



For Lease | Office Suites

Ygnacio Station

Ygnacio Valley Road & Lacassie Avenue | Walnut Creek, CA

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Accelerating success.

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Ygnacio Station | Walnut Creek

Overview

4 Office Buildings:

245 Ygnacio Valley Rd, 255 Ygnacio Valley Rd,
1756 Lacassie Ave, 1766 Lacassie Ave

- Across from the Walnut Creek BART station
- Excellent freeway access to I- 680 and Highway 24
- Well-maintained buildings and grounds
- Locally owned and managed



Covered Reserve parking available
at \$75 per stall per month



Available Suites

245 Ygnacio Valley Road

Suite	RSF
Suite 100	±2,929 RSF

255 Ygnacio Valley Road

Suite	RSF
Suite 100	±1,924 RSF

1756 Lacassie Avenue

Suite	RSF
Suite 100*	±1,367 RSF
Suite 102*	±1,252 RSF
Suite 200	±760 RSF
Suite 201**	±1,228 RSF
Suite 202**	±1,413 RSF

1766 Lacassie Avenue

Suite	RSF
100% Leased	---

*Suites 100 and 102 available as a contiguous space

**Suites 201 and 202 available as a contiguous space

245 Ygnacio Valley Road

Contact Brokers

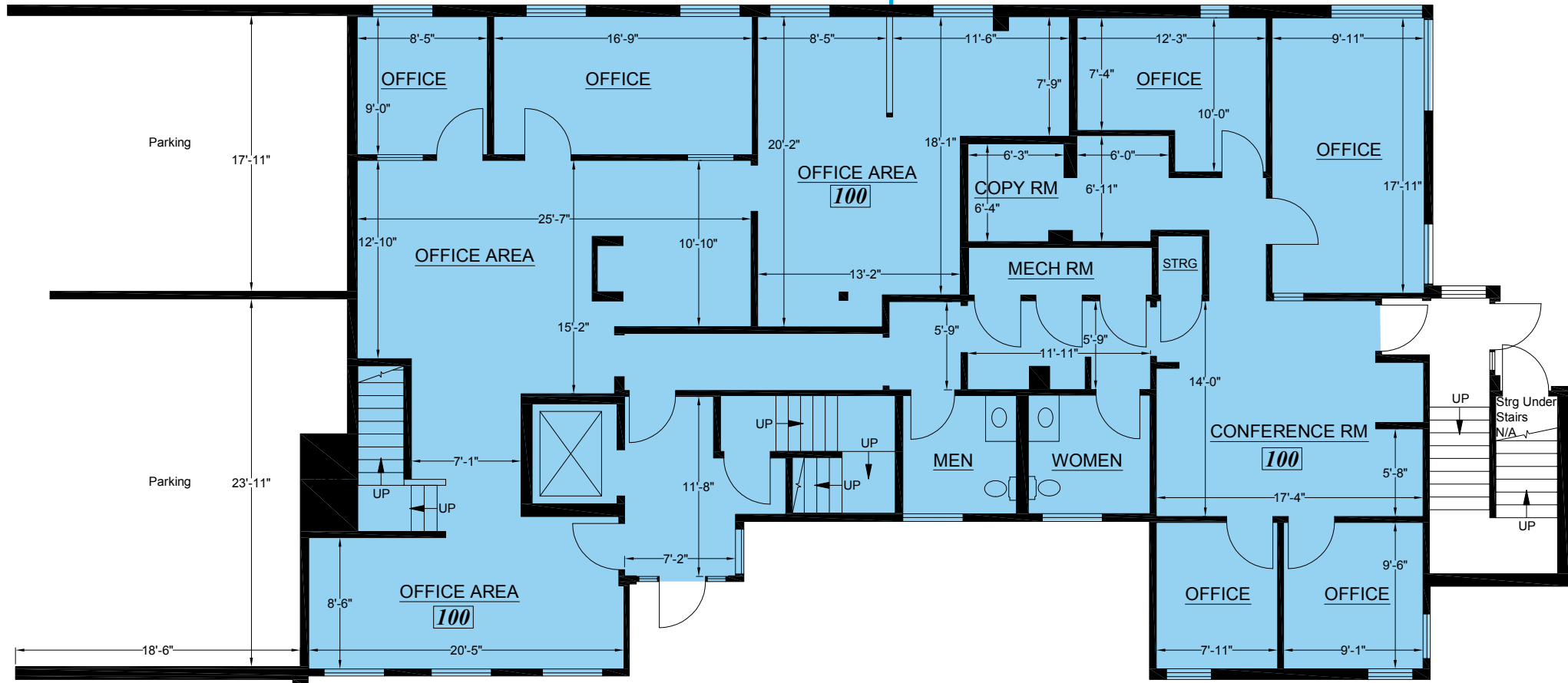
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Suite 100
±2,929 RSF



