



For Lease | Office Suites

# Ygnacio Station

Ygnacio Valley Road & Lacassie Avenue | Walnut Creek, CA

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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

### 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

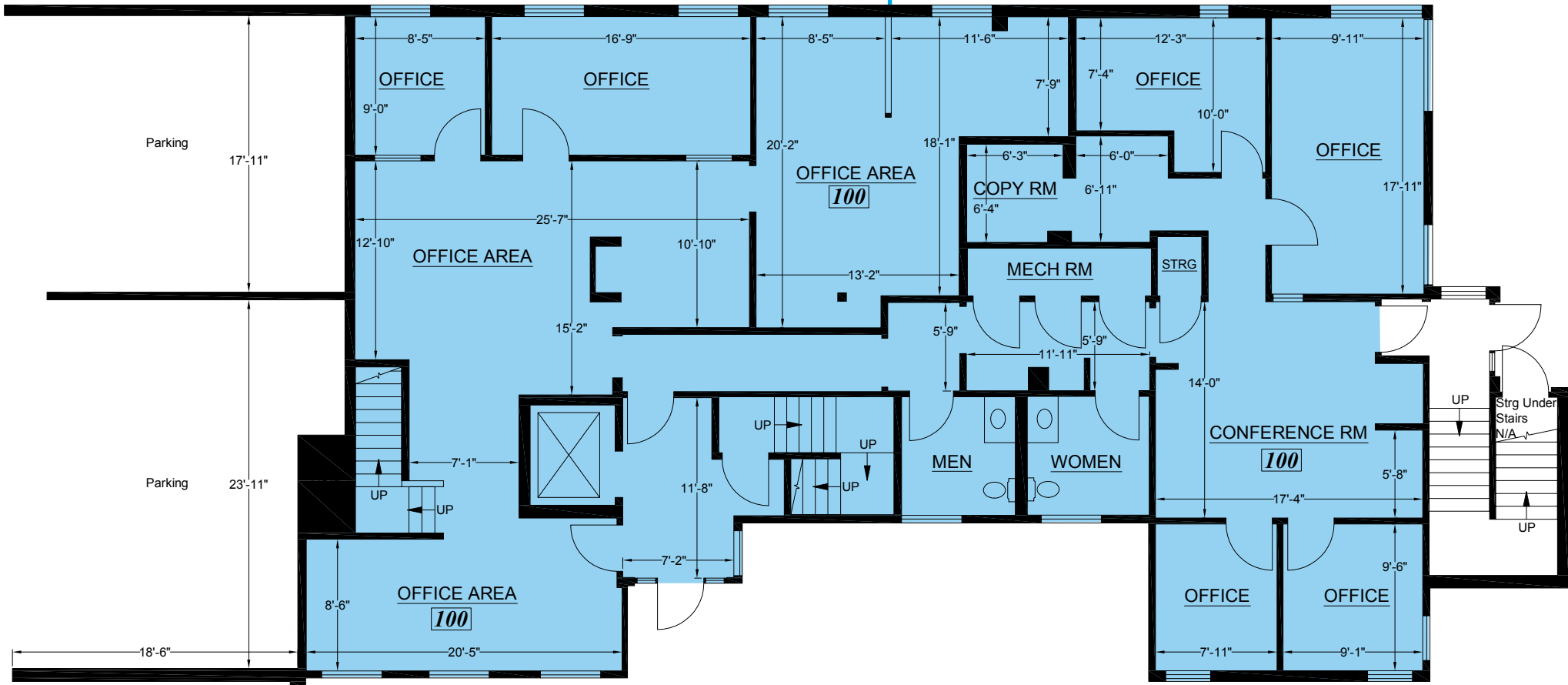
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Suite 100  
±2,929 RSF



