

YGNACIO PLAZA

101 YGNACIO VALLEY ROAD
WALNUT CREEK, CA

AVAILABLE SUITES	
SUITE 210	±1,273 SF
SUITE 108	±1,461 SF
SUITE 110	±1,487 SF
SUITE 303	±1,660 SF
SUITE 201	±2,228 SF
SUITE 225	±2,737 SF
SUITE 425	±2,849 SF
SUITE 200	±3,394 SF
SUITE 400	±4,432 SF
HYPOTHETICAL SUITE 200/201	±5,675 SF



CLASS A OFFICE BUILDING FOR LEASE
±1,273 - ±5,675 SF





101
YGNACIO
PLAZA

**WALNUT CREEK
TRANSIT VILLAGE**

BART
ba
WALNUT CREEK
STATION

INTERSTATE
680



**78,232
SQUARE FEET**



**IMMEDIATE
FREEWAY
ACCESS**



**ADJACENT
TO BART**



**224 PARKING
SPACES**
(SURFACE & BELOW GRADE)

PROPERTY SPECIFICATIONS

SITE DESCRIPTION

Property Address:	101 Ygnacio Valley Road Walnut Creek, CA 94596
APN:	174-210-026
Site Area:	1.43 Acres
FAR:	1.23
Zoning:	Office Commercial

IMPROVEMENTS

Rentable Square Feet:	78,232
Year Built / Renovated:	1986 / 2010
Stories:	Four
Parking:	224 spaces including 87 surface spaces (10 valet) and 137 below-grade garage; access to below-grade parking from Oakland Blvd. Pedestrian access via elevators and stairways.

CONSTRUCTION

Construction:	Steel frame
Structure:	Concrete masonry
Foundation:	Reinforced concrete
Roof:	Flat, mineral-surfaced cap sheet over a multi-ply, bituminous membrane
Skylights:	One glass skylight in a metal frame located over the atrium

BUILDING SYSTEM

HVAC:	Two 80-ton capacity water-cooled compressors, one 1,750 MBH output gas-fired boiler, and two 80-ton cooling towers located on the roof.
Electrical:	2,000 amps, 480/277-volt, three-phase, four-wire service
Elevators:	Two, 3,500lb capacity ThyssenKrupp hydraulic elevators
Plumbing:	Copper piping
Fire Safety:	Fully sprinklered (wet-pipe)
Utilities:	Electric & Gas: PG&E Water & Sewer: EBMUD

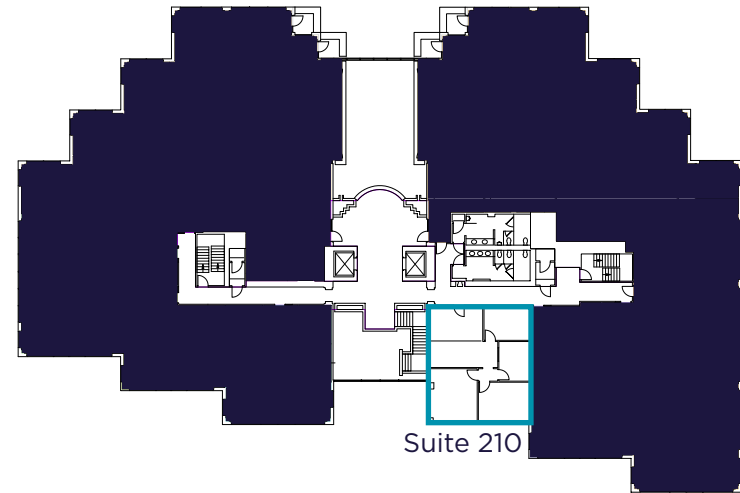
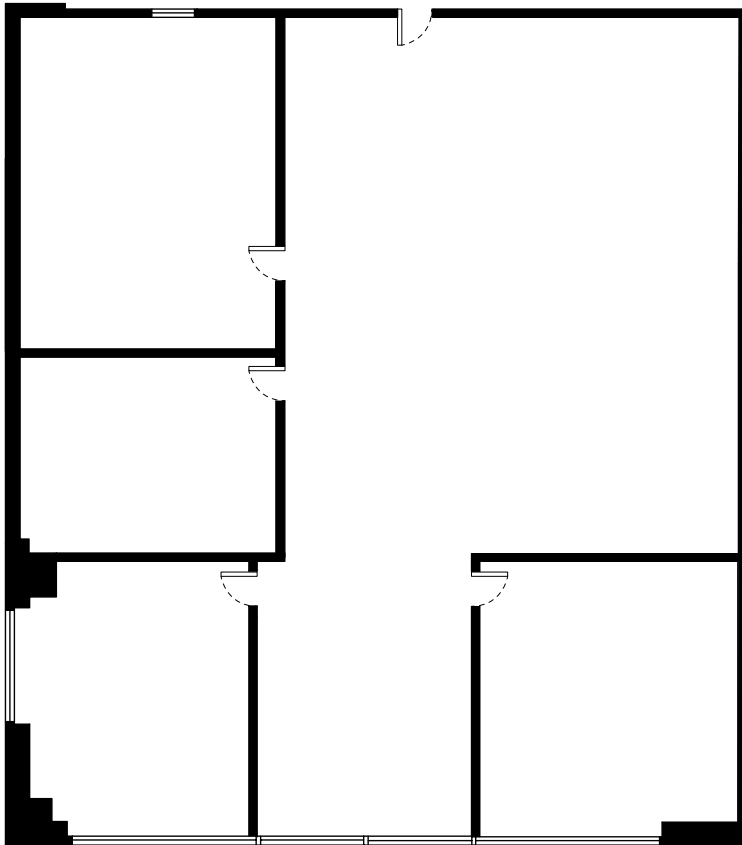