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255 Ygnacio Valley Road

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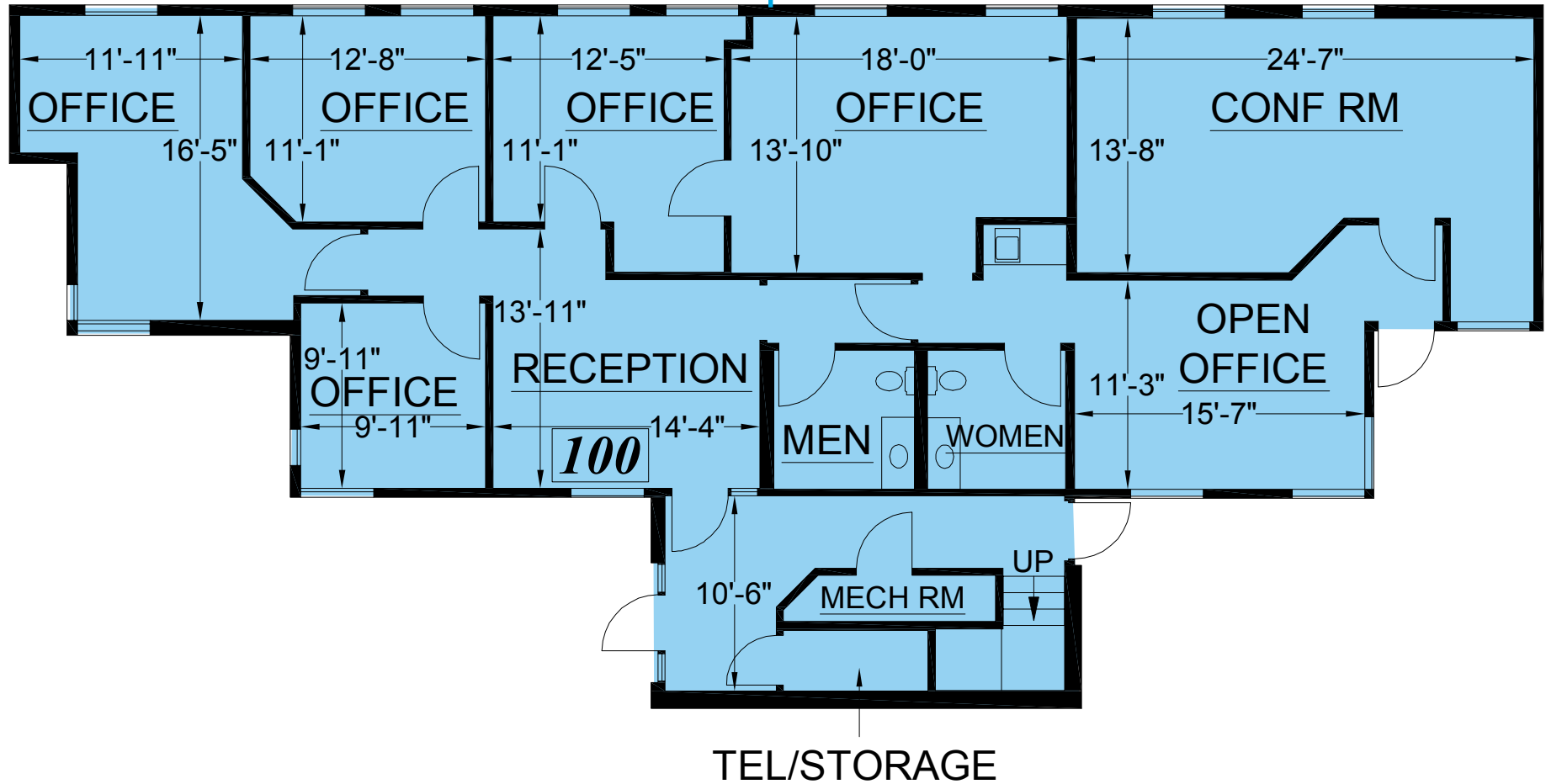
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Suite 100
±1,924 RSF



