



2175-2185 N. CALIFORNIA BLVD. | WALNUT CREEK, CA

AN OUTDOOR COMMUNITY





CURRENT AVAILABILITIES

2175 N. CALIFORNIA BLVD.

	±10,666 RSF	
<u>300+305+</u>	±3,581 RSF	AVAILABLE NOW
<u>310+325</u>	±2,182 RSF	CONTIGUOUS FOR ±28,135 RSF
	±11,706 RSF	
<u>410</u>	±2,566 RSF	AVAILABLE 9/1/2023
	±1,946 RSF	AVAILABLE NOW
<u>424+425</u>	±7,240 RSF	CONTIGUOUS FOR ±9,186 RSF
	±3,156 RSF	AVAILABLE 10/1/2023
<u>550+560</u>	±1,051 RSF	CONTIGUOUS FOR ±4,207 RSF
<u>650</u>	±7,508 RSF	AVAILABLE NOW
<u>700+775+780</u>	±14,602 RSF	AVAILABLE NOW
	CONTIGUOUS	DIVISIBLE TO ±1,774 RSF
<u>950</u>	±6,845 RSF	AVAILABLE NOW

2185 N. CALIFORNIA BLVD.

<u>220</u>	±1,090 RSF	AVAILABLE NOW
<u>230</u>	±1,248 RSF	AVAILABLE NOW
<u>260</u>	±1,322 RSF	AVAILABLE NOW
	±2,494 RSF	AVAILABLE NOW
<u>590+595</u>	±3,953 RSF	CONTIGUOUS FOR ±6,447 RSF

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MT. DIABLO PLAZA



WE'RE LOCAL.

THE BEST OF BOTH WORLDS: INSTITUTIONAL SCALE, PROVIDING ON-SITE MANAGEMENT, PRIVATE OWNERSHIP AND ATTENTION TO DETAIL



PRESTIGIOUS 10-STORY
AND 5-STORY CLASS A
OFFICE COMPLEX



FLOOR PLATES PROVIDE
MARKET LEADING
WINDOW LINE AND
VIEWS



FLEXIBLE FLOORPLATES
CAN ACCOMMODATE ALL
TENANT SIZES



EXPANSIVE OUTDOOR
PLAZA SEATING AREA



ON-SITE CONFERENCE
CENTER AND TENANT
FITNESS CENTER WITH
SHOWERS



24-HOUR MANNED
SECURITY WITH
BUILDING CARD KEY
ACCESS SYSTEM



ON-SITE PROPERTY
MANAGEMENT AND
BUILDING ENGINEERS



THREE LEVELS OF
SUBTERRANEAN
PARKING



ON-SITE SECURED
STORAGE SPACE
AVAILABLE



LOADING DOCKS &
DEDICATED FREIGHT
ELEVATORS



UPDATED PLAZA
AMENITIES



ONSITE
COFFEE SHOP



MT. DIABLO
PLAZA

FITNESS
CENTER





MT. DIABLO
PLAZA

OUTDOOR AMENITY AREA



HOST TEAM
MEETINGS
OUTSIDE TO
NURTURE
CREATIVITY AND
PRODUCTIVITY IN
THE WORKPLACE



ENCOURAGE
DISTANCED
SOCIALIZATION
AND
COLLABORATION
AMONG
EMPLOYEES AND
OTHER TENANTS



ENHANCE YOUR
COMPANY'S
IMAGE & BRAND
- SHOWCASE
CONNECTIVITY
WITH YOUR TEAM
& **SEPARATE**
YOURSELF FROM
COMPETITORS



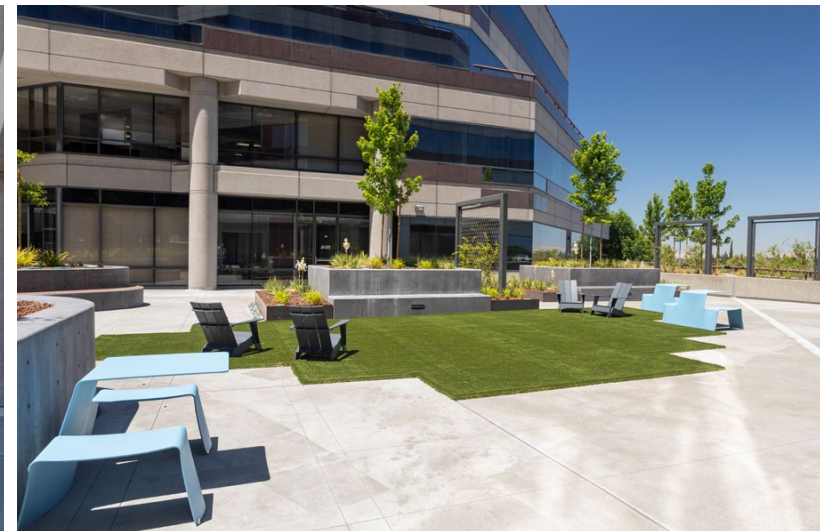
MT. DIABLO
PLAZA

OUTDOOR AMENITY AREA

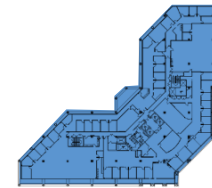


PROVIDE AN **URBAN CITY SETTING** IN THE SUBURBS - TENANTS WANT TO **ATTRACT TOP TALENT**. MT DIABLO PLAZA OFFERS COMPANIES THE **AMENITIES** AND **COMMUNITY** TO **ATTRACT** AND **RETAIN** THE BEST AND THE BRIGHTEST.