PROPERTY PHOTOS



FLOOR PLAN | SUITE 210

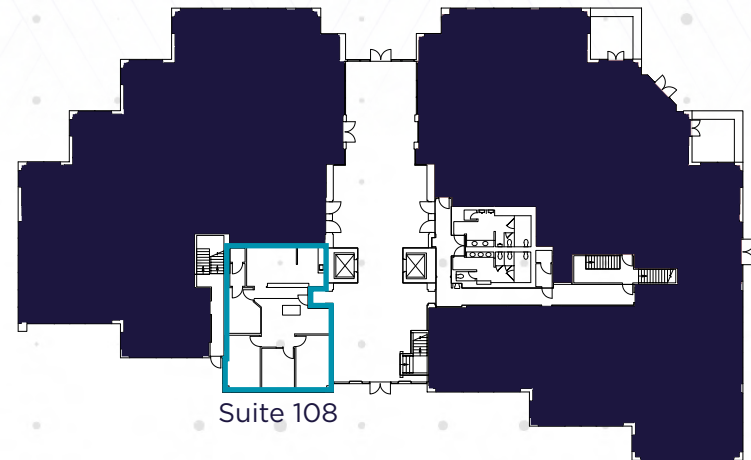
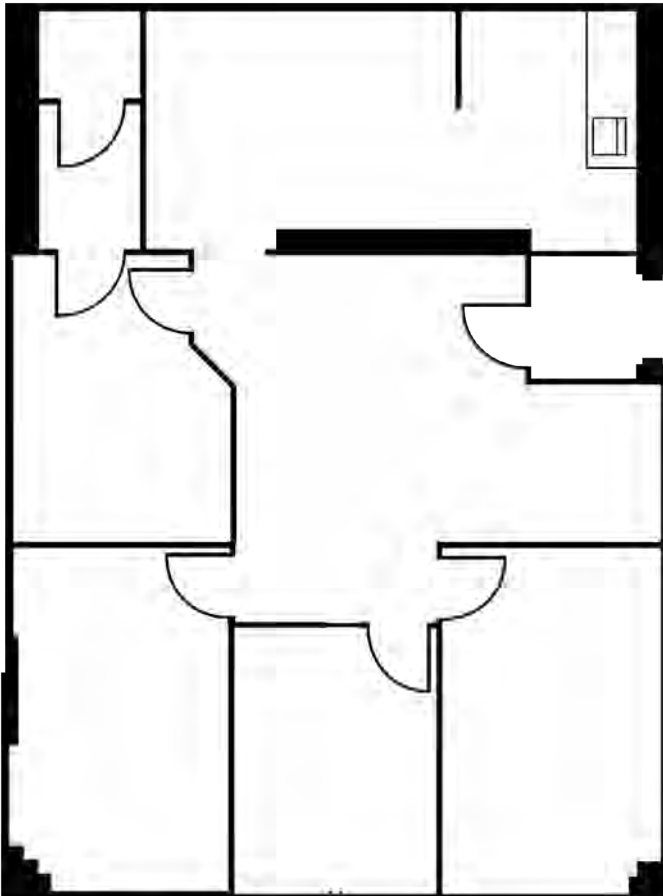
±1,273 SF



- 3 private offices (2 along glass line)
- Reception and open space
- 1 conference room

