



For Lease | Office Suites

# Ygnacio Station

Ygnacio Valley Road & Lacassie Avenue | Walnut Creek, CA

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Accelerating success.

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# 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
100% Leased	

### 255 Ygnacio Valley Road

Suite	RSF
Suite 100	±1,924 RSF

### 1756 Lacassie Avenue

Suite	RSF
Suite 102	±1,252 RSF
Suite 200	±760 RSF
Suite 201	±1,228 RSF

### 1766 Lacassie Avenue

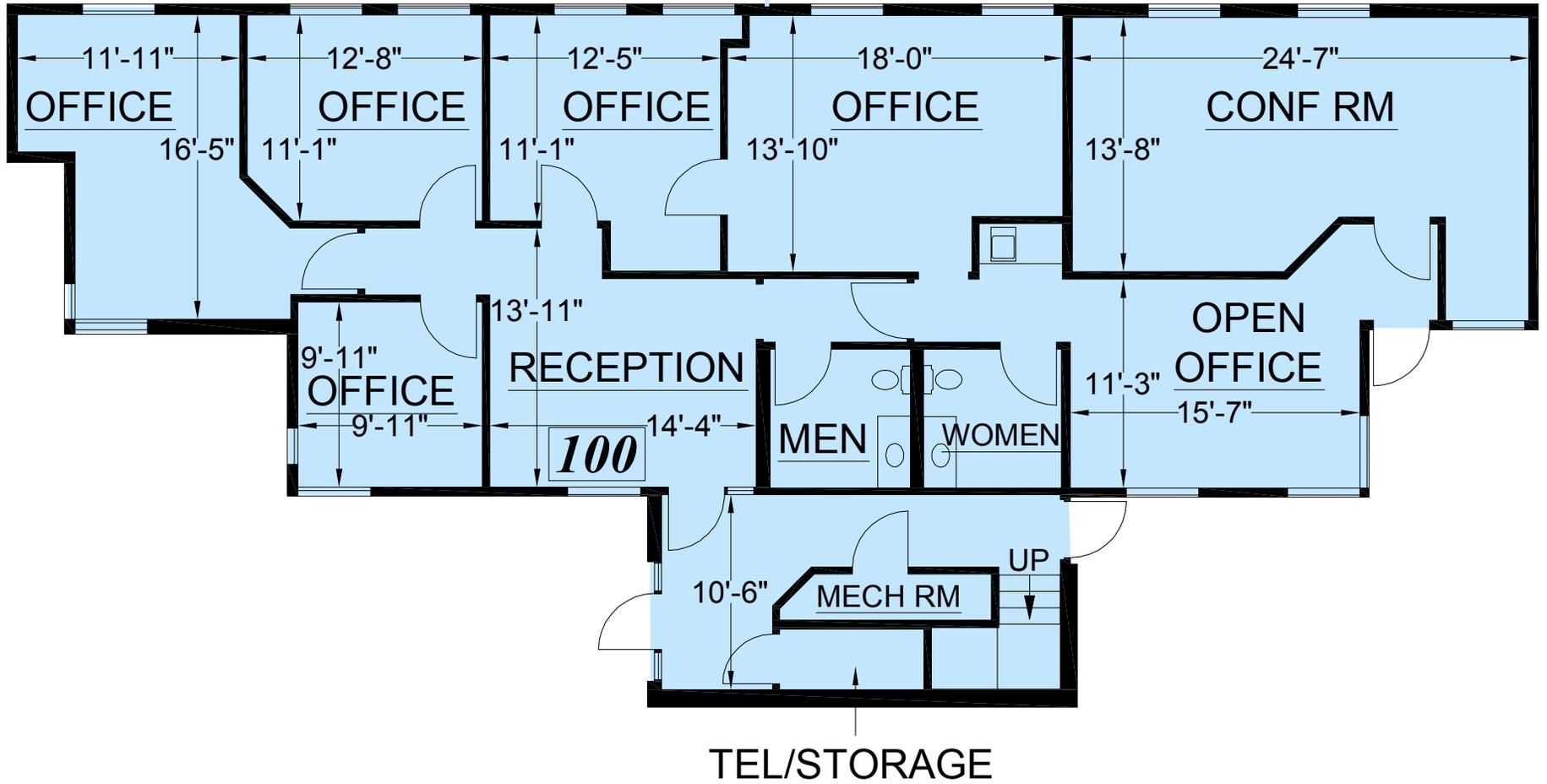