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# 255 Ygnacio Valley Road

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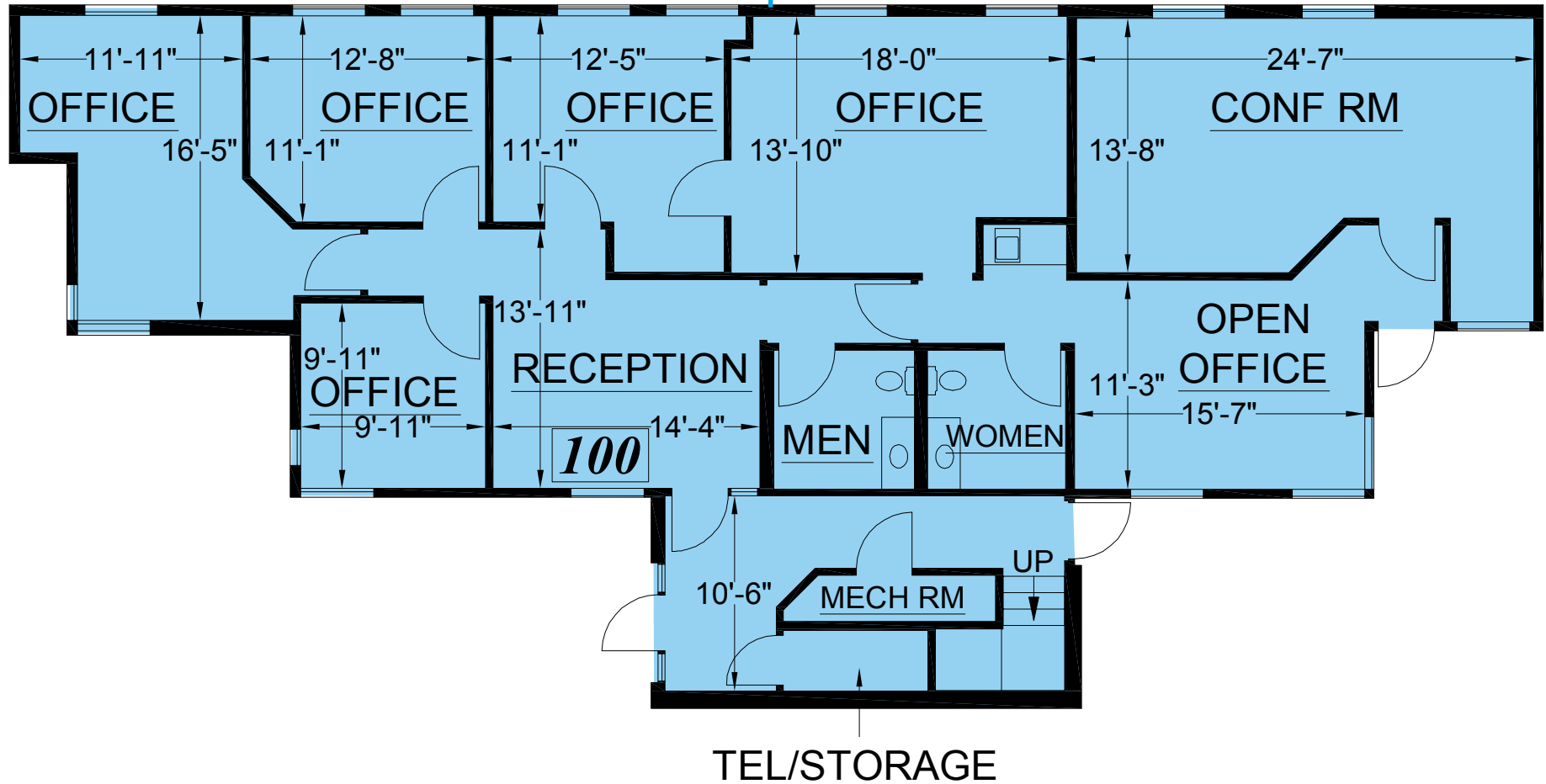
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Suite 100  
±1,924 RSF