FLOOR PLAN | SUITE 108

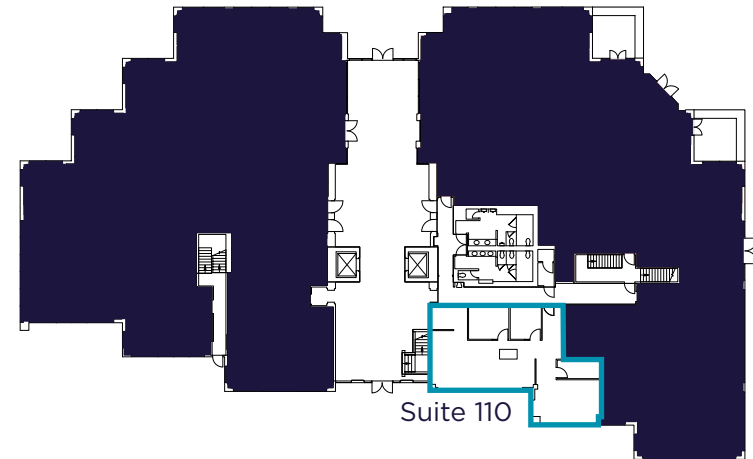
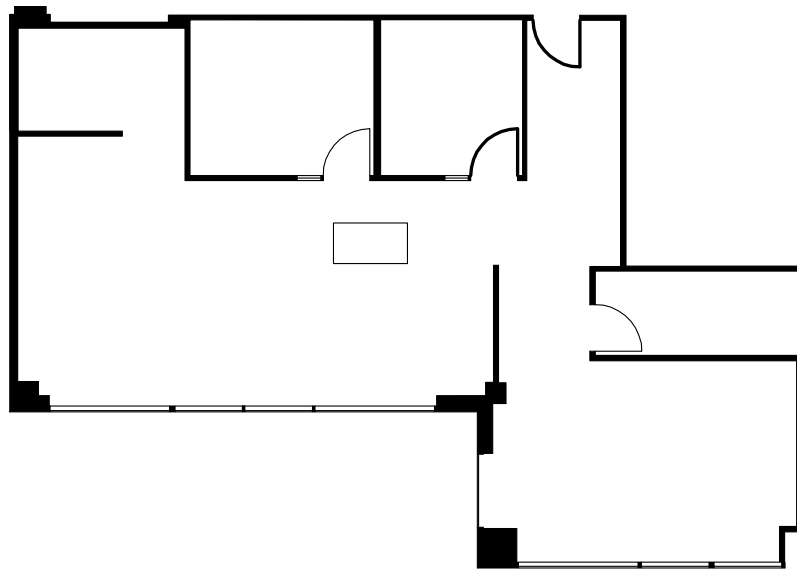
±1,461 SF



- Next to the main building entrance
- Reception, kitchen, copy/break room

FLOOR PLAN | SUITE 110

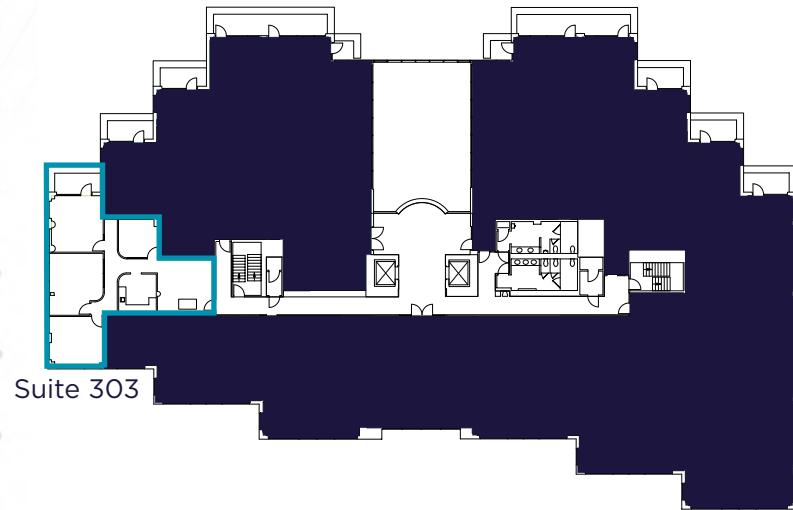
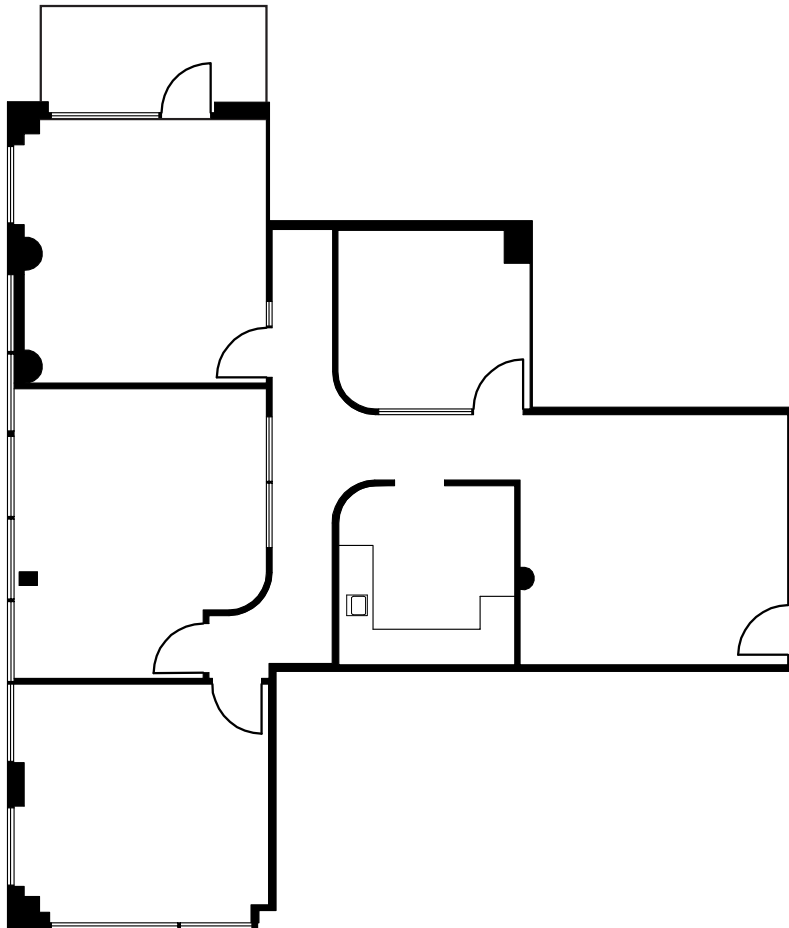
±1,487 SF