OUTDOOR
AMENITIES
CAN OFFER AN
**OASIS, SPARK
CREATIVITY** AND
BRING **PEOPLE
TOGETHER**



SUITE 300 + 305
+ 310 + 325
±28,135 CONTIGUOUS RSF



KEYPLAN



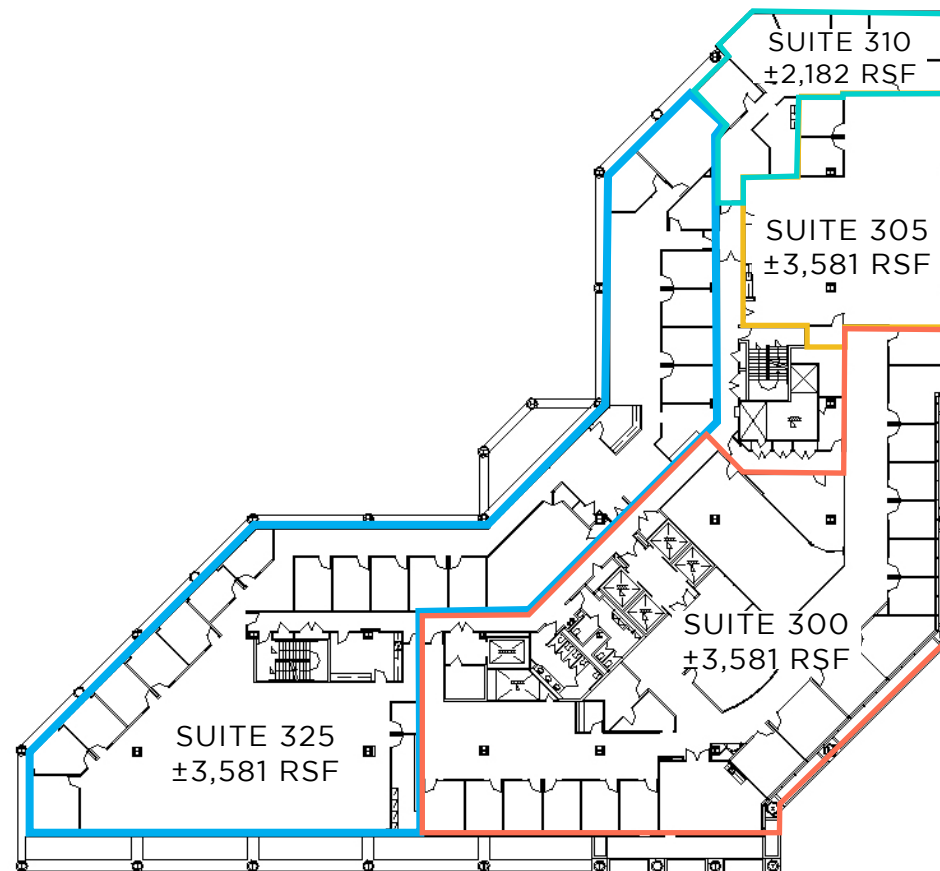
SUITE 300* | ±10,666 RSF

SUITE 305* | ±3,581 RSF

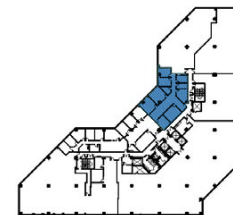
SUITE 310 | ±2,182 RSF

SUITE 325 | ±11,706 RSF

