



Quote \$3.50/SF rate



atrium

1981 North Broadway
Walnut Creek, CA

NEWMARK



Exclusive listing agents

Rick Steffens
925.974.0110
rick.steffens@nrmk.com
License #: CA - 00808892

Knute Bucklew
925.586.7880
knute.bucklew@jll.com
License #: CA - 01332731

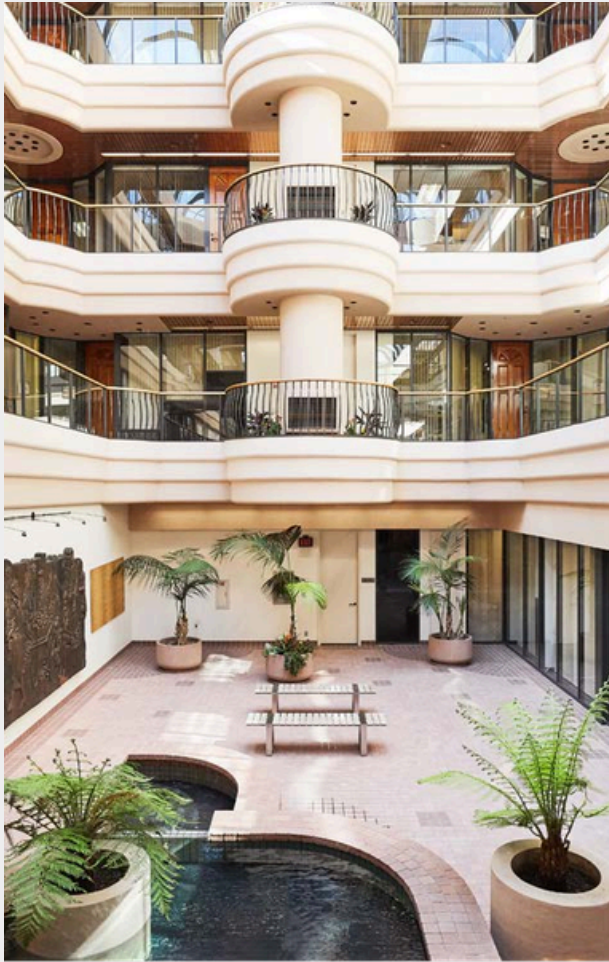
Tom Whitelock
925.948.1302
tom.whitelock@jll.com
License #: CA - 01959206

What's different about the Atrium?

Fresh Air & Abundant Light



Property Highlights



-  Rental Rate:
\$3.50/SF
-  Parking:
3.6/1,000 ratio
\$80.00 per month per stall
Reserved parking available at \$130.00 per month per stall
-  Free visitor parking on grade as well as numerous metered street parking spaces
-  HVAC system uses top of the line Merv 13 filters along with UV light, which eliminates contaminants, biofilm growth and other organic materials to dramatically improve airflow and provide clean fresh air.
-  Conference Room
-  On-site Management
-  On-site Cafe



Available Space

First Floor

Suite 120	±1,611 RSF
Suite 150	±2,533 RSF
Suite 120 & 150	±4,144 RSF

Second Floor

Suite 220	±2,288 RSF
Suite 280	±2,578 RSF

Third Floor

Suite 300 Suite	±3,116 RSF
310 & 315 Suite	±4,226 RSF
325	±3,556 RSF
Suite 342	±2,399 RSF
Suite 385	±4,010 RSF

Fourth Floor

Suite 400	±2,660 RSF
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Rooftop Plaza



Location



atrium



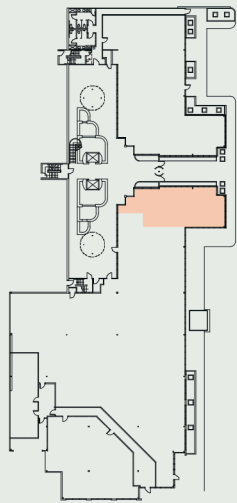
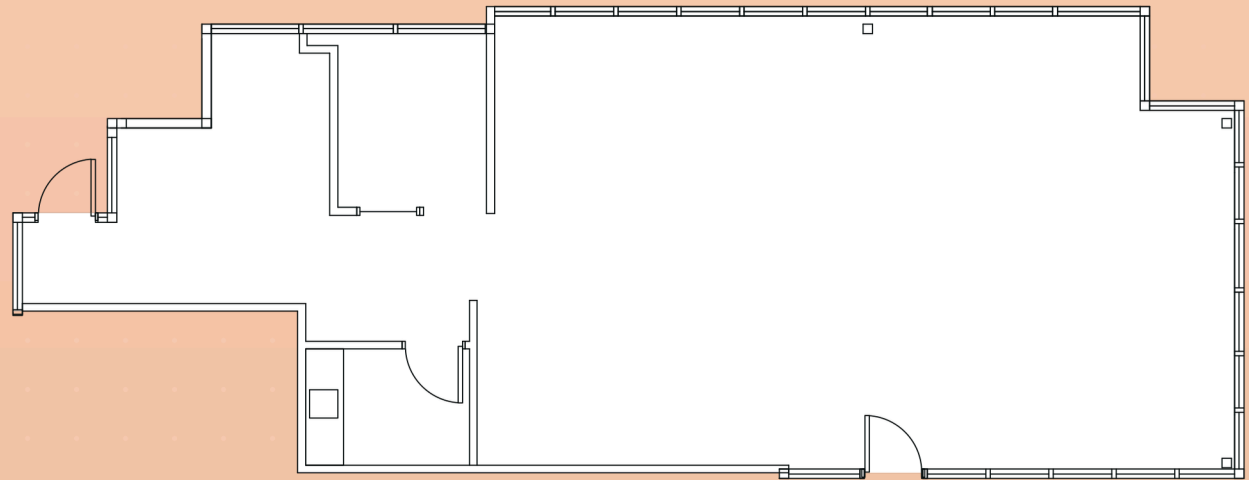
Downtown
Walnut Creek

