



# Downtown Office Space

Available in the heart of Walnut Creek, California

For Lease | 590 Ygnacio Valley Road, Walnut Creek, CA

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conduct their own due diligence and verification.

**Matt Hurd**  
Senior Vice President  
+1 925 279 5567  
matt.hurd@colliers.com  
CA Lic. 01347571

**Scott Ellis**  
Executive Vice President  
+1 925 279 5575  
scott.ellis@colliers.com  
CA Lic. 00713974

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# Overview

## Highlights

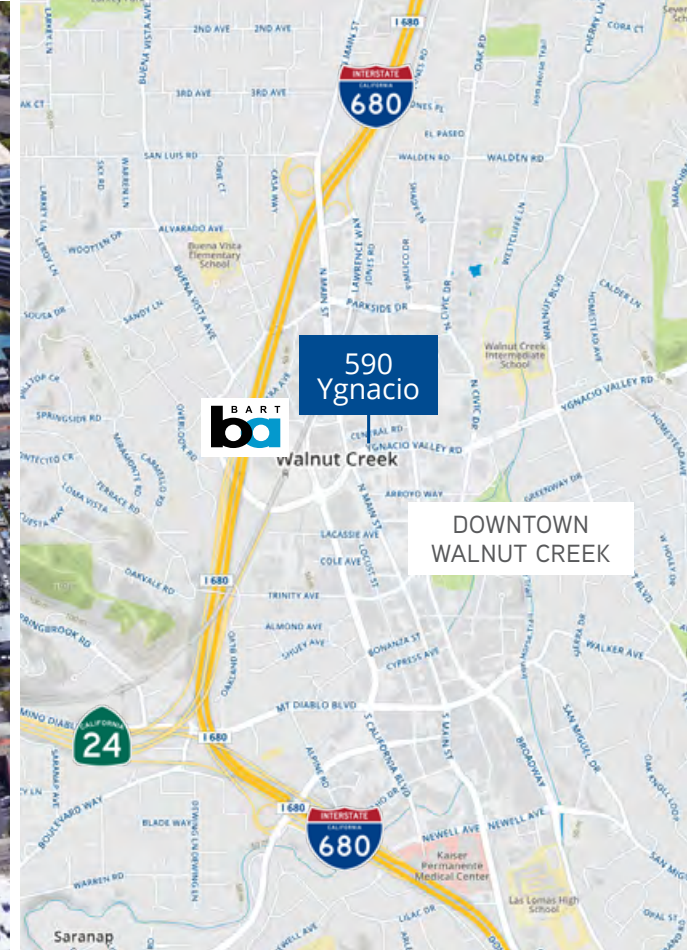
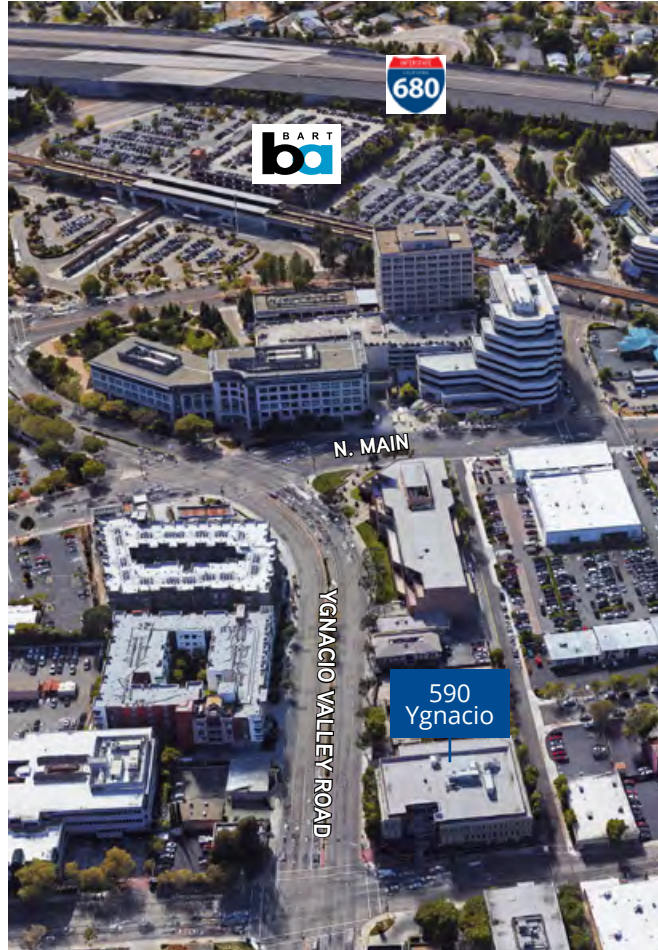
- Prime location
- First class common area finishes
- Walking distance to numerous amenities
- 2 blocks from Walnut Creek BART
- Parking ratio of 3.1/1,000 covered & surface
- New building systems in place
- Immediate access to I-680 and Hwy 24
- Exterior signage for ground floor tenants. ±62,000 cars per day on Ygnacio Valley Rd.
- Floor plans available at [590yvr.com](http://590yvr.com)



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