Suite	RSF
100% Leased	

# 255 Ygnacio Valley Road



Suite 100 Virtual Tour

Suite 100  
±1,924 RSF

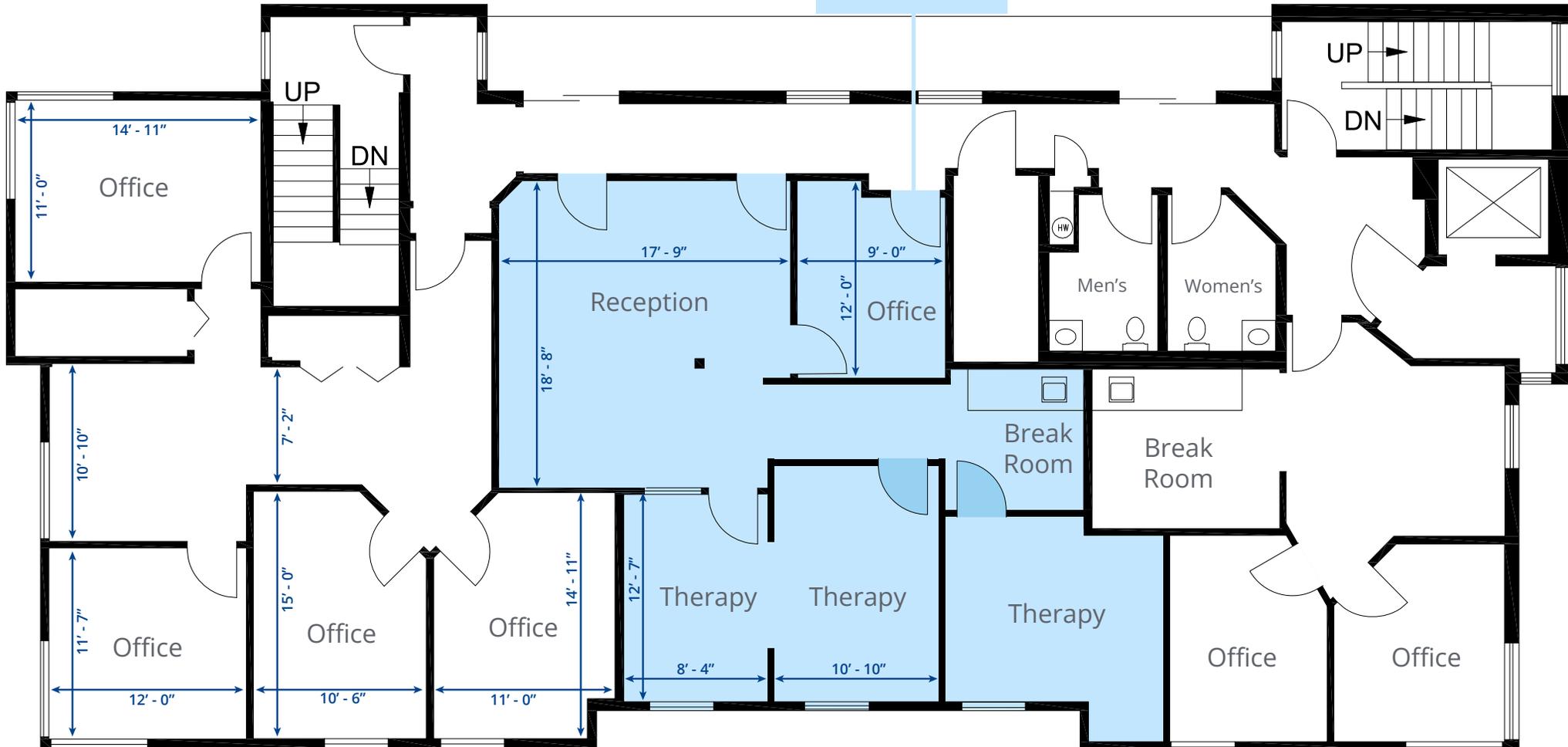


Ygnacio Station | Walnut Creek

# 1756 Lacassie Avenue

360° Suite 102 Virtual Tour

Suite 102  
