



Sign CA



For Sale | Ygnacio Station | Across from BART

Office Building Park on .88 Acres

Ygnacio Valley Road & Lacassie Avenue | Walnut Creek, CA

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Accelerating success.

Brian Clack

Senior Vice President
CA License No. 01416362
brian.clack@colliers.com
+1 925 279 4654

Eric Erickson, SIOR

Executive Vice President
CA License No. 01177336
eric.erickson@colliers.com
+1 925 279 5580

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
- Zoning: Downtown Mixed Use, [West Downtown Specific Plan \(SP-15\)](#)
- Call Brokers for Pricing



Property Overview

245 Ygnacio Valley Road

RSF	±6,410 SF on 0.22 Acres
Elevator	Yes
Leased	100%
Year Built	1987

255 Ygnacio Valley Road

RSF	±4,351 SF on 0.24 Acres
Elevator	None
Leased	50%
Year Built	1983

1756 Lacassie Avenue

RSF	±7,875 SF on 0.22 acres
Elevator	Yes
Leased	60%
Year Built	1989

1766 Lacassie Avenue

RSF	±5,647 SF on 0.20 acres
Elevator	Yes
Leased	100%
Year Built	1987

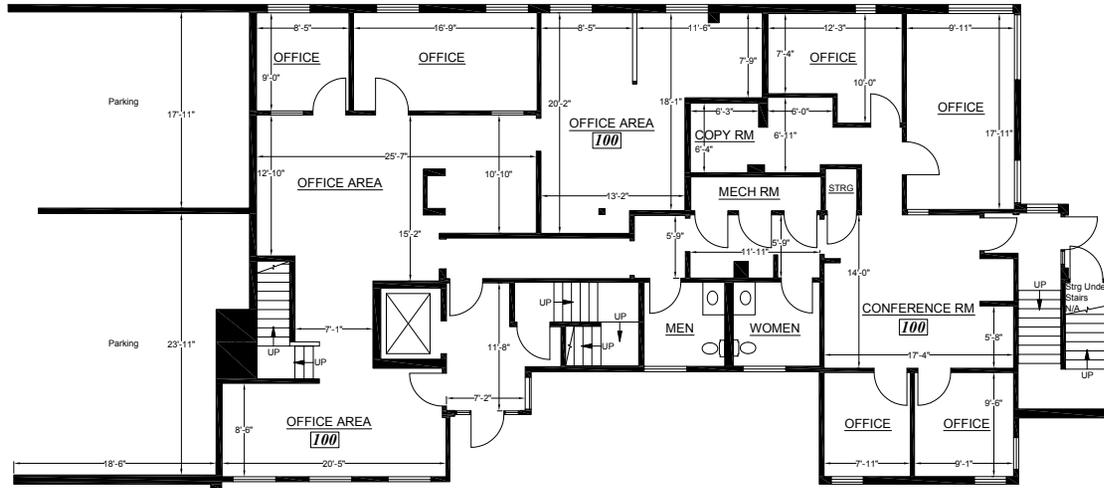
Parcel Map



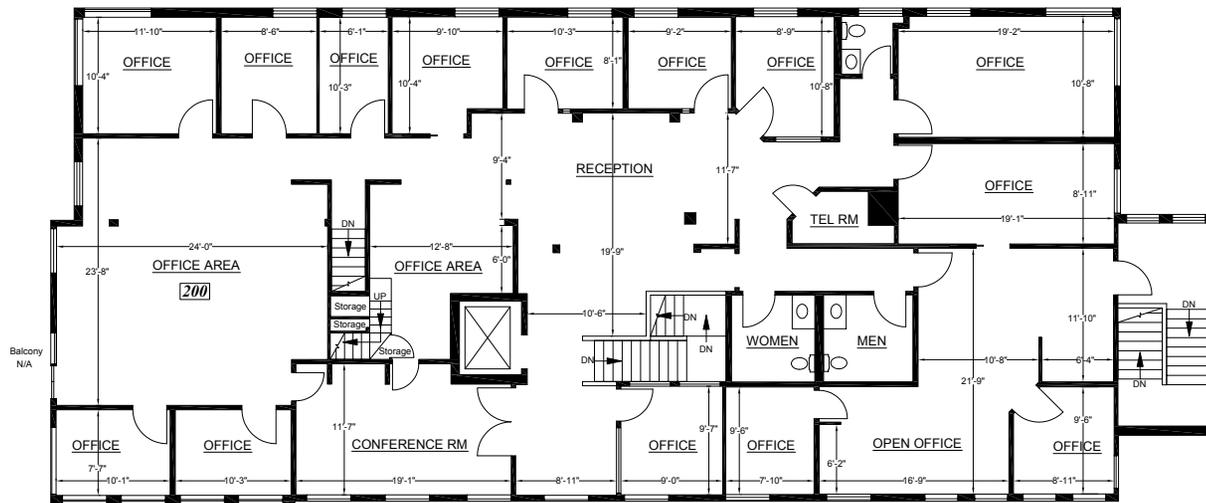
245 Ygnacio Valley Road

100% Leased

First Floor



Second Floor

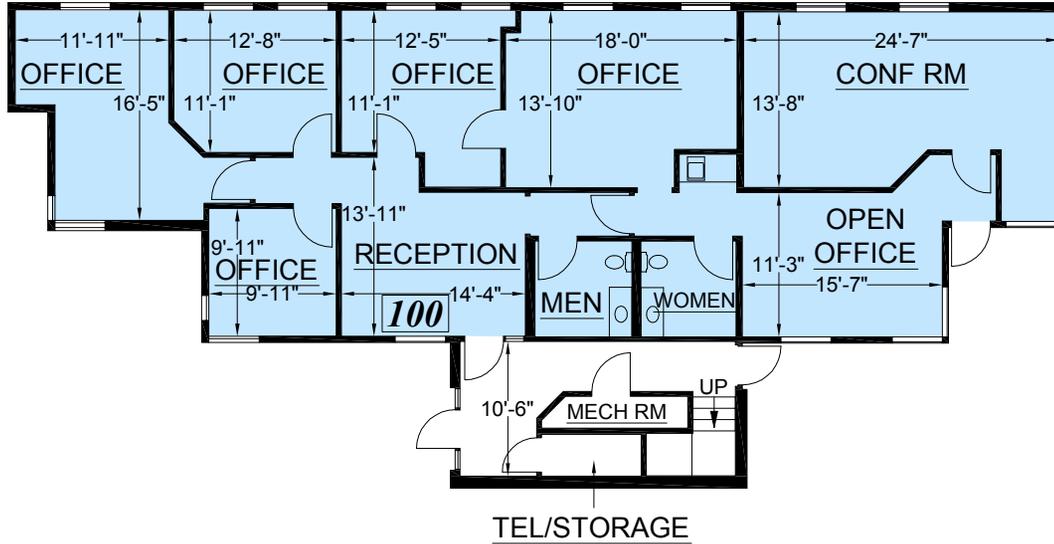


255 Ygnacio Valley Road

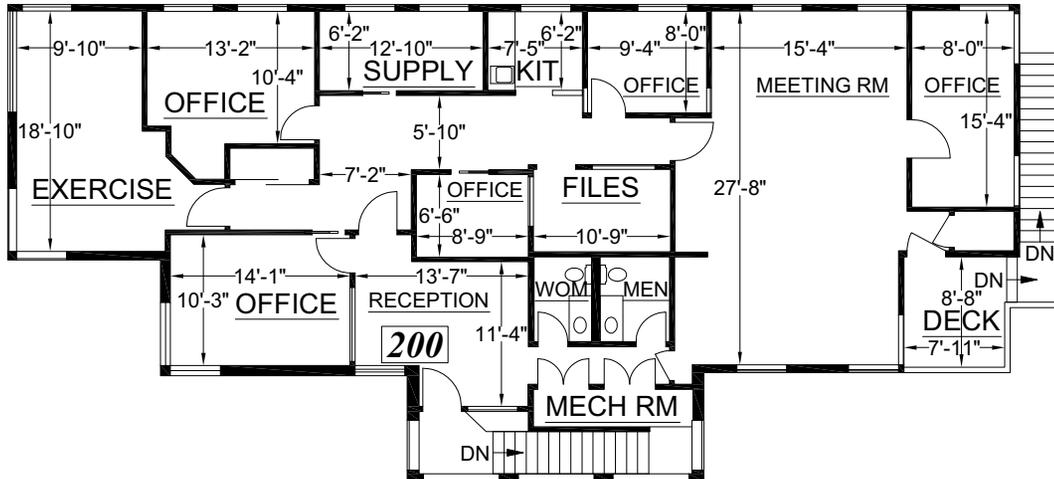


First Floor

