



2700
YGNACIO

±108,011 SF AVAILABLE FOR LEASE

2700 YGNACIO VALLEY RD

WALNUT CREEK, CA

Chris M. Baker

Executive Director

+1 925 627 2888

chris.baker@cushwake.com

LIC # 01334466



The Shadelands submarket offers excellent proximity to John Muir Hospital, large Healthcare Networks and numerous Medical Office Buildings making it an ideal location for office tenants that do business in the healthcare or related industries. Example ideal users for this asset include:

**DIGITAL
HEALTHCARE**

TELEMEDICINE

**MENTAL
HEALTH**

HEALTH TECH

LIFE SCIENCE

BIO SCIENCE

MED TECH DEVICES & EQUIPMENT

2700
YGNACIO

BUILDING HIGHLIGHTS

CLASS A BUILDING

LOCATED IN THE WALNUT CREEK SHADELANDS SUBMARKET

CONTIGUOUS

PERIMETER GLASS LINE

HIGHLY VISIBLE LOCATION

ON YGNACIO VALLEY ROAD

ADJACENT TO

THE NEWLY CONSTRUCTING ORCHARDS SHOPPING CENTER

±108,011 SF TOTAL

THREE STORY BUILDING

SIGNAGE

POSSIBLE MOUNUMENT OR BUILDING SIGNAGE OPPORTUNITY

4.4/1,000 SF

ABUNDANT PARKING FREE OF CHARGE



AMENITIES



LOCATION



DEMOGRAPHICS (THREE MILES)

