46.1	48 MINUTES
LIVERMORE MUNICIPAL	23.3	25 MINUTES



CITIES	MILES	TRAVEL TIME
OAKLAND	16.2	19 MINUTES
SAN FRANCISCO	24.7	36 MINUTES
SAN JOSE	49.5	48 MINUTES



BART STATIONS	TRAVEL TIME
OAKLAND	23 MINUTES
SAN FRANCISCO	39 MINUTES