- 2 private offices
- 2 open offices
- 2 storage rooms

FLOOR PLAN | SUITE 303

±1,660 SF

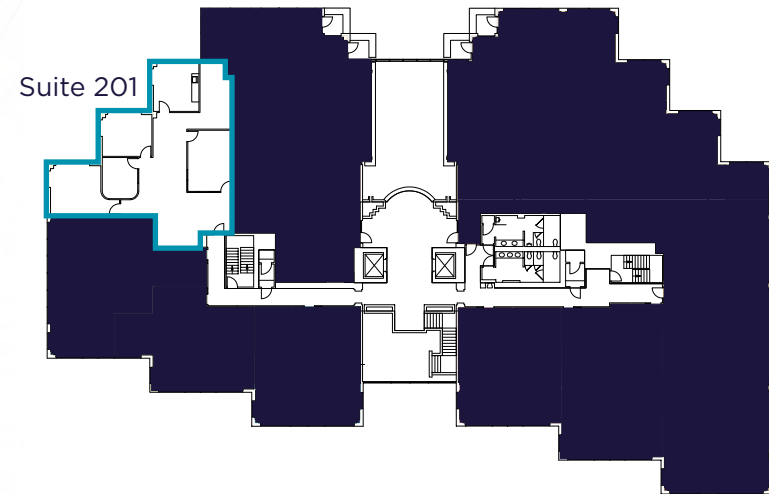
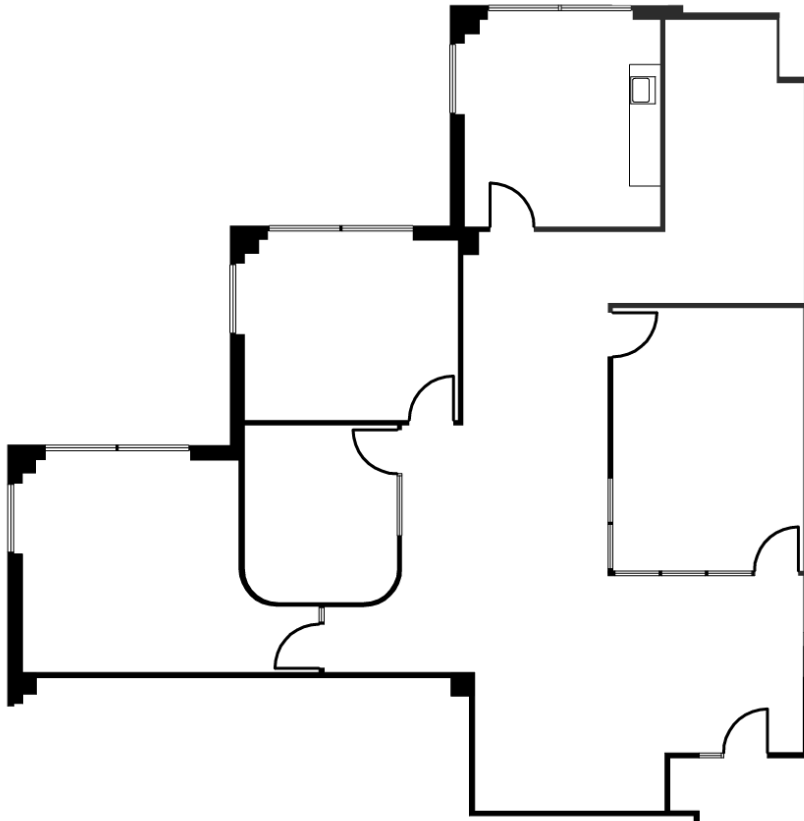


