



# GROWERS SQUARE SUBLEASE

1646 N CALIFORNIA BLVD  
SUITE 500, WALNUT CREEK CA

*±4,322 SF Plug and Play Sublease  
Opportunity in Growers Square*

## SUITE HIGHLIGHTS

Fully furnished space including AV equipment

Twelve (12) offices/meeting rooms, one (1) large conference, break room and open space

North and East outlooks (including views of Mount Diablo) providing great natural light

Onsite Parking Ratio: 3/1,000 SF

Expiration Date: August 31, 2028

Asking Rate: Please inquire with listing broker

Available Immediately

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*Broker  
Bonus*

*\$2 PSF*

FOR SIGNED BY  
08/31/25

FOR SUBLEASE



**ONSITE  
CONFERENCE  
ROOM**



**TENANT  
GYM &  
SHOWERS**



**3 MIN DRIVE  
TO I-680**



**12 MIN WALK  
TO WALNUT  
CREEK BART**

Recently improved common areas and landscaping

Onsite conference facility, tenant lounge, gym with lockers and showers

Abundant parking in onsite structure and easy metered street parking

Close to downtown Walnut Creek's retail/restaurants

Convenient freeway access to I-680, and hwy 24

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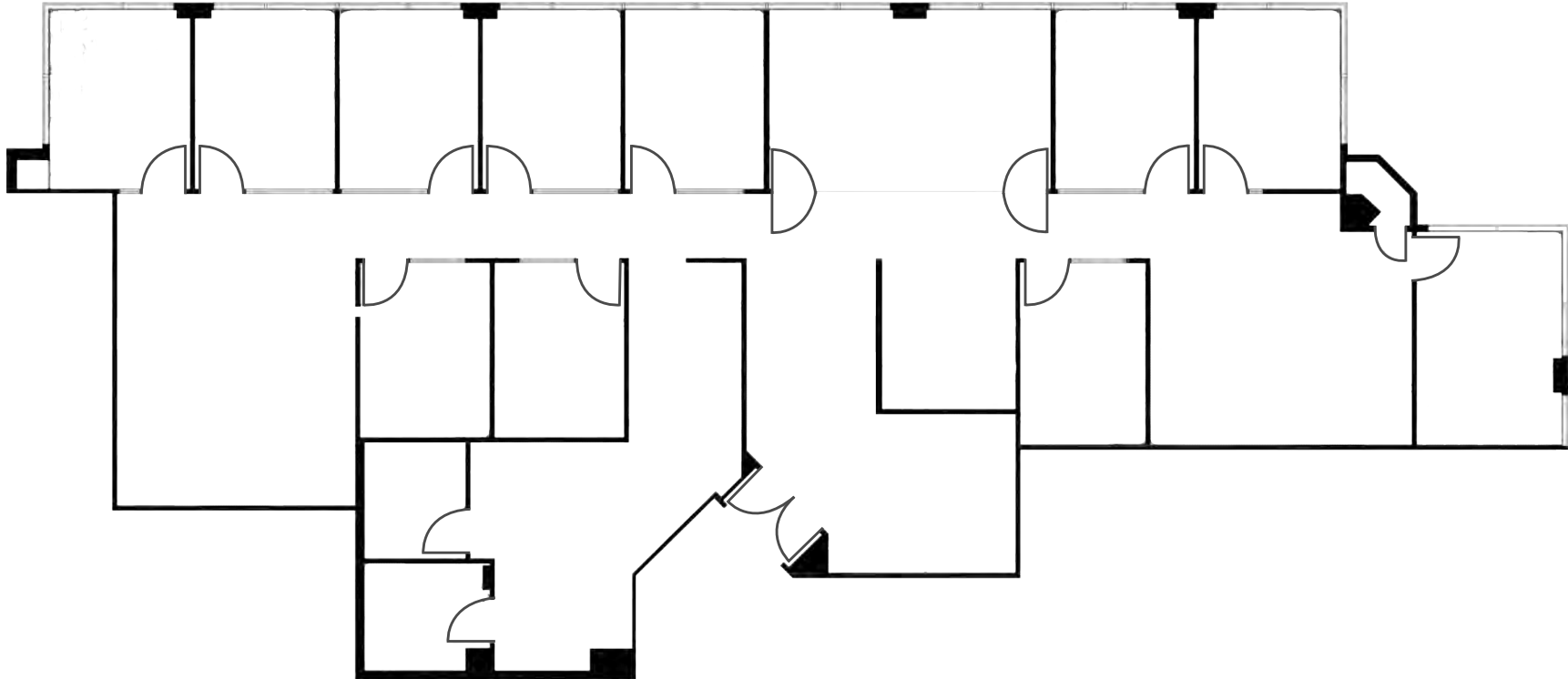
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FOR SUBLEASE