- Suite 100 | ±1,924 RSF



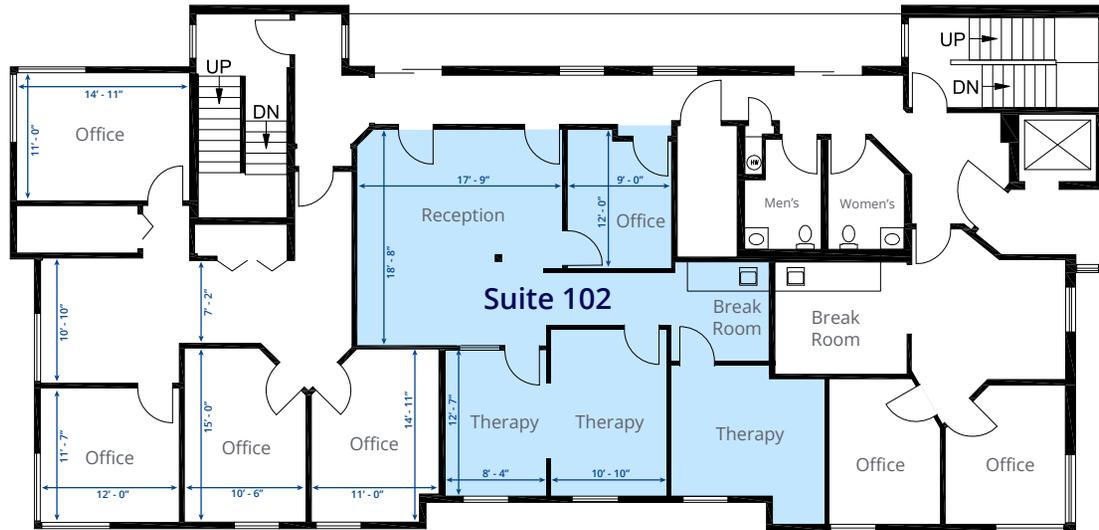
Second Floor



1756 Lacassie Avenue



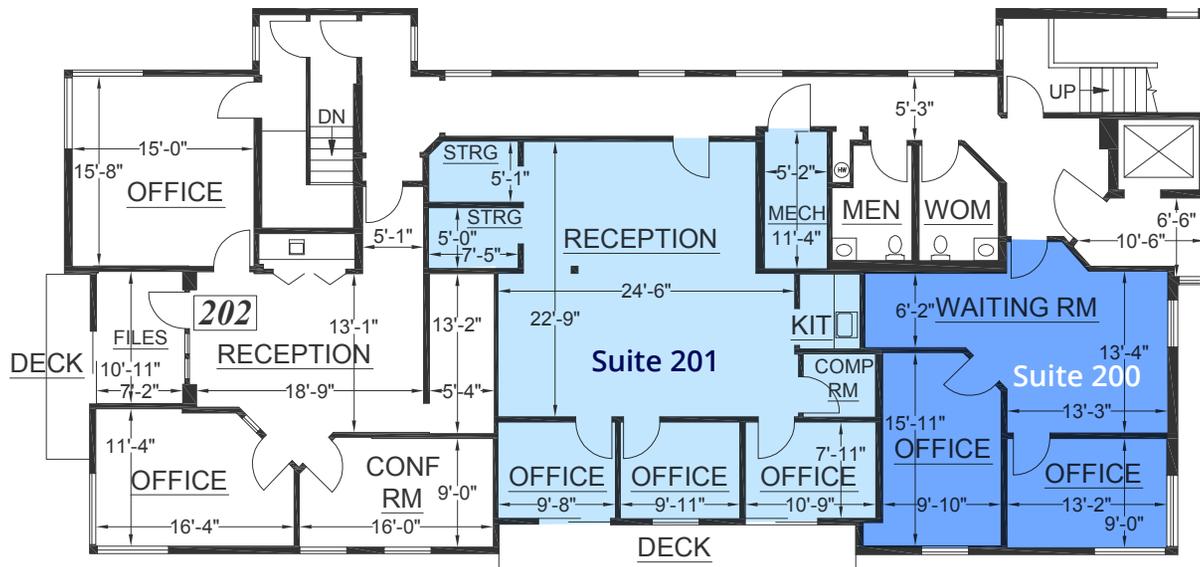
First Floor



- Suite 102 | ±1,252 RSF



Second Floor

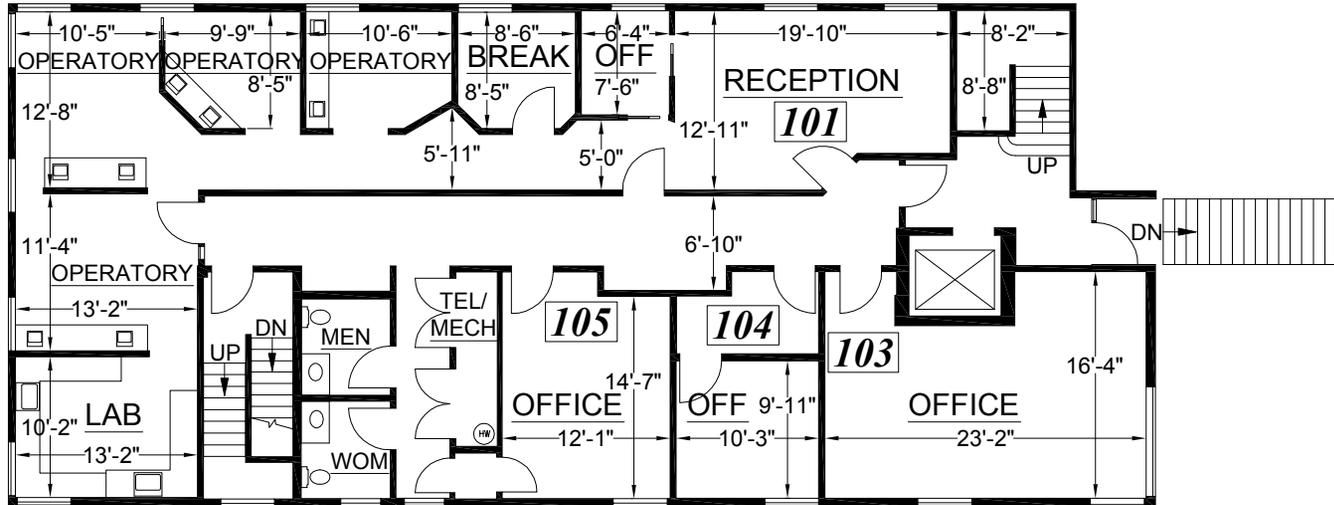


- Suite 200 | ±760 RSF
- Suite 201 | ±1,228 RSF

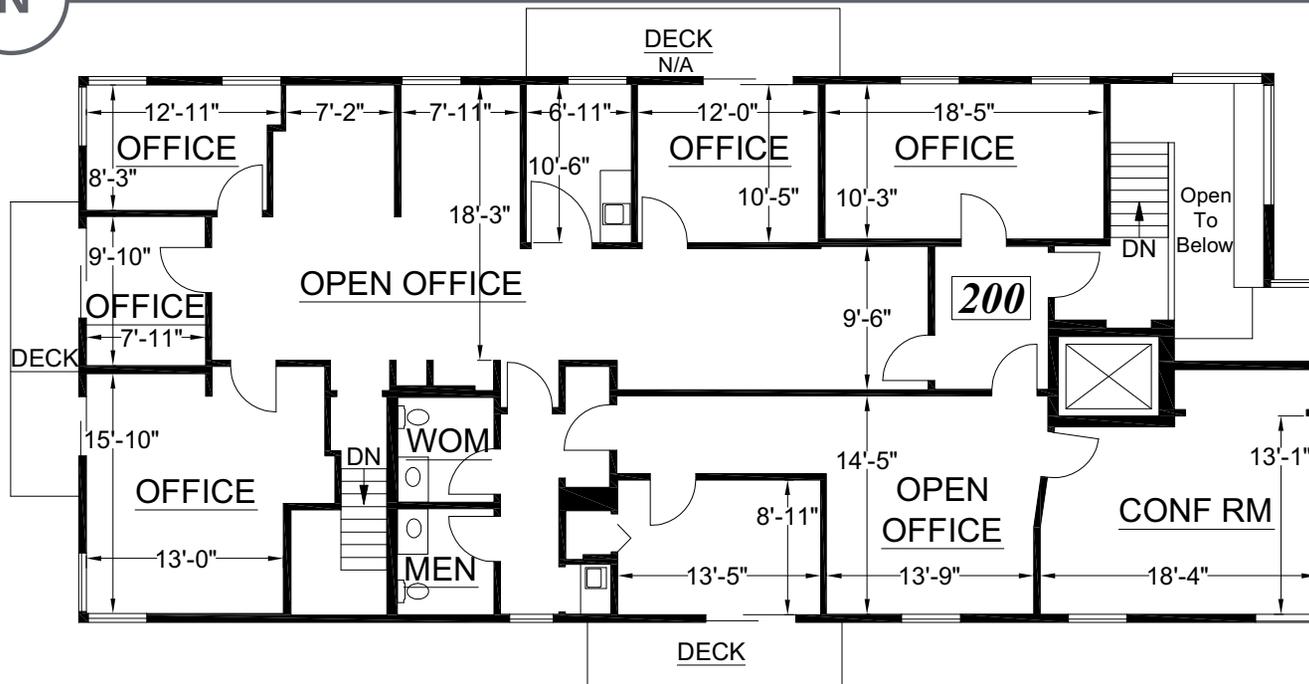
1766 Lacassie Avenue

100% Leased

First Floor



Second Floor



Aerial Overview