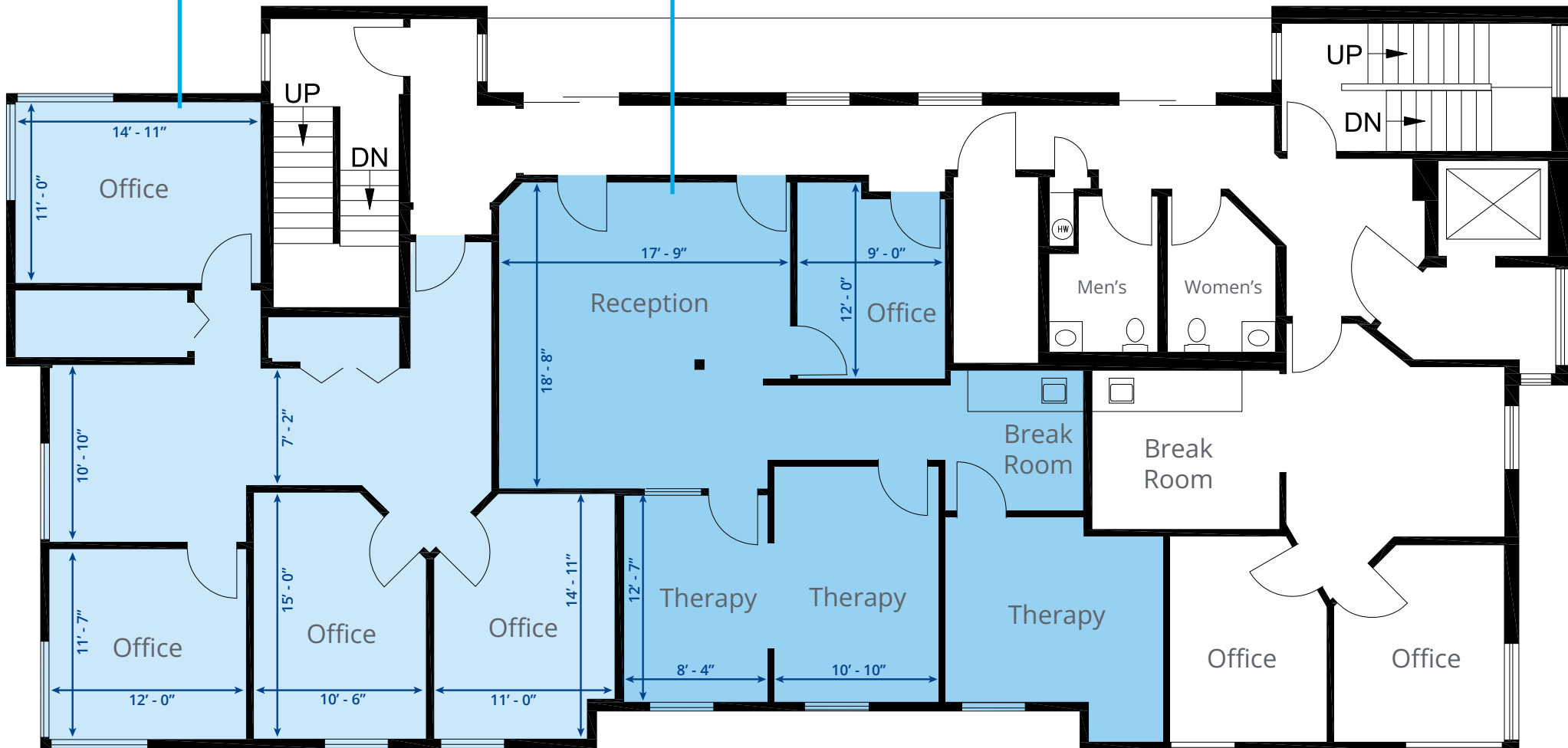
1756 Lacassie Avenue

Suites 100 & 102
±2,619 RSF

**Suite 100 and 102 available
as contiguous space*

Suite 100*
±1,367 RSF

