

# WCC

## WALNUT CREEK CENTER

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100 / 200 PRINGLE | WALNUT CREEK, CA 94596



NEWMARK

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# PROPERTY HIGHLIGHTS



WALNUT CREEK CENTER



## DISTINCTIVE ARCHITECTURE

Prestigious Class A 5-story and 7-story office complex totaling 315,934 RSF. Exterior features architecturally prominent terraces and glass façade.



## UNIQUE FUNCTIONAL OFFICE / OUTDOOR SPACE

Office Space opportunities that are unmatched within the market. Abundant glass line offers combination of unobstructed urban Mount Diablo, and surrounding hillside views. Each floor offers multiple double door entries off two distinct elevator lobbies creating unmatched tenant identity. The majority of spaces have access to private usable decks to enjoy the temperate climate.



## ACCESS

The buildings are directly adjacent to the Walnut Creek BART station. Easy freeway access off Interstate 680 and Highway 24 to the site. Easy ingress/egress off N. California Boulevard, Pringle, and Riviera Avenue.



## ON-SITE AMENITIES

Fully staffed property management office, day porter, building engineer, on-site security, and conference/training room that seats up to 40 people. Workout facility with showers and locker rooms.



## ABUNDANT PARKING

The project has 5 levels of structured parking directly below the buildings, and boasts one of the highest parking ratios in the market of over 3 parking spaces for every 1,000 RSF of floor area.



## OWNERSHIP

Align Real Estate and PCCP together represent two of the most experienced, and largest owners of Class A office properties in the western United States. Both are known for their outstanding customer service and commitment to managing and improving their properties to "Best in Class" status.



## MAJOR IMPROVEMENTS

Amenitized 3rd floor exterior plaza for tenant meetings, "touch-downs", collaboration, client entertaining, and team-building.

Enhanced and expanded tenant Conference Center

Completely remodeled and iconic Lobby improvements

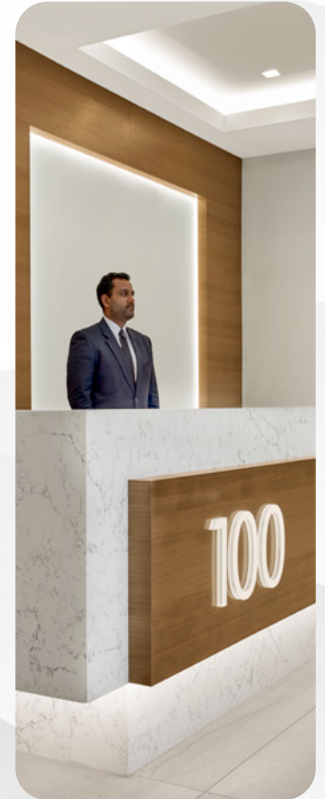
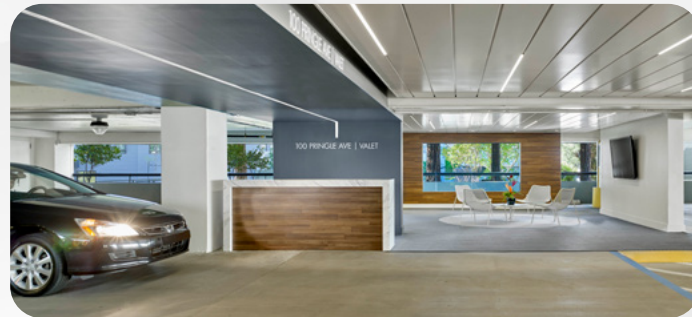




# RECENT RENOVATIONS



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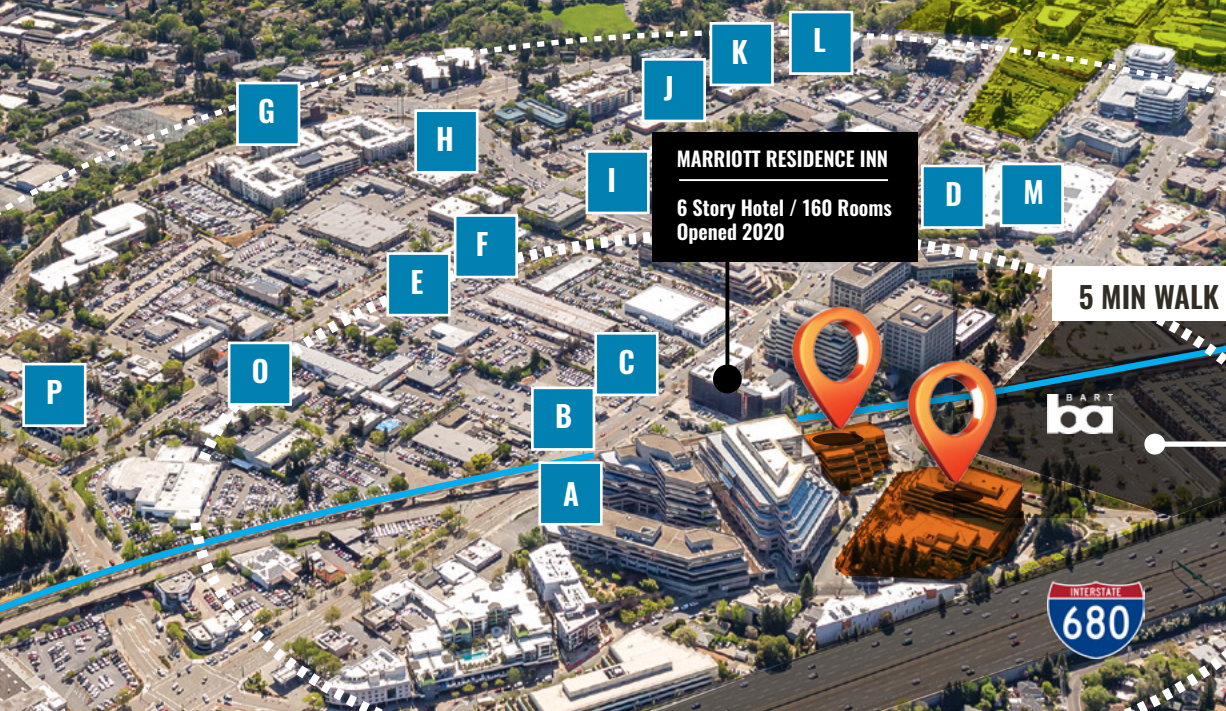


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# NEARBY AMENITIES

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	Leshner 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



The **Walnut Creek Transit Village** is a mixed-use development under construction at the Walnut Creek BART Station. The Village will contain 600 apartment units, shops and restaurants with public plazas, views to Mt. Diablo and direct pedestrian access to BART.

## 24/7 DOWNTOWN LOCATION SURROUNDING WCC

Walnut Creek has experienced a renaissance that has brought high-end restaurants, shopping, and nightlife to the area. As the premier retail destination in the East Bay, Walnut Creek has attracted a long list of prominent retailers including Nordstrom, Tiffany & Co., William Sonoma, Pottery Barn, and Restoration Hardware.





### EXCLUSIVE AGENTS



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