

# 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**



86,007  
SQUARE FEET



IMMEDIATE  
FREEWAY  
ACCESS



ADJACENT  
TO BART



224 PARKING  
SPACES  
(SURFACE & BELOW GRADE)

# PROPERTY SPECIFICATIONS

## SITE DESCRIPTION

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

## IMPROVEMENTS

<b>Rentable Square Feet:</b>	86,007
<b>Year Built / Renovated:</b>	1986 / 2010
<b>Stories:</b>	Four
<b>Parking:</b>	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

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

## BUILDING SYSTEM

<b>HVAC:</b>	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.
<b>Electrical:</b>	2,000 amps, 480/277-volt, three-phase, four-wire service
<b>Elevators:</b>	Two, 3,500lb capacity ThyssenKrupp hydraulic elevators
<b>Plumbing:</b>	Copper piping
<b>Fire Safety:</b>	Fully sprinklered (wet-pipe)
<b>Utilities:</b>	Electric & Gas: PG&E   Water & Sewer: EBMUD

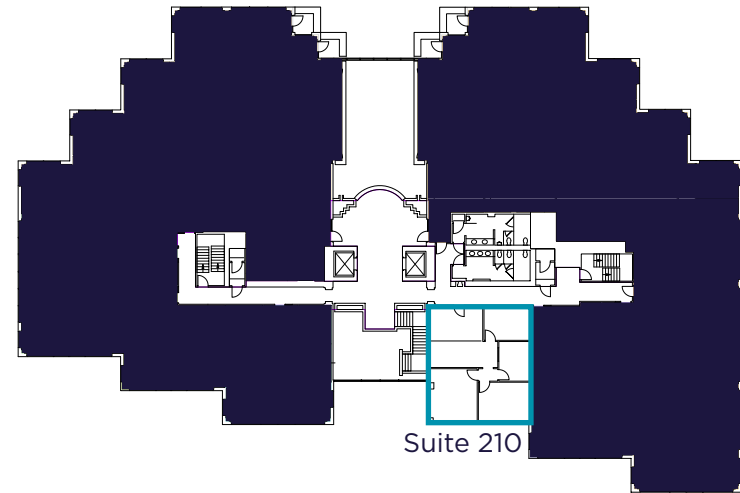
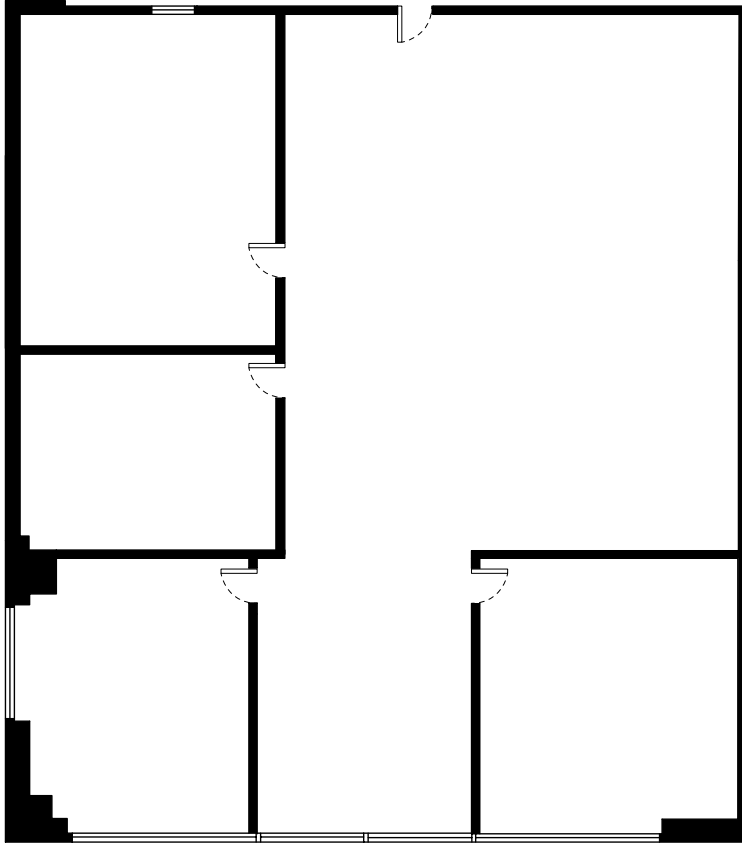