Suite 303

- 4 private offices
- Reception, kitchen
- Balcony Access

FLOOR PLAN | SUITE 201

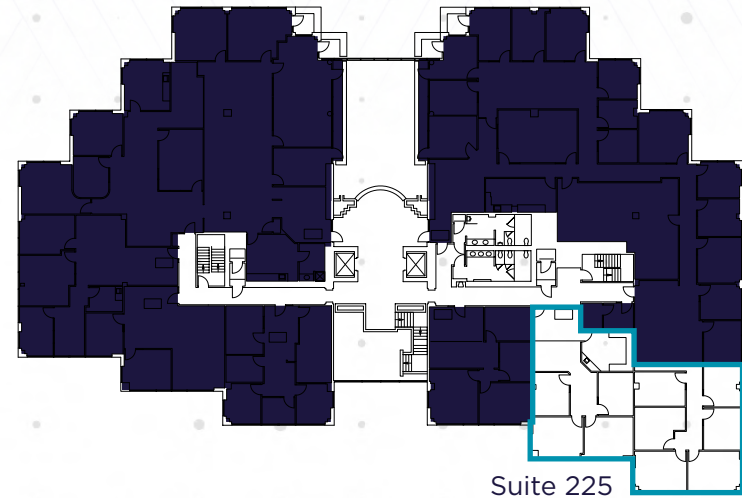
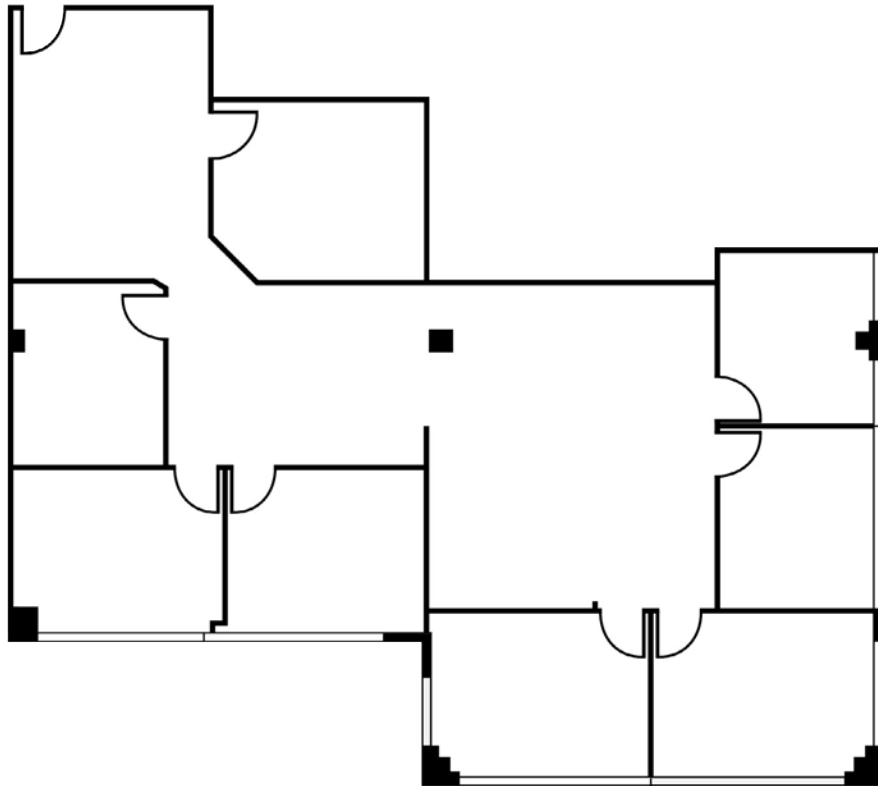
±2,228 SF



- 4 private offices
(3 corner with dual glass lines)
- Reception and open area
- Kitchen and storage
- Glass conference room