115,904
POPULATION

\$105,808
MEDIAN HOUSEHOLD INCOME

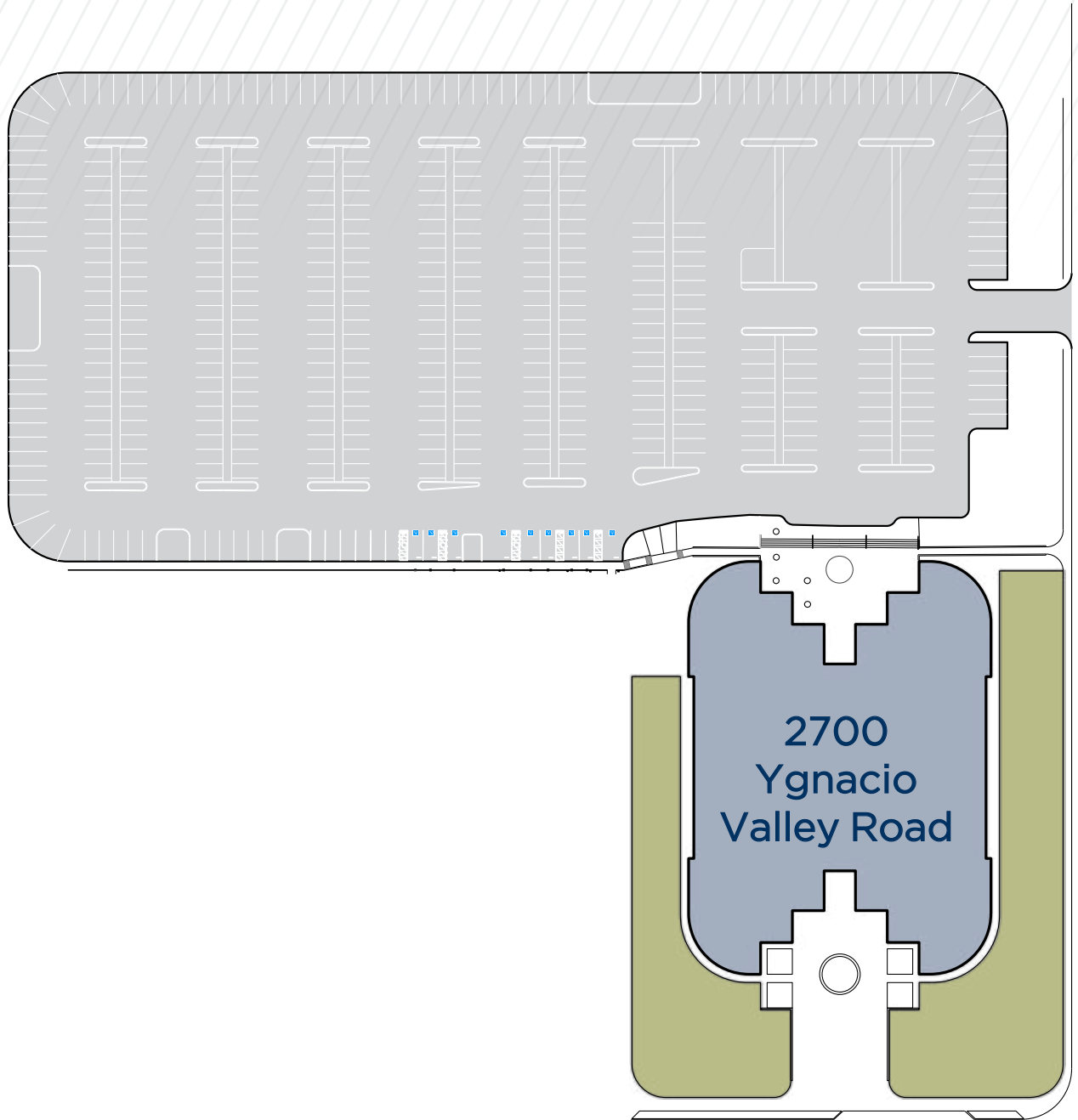
46,201
HOUSEHOLDS

40.9
MEDIAN AGE

18.3%
POPULATION AGE 65+

54.9%
BACHELOR'S DEGREE OR HIGHER

SITE PLAN

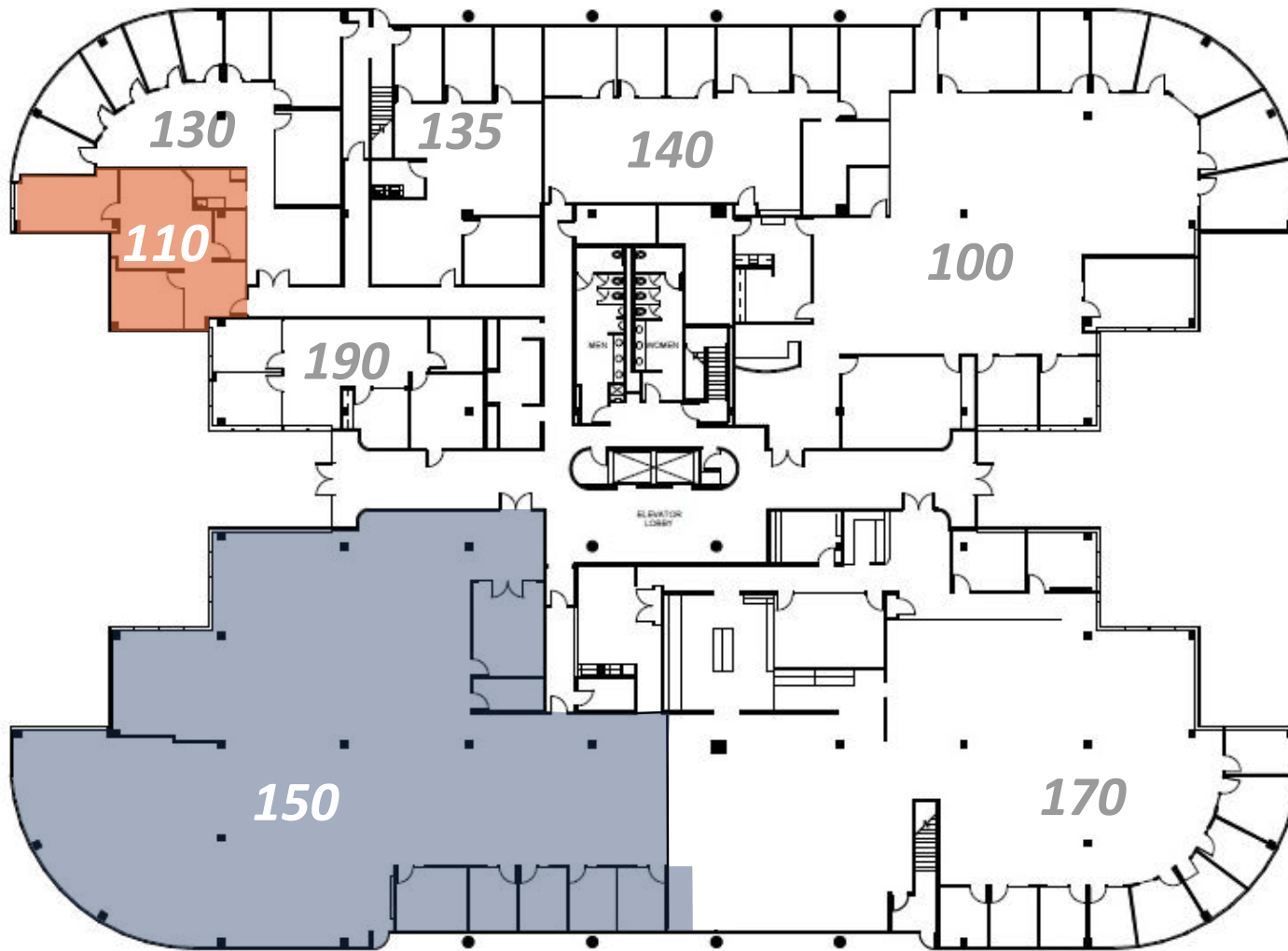


PARKING
477 Parking Stalls
(4.4 per 1,000 SF)