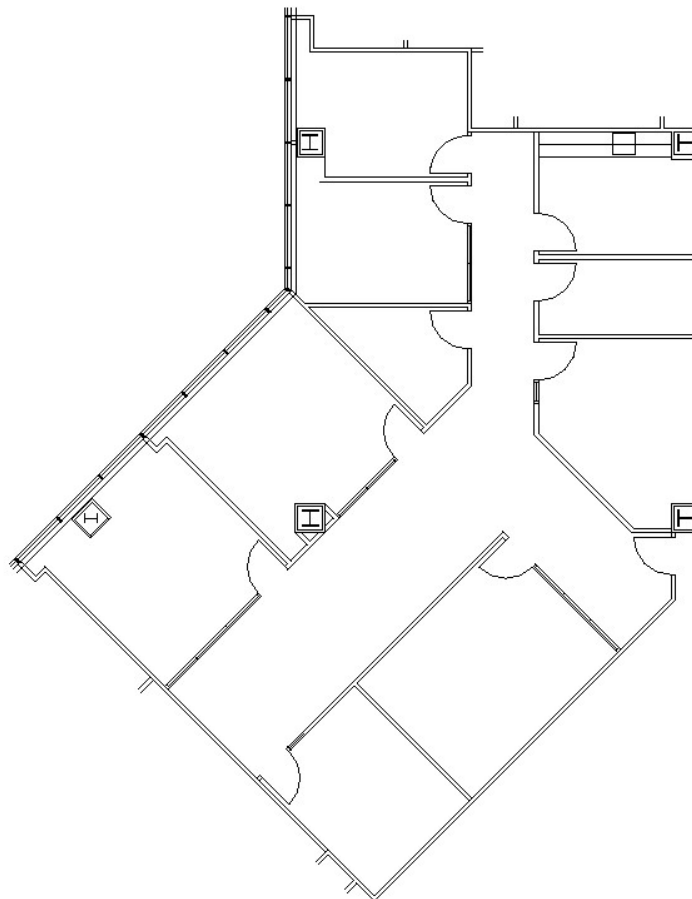
*INQUIRE FOR DETAILS



SUITE 410
±2,566 RSF | AVAILABLE 9/1/2023



KEYPLAN



SUITE 424+425
±9,186 RSF CONTIGUOUS RSF
SUITE 425 - FULLY FURNISHED

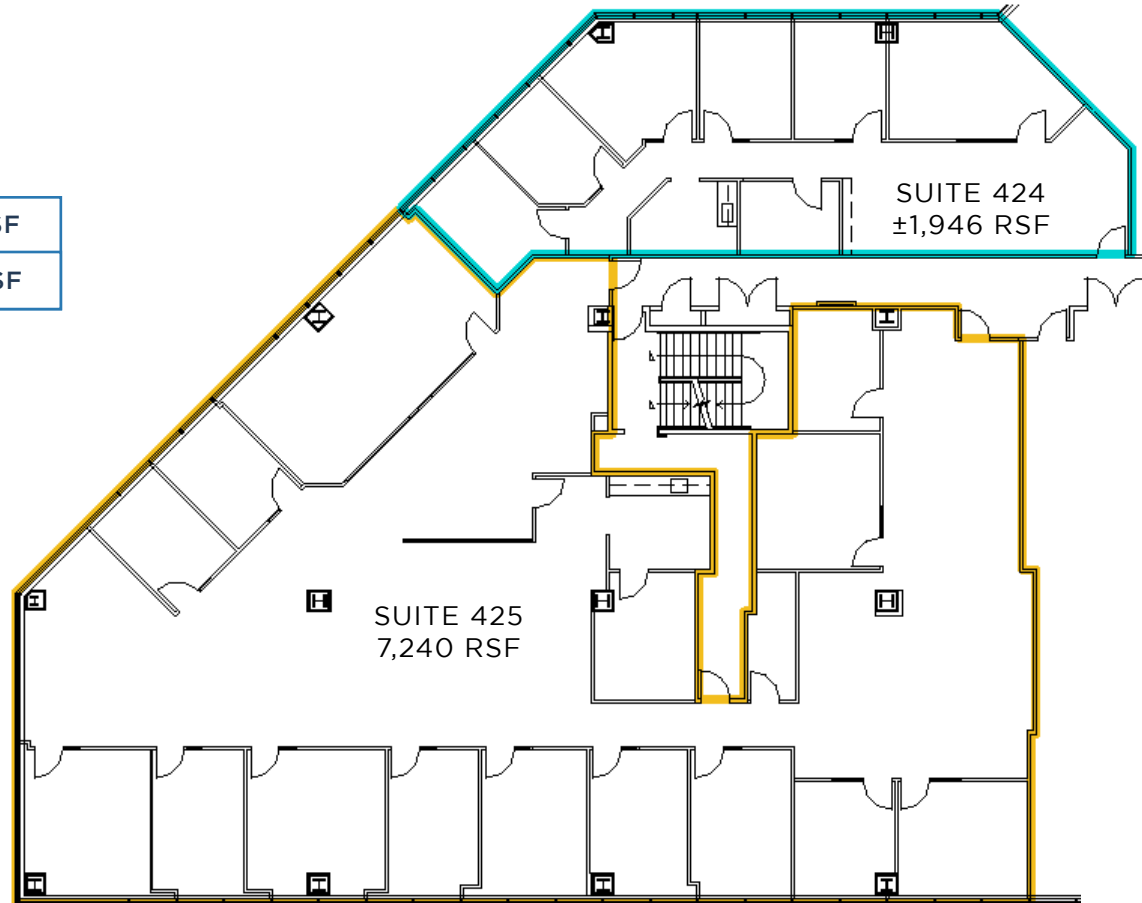


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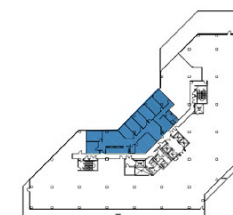
SUITE 424 | ±1,946 RSF

