

FOR SUBLEASE | SUITE 250

1676 N CALIFORNIA BOULEVARD

WALNUT CREEK, CA



±6,264 RSF HIGH-END OFFICE SPACE AVAILABLE

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PROPERTY HIGHLIGHTS

- High-end sublease in sought after Growers Square
- Contemporary build-out
- 12 Private offices
- 2 Conference rooms
- Sublease through May 21, 2027
- Parking ratio 4/1,000
- Easy access to I-680

AVAILABLE SUITE

| Suite | Size | Comments |
|-------|------------|-----------|
| 250 | ±6,264 RSF | Available |



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GROWERS SQUARE

At Growers Square is in the heart of the dynamic downtown Walnut Creek retail core, there is abundant street and structured parking, tenants can walk to BART, and the building has efficient rectangular shallower depth floor plates.

[View Growers Square Project Details](#)



Prime Location »



Transit Oriented »



**Abundant Structured
and Metered Parking »**



**Proximity to
New Downtown
Sophisticated Urban
Residential »**



**Within Walnut Creek's
Gourmet Dining District
and Adjacent to all of
Walnut Creek's
Dynamic Retail »**



**Directly Across from The
Leshner Center for the Arts »**



**Fully Renovated and
Improved Outdoor Plaza »**



**New Common
Conference Center »**



**Upgraded Tenant
Fitness Center »**

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CONFERENCE ROOM



CORNER OFFICE



OPEN OFFICE



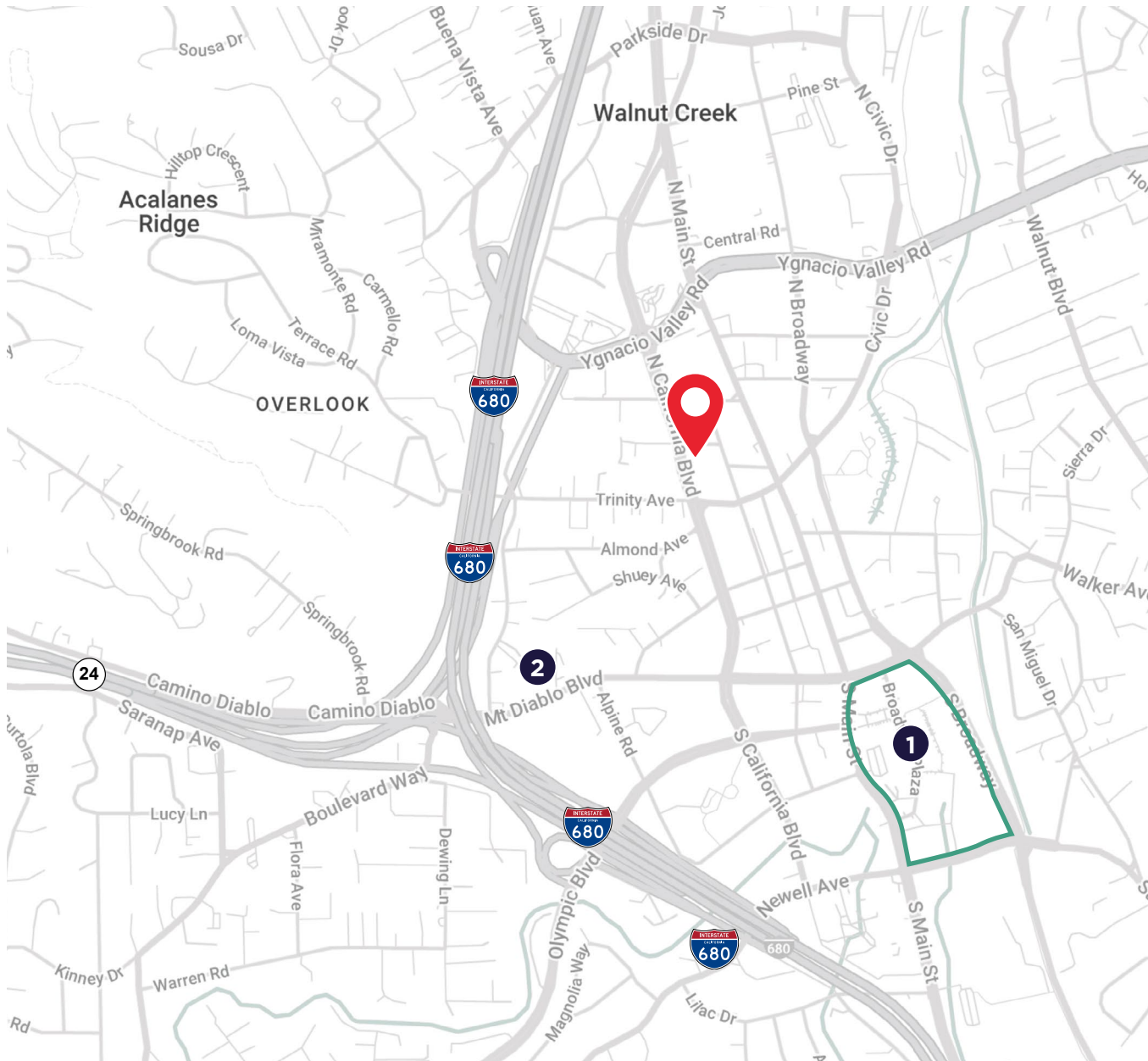
KITCHEN/BREAK ROOM



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1 Broadway Plaza

- Apple
- Boudin Bakery
- Macy's
- Nordstrom
- P.F. Chang's
- See's Candies
- Soulcycle
- Starbucks
- Tesla
- True Food Kitchen

