



# Downtown Walnut Creek Full Building For Lease

587 YGNACIO VALLEY ROAD, WALNUT CREEK, CA

## SIZE

±3,120 SF

## LEASE RATE

\$3.00/SF Full Service



## PROPERTY HIGHLIGHTS

- Unique small office building for lease
- Located in a highly desirable downtown area, three blocks away from Walnut Creek BART
- Prominent identity at the intersection of Ygnacio Valley Rd. and N. Broadway
- Exclusive use of the building, without shared tenancy
- Dedicated on-site private parking with a recently striped parking lot
- Newly painted exterior of the building
- Enhanced curb appeal with new landscaping
- Building signage available

*For information, please contact:*

**Danny Bartz**

Managing Director

t 925-708-8188

Danny.Bartz@nmrk.com

CA RE# 01971819

**Nelson Roberts**

Associate

t 925-210-8741

Nelson.Roberts@nmrk.com

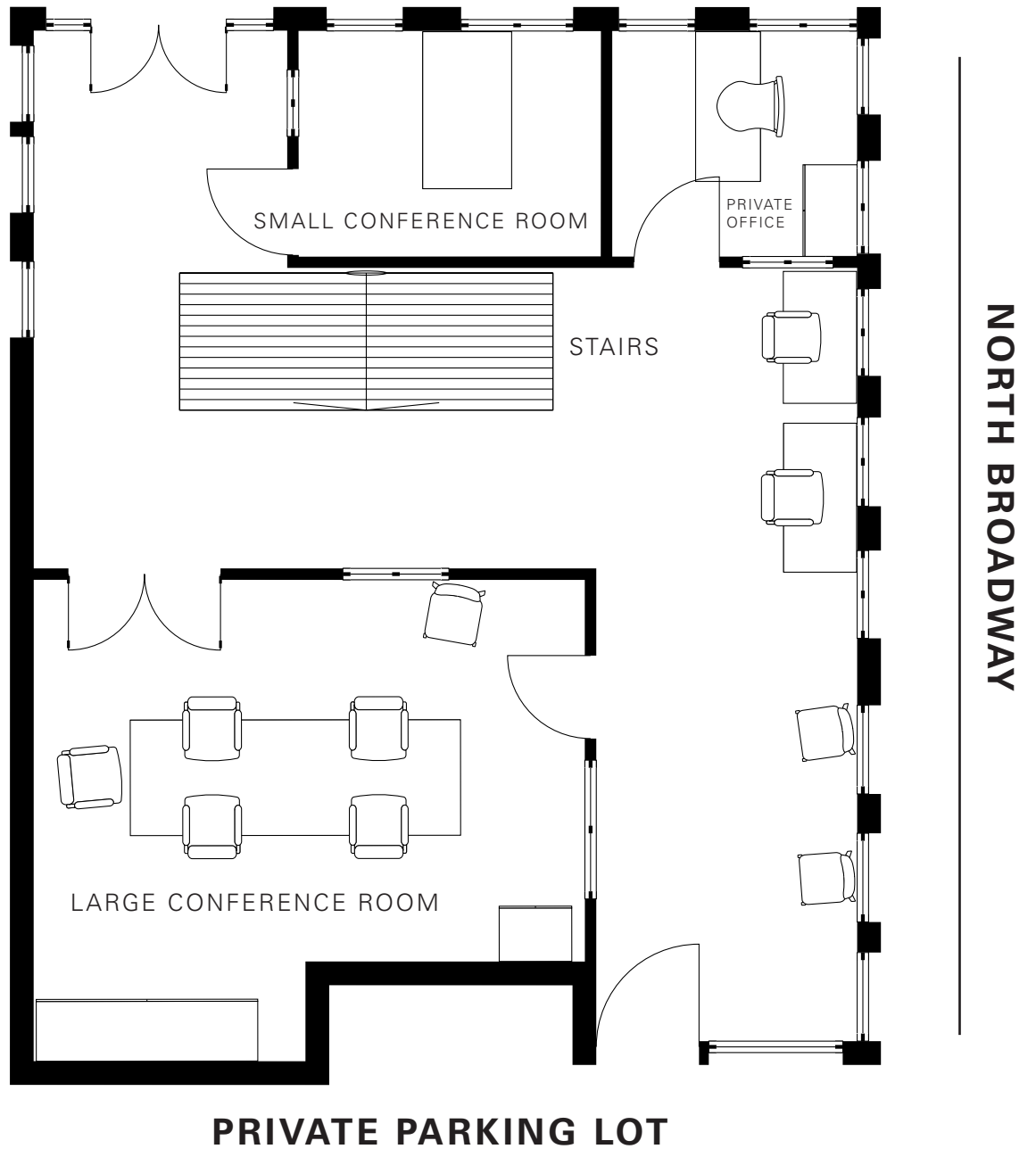
CA RE# 02109703

[nmrk.com](http://nmrk.com)

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YGNACIO VALLEY ROAD



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## FIRST FLOOR INTERIOR PHOTOS



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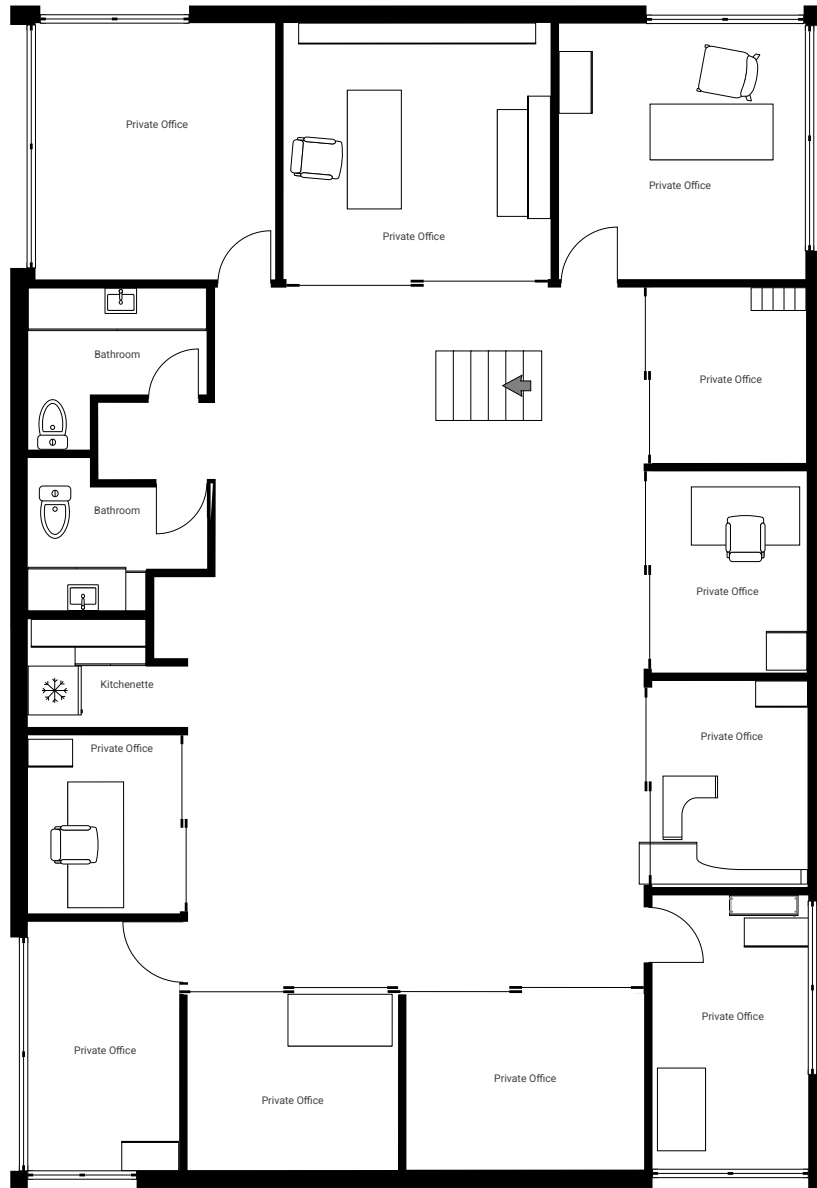
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## YGNACIO VALLEY ROAD

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NORTH BROADWAY

## PRIVATE PARKING LOT

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## AERIAL VIEW



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