# SUITE 500

*±4,322 SF*  
AVAILABLE



FLOOR PLAN NOT TO SCALE

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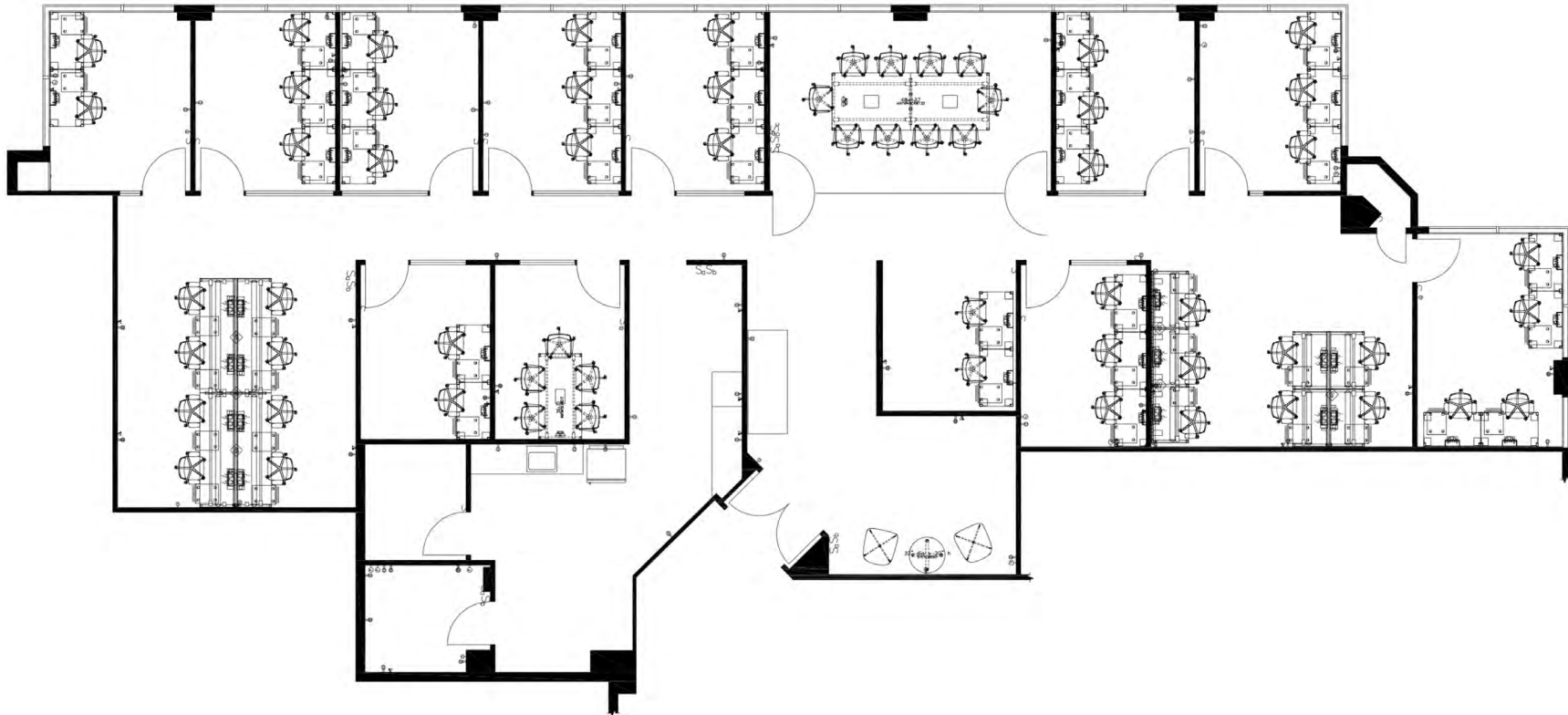
FOR SUBLEASE

# SUITE 500

Hypothetical Furniture Plan

*+4,322 SF*

AVAILABLE



FLOOR PLAN NOT TO SCALE

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# INTERIOR PHOTOS





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