FLOOR PLAN | SUITE 225

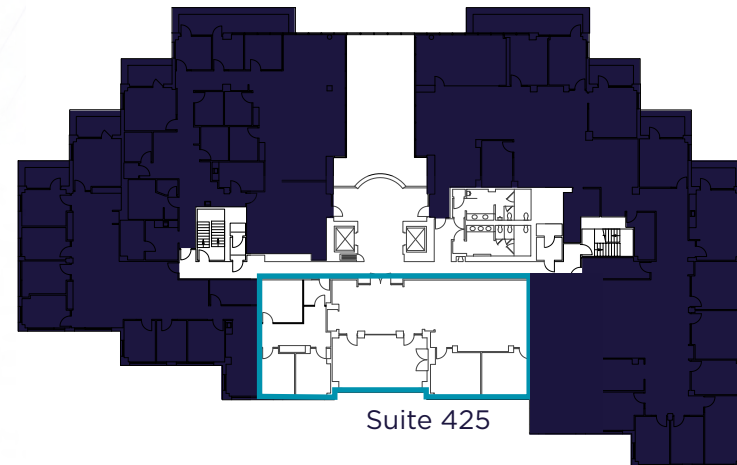
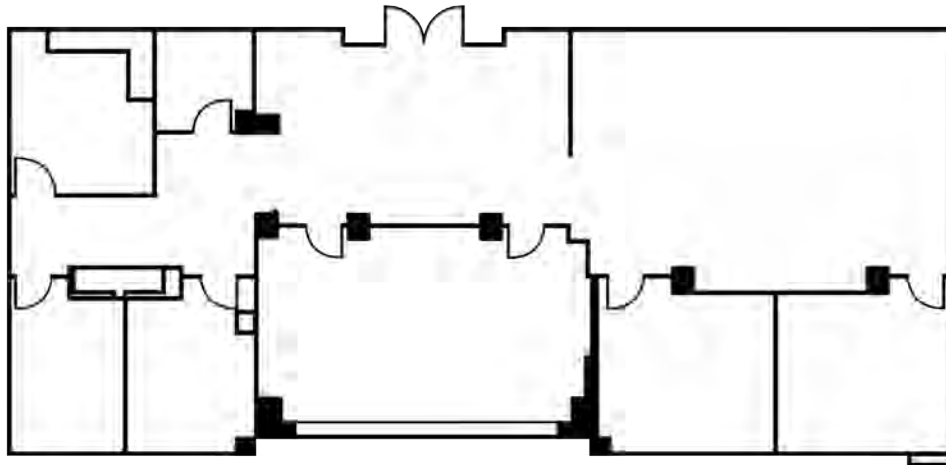
±2,737 SF



- 7 private offices (6 along glass line)
- Reception, conference room, open space
- Corner suite with generous glass line

FLOOR PLAN | SUITE 425

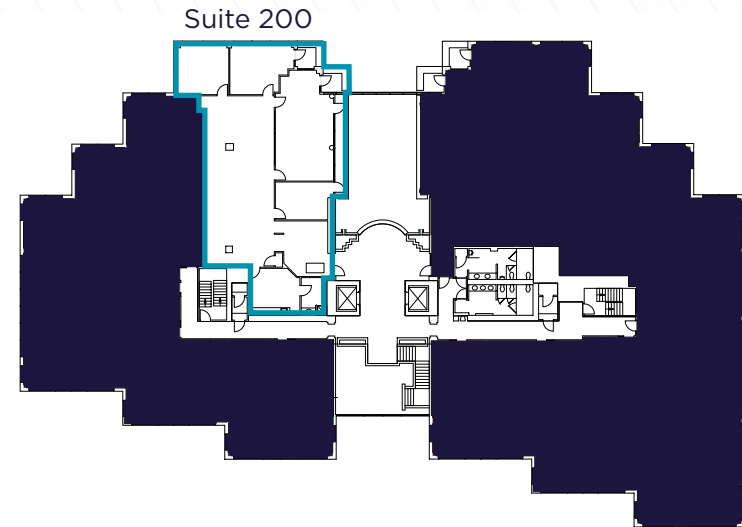
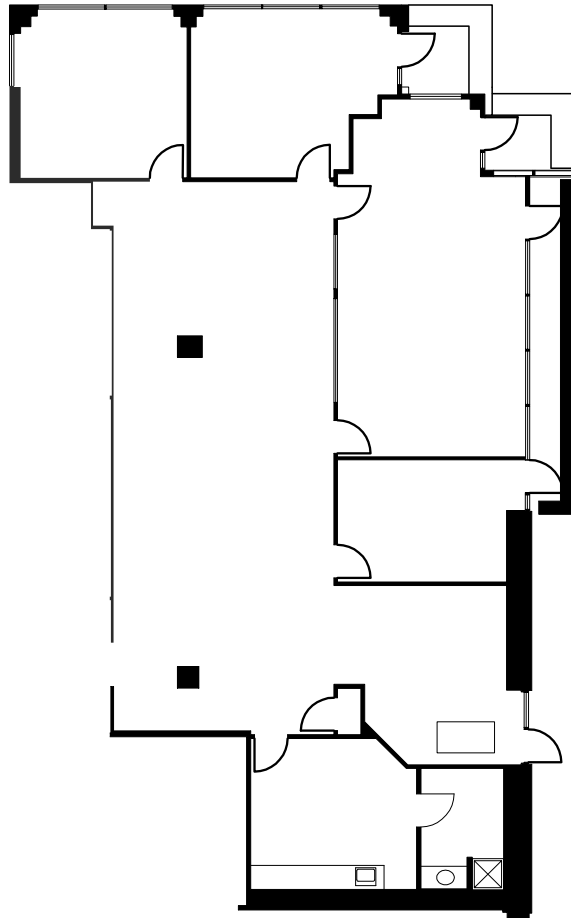
±2,849 SF