Suite 102*
±1,252 RSF



1756 Lacassie Avenue

Suites 201 & 202
±2,619 RSF

**Suite 201 and 202 available
as contiguous space*

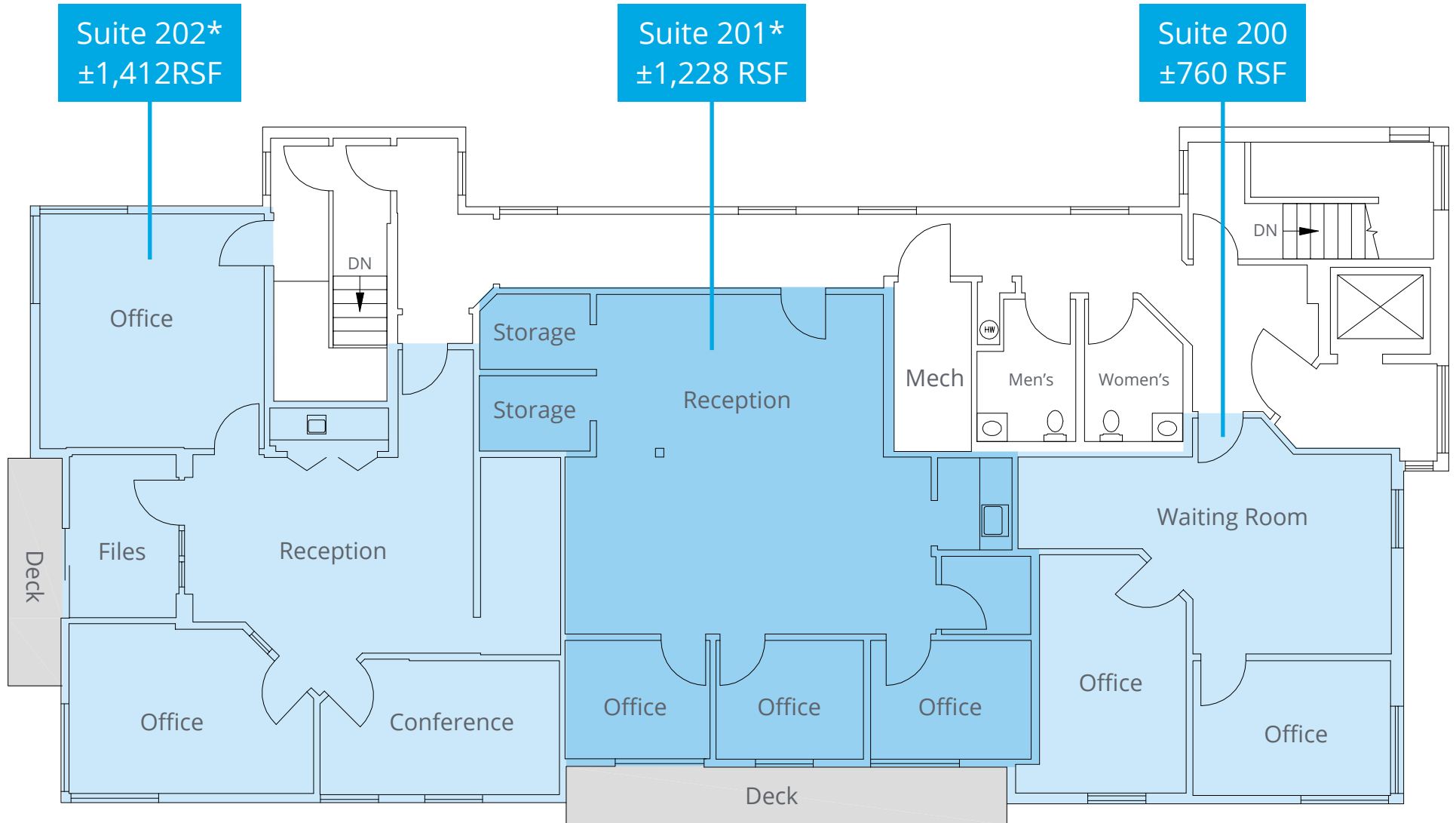


