



## 2700 Ygnacio Valley Road Walnut Creek, California

<b>Property Type:</b>	Professional Office and Medical Office Building
<b>Location:</b>	Strategic location for convenient access to Walnut Creek, Pleasant Hill, Concord and Clayton population. Located in Shadelands area
<b>Property Description:</b>	Class A professional office/medical building. Three-story. 477 parking spaces

### CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
135	1,700	\$3.15 psf FS	Very convenient and visible suite with excellent window line just off main lobby of building. Currently built out with 3 offices and a break room. Can be converted to medical or dental suite. <i>Can be combined with Suite 140 for a total of 4,417 RSF.</i>	<b>NOW</b>
140	2,717	\$3.15 psf FS	6 offices, open area. <i>Can be combined with Suite 135 for a total of 4,417 RSF.</i>	<b>NOW</b>
160	2,249 - 5,519	\$3.15 psf FS	Partially build out space with 6+ offices along window line. Private entrance/exit. <i>Can be demised into approx. 2,249 RSF to 5,519 RSF.</i>	<b>NOW</b>
200	15,026	\$3.15 psf FS	8+ offices, open area / office intensive	<b>NOW</b>
225	4,794	\$3.15 psf FS	7+ offices, large open space	<b>NOW</b>
250	3,741	\$3.15 psf FS	6 offices, open area	<b>NOW</b>
260	1,468	\$3.15 psf FS	1 office, open area / reception area	<b>NOW</b>
265	1,083	\$3.15 psf FS	1 office, open area / reception area	<b>NOW</b>



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### CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
280	3,613	\$3.15 psf FS	Corner location with excellent natural light, 4 private offices, 1 large conference room	<b>NOW</b>
300	37,162	\$3.15 psf FS	56 offices, open space, men's / women's restrooms, entire floor	<b>NOW</b>



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