SUITE 425 | ±7,240 RSF



SUITE 550+560

±4,207 RSF CONTIGUOUS RSF
SUITE 550 AVAILABLE 10/1/2023

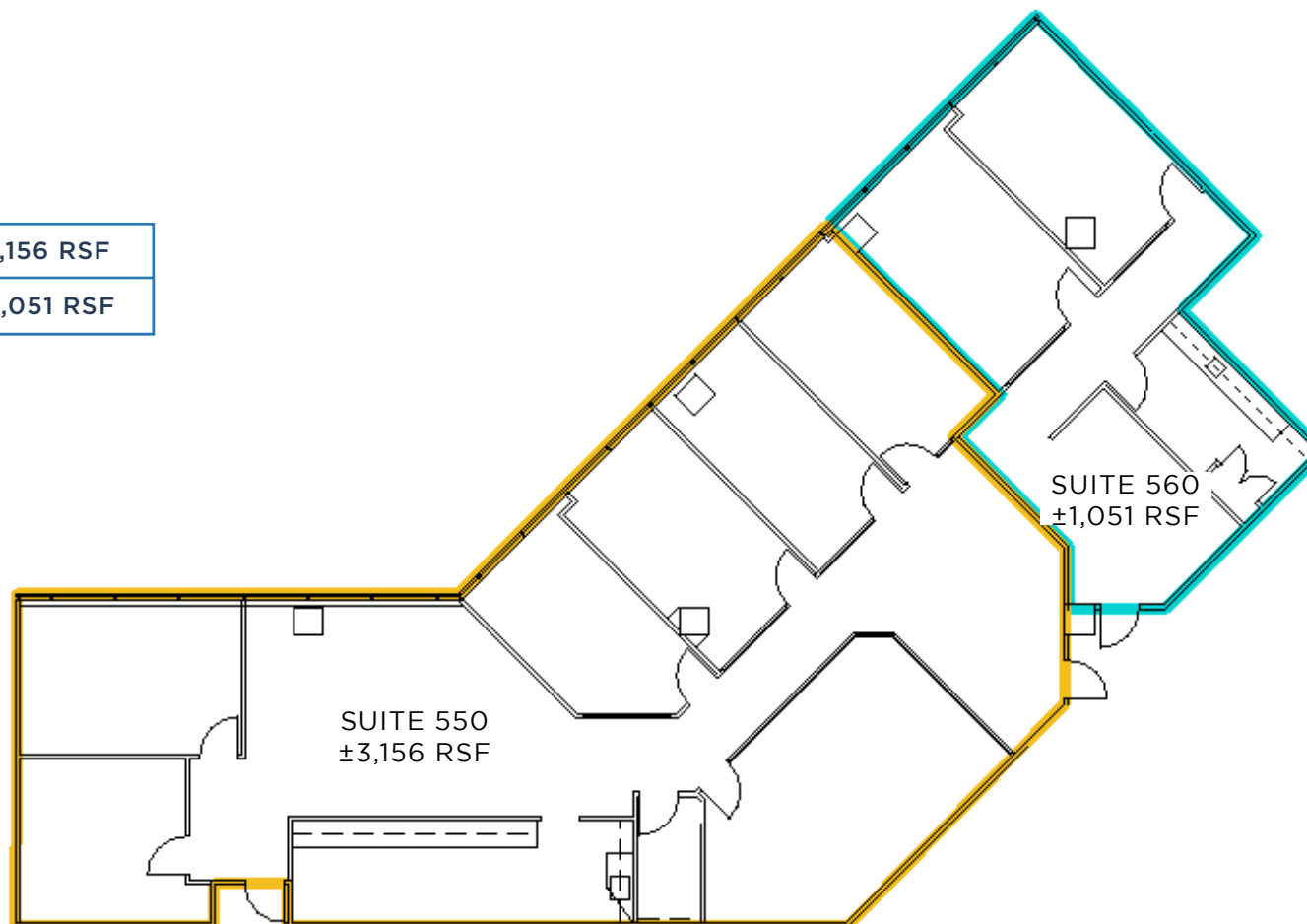


KEYPLAN



SUITE 550 | ±3,156 RSF

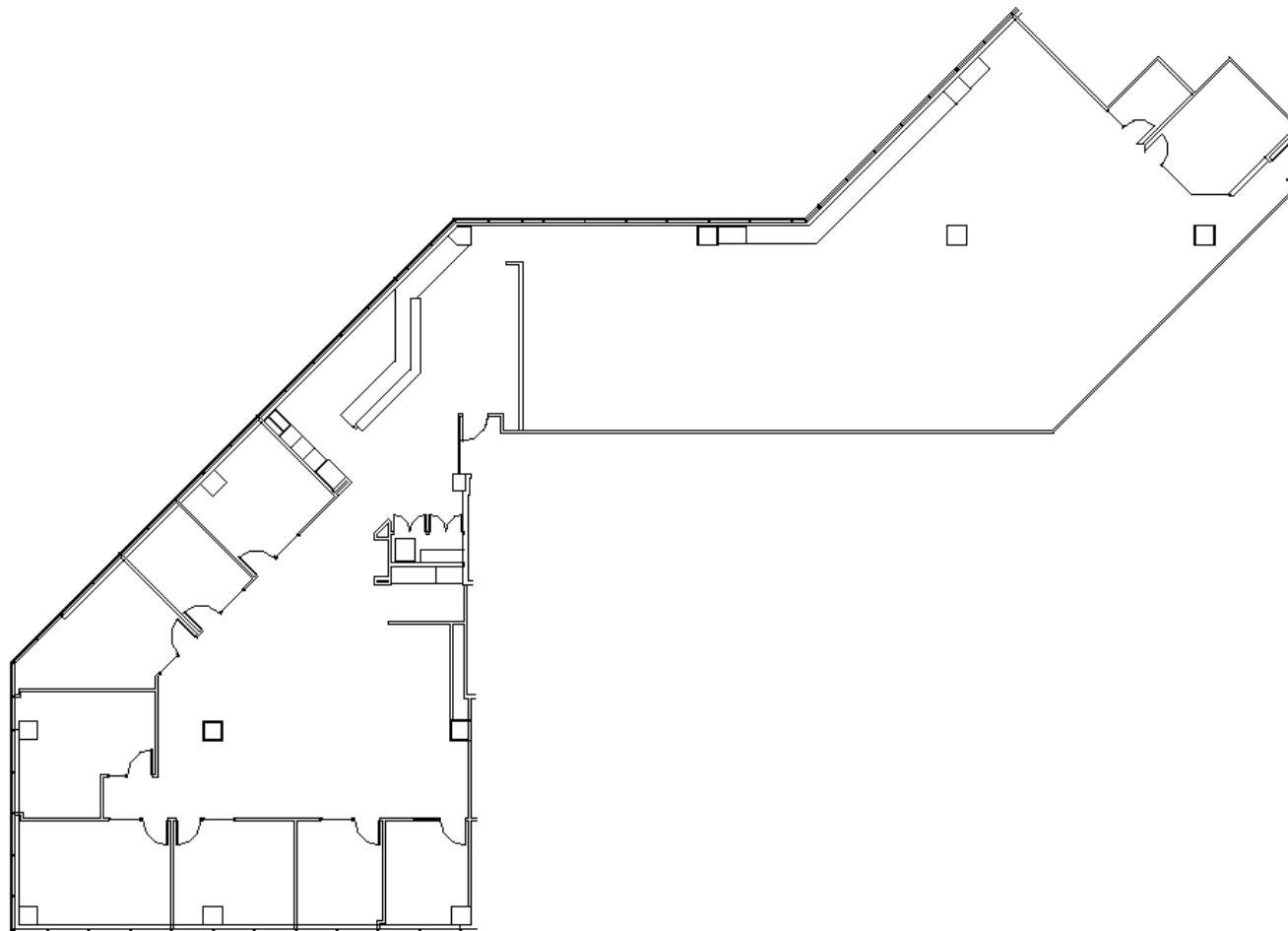
SUITE 560 | ±1,051 RSF



SUITE 650
±7,508 RSF | AVAILABLE NOW



