

1550

P A R K S I D E

±1,024 RSF - ±6,377 RSF AVAILABLE
MOUNT DIABLO VIEWS



NEWMARK

**EXCLUSIVE
AGENTS**

Justin Grilli

Senior Managing Director

925-210-8762

Justin.grilli@Nmrk.com

CA RE LIC #01410373

Nelson Roberts

Associate

925-210-8741

Nelson.Roberts@Nmrk.com

CA RE LIC #02109703

HIGHLIGHTS



The Property

- Immediate access to Interstate 680 and Highway 24
- Walking distance to BART
- Close proximity to retail services and amenities
- Free parking for the first year
- Professionally managed and maintained
- Comcast & AT&T internet connectivity
- Two EV charging stations
- Mount Diablo views
- Building eyebrow signage available for qualified tenant

Building Summary

- **Total Building Size:** 39,960 SF
- **Stories:** 3
- **Year Built / Renovated:** 1985 / 2008
- **Rental Rate:** \$2.95/SF, Full Service
- **Average Daily Traffic (ADT):** Interstate 680: 250,000;
N Main St: 27,697; Parkside Dr: 7,805

RETAIL AREA	NOTABLE TENANTS
1 Broadway Plaza	Nordstrom, Madewell, Tesla, Lifetime Fitness, TrueFood Kitchen, Peleton, Macy's, Sephora, Crate&Barrel, Lululemon
2 Main Street Plaza	Gott's, Ross, Trader Joe's, The UPS Store, Pacific Catch, Paper Source
3 Olympia Place \ Plaza Escuela	TruFusion, The Cheesecake Factory, Cinemark Movie Theater, Pure Barre, Starbucks, Citibank, The Container Store, Pizza My Heart, Ike's Sandwiches, Chipotle
4 Downtown Walnut Creek Retail Dining District	Lesher Center of the Arts, Peet's Coffee & Tea, Dough Zone Dumpling House, Sauced BBQ, Limon Rotisserie, Cafe La Scala, Sasa, Katy's Kreek, Havana, William Sonoma, Lettuce, Broderick's, Fuego, Ramon Haroshi, BH Woodfired grill, Va De Vi, Vanessa's, Taco's Walnut Creek, Montesacro, Pinstripes



DIRECT ACCESS TO AMENITIES

A Brewtopia Café	E Pinky's Pizza Parlor	I Mr. Pickle's Sandwich	M Target
B Retro Junkie	F La Ezkina	J Chicken Pie Shop	N Starbucks
C Kevin's Noodle House	G Sargam Indian Cuisine	K Round Table Pizza	O Bondadoso
D Starbucks in Target	H Buttercup Bar & Grill	L Burger King	P Kinder's BBQ