Two blocks to:
the heart of
Downtown Walnut Creek
Walnut Creek BART
Interstate 680

Available Space

First Floor

Suite 120
±1,611 RSF



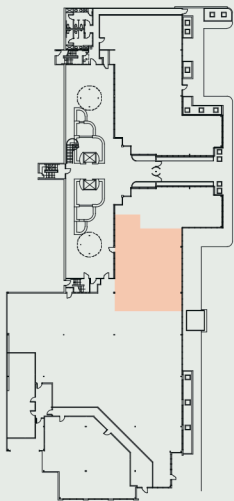
N Broadway

Arroyo Way



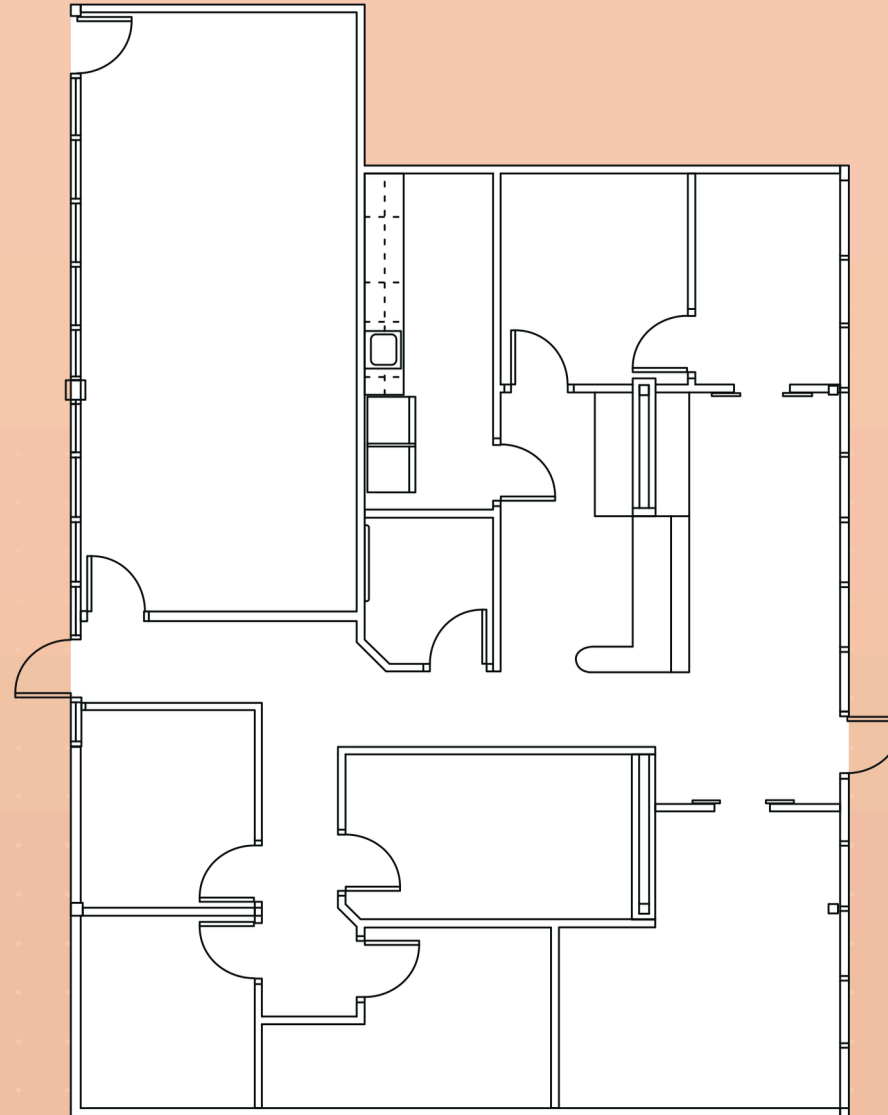
First Floor

Suite 150
±2,533 RSF



Arroyo Way

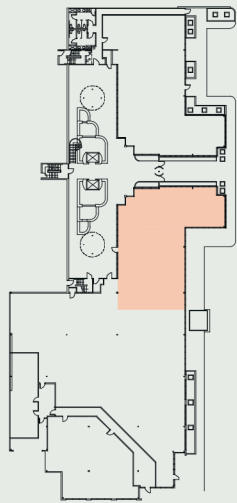
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Available Space