KEYPLAN



SUITE 700+775+780

±14,602 CONTIGUOUS RSF

SUITE 780 MARKET READY SPACE



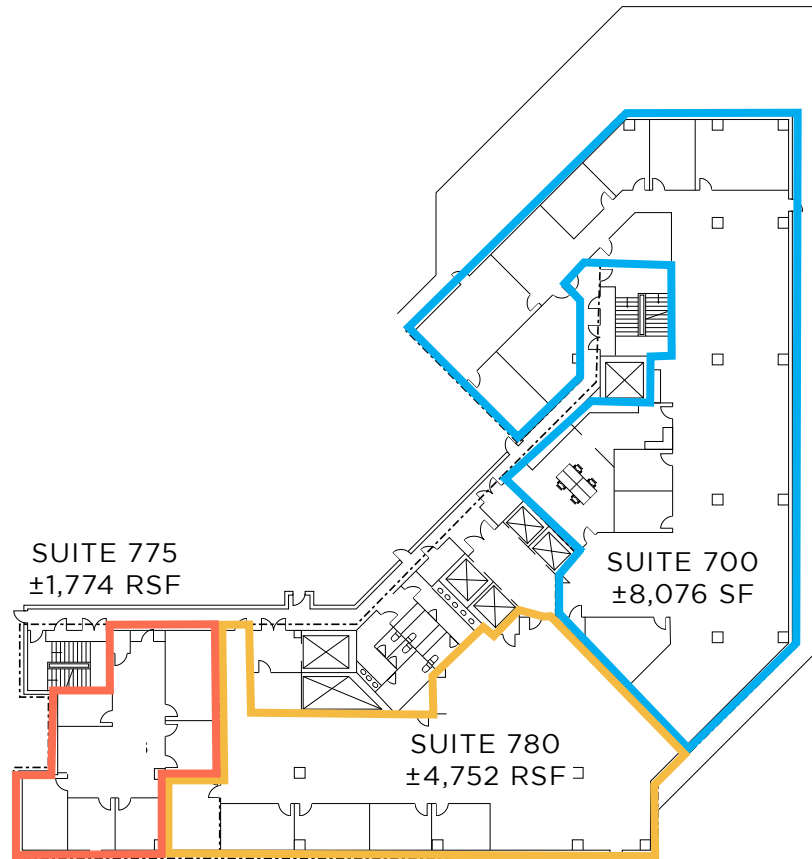
KEYPLAN



SUITE 700 | ±8,076 RSF

SUITE 775 | ±1,774 RSF

SUITE 780 | ±4,752 RSF



SUITE 775
±1,774 RSF

SUITE 700
±8,076 SF

SUITE 780
±4,752 RSF



