



**YGNACIO
CENTER**

CLASS A THREE-BUILDING OFFICE CAMPUS

AT WALNUT
CREEK BART



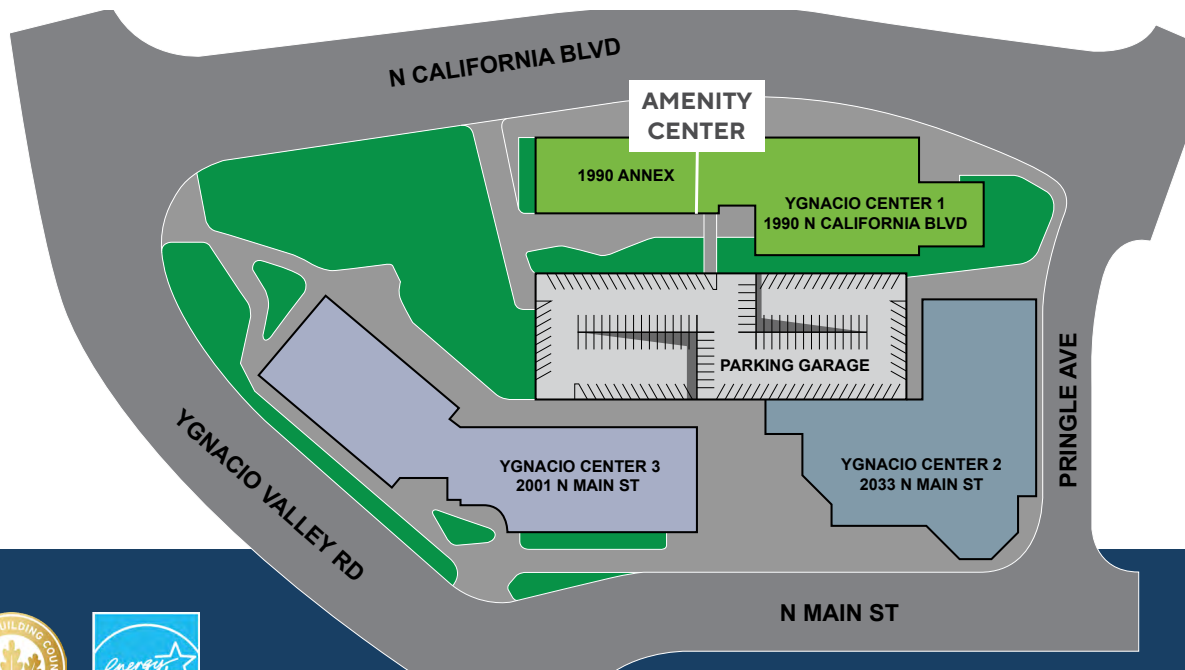
WWW.YGNACIOCENTER.COM

CBRE

🌲 PROPERTY HIGHLIGHTS

Ygnacio Center is a three-building office campus near Walnut Creek BART, offering sweeping views, easy access to transportation and amenities, and the only 35k+ SF full floor available in Walnut Creek.

- 10-minute walk to downtown restaurants and retail amenities
- Best-in-class conference and amenity center
- Immediate access to Highway 24 and Interstate 680 freeways in Walnut Creek
- Across the street from the Walnut Creek BART station
- Abundant parking, with 29 Tesla and 37 Type 2 EV charging stations
- On-site management
- 24-hour security with after-hour keycard access
- Exceptional views of Mt. Diablo
- High identity building top signage available
- On-site cafe
- Bike storage + showers
- Rotating food trucks on the plaza





