

A photograph of a modern, two-story commercial building with white horizontal siding and large, dark-framed multi-paned windows. The building is situated next to a red curb and green landscaping. A large tree is visible on the right side of the frame.

For Lease | Multiple Suites Available

877 Ygnacio Valley Road

Walnut Creek, CA

Contact Brokers

Eric Erickson, SIOR

Executive Vice President
CA License No. 01177336
eric.erickson@colliers.com
+1 925 279 5580

Brian Clack

Senior Vice President
CA License No. 01416362
brian.clack@colliers.com
+1 925 279 4654

Heather White

Senior Associate
CA License No. 01876435
heather.white@colliers.com
+1 925 279 5584

For Lease | 877 Ygnacio Valley Road, Walnut Creek, CA

Property Overview

Property Highlights

- 17,936 SF 2-story Office Building in Downtown Walnut Creek
- 1 miles from North I 680
- Traffic Count: 62,623 ADV
- Potential Signage opportunity on Ygnacio Valley Road
- Elevator served, 2nd floor spaces available ranging from 766 SF to 4,367 SF
- [Zoned OC Office Commercial](#)

Available Suites

- Suite 103 | ±317 SF | \$3.00 PSF Full Service
- Suite 200 | ±766 SF | \$2.50 PSF Full Service
- Suite 204 | ±779 SF | \$2.50 PSF Full Service
- Suite 208 | ±795 SF | \$2.50 PSF Full Service
- Suite 220 | ±4,367 SF | \$2.50 PSF Full Service
- Suite 200 & 204 are contiguous & can be combined into ±1,545 SF suite