Photo Gallery



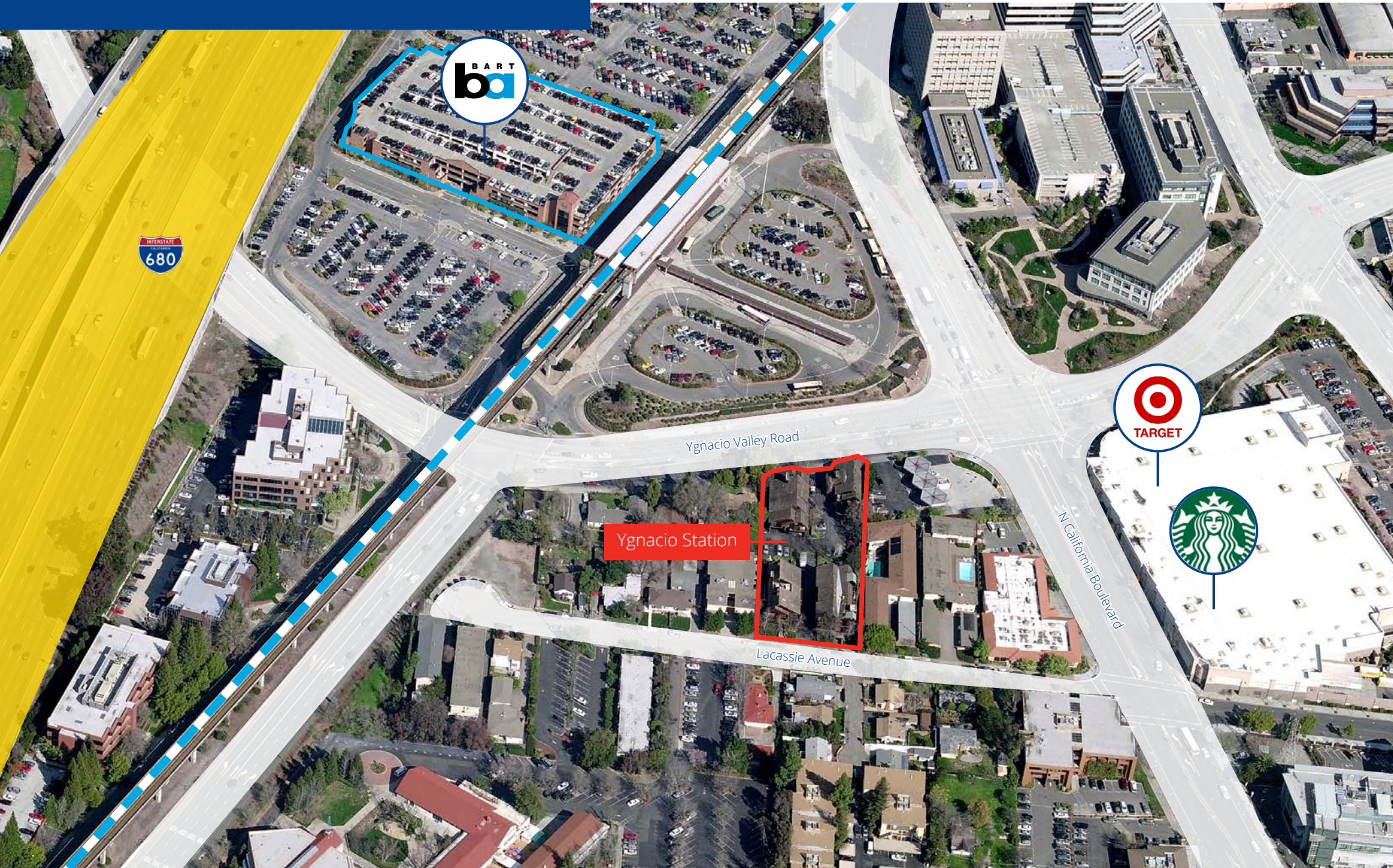
Covered Parking



Covered Parking



Aerial Overview



Ygnacio Station