WALNUT CREEK'S LARGEST AMENITY CENTER



WITH ROTATING FOOD TRUCKS AND SWEET AFFAIR CAFE ON-SITE





VIEW THE
VIRTUAL TOUR

CURRENT AVAILABILITIES



YGNACIO CENTER 1

FLOOR	SUITE	RSF	
10	Suite 1020	2,252 SF	VIEW DETAIL
6	Suite 615	1,366 SF	VIEW DETAIL
6	Suite 600	1,717 SF	VIEW DETAIL
5	Suite 530	2,323 SF	VIEW DETAIL
5	Suite 520	576 SF	VIEW DETAIL
5	Suite 500	8,913 SF	VIEW DETAIL
4	Suite 410	6,776 SF	VIEW DETAIL
4	Suite 400	7,980 SF	VIEW DETAIL
3	 Suite 360	1,475 SF	VIEW DETAIL
3	Suite 330	2,250 SF	VIEW DETAIL
3	Suite 320	2,325 SF	VIEW DETAIL
3	Suite 310	1,699 SF	VIEW DETAIL
3	Suite 305	1,443 SF	VIEW DETAIL
3	Suite 300	1,671 SF	VIEW DETAIL
2	 Suite 250	5,580 SF	
2	Suite 230	5,605 SF	VIEW DETAIL
2	Annex 25	4,219 SF	VIEW DETAIL
2	Annex 20	7,135 SF	VIEW DETAIL

SUITES 530, 520 & 500 CAN BE COMBINED FOR A TOTAL OF **11,812 SF**

SUITES 410 & 400 CAN BE COMBINED FOR A TOTAL OF **14,756 SF**

SUITES 300 AND 360 ARE CONTIGUOUS TO **3,146 SF**

SUITES 305, 310, 320 AND 330 ARE CONTIGUOUS TO **7,717 SF**

ANNEX SUITES 20 & 25 CAN BE COMBINED FOR A TOTAL OF **11,534 SF**


YGNACIO CENTER 2

FLOOR	SUITE	RSF	
10	Suite 1075	3,419 SF	VIEW DETAIL
7	Suite 730	1,761 SF	VIEW DETAIL
6	Suite 650	14,093 SF	VIEW DETAIL
5	Suite 530	2,136 SF	VIEW DETAIL
5	Suite 520	2,475 SF	VIEW DETAIL
4	Suite 420	8,574 SF	VIEW DETAIL
4	Suite 400	18,675 SF	VIEW DETAIL
3	Suite 305	3,171 SF	VIEW DETAIL
2	 Suite 230	3,531 SF	VIEW DETAIL
1	 Suite 110	9,010 SF	VIEW DETAIL

SUITES 530 & 520 CAN BE COMBINED FOR A TOTAL OF **4,611 SF**

SUITES 420 & 400 CAN BE COMBINED FOR A TOTAL OF **27,249 SF**

YGNACIO CENTER 3

FLOOR	SUITE	RSF	
4	Suite 450	5,291 SF	VIEW DETAIL
4	Suite 440	3,086 SF	VIEW DETAIL
4	Suite 410	21,555 SF	VIEW DETAIL
4	Suite 400	6,368 SF	VIEW DETAIL
3	Suite 390	12,128 SF	VIEW DETAIL
3	Suite 360	20,123 SF	VIEW DETAIL
3	Suite 300	5,212 SF	VIEW DETAIL
2	 Suite 240	2,000 SF	VIEW DETAIL