±1,252 RSF



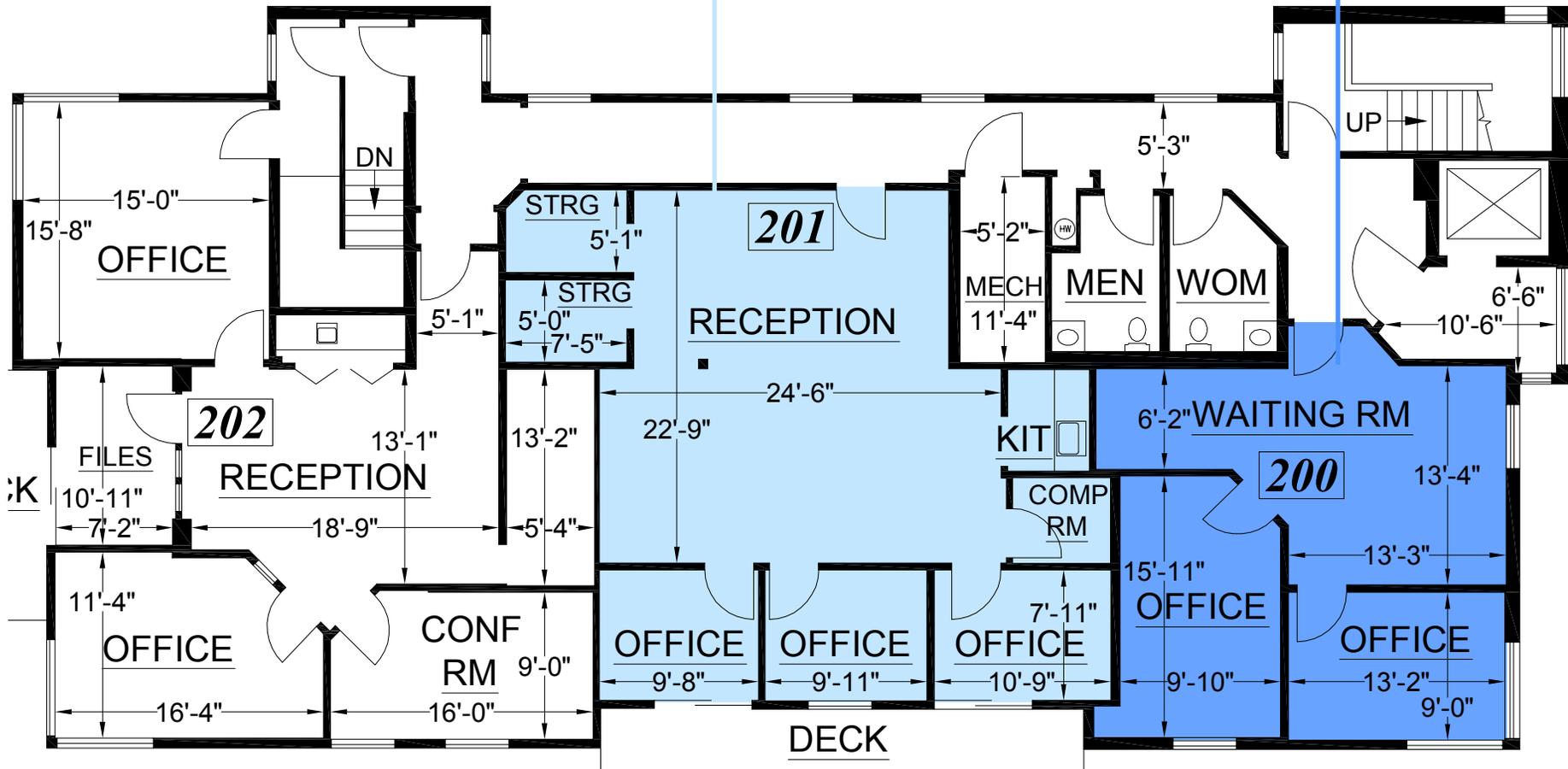
# 1756 Lacassie Avenue

360° Suite 200 Virtual Tour

360° Suite 201 Virtual Tour

Suite 201  
±1,228 RSF

Suite 200  
±760 RSF



# Photo Gallery



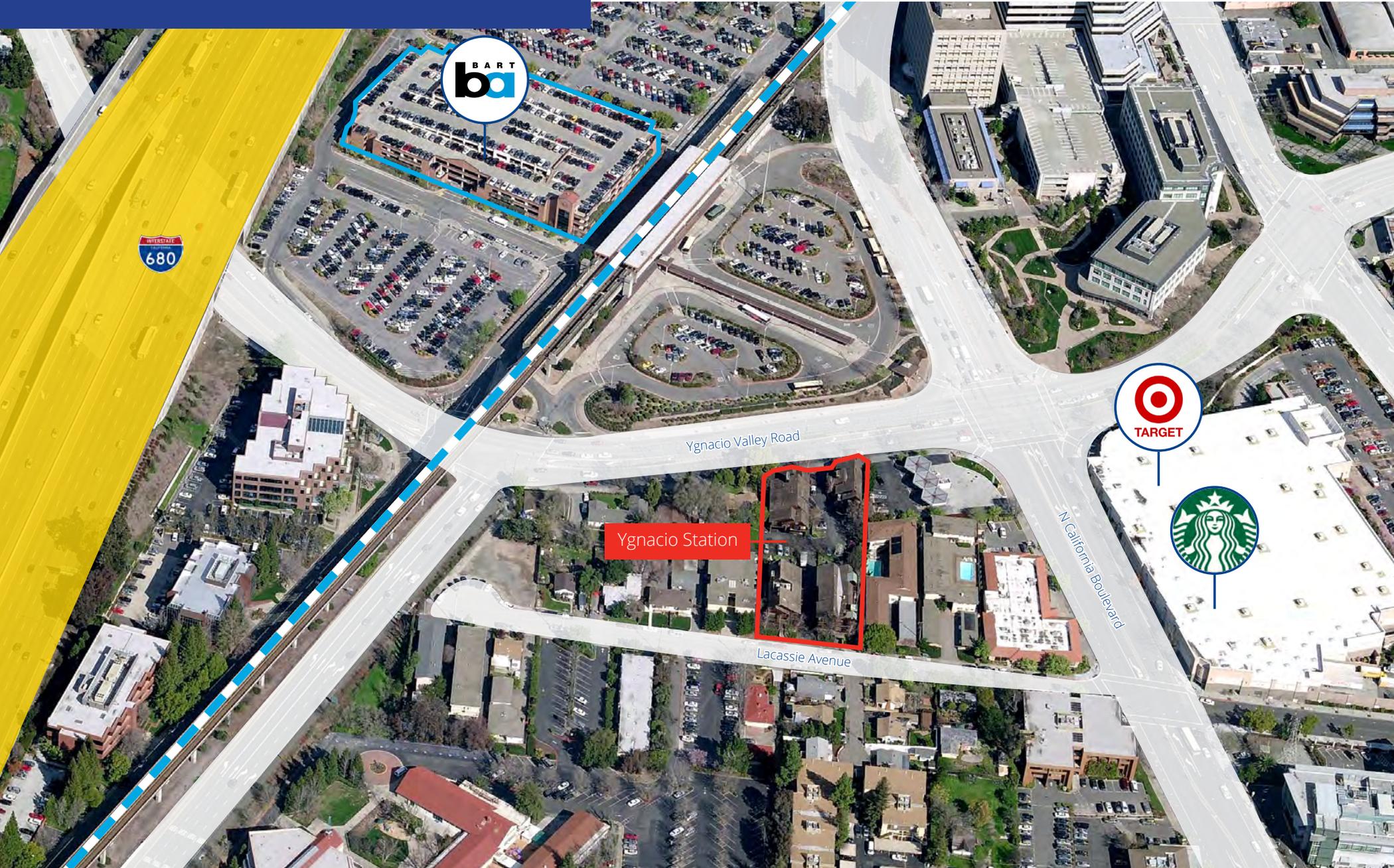
Covered Parking