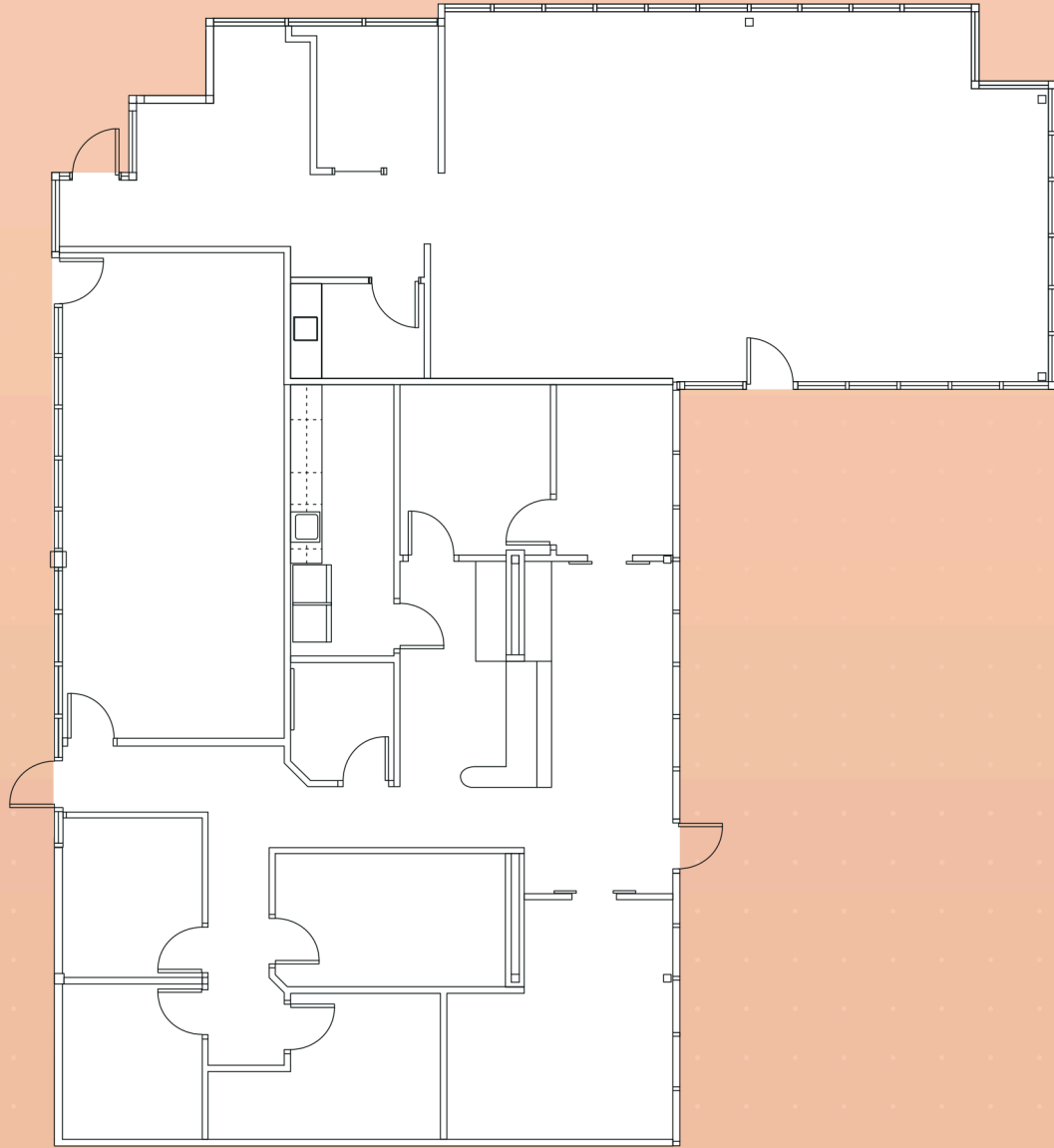
First Floor

Suite 120 & 150
±4,144 RSF



Arroyo Way

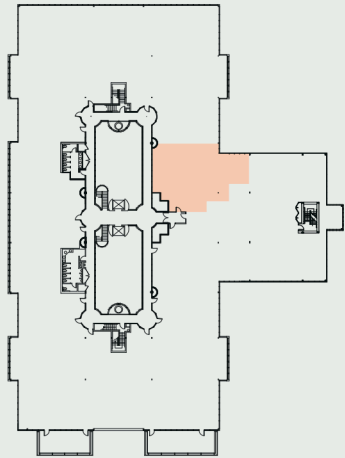
N Broadway



2 Second Floor

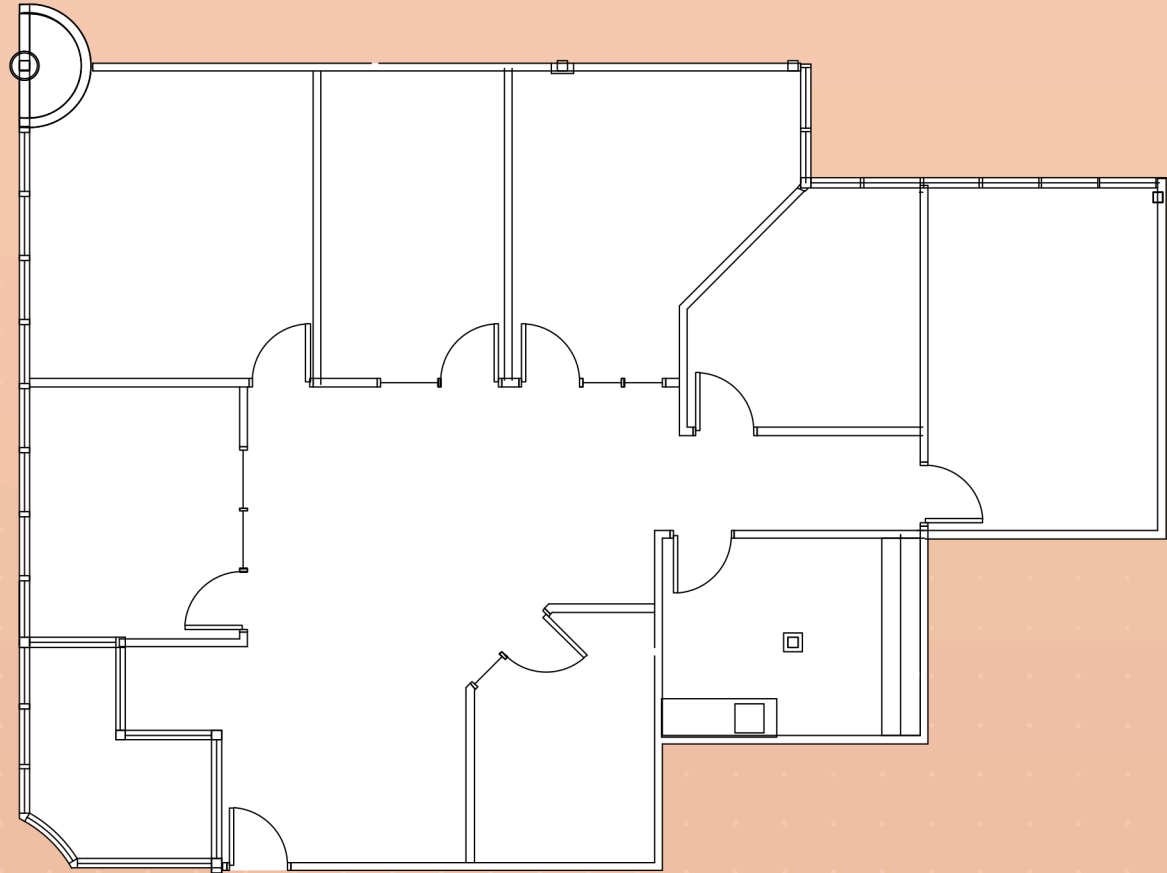