# 1756 Lacassie Avenue

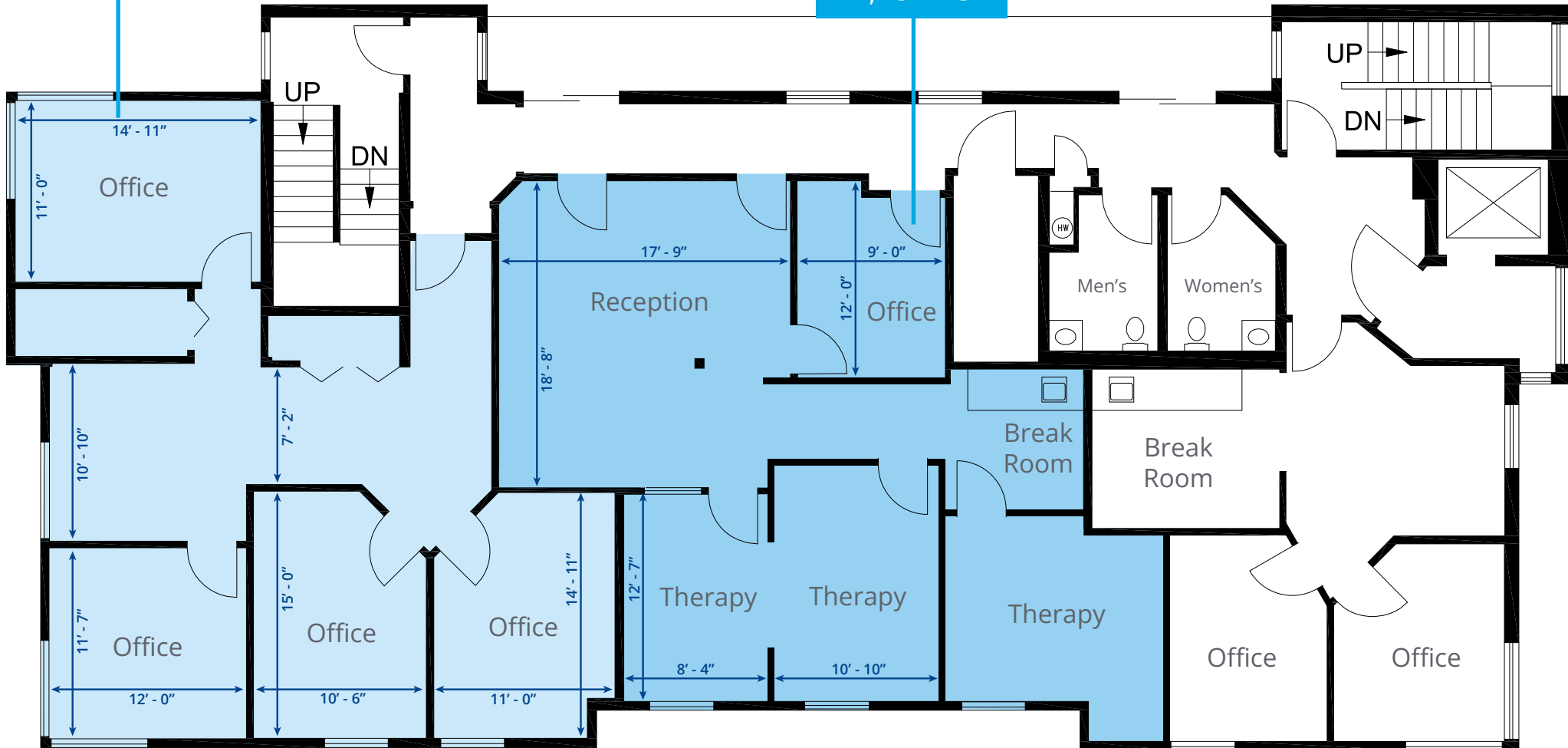
Suites 100 & 102  
±2,619 RSF

*\*Suite 100 and 102 available  