- Marble finishes in entry
- 4 private offices along glass line
- Large conference room along glass line
- Reception & spacious open area
- Break room

FLOOR PLAN | SUITE 200

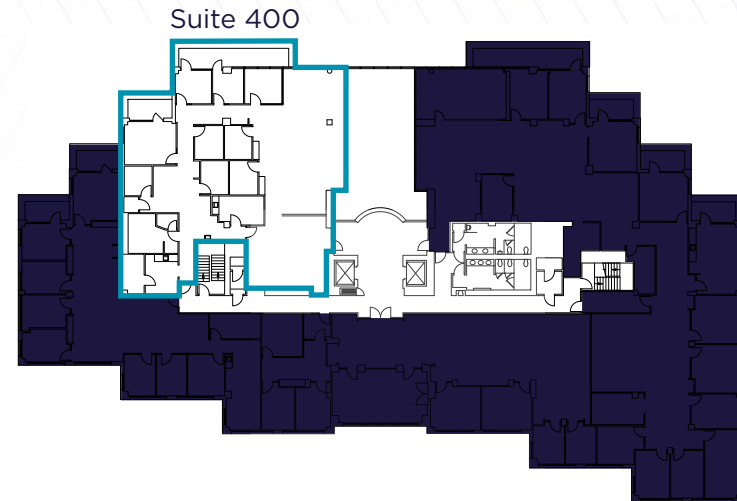
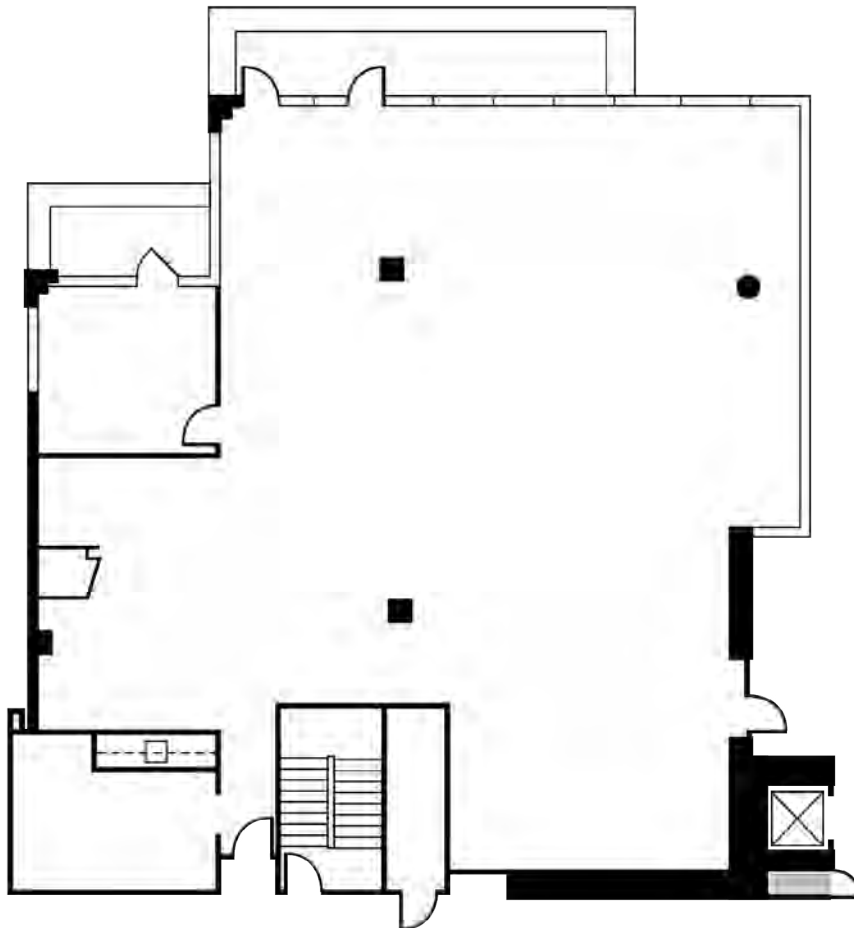
±3,394 SF