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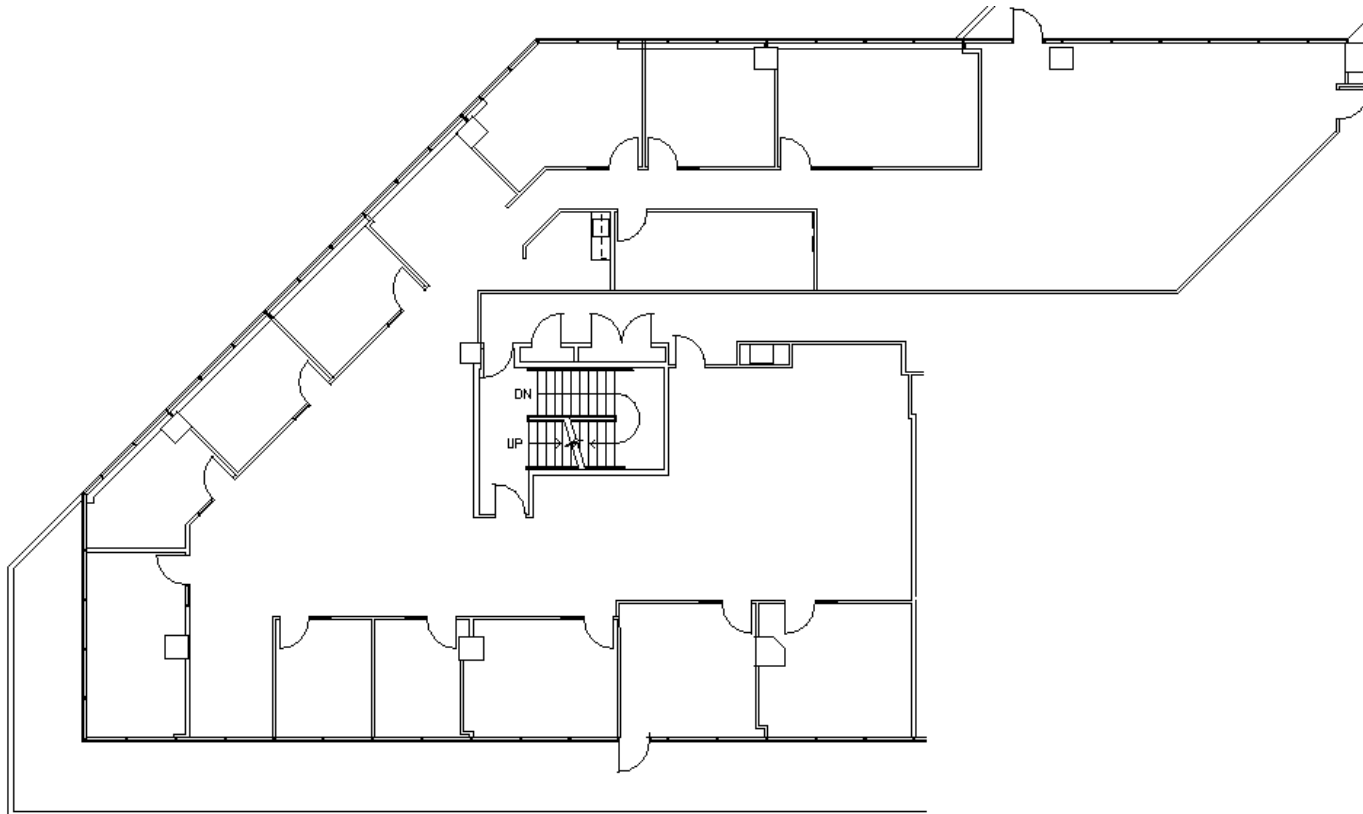
2175 N. CALIFORNIA BLVD.

SUITE 950

±6,845 RSF | AVAILABLE NOW



KEYPLAN



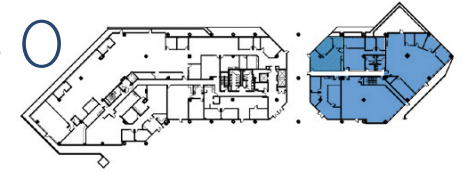
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SUITE 220+230+260