as contiguous space*

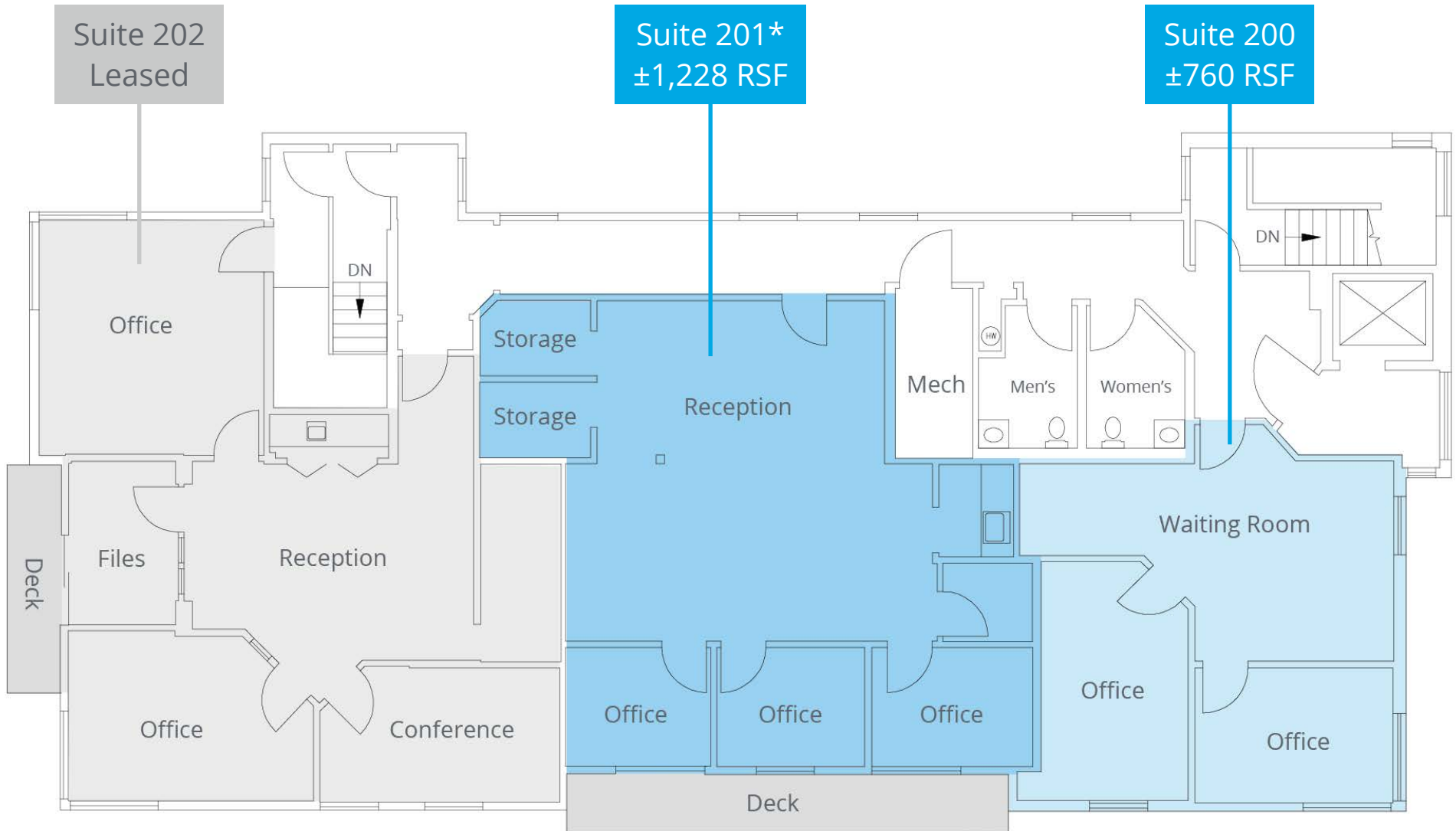
Suite 100\*  
±1,367 RSF

[360° Take Virtual Tour »](#)