# PROPERTY PHOTOS



# FLOOR PLAN | SUITE 210

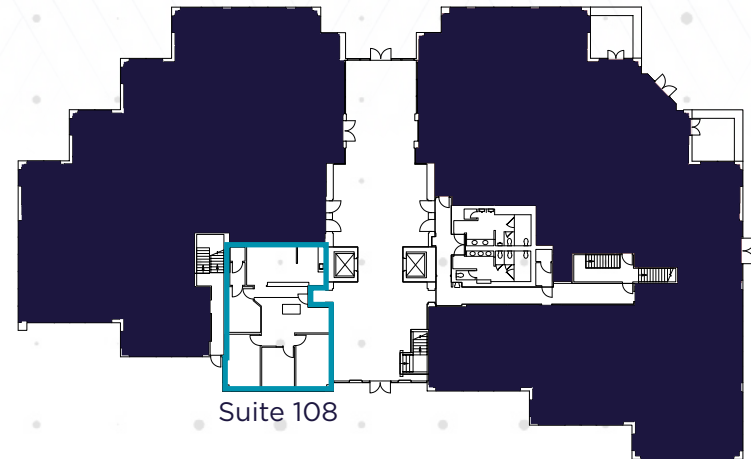
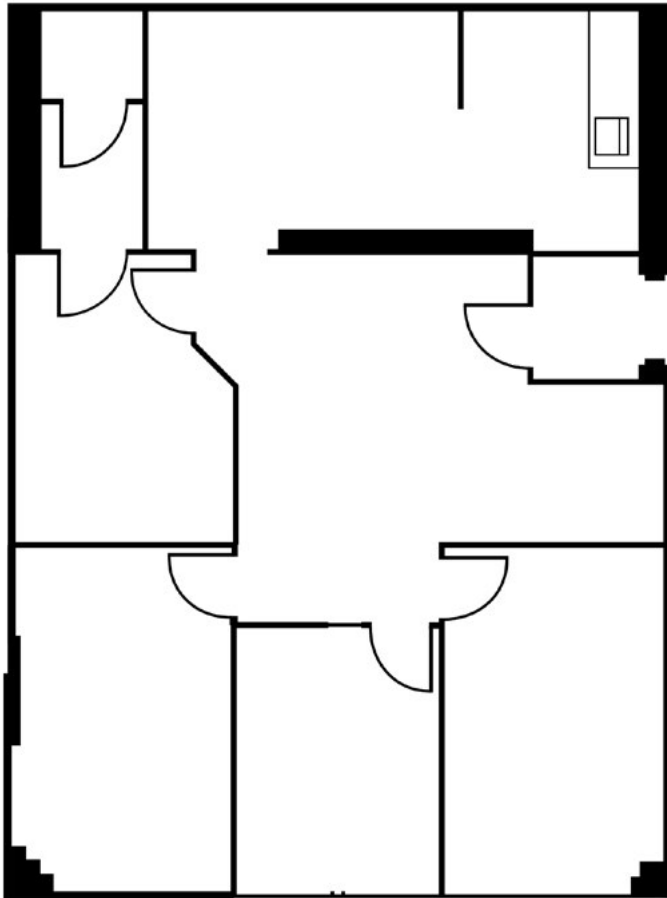
±1,273 SF



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

# FLOOR PLAN | SUITE 108

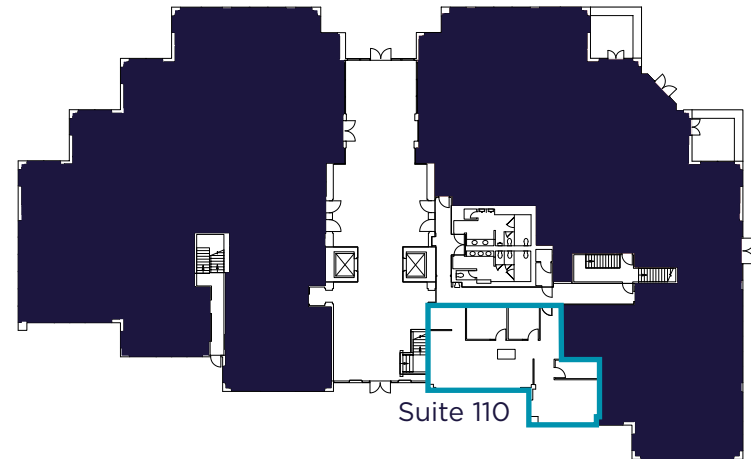
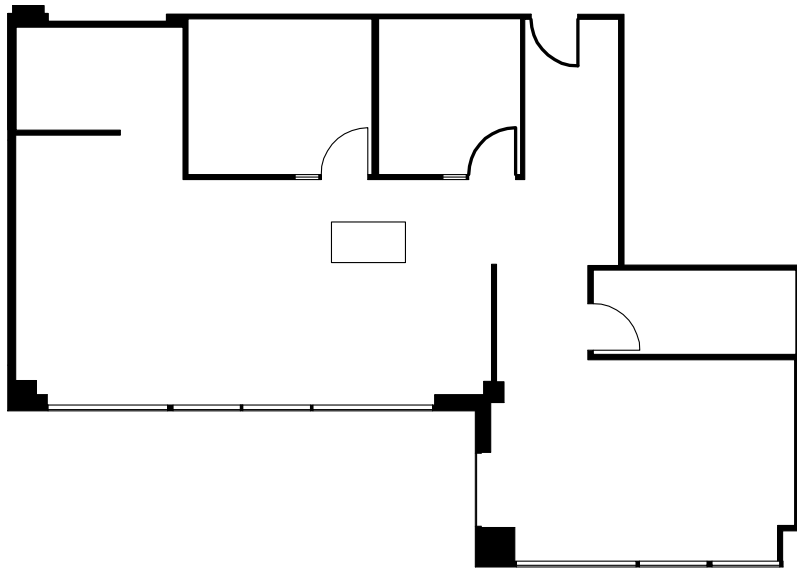
±1,461 SF