Available Space

Suite 220
±2,288 RSF



N Broadway

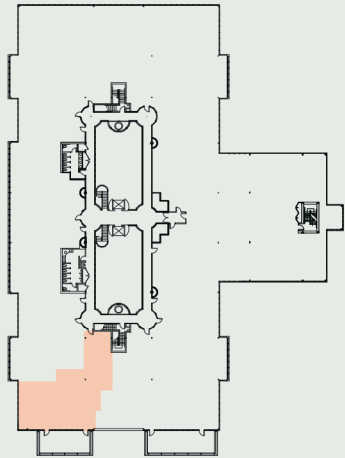
Arroyo Way



2 Second Floor

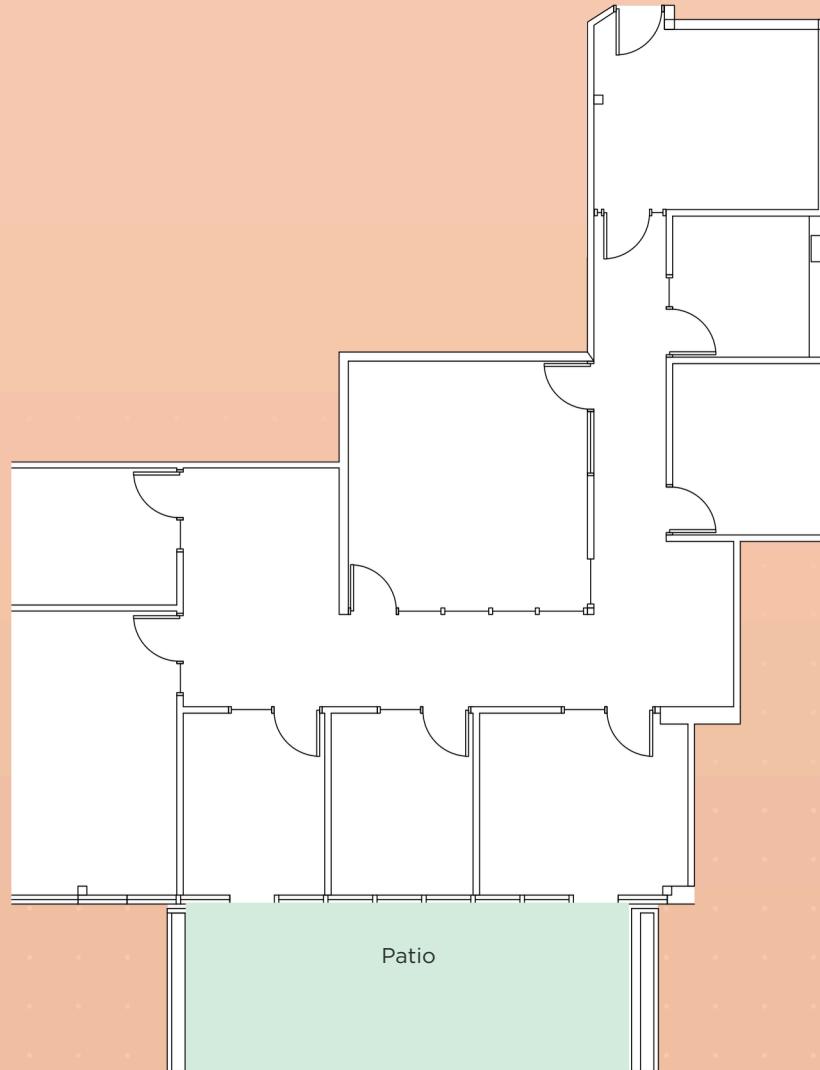
Available Space

Suite 280
±2,578 RSF



N Broadway

