

±2,218 SQ.FT DENTAL OFFICE CONDO FOR SALE

301 LENNON LANE, SUITE 203
WALNUT CREEK

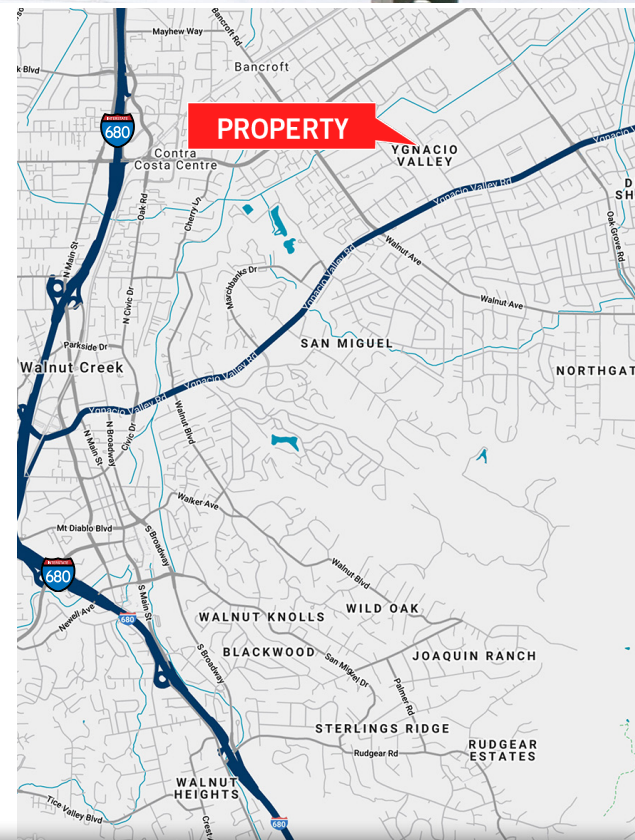


PROPERTY HIGHLIGHTS

- » Modern and Attractive Dental Office Suite
- » Investment Offering with Rent Paying Dentist in Tenancy contact listing broker for lease details
- » Potential Future Owner-User Opportunity
- » Nice, Modern & Functional Tenant Improvements In-Place
- » Excellent Parking Available on Surface Lot

SALE PRICE: \$1,300,000.

[View Site Specific COVID-19 Prevention Plan](#)



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FLOOR PLAN

SHEET NOTES:

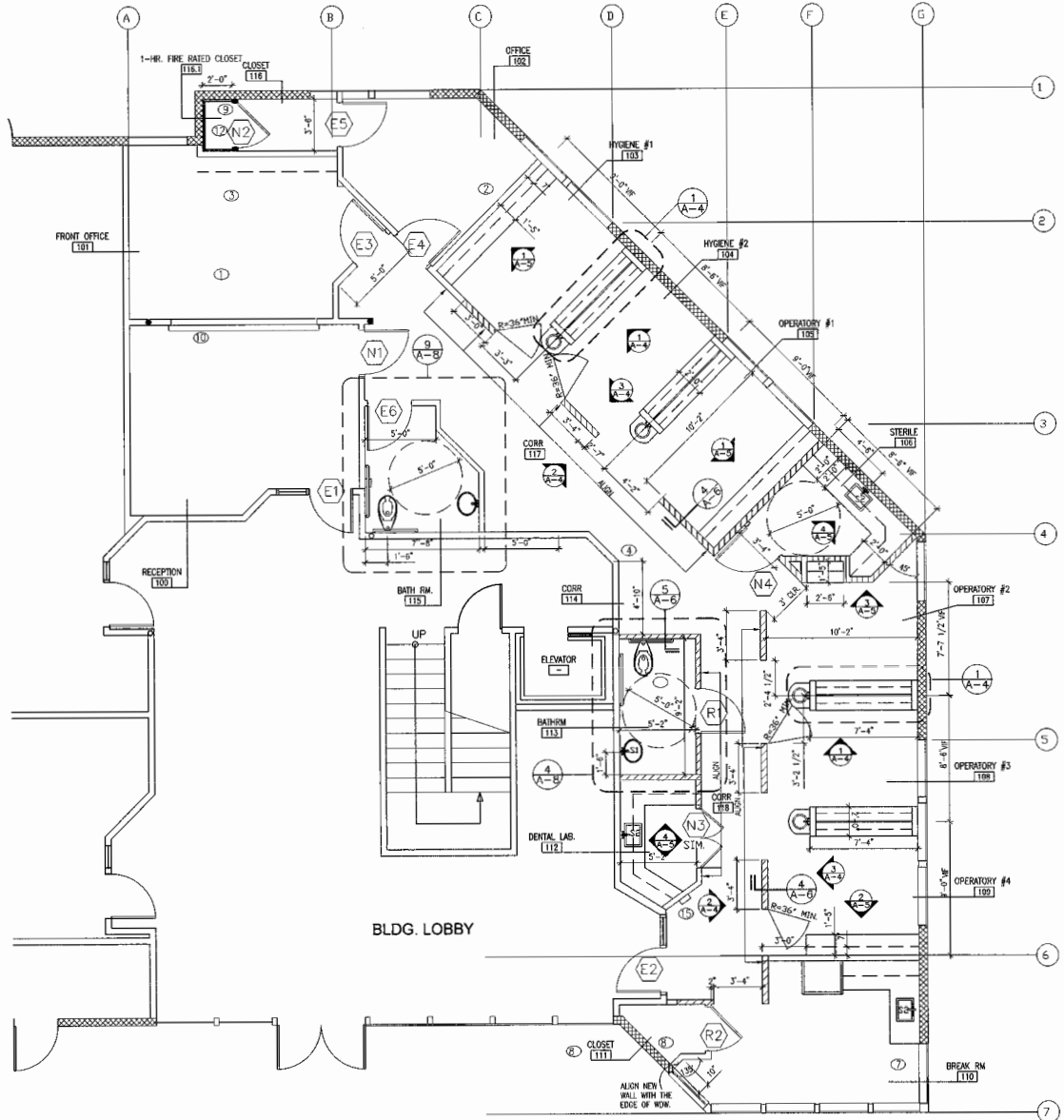
1. REMOVE (E) GRANITE COUNTERS AND CABINETS.
2. RELOCATE (E) CABINETS FROM ONE OF THE OFFICES TO OFFICE 102 (4 @ BOTTOM & 4 @ TOP). CABINETS TO BE 6" ABOVE FINISH FLOOR.
3. REMOVE (E) LOWER AND UPPER CABINETS IN FRONT OFFICE & INSTALL (N) CABINETS.
4. RELOCATE (E) TOILET, LAVATORY, FANJET & REINSTALL THEM IN THE (N) HC COMPLIANT BATHROOM.
5. REMOVE ALL CARPET AND BASE.
6. REMOVE ALL SINK & PLUMBING.
7. RELOCATE ONE OF THE (E) GRANITE COUNTER & THE CABINET ATTACHED TO IT TO THE NORTH EAST CORNER OF THE KITCHEN.
8. INSTALL TWO 2'-2" VENT FROM CLOSET 111 WHERE VACUUM AND COMPRESSOR WILL BE LOCATED TO OUTSIDE AIR THROUGH THE EXISTING SLOPED MANSARD ROOF @ 10'-0" APART FROM EACH OTHER.
9. ADD ONE 6"x6" VENT @ 8" ABOVE THE FINISH FLOOR & ONE 6"x6" VENT @ 8" BELOW THE CLG. WITH MOSQUITO MESH @ INTROSUS AT CLOSET 116.
10. REMOVE (E) ALUM. FRAME GLASS BETWEEN RECEPTION & FRONT DESK.
11. REMOVE (E) WOOD PANELS IN THE RECEPTION AREA.
12. CREATE AN ONE-HOUR FIRE RATED CLOSET OFF OF STORAGE 116. SEE WALL TYPE III.
13. VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS PRIOR TO INSTALLING ANY WALLS, CEILINGS, CABINETS, ELECTRICAL/PHONE OUTLETS AND SHOULD THERE BE ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE DIMENSION, NOTIFY THE ARCHITECT IMMEDIATELY.
14. DIMENSIONS IN THE OPERATORY AND IN THE HYGIENE AREAS ARE GIVEN TO THE CENTER OF THE CABINETS IN THE MIDDLE AND TO THE FACE OF FINISH WHERE THESE AREAS END IN SOLID WALL.
15. PROVIDE ONE FIRE EXTINGUISHER FOR CLASS ABC FIRES WITH MIN. UL RATING OF 2A-10BC. SEE SPECIFICATIONS SECTION 10620 FIRE PROTECTION ON SHEET A10.

PARTITION TYPE LEGEND

-  (E) EXTERIOR WALL
-  (N) WALL TYPE I
-  (E) INTERIOR WALL, TYP.
-  (N) WALLS TYPE II

WALL TYPE I:
3-5/8" - 20G. @ 16" O.C. WITH 5/8" GYP. BD. ON EACH SIDE.

WALL TYPE II:
5/8" TYPE 'X' GYP. BD. ON THE (E) WALLS ON THREE SIDES. WALL WHERE THE DOOR IS LOCATED SHALL BE CONSTRUCTED OF 3 5/8" 20-G METAL STUDS WITH ONE LAYER OF 5/8" TYPE 'X' GYP. BD. ON EACH SIDE. USE 6"-20 G METAL JOISTS AT 12" O.C. WITH 5/8" TYPE 'X' GYP.BD ON TOP AND BTM. FOR THE CEILING JOISTS OF CLOSET #116.1.