Suite 102\*  
±1,252 RSF



# 1756 Lacassie Avenue





# Photo Gallery



Covered Parking

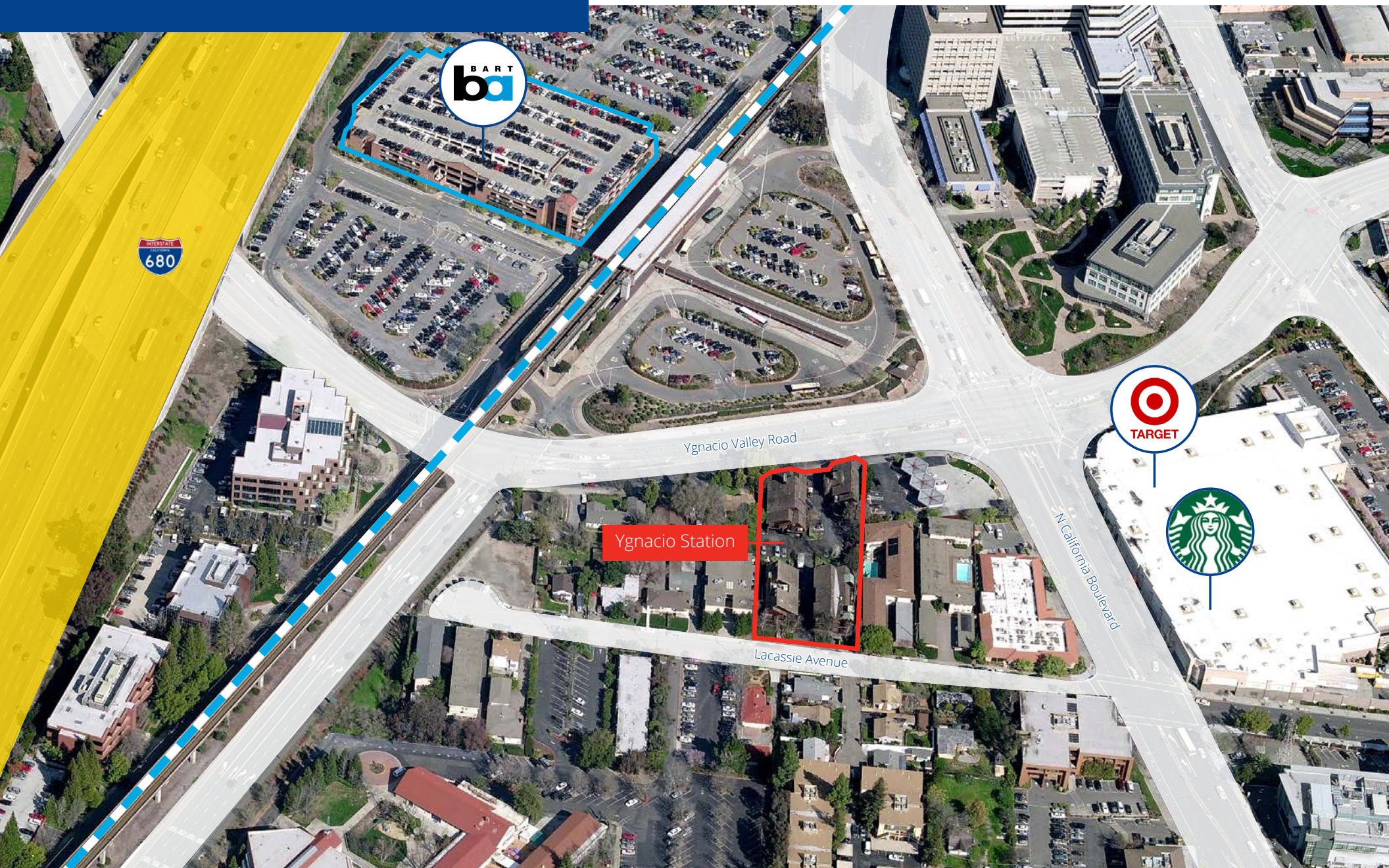


Covered Parking



