



1211 Newell Avenue
*Conceptual Rendering

PLANNED INTERIOR & EXTERIOR IMPROVEMENTS > 1211 NEWELL AVENUE, WALNUT CREEK, CA

FOR LEASE > 1211 NEWELL AVENUE, WALNUT CREEK, CALIFORNIA

PROFESSIONAL OFFICE SPACE

ERIC ERICKSON CCIM SIOR

925 279 5580
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BRIAN CLACK

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PROPERTY HIGHLIGHTS

- Highly visible location at the top of Newell Hill.
- Two blocks from Broadway Plaza, the core of Walnut Creek's shopping and dining scene.
- Easy access via South Broadway extension.
- On-site 3.4 / 1,000 parking with covered, shaded stalls underneath building.
- Building demises easily to accommodate small tenants up to full floor users.
- Extensive common area & energy efficiency upgrades.
- Brand New VRV HVAC system throughout. Individual suite control.
- New CAT6 and fiber distribution throughout.

HOME TO A WIDE
VARIETY OF FINE
RESTAURANTS &
RETAIL SHOPS



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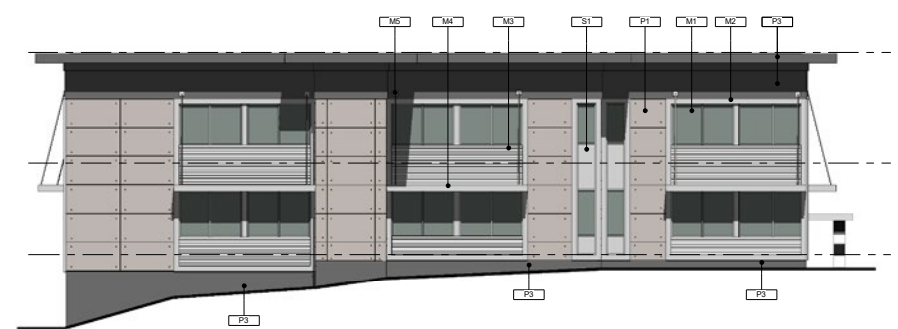
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① EAST ELEVATION
1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"

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CONCEPTUAL RENDERING | VIEW FROM WHOLE FOODS



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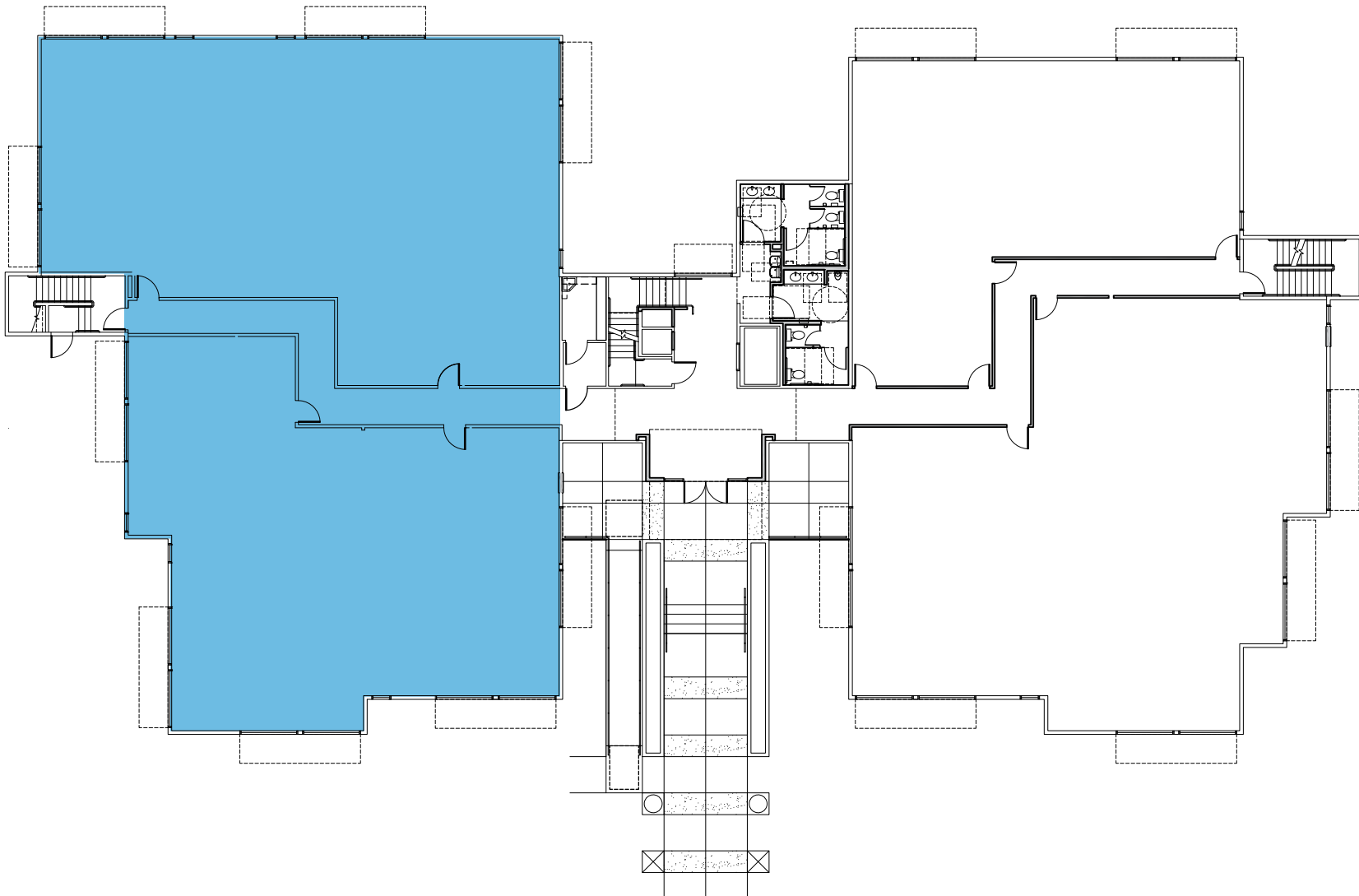