2 Downtown Walnut Creek

- Philz Coffee
- The Cheesecake Factory
- Chipotle
- Century Movie Theater
- Sourced BBQ & Spirits
- Peet's Coffee
- Il Fornaio
- Sweetgreen
- Starbucks

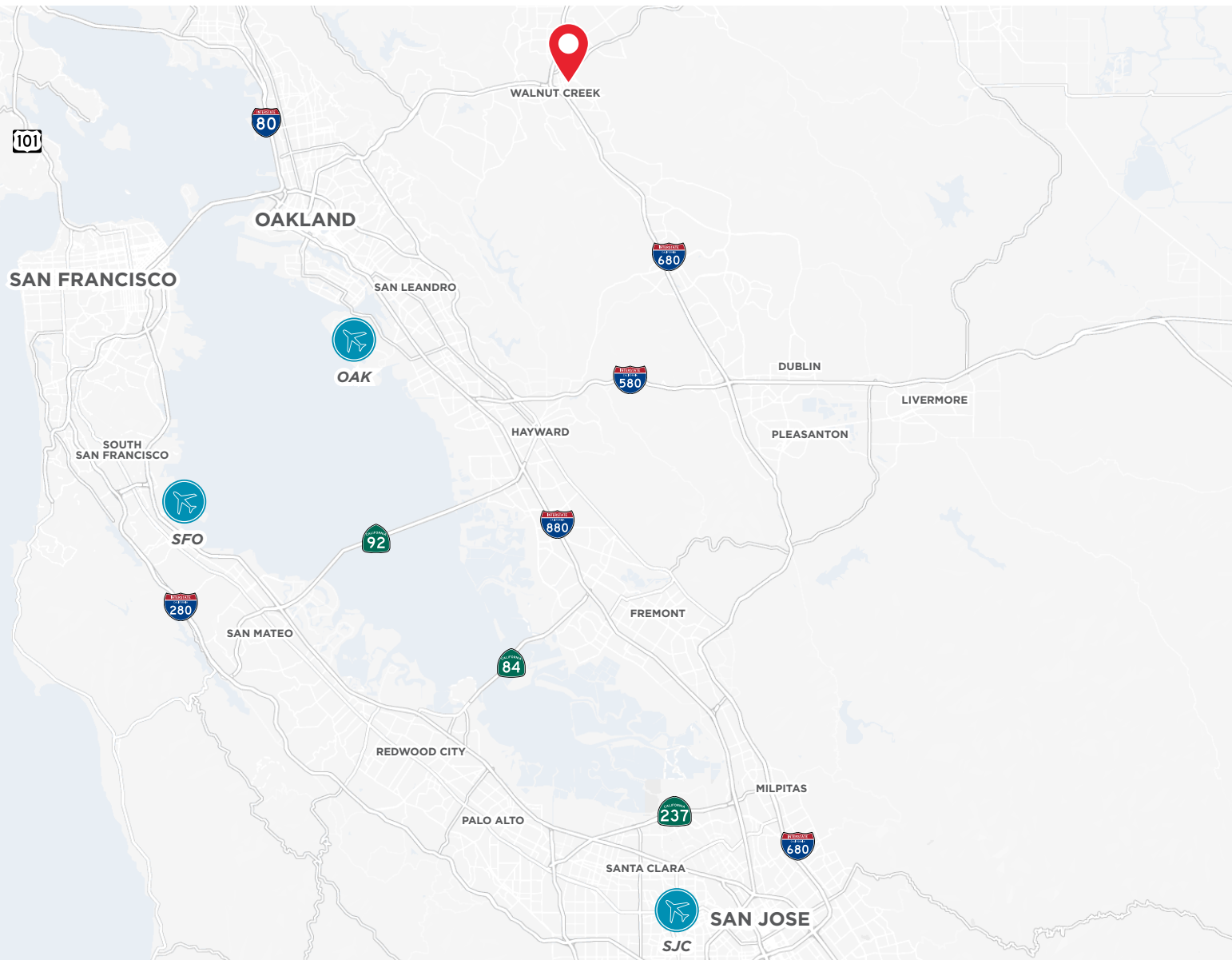
BAY AREA ACCESSIBILITY

AIRPORTS

| | |
|---------------|------------|
| Oakland | 24.6 Miles |
| San Francisco | 35.1 Miles |
| San Jose | 45.6 Miles |

CITIES

| | |
|----------------|------------|
| San Francisco | 25.2 Miles |
| Fremont | 34.5 Miles |
| Silicon Valley | 49.8 Miles |



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