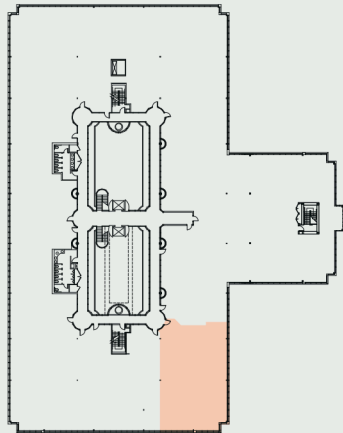
Arroyo Way



3 Third Floor

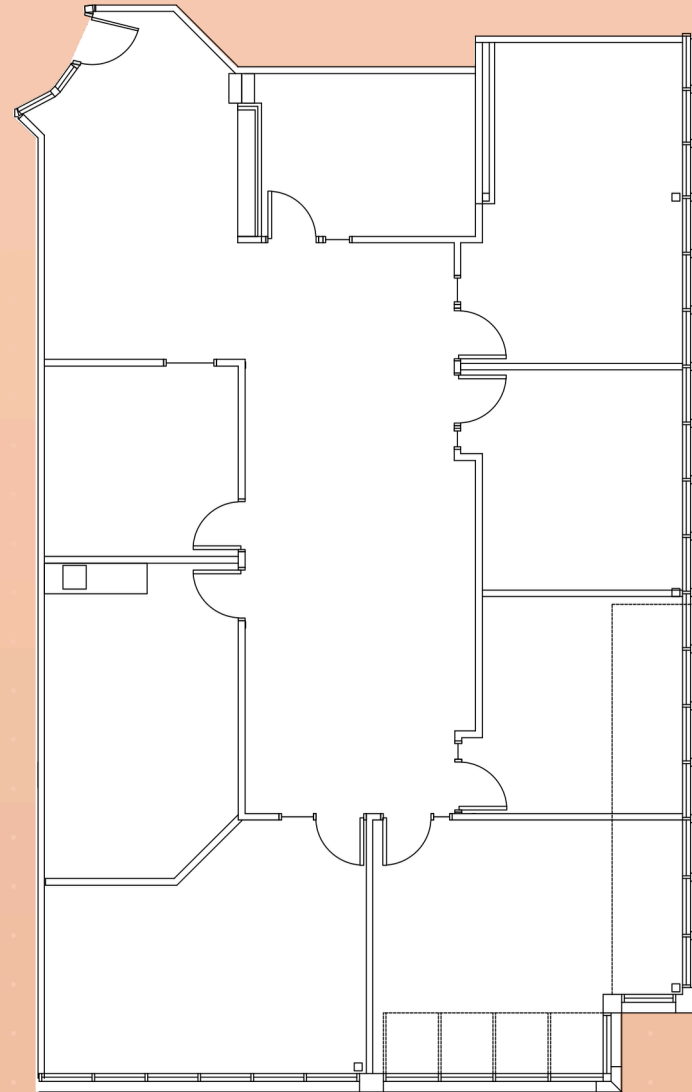
Available Space

Suite 300
±3,116 RSF



N Broadway

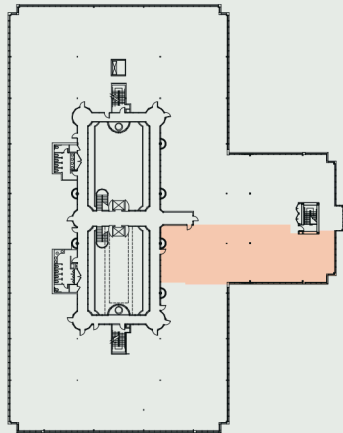
Arroyo Way



