

SUBLEASE | 2970 CAMINO DIABLO

NEW CONSTRUCTION MEDICAL OFFICE SPACE IN WALNUT CREEK

SUITE 200: SUITE BUILT 2017



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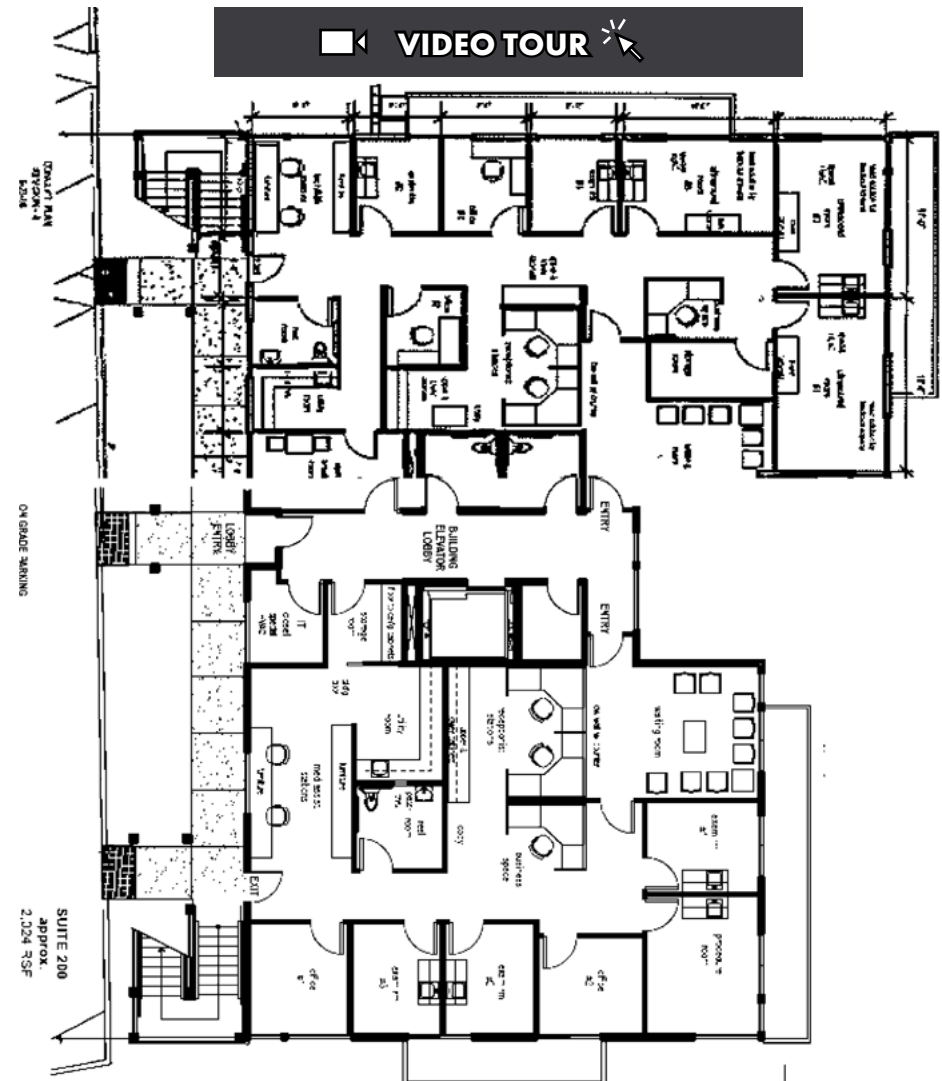
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2970 CAMINO DIABLO

±4,593 SF SECOND FLOOR - BUILDING BUILT IN 2016
ADA IMPROVEMENTS IN NEW CONSTRUCTION

- 3 story, ±12,510 square foot medical office building
- New construction, zoned for office and medical uses
- Ability to accommodate multiple size ranges
- 4/1,000 free on-site self parking
- Building sprinklered
- Elevator access to all floors
- 2 HVAC units per floor containing 7 different zones and individual controls in each suite
- Double pane windows (south side of the building features Triple Low E Glazing, which helps the building operate more efficiently)
- Sliding glass doors with balcony access on upper floors
- LED lighting throughout
- 24/7 building access with Owner/Manager on site
- Immediate access to Highway 24 and I-680
- Just minutes from Downtown Walnut Creek
- Access to high speed internet
- Views of Mt. Diablo
- 9 exam rooms with sinks, 16 total private offices
- Total Sublease space is 4,593 rsf with a lease expiration of May 31, 2027 - Note suites are subdivided into 2,021 and 2,569 SF



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