N. VIA MONTE

YGNACIO VALLEY ROAD

1ST FLOOR



FIRST FLOOR

Suite 110: ±1,027 RSF

Suite 150: ±8,629 RSF

TOTAL
VACANT
SQUARE
FOOTAGE: ±9,656 RSF

2ND FLOOR

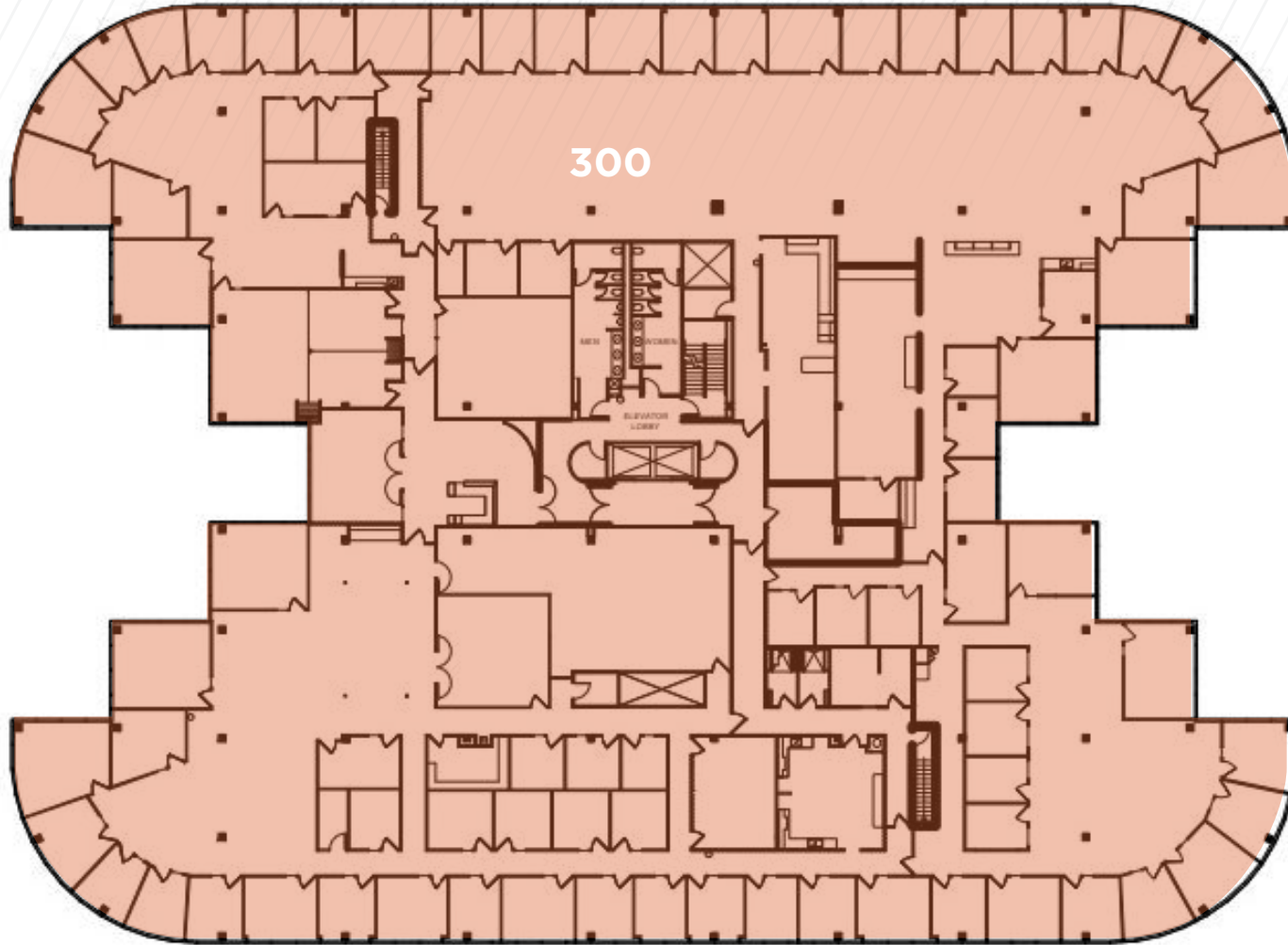


SECOND FLOOR

- Suite 200: ±15,387 RSF
- Suite 225: ±4,910 RSF
- Suite 260: ±1,503 RSF
- Suite 265: ±1,109 RSF

TOTAL
VACANT
SQUARE
FOOTAGE: ±22,909 RSF

3RD FLOOR



THIRD FLOOR

Suite 300: ±37,965 RSF

TOTAL
VACANT
SQUARE
FOOTAGE: ±37,965 RSF



Chris M. Baker

Executive Director

+1 925 627 2888

chris.baker@cushwake.com

LIC # 01334466



©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.