For Lease | 877 Ygnacio Valley Road, Walnut Creek, CA

Nearby Amenities

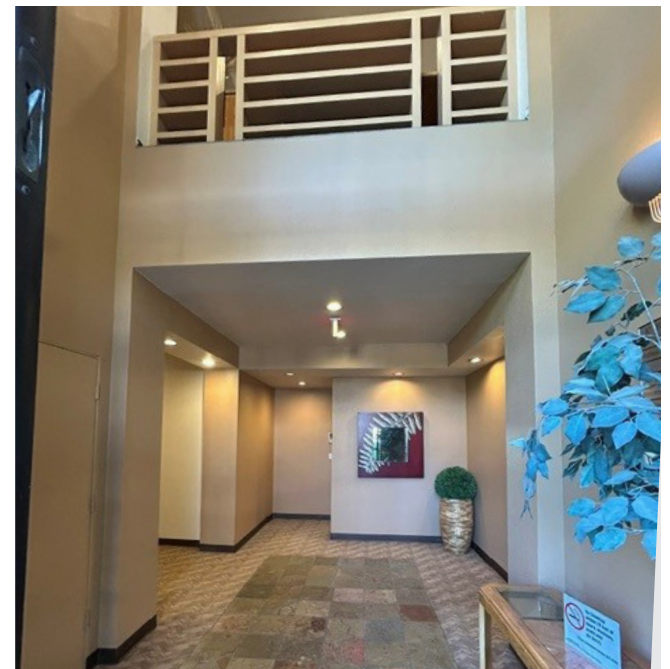


A Partial List of Downtown Walnut Creek
Retail Shops & Restaurants



For Lease | 877 Ygnacio Valley Road, Walnut Creek, CA

Property Photos

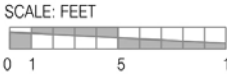
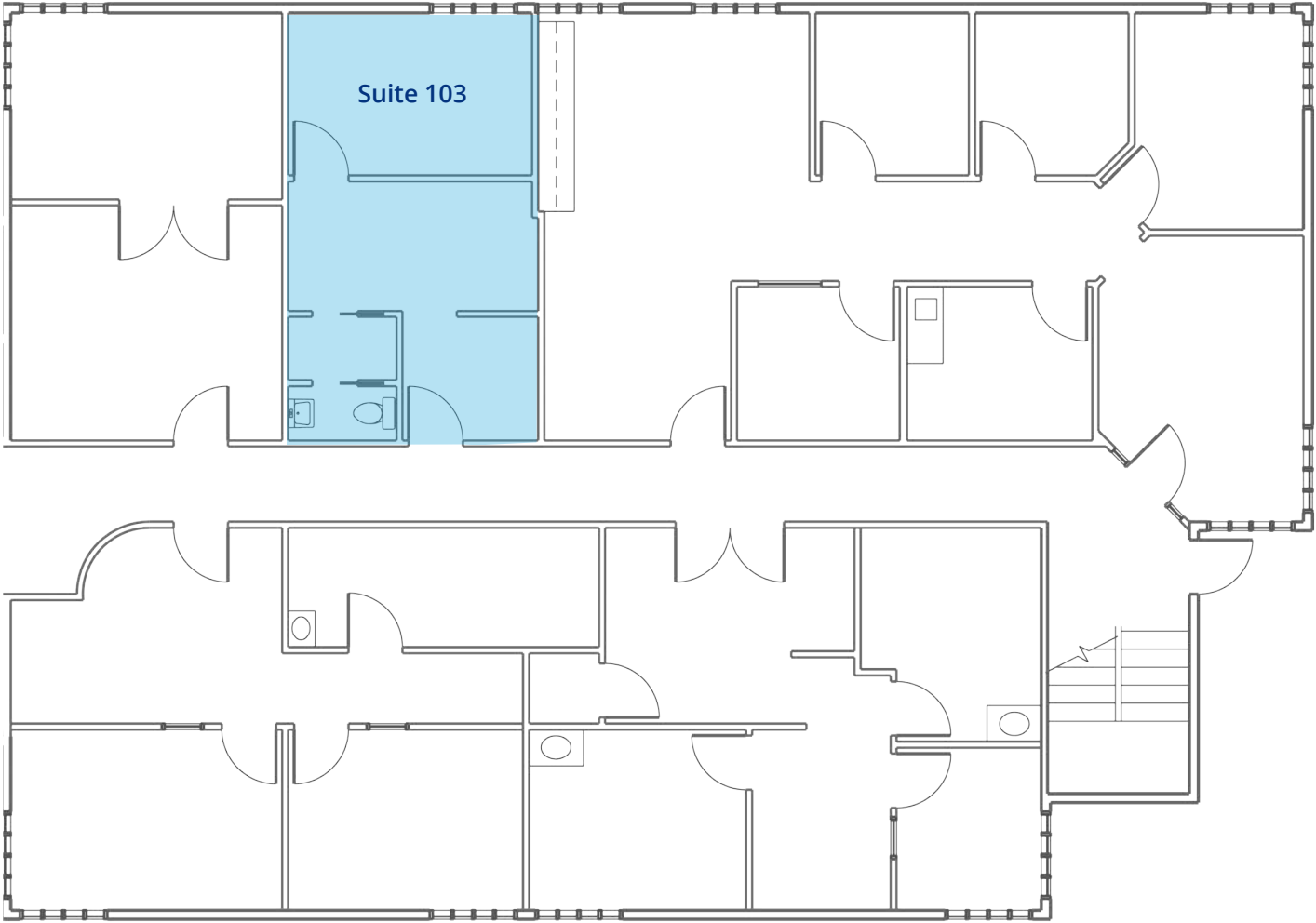
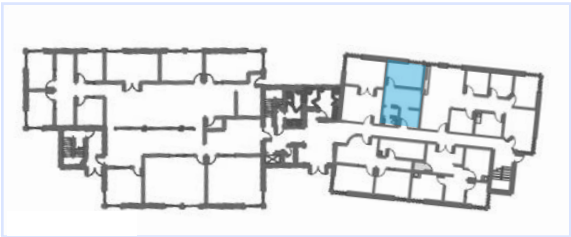


For Lease | 877 Ygnacio Valley Road, Walnut Creek, CA

KEY PLAN

Floor Plan

Suite 103 | ±317 SF | \$3.00/SF/FS | [Virtual Tour](#)