±1,090 RSF | AVAILABLE NOW



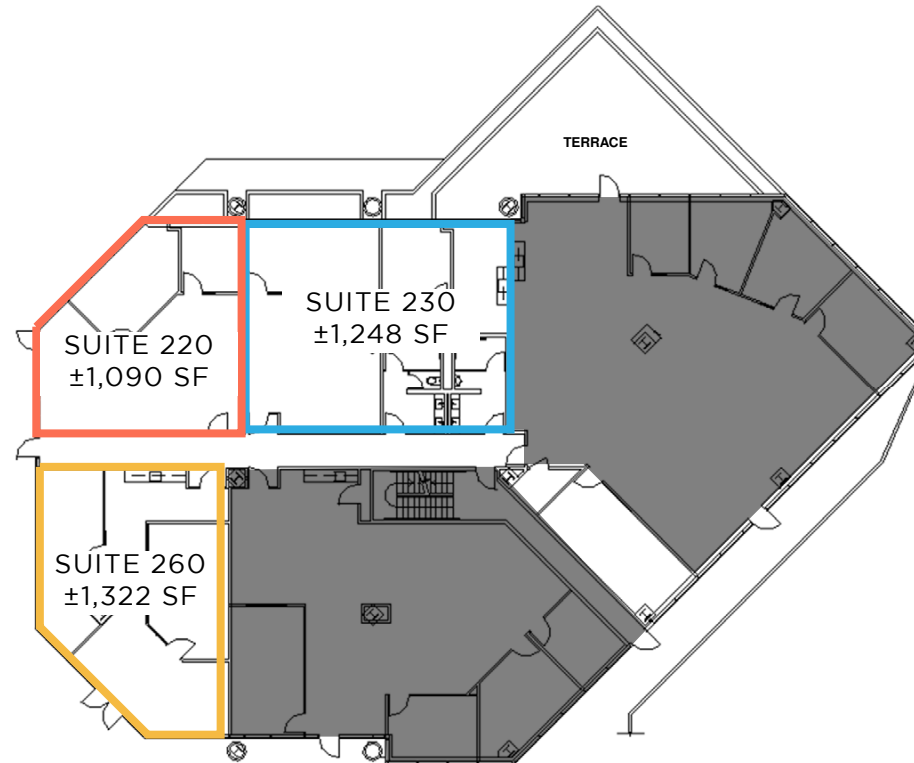
KEYPLAN



SUITE 220 | ±1,090 RSF

SUITE 230 | ±1,248 RSF

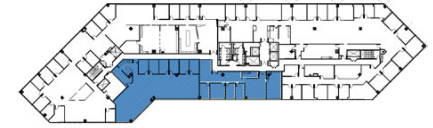
SUITE 260 | ±1,322 RSF



SUITE 590 + 595

±6,447 CONTIGUOUS RSF

AVAILABLE NOW

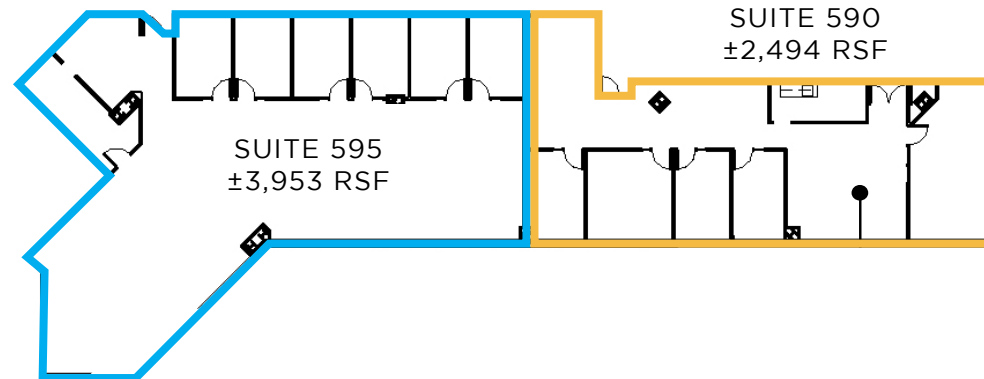


KEYPLAN



SUITE 590 | ±2,494 RSF

SUITE 595 | ±3,953 RSF



LOCATION OVERVIEW



RESTAURANTS

- | | |
|-----------------------------|--|
| 1 BUTTERCUP | 30 TOMATINA |
| 2 KIBI'S CAFE | 31 SWEETGREEN |
| 3 SHANGHAI GOURMET | 32 ROOFTOP |
| 4 KINDER'S MEATS DELI & BBQ | 33 TELEFERIC BARCELONA |
| 5 TWISTED TIMES RESTAURANT | 34 OPA WALNUT CREEK |
| 6 HOUSE OF SAKE | 35 ESIN RESTAURANT & BAR |
| 7 SARGAM INDIAN CUISINE | 36 TORSAP THAI |
| 8 WALNUT CREEK YACHT CLUB | 37 TENDER GREENS WALNUT CREEK |
| 9 BRODERICK WALNUT CREEK | 38 54 MINT FORNO ITALIANO |
| 10 MURPHY'S | 39 RAMEN HIROSHI |
| 11 MONTECATINI RISTORANTE | 40 MIXED GRAIN |
| 12 KATY'S KREEK | 41 TRUE FOOD KITCHEN |
| 13 RESIDUAL SUGAR WINE BAR | 42 FLEMING'S PRIME STEAKHOUSE & WINE BAR |
| 14 TACOS WALNUT CREEK | 43 RUTH'S CHRIS STEAK HOUSE |
| 15 BOUNTY HUNTER | 44 VA DE VI BISTRO & WINE BAR |
| 16 CAFE LA SCALA | 45 STARBUCKS (3) |
| 17 CREPES OOH LA LA | 46 BOUDIN SAN FRANCISCO |
| 18 OI-C BOWL | 47 NM CAFE |
| 19 STADIUM PUB | 48 NORDSTROM EBAR |
| 20 MODERN CHINA CAFE | 49 NORDSTROM MARKETPLACE CAFE |
| 21 SILK ROAD RESTAURANT | 50 P.F. CHANG'S |
| 22 BOMBAY INDIAN RESTAURANT | 51 GOTT'S ROADSIDE |
| 23 HAVANA | 52 POKEATERY |
| 24 SASA | 53 BABUSHKA MARKET, DELI & CAFE |
| 25 ELIA | 54 CALIFORNIA CAFE |
| 26 KAIWA SUSHI | 55 PACIFIC CATCH |
| 27 VANESSA'S BISTRO 2 | 56 NEW COFFEE SHOP |
| 28 WE OLIVE & WINE BAR | 57 LIMON |
| 29 MAIN ST KITCHEN & BAR | 58 CALIFORNIA PIZZA KITCHEN |