- 3 private offices
- Open office
- Large conference room
- Access to two balconies
- Reception, break room, storage

FLOOR PLAN | SUITE 400

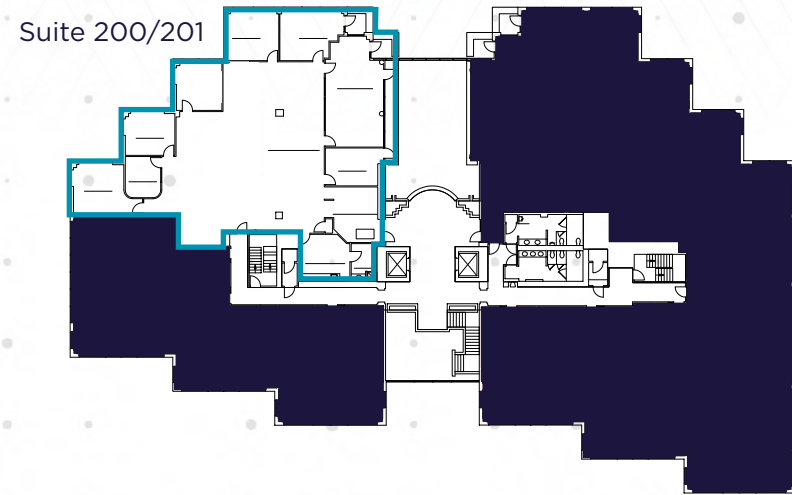
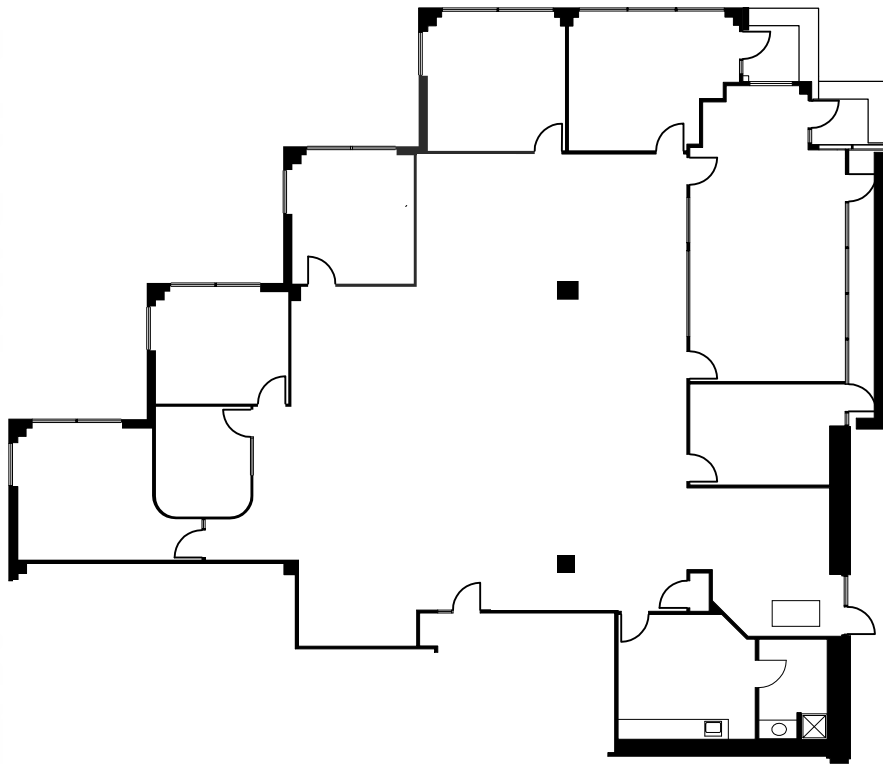
±4,432 SF



- Top floor corner unit with walkout balconies and stunning Mt. Diablo views
- 48 linear feet of full height floor-to-ceiling glass lines
- Breakroom

FLOOR PLAN | HYPOTHETICAL SUITE 200 / 201

±5,675 SF



- 7 private offices
(5 along glass line)
- Open office
- Large board room
- Reception, 2 storage areas
- Break room

AMENITIES MAP

BROADWAY PLAZA

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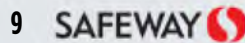
101 YGNACIO PLAZA WALNUT CREEK, CA



+73,593 SF
of additional ground floor retail
is expected in the surrounding
multi-family developments

PLAZA ESCUELA

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FOR MORE INFORMATION, PLEASE CONTACT:

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