3 Third Floor

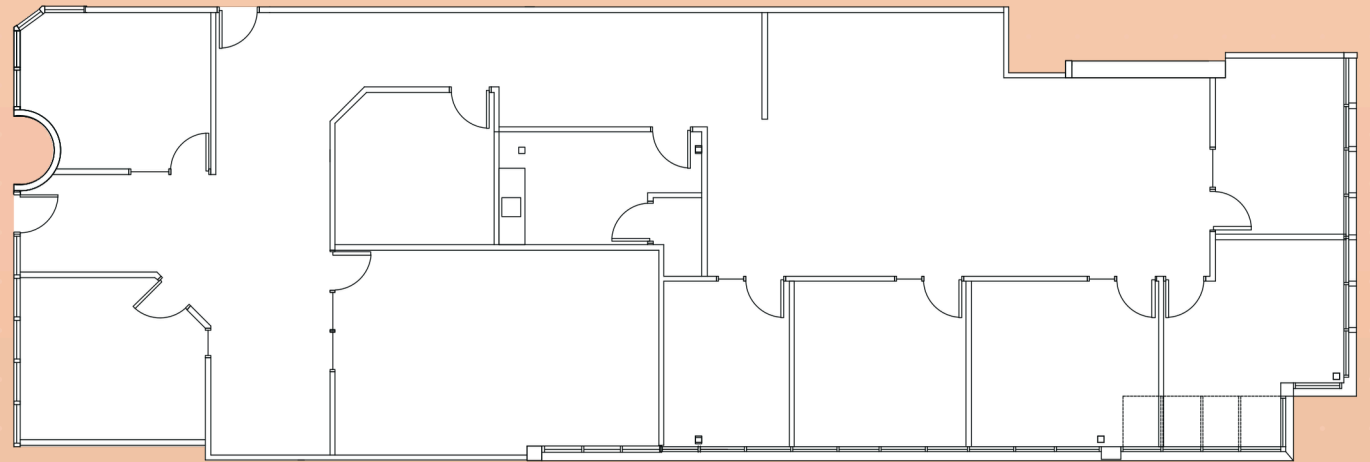
Available Space

Suite 310 & 315
±4,226 RSF



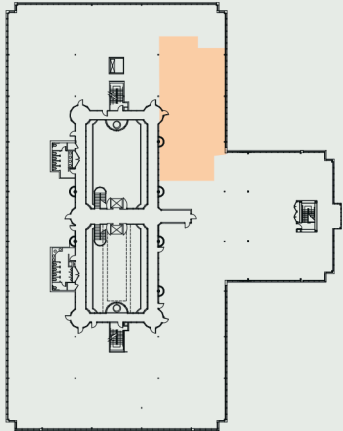
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3 Third Floor