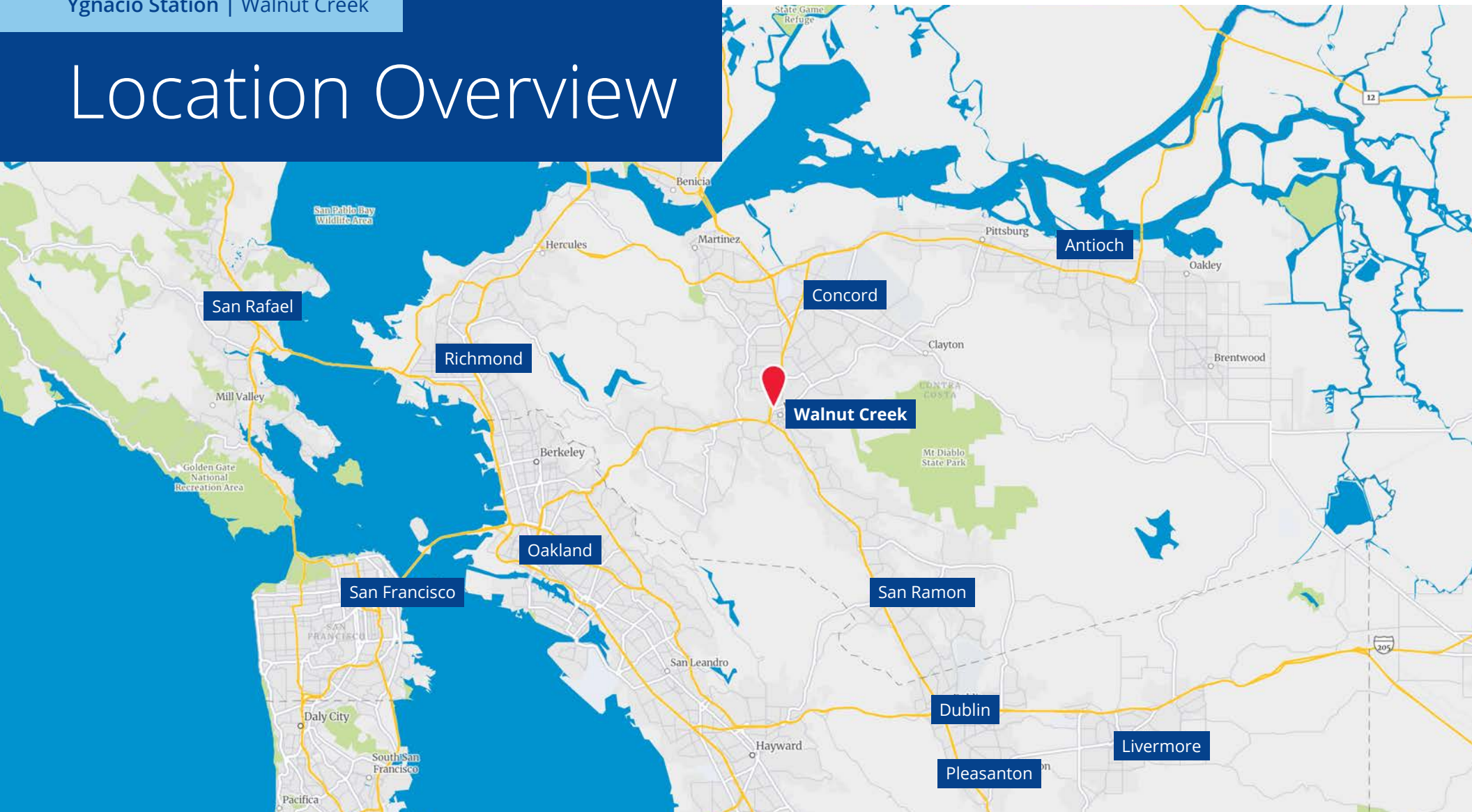


Ygnacio Valley Road

Lacassie Avenue

N California Boulevard

Location Overview



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