Covered Parking



# Aerial Overview



Ygnacio Station



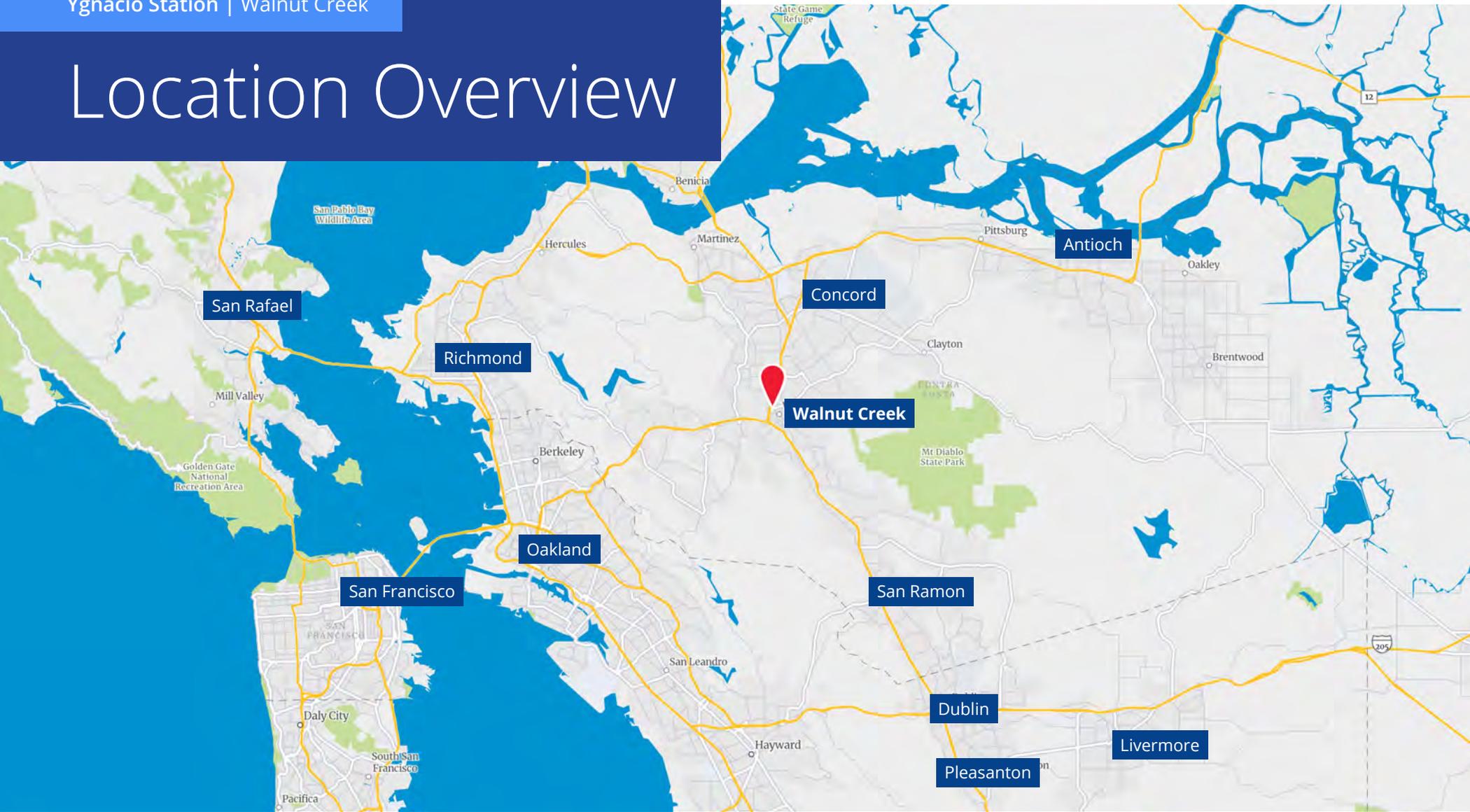
Ygnacio Valley Road

Lacassie Avenue

N California Boulevard



# Location Overview



## Contact Brokers

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