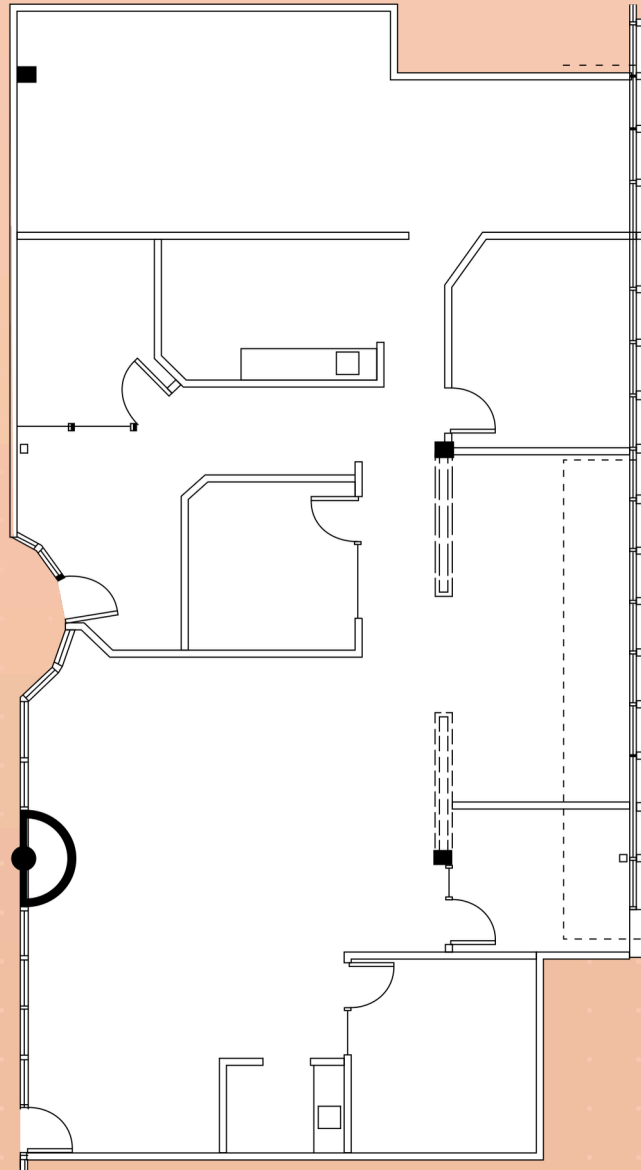
Suite 325
±3,556 RSF



N Broadway

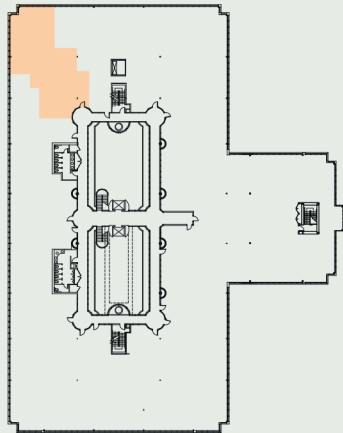
Arroyo Way

Available Space



3 Third Floor

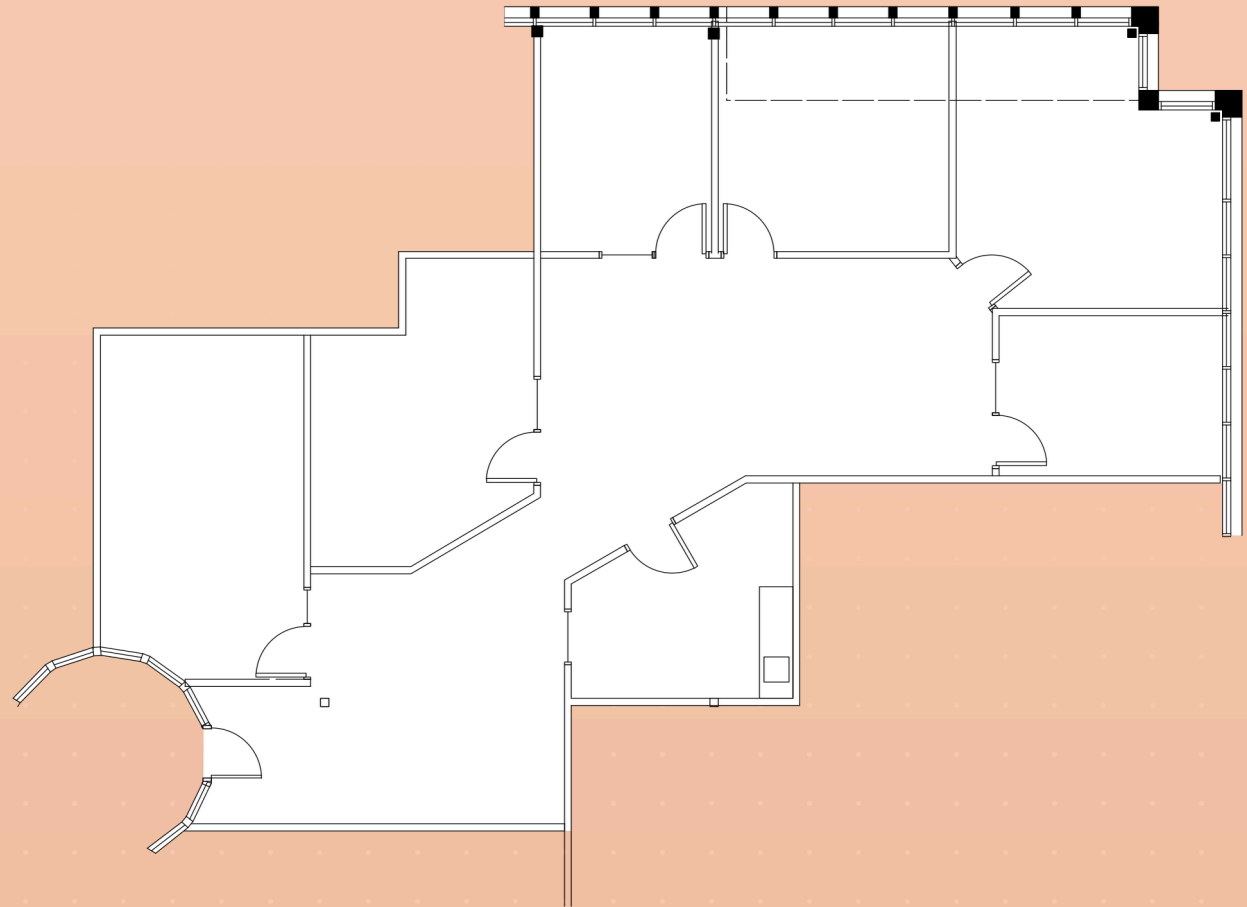
Suite 342
±2,399 RSF



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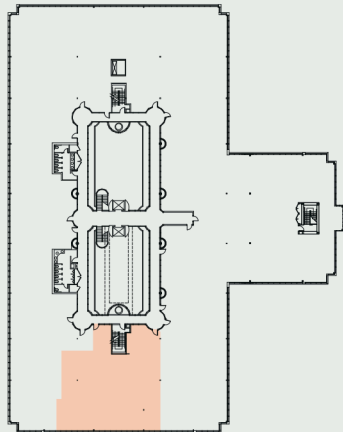
Available Space