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

# FLOOR PLAN | SUITE 110

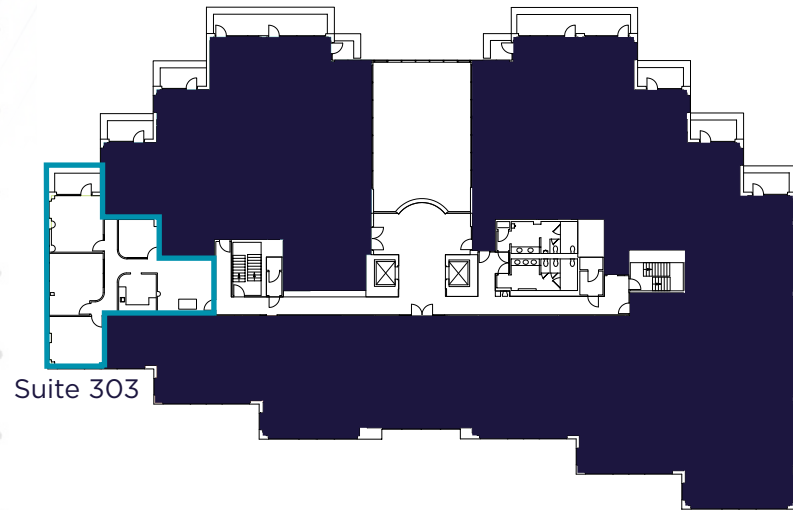
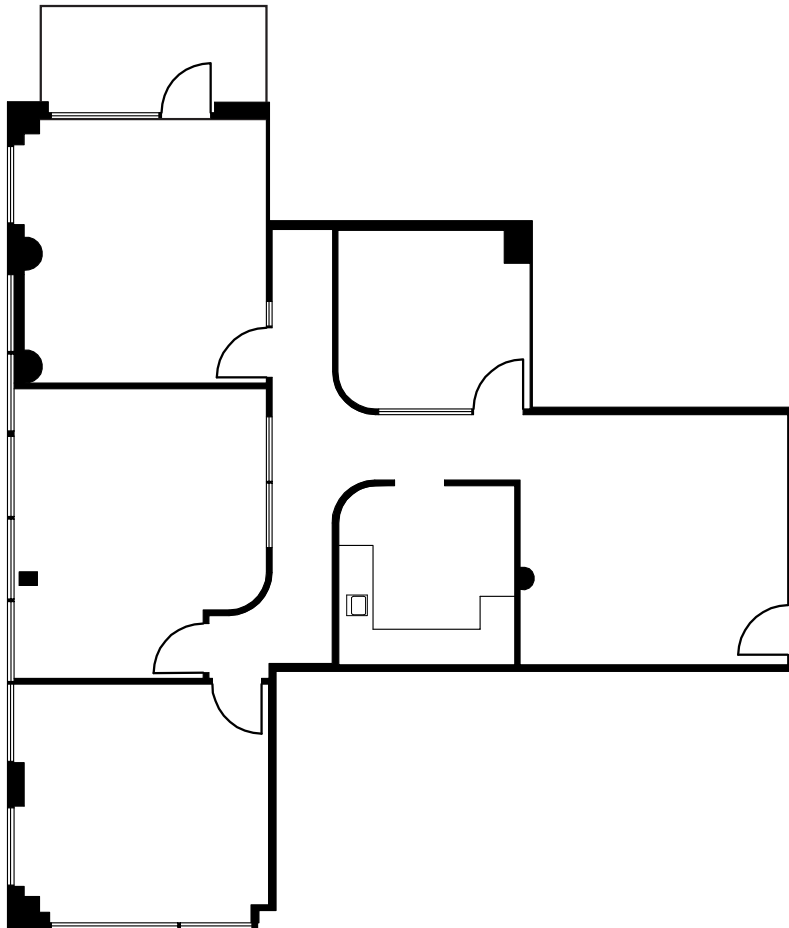
±1,487 SF