NEWMARK

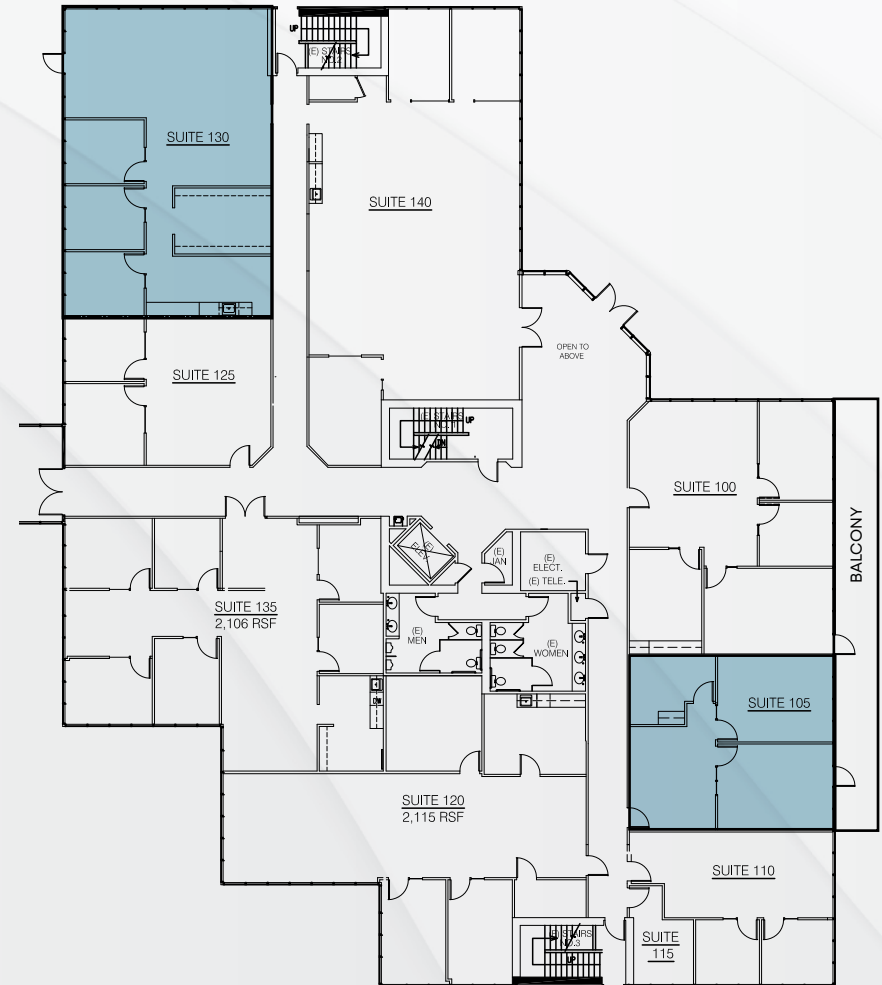
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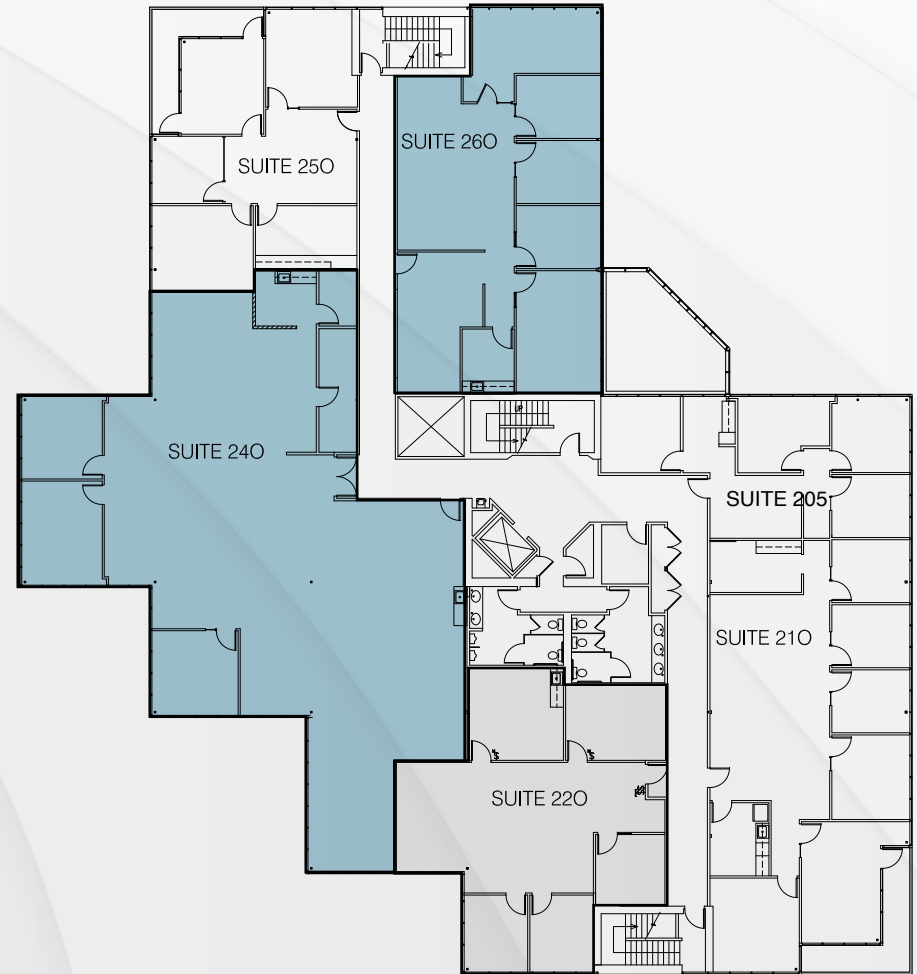
FLOOR ONE AVAILABILITIES

SUITE	RSF	COMMENTS
105	± 1,024 RSF	Two offices, open area and kitchen. Balcony directly off suite.
130	± 1,817 RSF	Three offices, kitchen and open area. Private entrance to suite directly from parking lot.



FLOOR TWO AVAILABILITIES

SUITE	RSF	COMMENTS
220	± 1,814 RSF	Three offices, conference room, kitchen and open area. <i>Can be combined with suite 240 for a total of ±6,377 SF.</i>
240	± 4,563 RSF	Eight offices, reception area, open area and kitchen with dishwasher. <i>Can be combined with suite 220 for a total of ±6,377 SF.</i>
260	± 2,162 RSF	Three offices, Conference room, breakroom, and open area.



FLOOR THREE AVAILABILITIES

SUITE	RSF	COMMENTS
300	± 2,474 RSF	Five offices, reception area, conference room, pri-vate balcony. Mt. Diablo views. <i>Can be combined with suite 320 for a total of ±5,887 SF.</i>
320	± 3,413 RSF	Eight offices, reception area, conference room, kitchen and open area. Mt. Diablo views. <i>Can be combined with suite 300 for a total of ±5,887 SF.</i>



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Mt. Diablo Views