For Lease | 877 Ygnacio Valley Road, Walnut Creek, CA

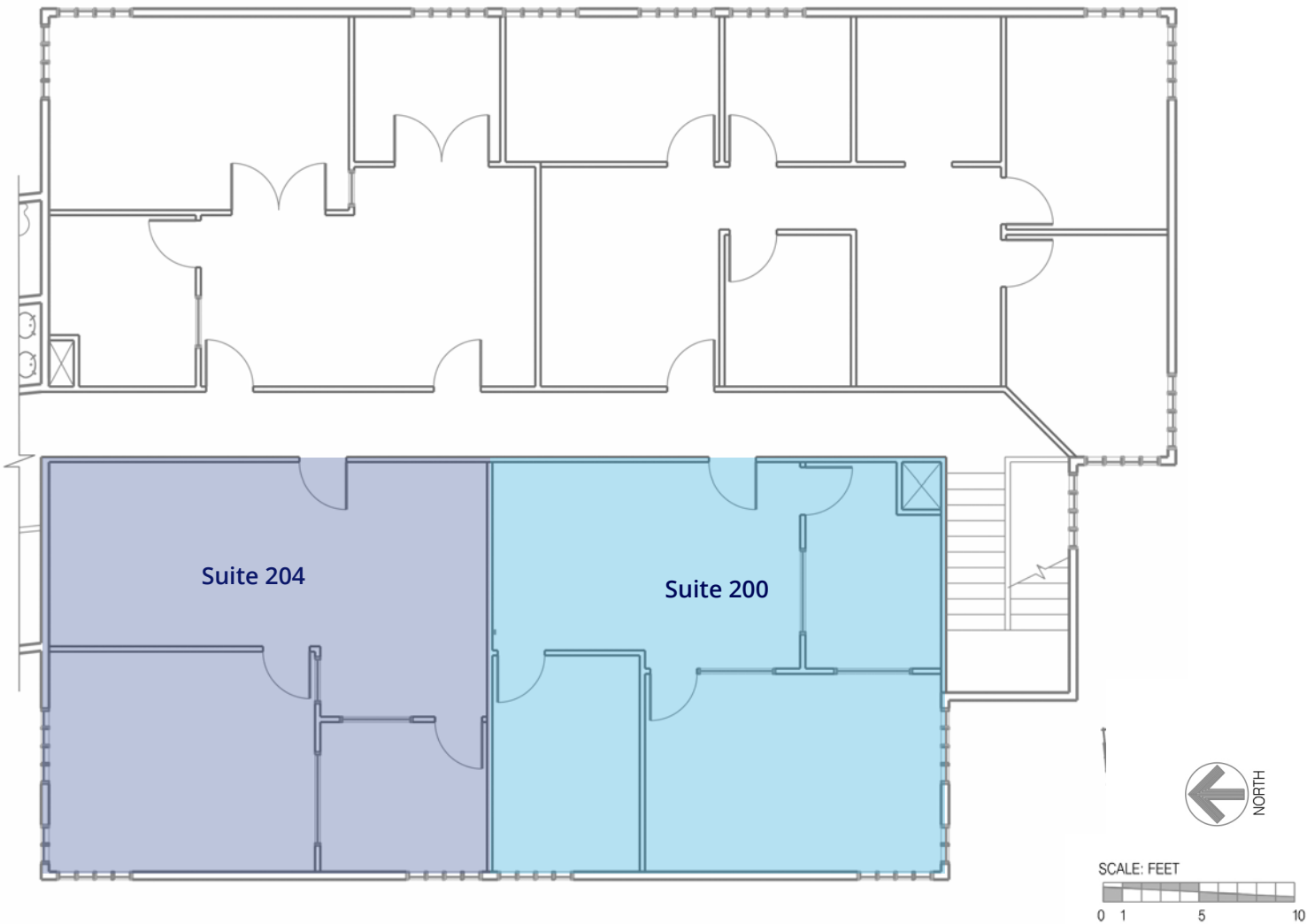
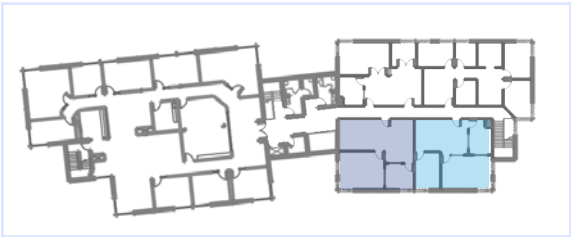
Floor Plan

Suite 200 | ±766 SF | \$2.50/SF/FS | [Virtual Tour](#)

Suite 204 | ±779 SF | \$2.50/SF/FS | [Virtual Tour](#)