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First Floor

±1,500 - ±6,820 SF



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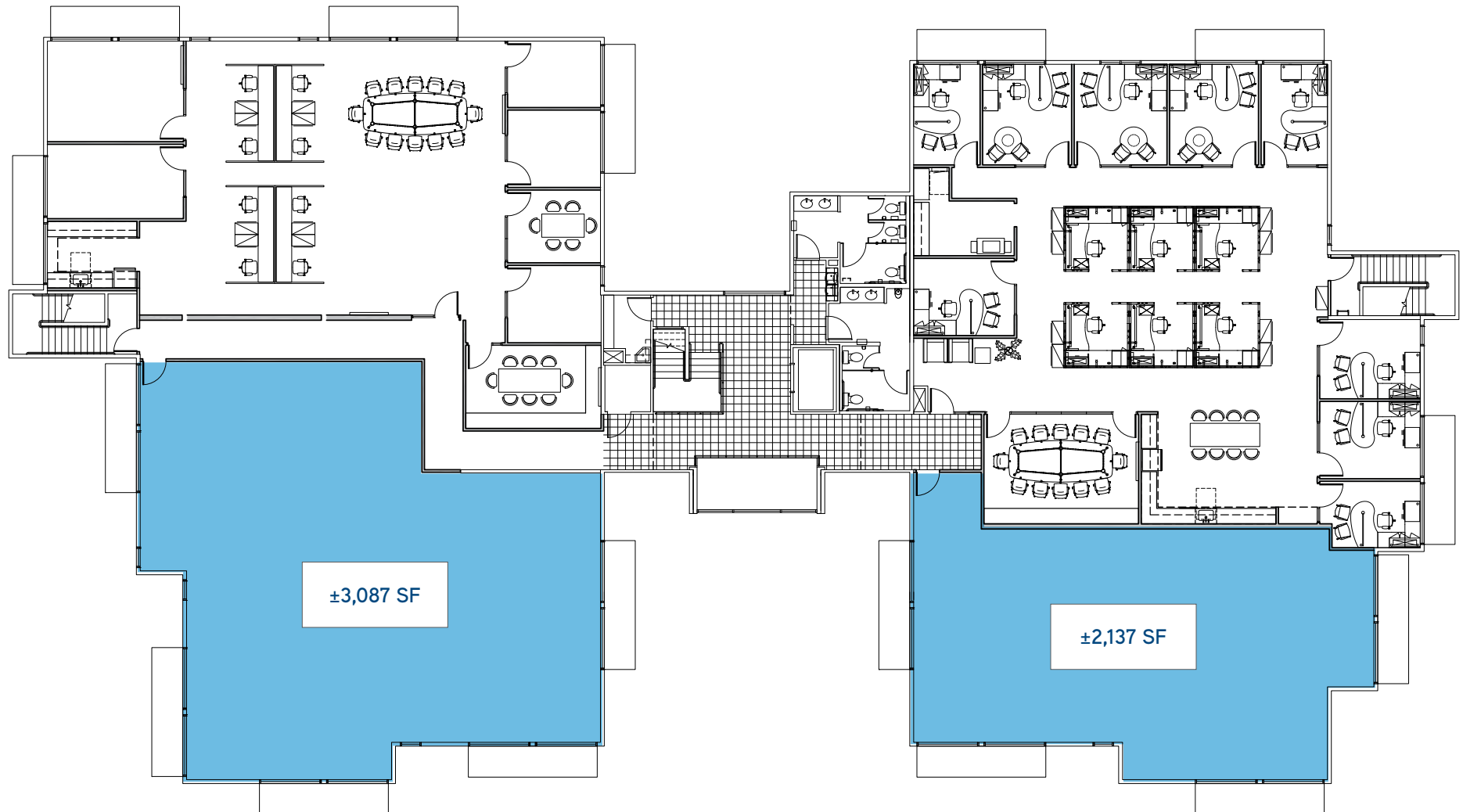
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Second Floor
±2,137 - ±3,087 SF



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Parking Plan



Tandem Stalls