RESIDENTIAL & HOTELS U/C

- 1 RIVIERA CONDOS
- 2 RIVIERA APARTMENTS
- 3 TRANSIT VILLAGE
- 4 LANDINGS APARTMENTS
- 5 LYRIC APARTMENTS
- 6 MARRIOTT HOTEL (2)



SHOPPING / RETAIL

- 1 TARGET
- 2 POTTERY BARN
- 3 H&M
- 4 FOREVER 21
- 5 PIER 1 IMPORTS
- 6 WORLD MARKET
- 7 SAFEWAY



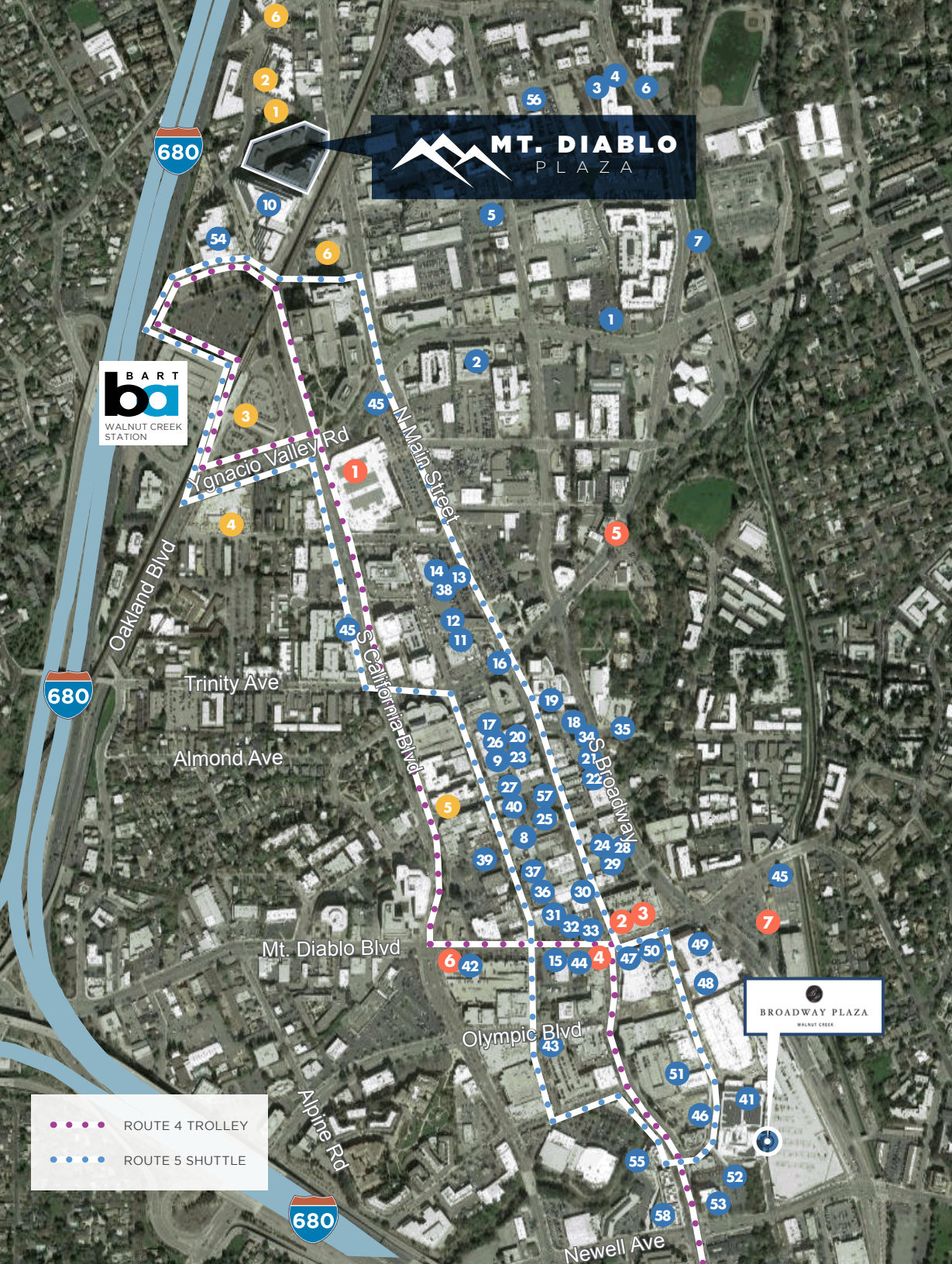
AIRPORTS	MILES	TRAVEL TIME
OAKLAND	25.8	30 MINUTES
SAN FRANCISCO	35.7	43 MINUTES
SAN JOSE	46.1	48 MINUTES
LIVERMORE MUNICIPAL	23.3	25 MINUTES



CITIES	MILES	TRAVEL TIME
OAKLAND	16.2	19 MINUTES
SAN FRANCISCO	24.7	36 MINUTES
SAN JOSE	49.5	48 MINUTES



BART STATIONS	TRAVEL TIME
OAKLAND	23 MINUTES
SAN FRANCISCO	39 MINUTES



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- ROUTE 4 TROLLEY
- ROUTE 5 SHUTTLE