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

# FLOOR PLAN | SUITE 303

±1,660 SF

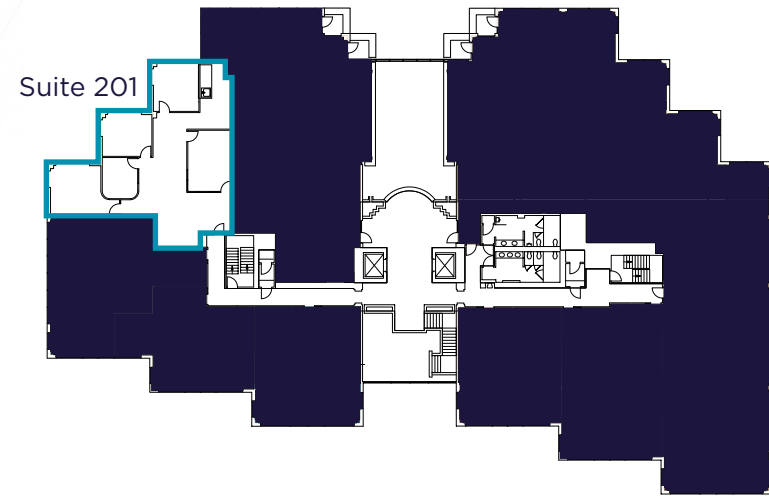
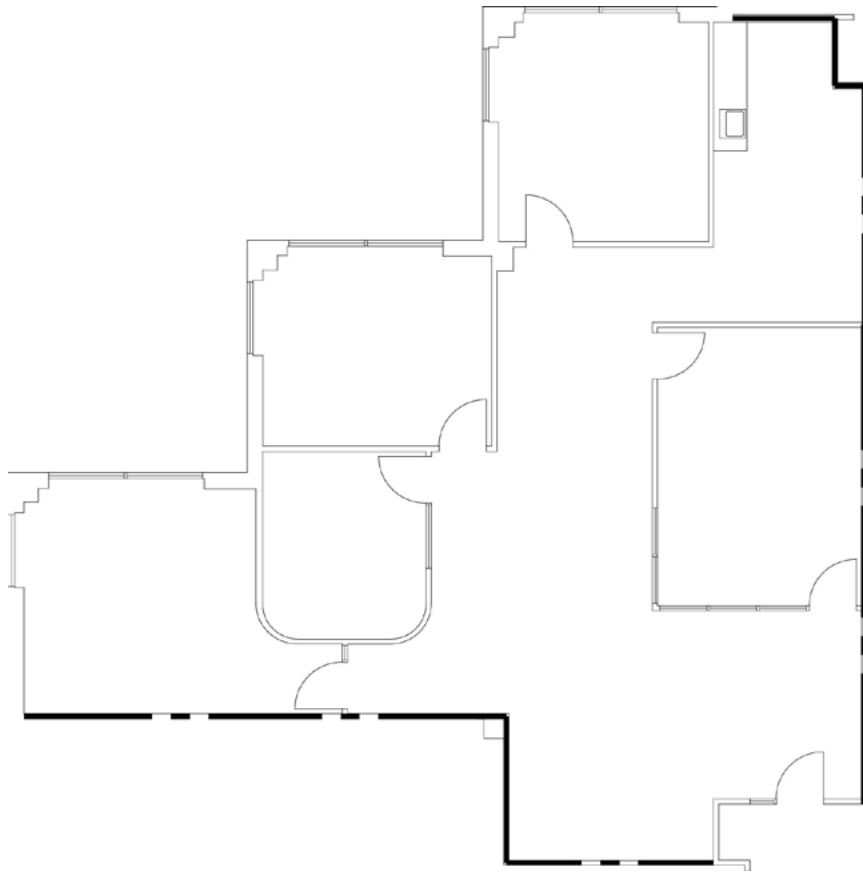