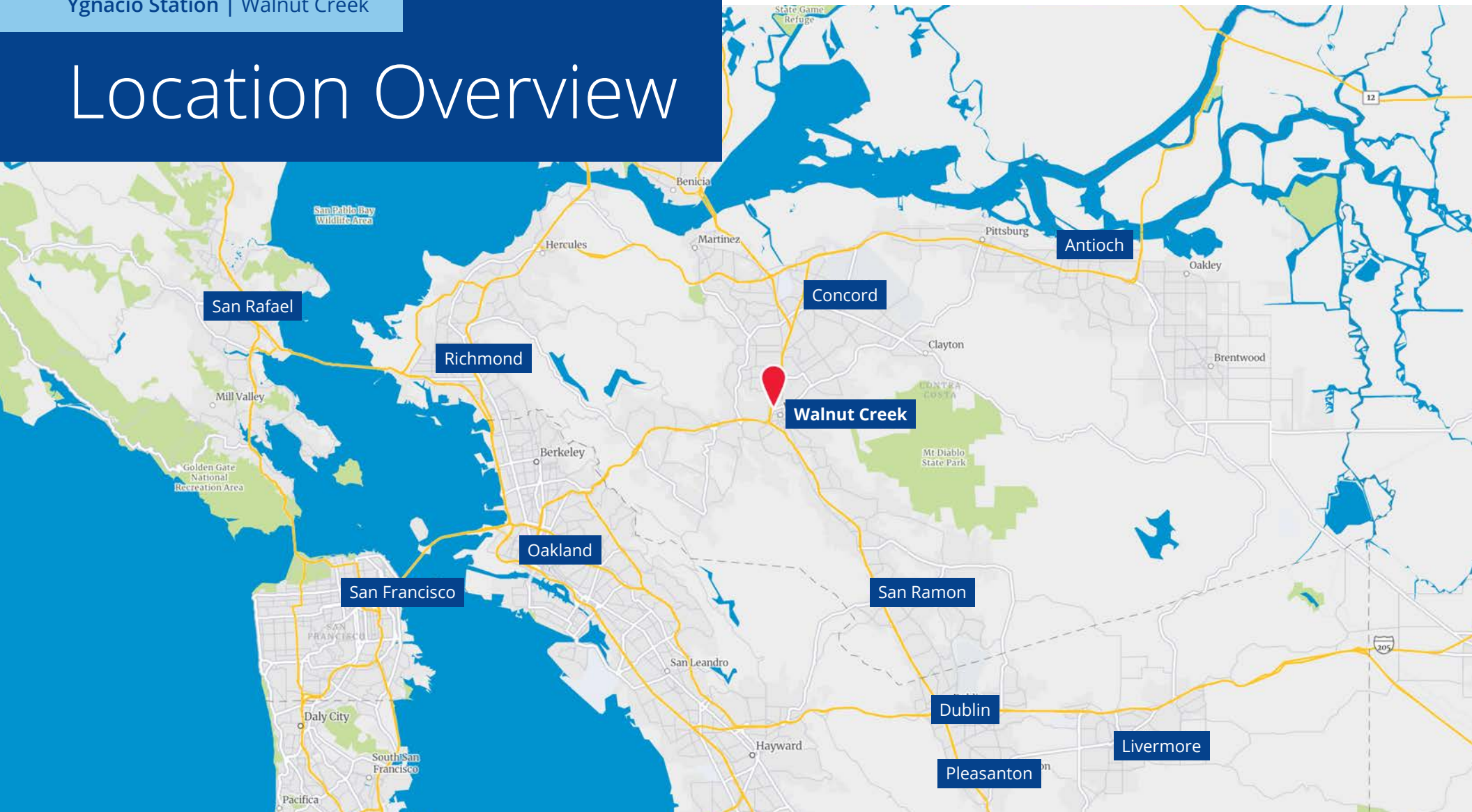


# Aerial Overview





# Location Overview



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