



**YGNACIO  
CENTER**

# CLASS A THREE-BUILDING OFFICE CAMPUS

AT WALNUT  
CREEK BART



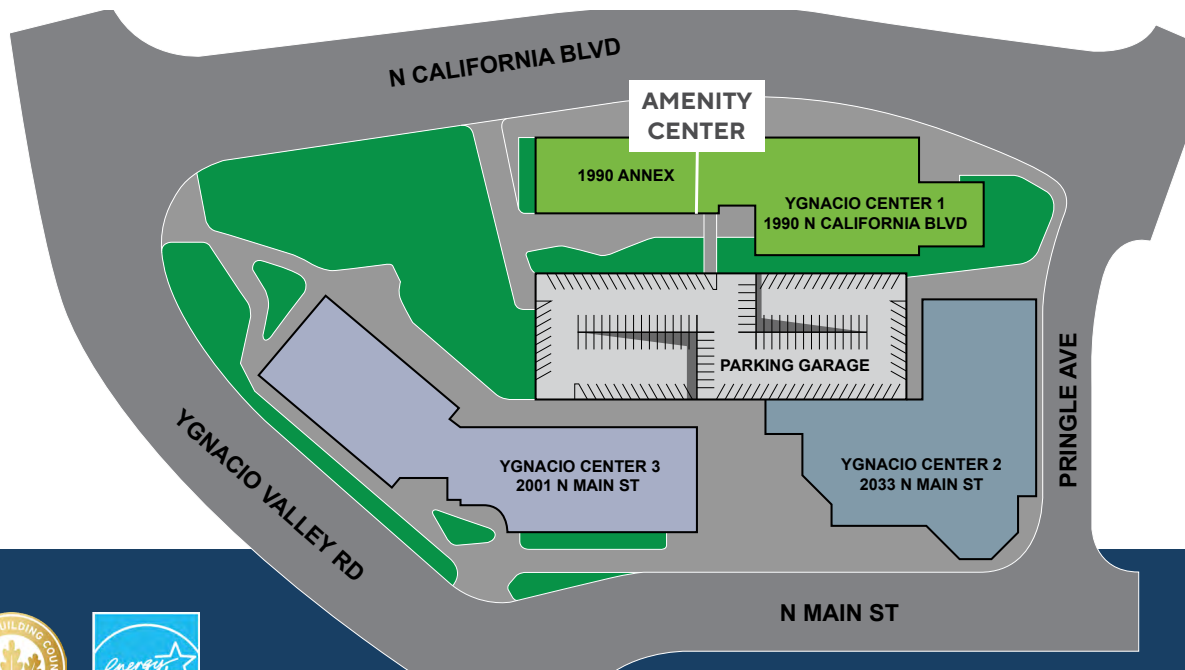
[WWW.YGNACIOCENTER.COM](http://WWW.YGNACIOCENTER.COM)

**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 a superb tenant experience.

- 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





# WALNUT CREEK'S LARGEST AMENITY CENTER

WITH SWEET AFFAIR CAFE OPEN DAILY



VIEW THE  
*VIRTUAL TOUR*

# CURRENT AVAILABILITIES



**YGNACIO CENTER 2**  
2033 N MAIN ST

**YGNACIO CENTER 1**  
1990 N CALIFORNIA BLVD

**YGNACIO CENTER 3**  
2001 N MAIN ST

1990 ANNEX

AMENITY CENTER

PARKING GARAGE

## YGNACIO CENTER 1

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

SUITES 530, 520 & 550 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	<a href="#">VIEW DETAIL</a>
9	Suite 900	15,608 SF	<a href="#">VIEW DETAIL</a>
7	Suite 730	1,761 SF	<a href="#">VIEW DETAIL</a>
6	Suite 650	14,093 SF	<a href="#">VIEW DETAIL</a>
5	Suite 530	2,136 SF	<a href="#">VIEW DETAIL</a>
5	Suite 520	2,475 SF	<a href="#">VIEW DETAIL</a>
4	Suite 420	8,574 SF	<a href="#">VIEW DETAIL</a>
4	Suite 400	18,675 SF	<a href="#">VIEW DETAIL</a>
3	Suite 360	1,251 SF	<a href="#">VIEW DETAIL</a>
3	Suite 305	3,171 SF	<a href="#">VIEW DETAIL</a>
2	⊗ Suite 230	3,531 SF	<a href="#">VIEW DETAIL</a>
1	⊗ Suite 110	9,010 SF	<a href="#">VIEW DETAIL</a>

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	<a href="#">VIEW DETAIL</a>
4	Suite 440	3,086 SF	<a href="#">VIEW DETAIL</a>
4	Suite 410	21,555 SF	<a href="#">VIEW DETAIL</a>
4	Suite 400	6,368 SF	<a href="#">VIEW DETAIL</a>
3	Suite 390	12,128 SF	<a href="#">VIEW DETAIL</a>
3	Suite 360	20,123 SF	<a href="#">VIEW DETAIL</a>
3	Suite 300	5,212 SF	<a href="#">VIEW DETAIL</a>
2	⊗ Suite 250	2,096 SF	<a href="#">VIEW DETAIL</a>
2	⊗ Suite 240	2,000 SF	<a href="#">VIEW DETAIL</a>