Suite 303

- 4 private offices
- Reception, kitchen
- Balcony Access

# FLOOR PLAN | SUITE 201

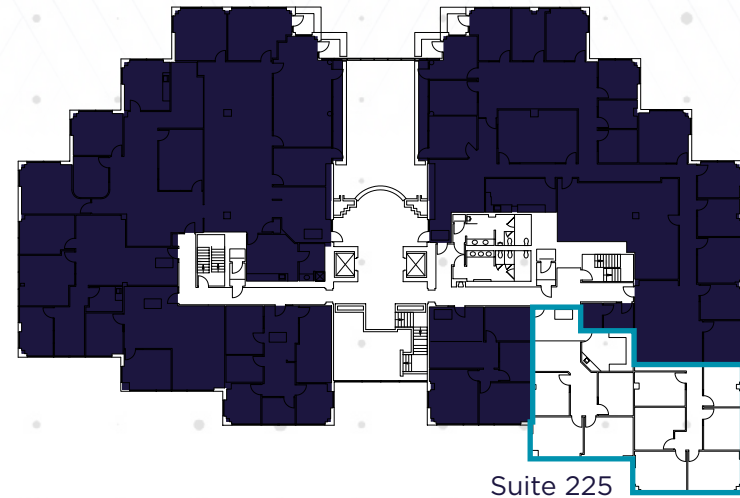
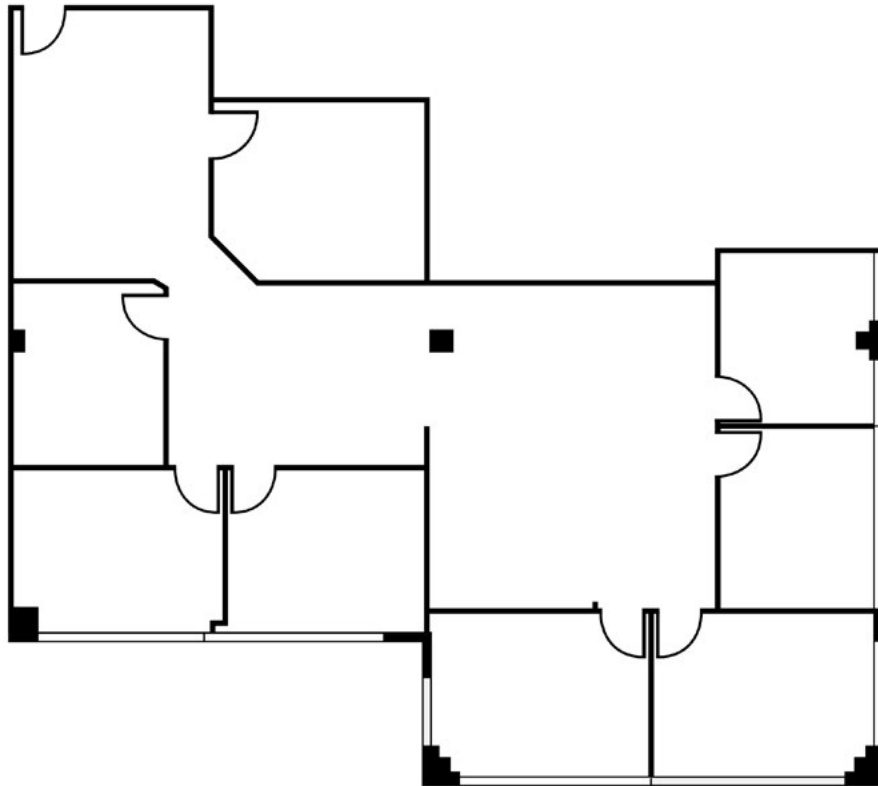
±2,228 SF



