



BLACK BOOK INTERNATIONAL, INC

**1700 NORTH MAIN STREET
WALNUT CREEK**

PREMIER OFFICE BUILDING FOR LEASE

**DOUGLAS
MANFUL**

**415.937.1869
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blackbookfirm.com
DRE#01396726**

Offering Summary

OVERVIEW

Description	Two story office building
Zoning	O-C [office commercial]
Leasable Area	9,945 SF
Lease Rate	\$5.00/SF NNN
Year built	2005
Parking	35 dedicated garage spaces next-door [1716 N Main Street]

HIGHLIGHTS

- Premier location with impressive street visibility
- Iconic building: well-known for its brick façade
- Spacious , well maintained two-floor building with high ceilings:
 - 17+ private offices for sales, management, and administrative use
 - Multiple conference rooms
 - Coffee/lounge area
 - Ample open office space for shared workstations



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Location

- Located in the heart of Downtown Walnut Creek at the corner of Civic and North Main Street.
- Located within walking distance to downtown retail, dining, theater and more.
- Adjacent to 1716 Lofts, a newly constructed 48-unit apartment building [dramatically increased foot traffic and attention in the vicinity]
- Across from Civic Park



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LOCATION

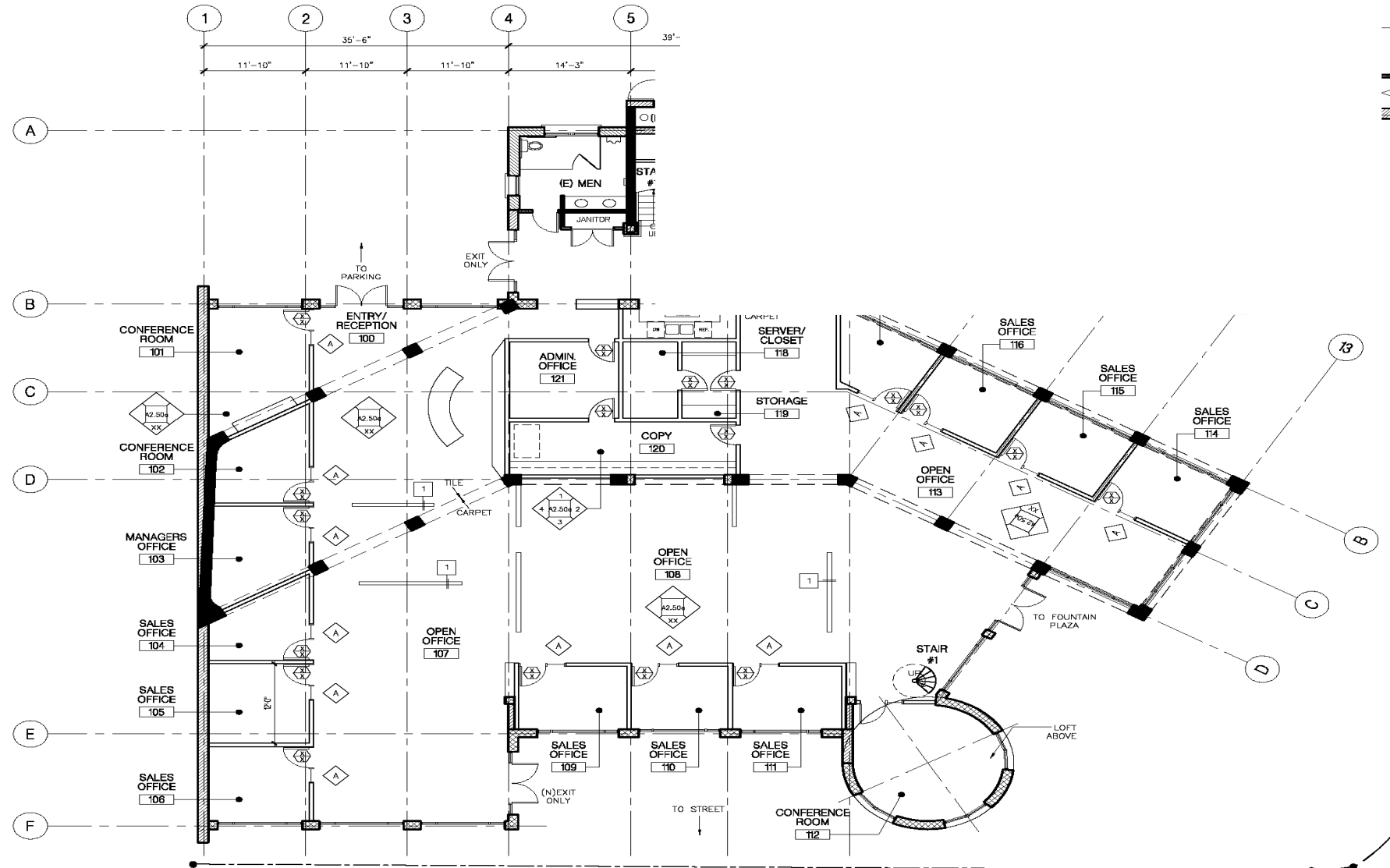


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FLOOR PLAN- FLOOR 1

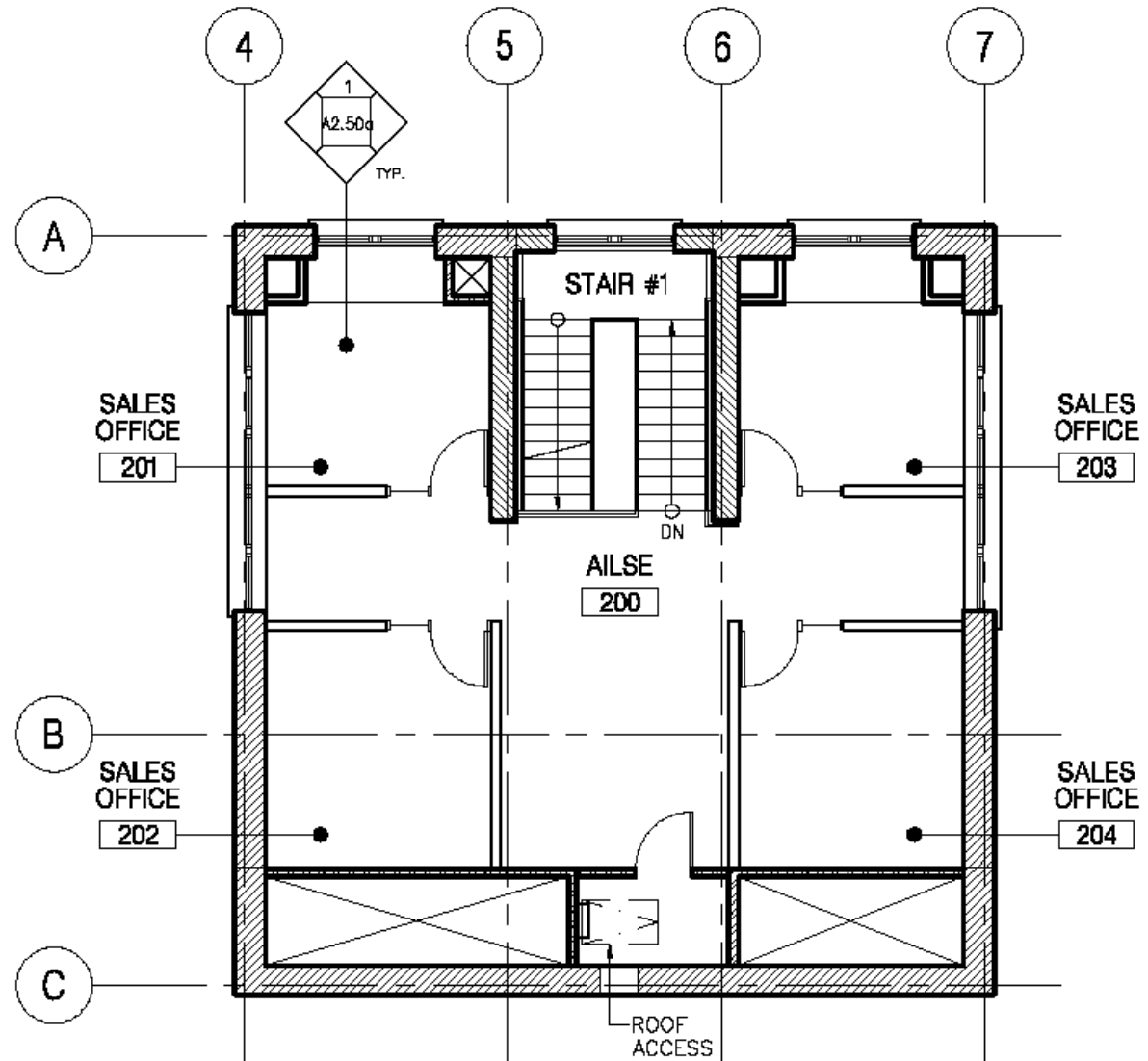
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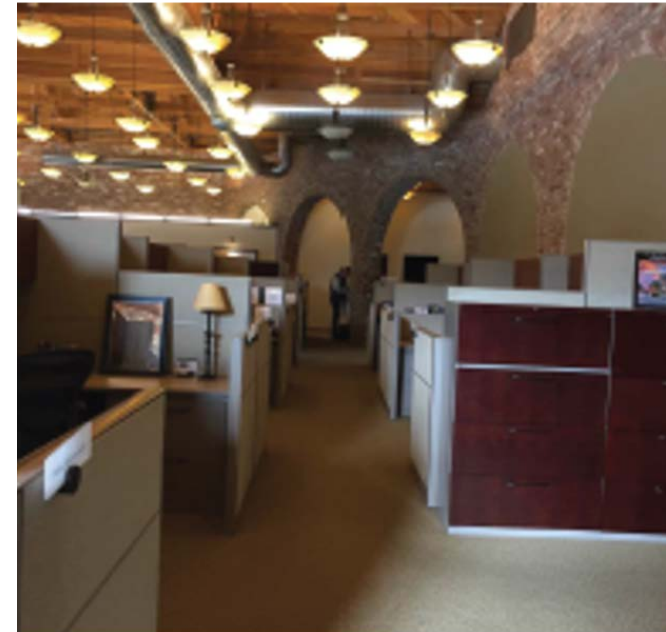
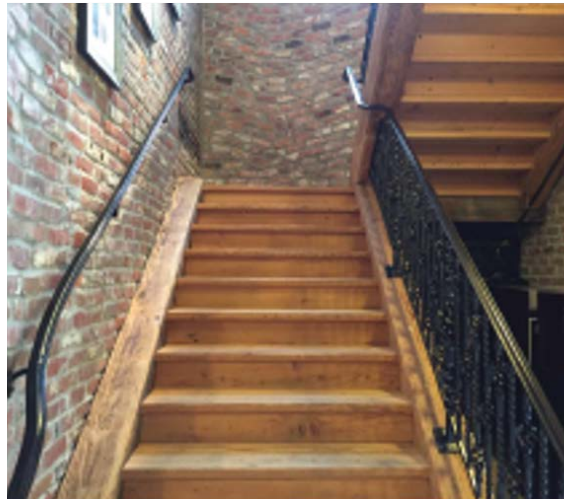
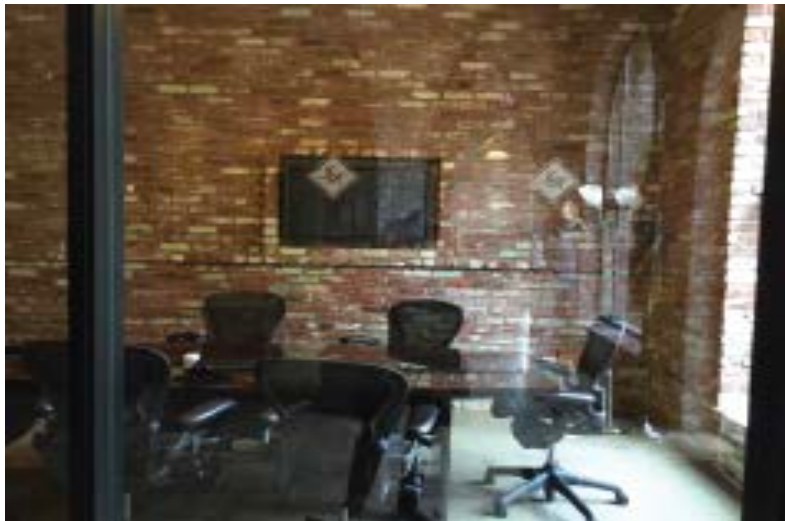
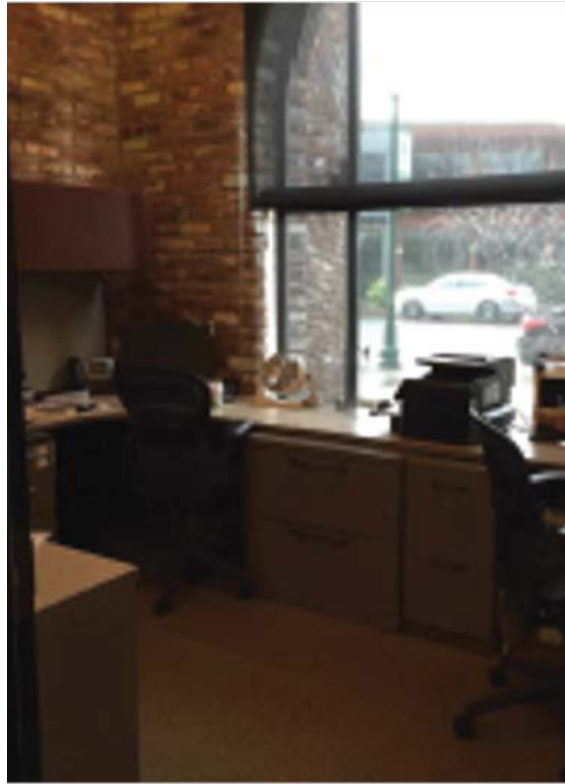


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FLOOR PLAN- FLOOR 2





RETAIL MAP



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