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**

SUITES 250 & 240 CAN BE COMBINED FOR A TOTAL OF **4,096 SF**

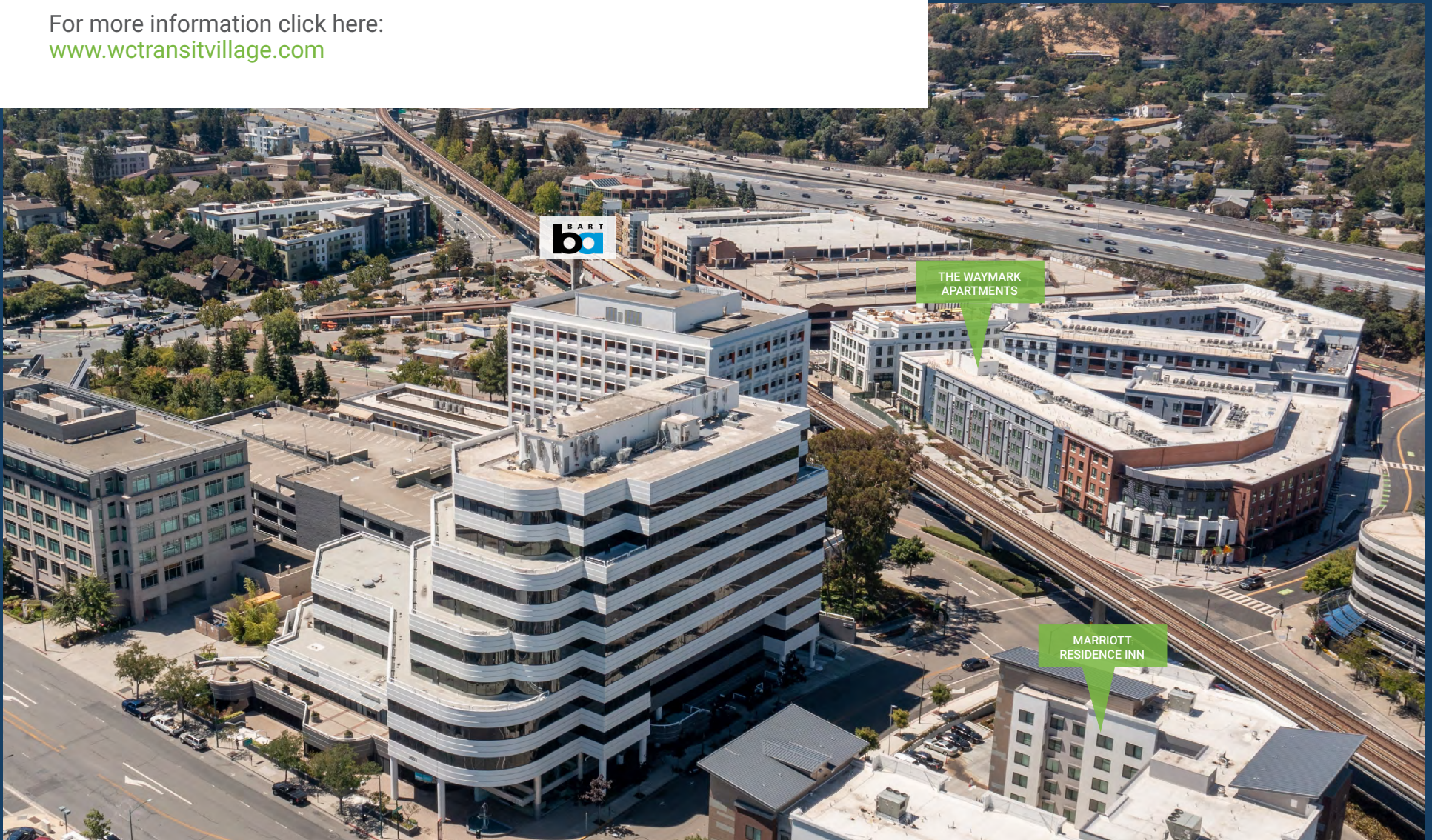
- ⊗ VALUE SUITE
- SPEC SUITE
- CONTIGUOUS BLOCK

## 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](http://www.wctransitvillage.com)





**FOR MORE INFORMATION, PLEASE CONTACT:**



**LEASING CONTACTS**

**PHIL DAMASCHINO**

Senior Vice President

Lic. 01729529

+1 925 296 7703

[phil.damaschino@cbre.com](mailto:phil.damaschino@cbre.com)

**JEFF BIRNBAUM**

Senior Vice President

Lic. 01185268

+1 925 296 7767

[jeff.birnbaum@cbre.com](mailto:jeff.birnbaum@cbre.com)

**ANDY SCHMITT**

Managing Director

Senior Vice President

Lic. 01337870

+1 925 296 7741

[andy.schmitt@cbre.com](mailto:andy.schmitt@cbre.com)



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CENTER**

[WWW.YGNACIOCENTER.COM](http://WWW.YGNACIOCENTER.COM)

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