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

# FLOOR PLAN | SUITE 225

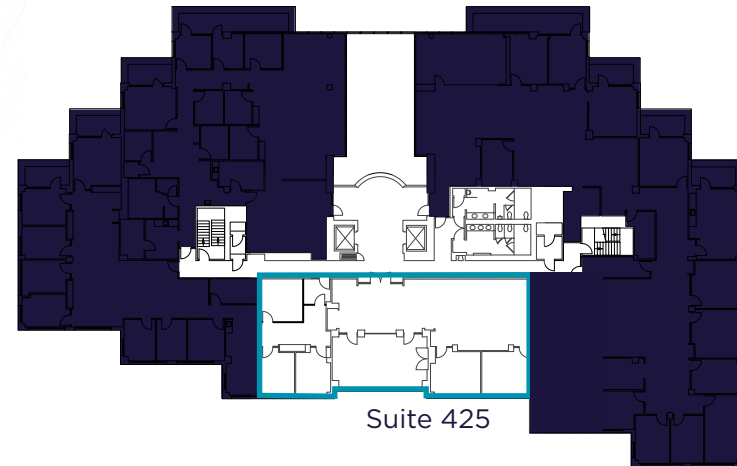
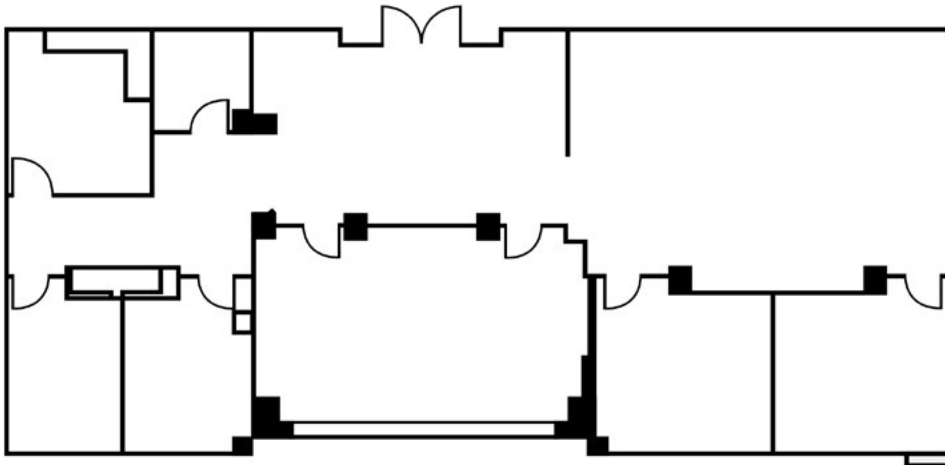
±2,737 SF



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

# FLOOR PLAN | SUITE 425

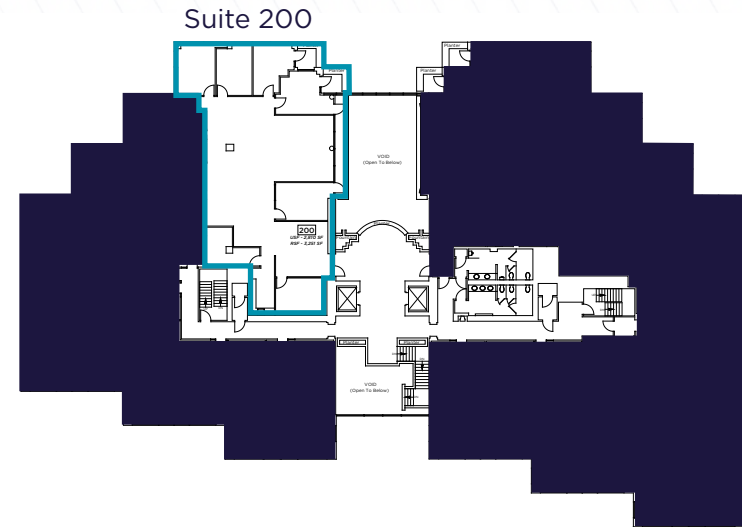
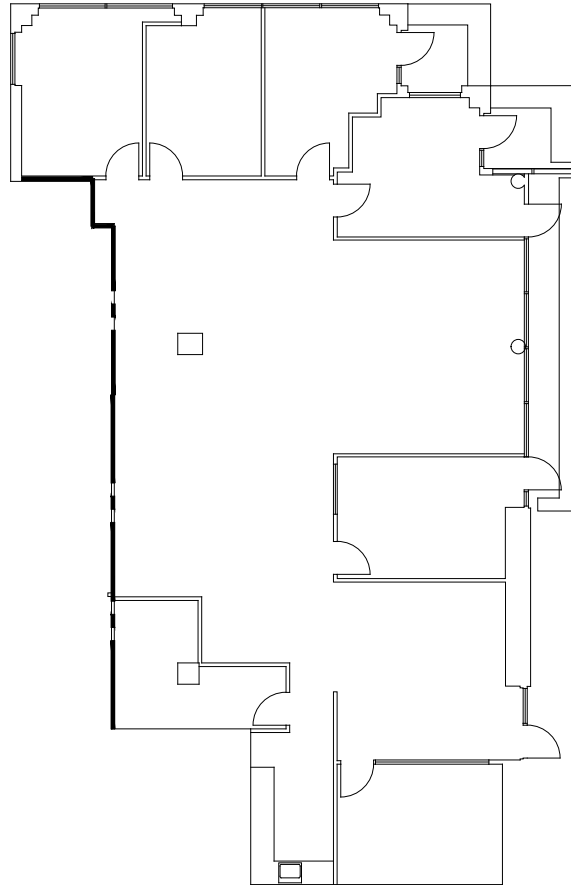
±2,849 SF