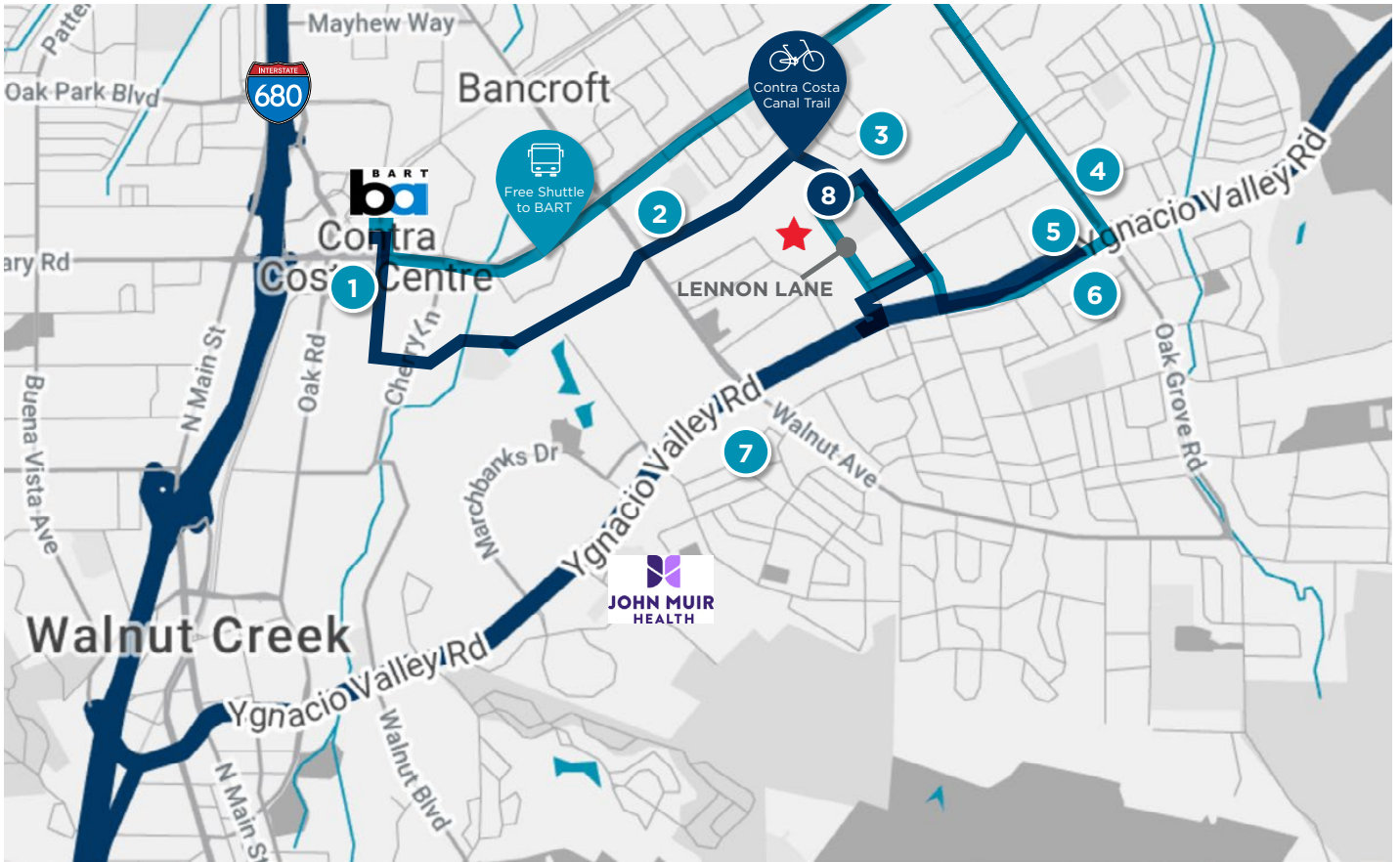
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AMENITIES MAP



<p>1. Starbucks En Route Market</p>	<p>2. Genova Deli Noah's Bagels Safeway</p>	<p>3. Calicraft Brewing</p>	<p>4. Chase Bank Bank of America BevMo Denica's</p>	<p>5. The Orchards Shopping Center Safeway, Petco, Crunch Fitness, Burger Lounge, California Fish Grill, Sourdough & Co, Jack's Urban Eats, MOD Pizza</p>	<p>6. Encina Grande Shopping Center Whole Foods, Walgreens, PetSmart, Ace, Applebees, Toyo Sushi, Rocco's Ristorante, MYO Frozen Yogurt, Bagel Street Cafe, Jade Garden</p>	<p>7. Ygnacio Plaza Shopping Center Sport's Basement, TJ Maxx, Fitness 19, Yalla Mediterranean, A Sweet Affair Bakery, Kinder's</p>	<p>8. John Muir Health</p>
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PHOTO GALLERY



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