SUITES 450, 440, 410 & 400 CAN BE COMBINED FOR A TOTAL OF **36,300 SF**

SUITES 390, 360 & 300 CAN BE COMBINED FOR A TOTAL OF **37,463 SF**

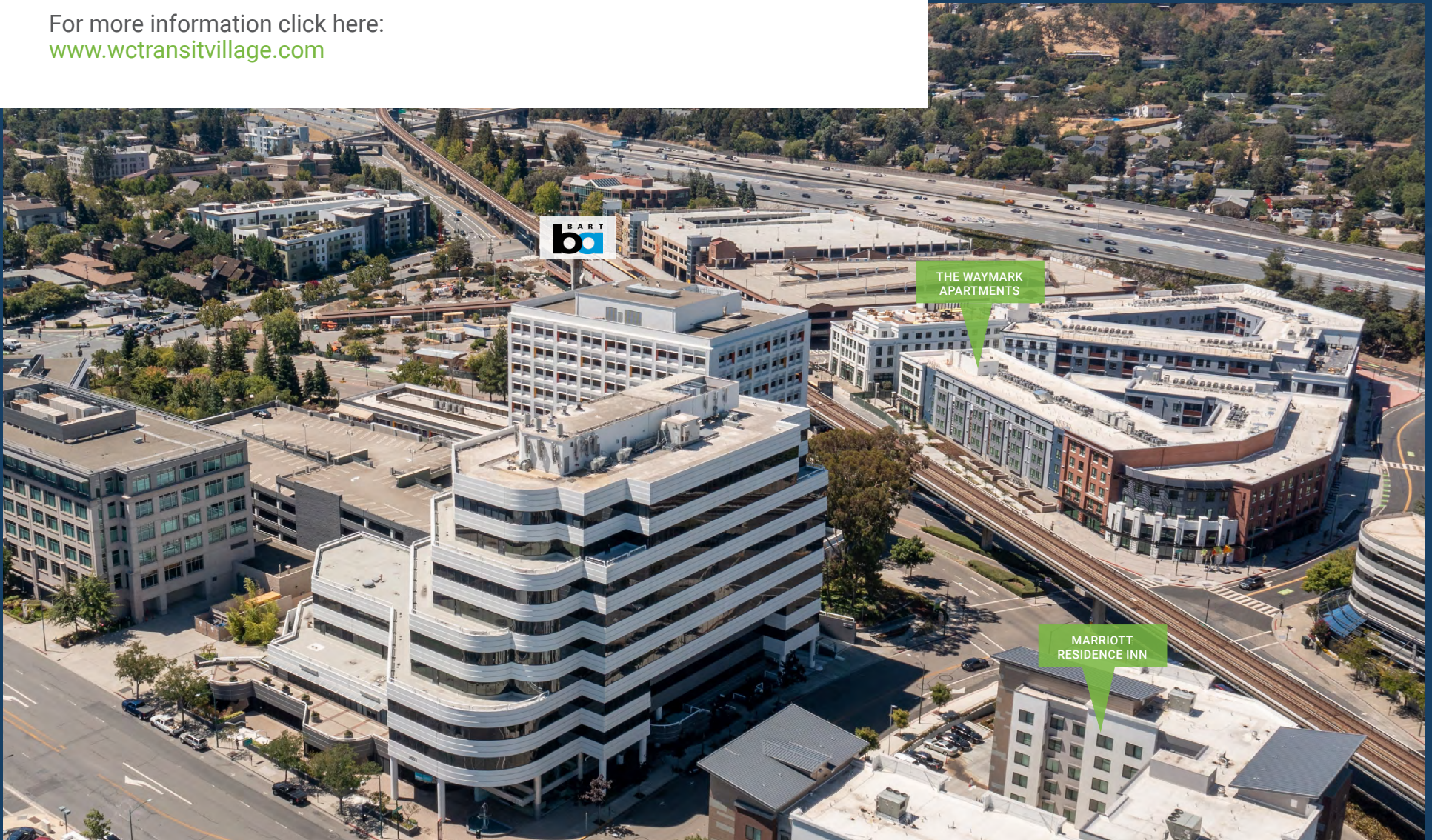
-  VALUE SUITE
-  SPEC SUITE
-  CONTIGUOUS BLOCK

TRANSIT VILLAGE

- The Walnut Creek Transit Village is a mixed-use development under construction at the Walnut Creek BART Station.
- The Village will contain 600 apartment units, shops and restaurants with public plazas, views of Mt. Diablo and direct pedestrian access to BART.

For more information click here:

www.wctransitvillage.com





FOR MORE INFORMATION, PLEASE CONTACT:



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