*Contiguous & can be combined into ±1,545 SF suite

KEY PLAN

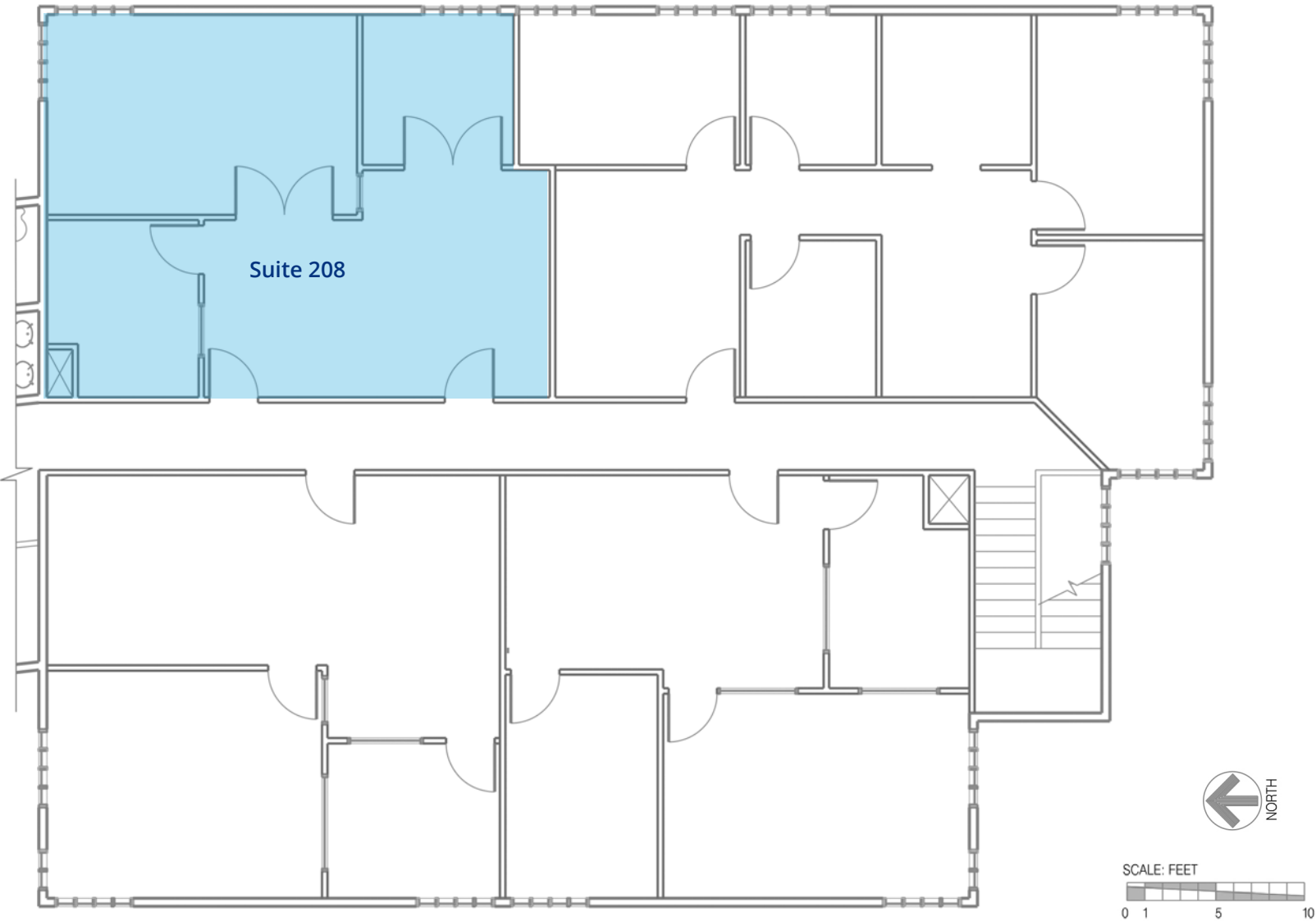
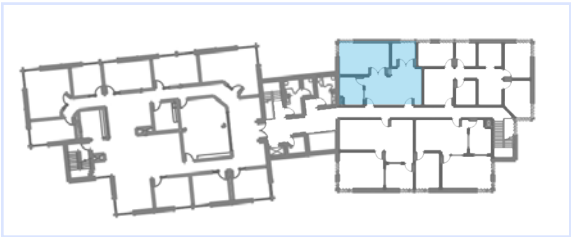


For Lease | 877 Ygnacio Valley Road, Walnut Creek, CA

Floor Plan

Suite 208 | ±795 SF | \$2.50/SF/FS | [Virtual Tour](#)

KEY PLAN



For Lease | 877 Ygnacio Valley Road, Walnut Creek, CA

KEY PLAN

Floor Plan

Suite 220 | ±4,367 SF | \$2.50/SF/FS