- 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

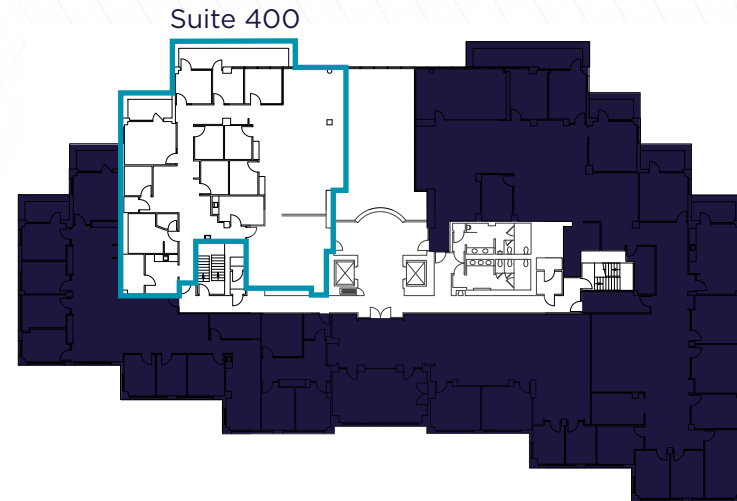
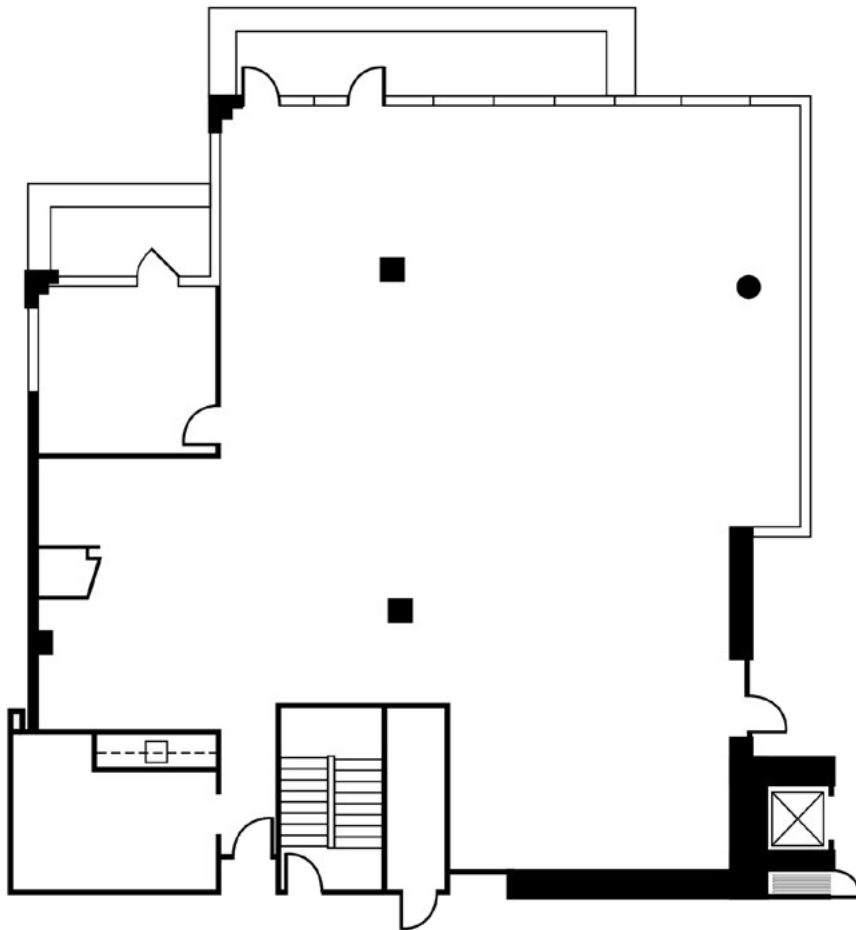
±3,394 SF