3 Third Floor

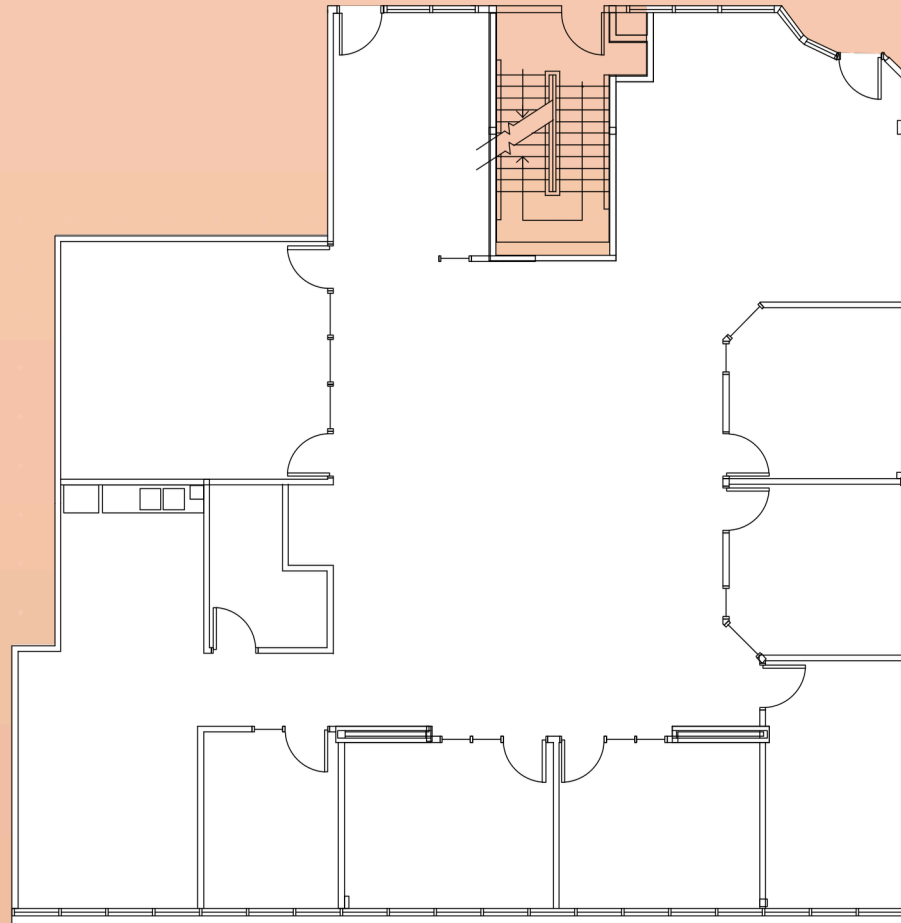
Available Space

Suite 385
±4,010 RSF



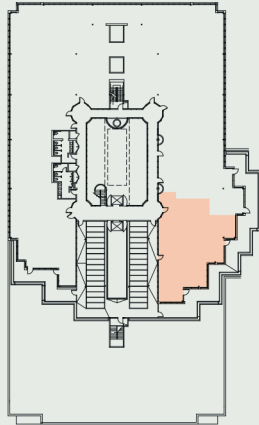
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4 Fourth Floor

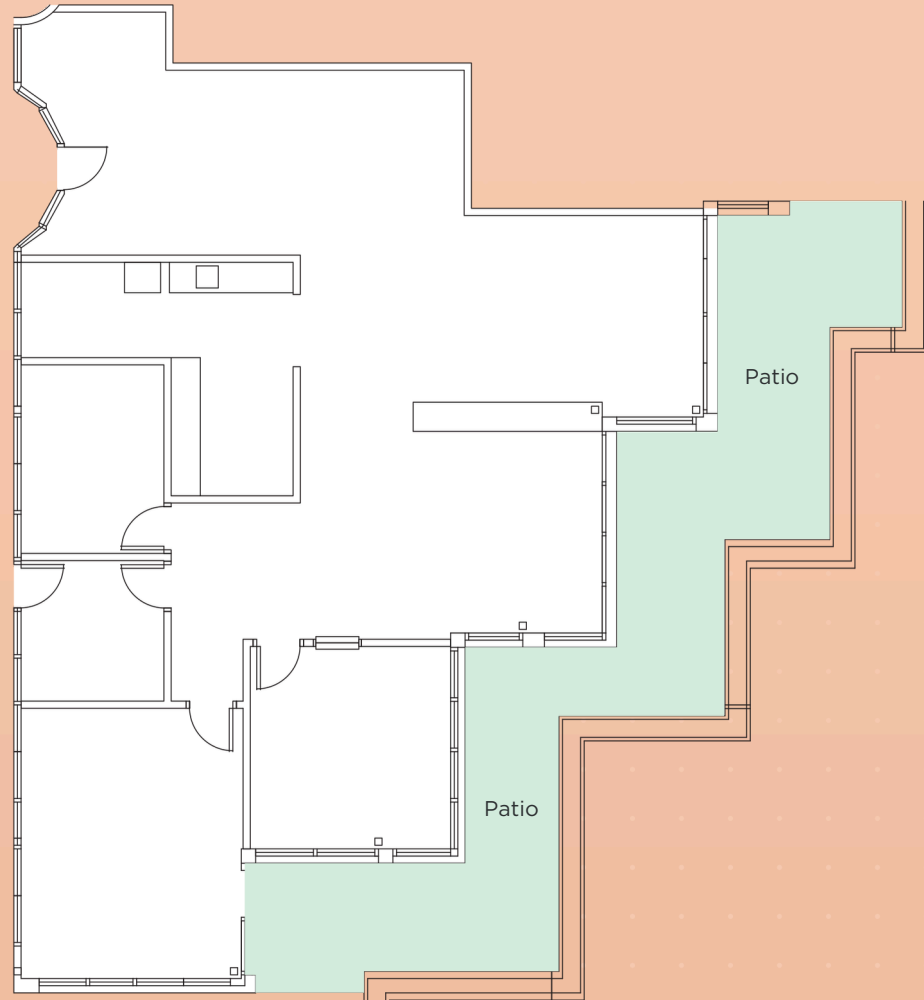
Suite 400
±2,660 RSF



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