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

# FLOOR PLAN | SUITE 400

±4,432 SF

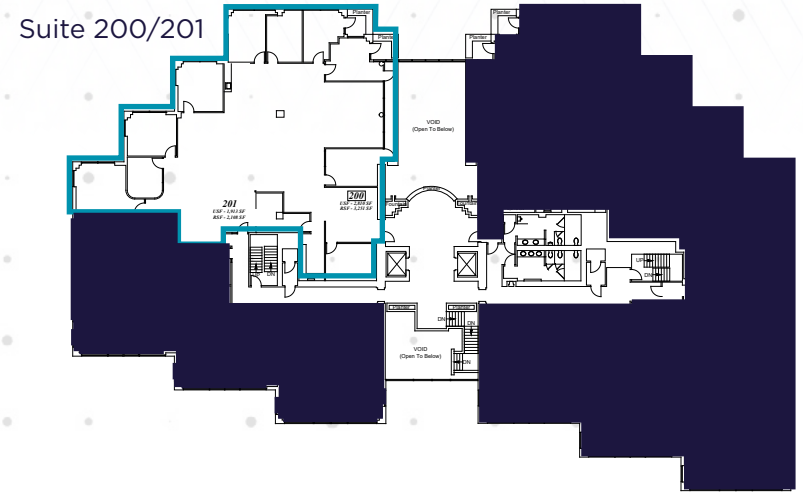
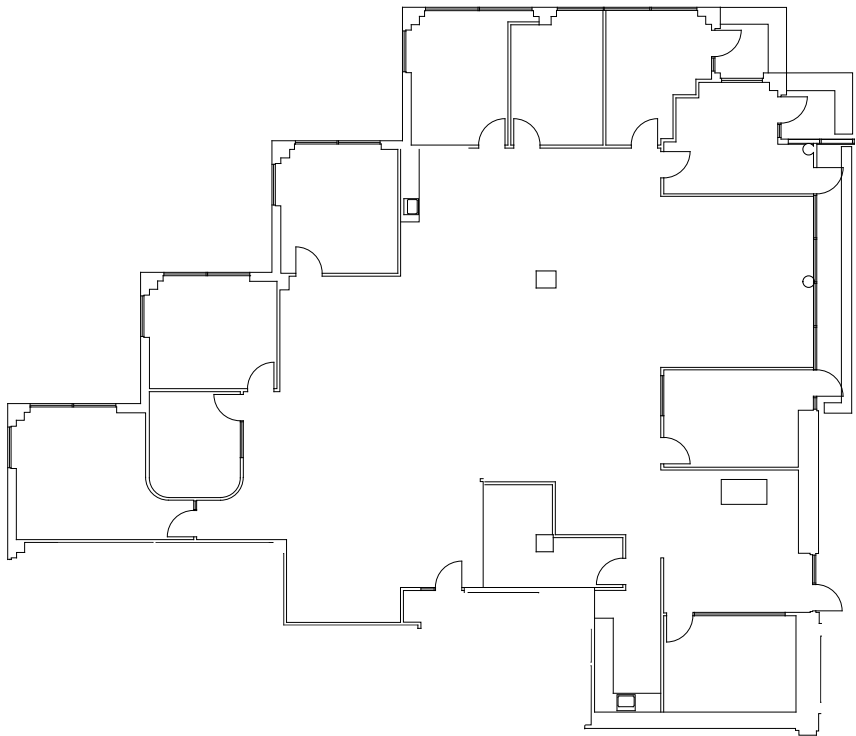


- Top floor corner unit with walkout balconies and stunning Mt. Diablo views
- 48 linear feet of full height floor-to-ceiling glass lines
- Breakroom

# FLOOR PLAN | HYPOTHETICAL SUITE 200 / 201



±5,675 SF



- 9 private offices (6 along glass line)
- Open office
- Large board room
- Reception, 2 storage areas
- Break room

# AMENITIES MAP

## BROADWAY PLAZA

26



## PLAZA ESCUELA

27



## 101 YGNACIO PLAZA WALNUT CREEK, CA



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

1



2

TRADER JOE'S

3

ANTHROPOLOGIE

4

CENTURY THEATRES

5

planet fitness

6

the Habit BURGER GRILL

7

1515 RESTAURANT LOUNGE

8

MONTECATINI RISTORANTE & BAR

9

SAFEWAY

10



11



12

petco

13

VITALITY BOWLS  
Superfood Cafe

14

Orangetheory FITNESS

15

SHAKE SHACK

16

TARGET

17



18

Buttercup Diner - Bar

19

ROUND TABLE PIZZA ROYALTY

20

MR. PICKLE'S SANDWICH SHOP

21

TIFFANY & CO.

22

Contra Costa Certified Farmers' Markets

23



24



25

Mel's THE DINER



**FOR MORE INFORMATION, PLEASE CONTACT:**

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