



MONTEGO
RIDGE



PROPERTY HIGHLIGHTS



Medical use now available



New improvements complete!



The only **campus style** availability within Walnut Creek Market



Corporate Signage and identity available on Ygnacio Valley Rd.*



Less than one (1) mile to **Walnut Creek BART**
Directly adjacent to **bus routes: 1, 92X, 93X**



Built-in flexibility with **3 separate buildings**



Flexible floorplates with dramatic lobbies



Above standard window line

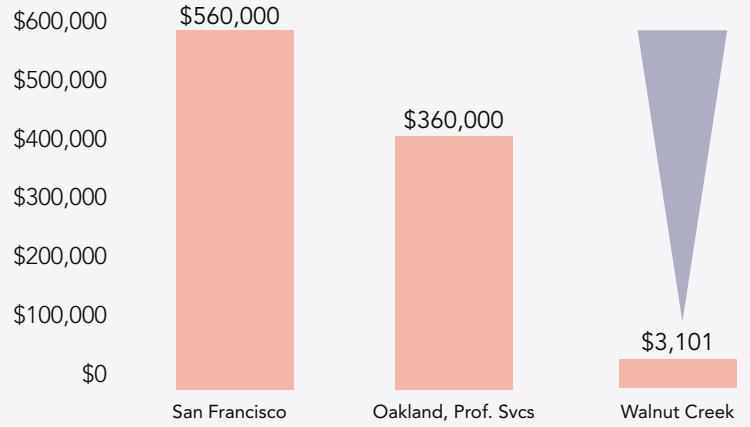


In-place commercial kitchen

*Corporate signage available as per approval of the City of Walnut Creek.

Over the course of 10 years, a tenant located in Walnut Creek will pay \$31,010 in business taxes and fees while a San Francisco-based tenant will pay \$5.6 million.

Annual Business Tax Estimates (Gross Receipts)
based on 2017-2018 tax rates



Assumptions

Term	12 months
Annual gross receipts	\$100M
Annual payroll	\$24M (based on \$80K starting salary per employee)
# of employees	300



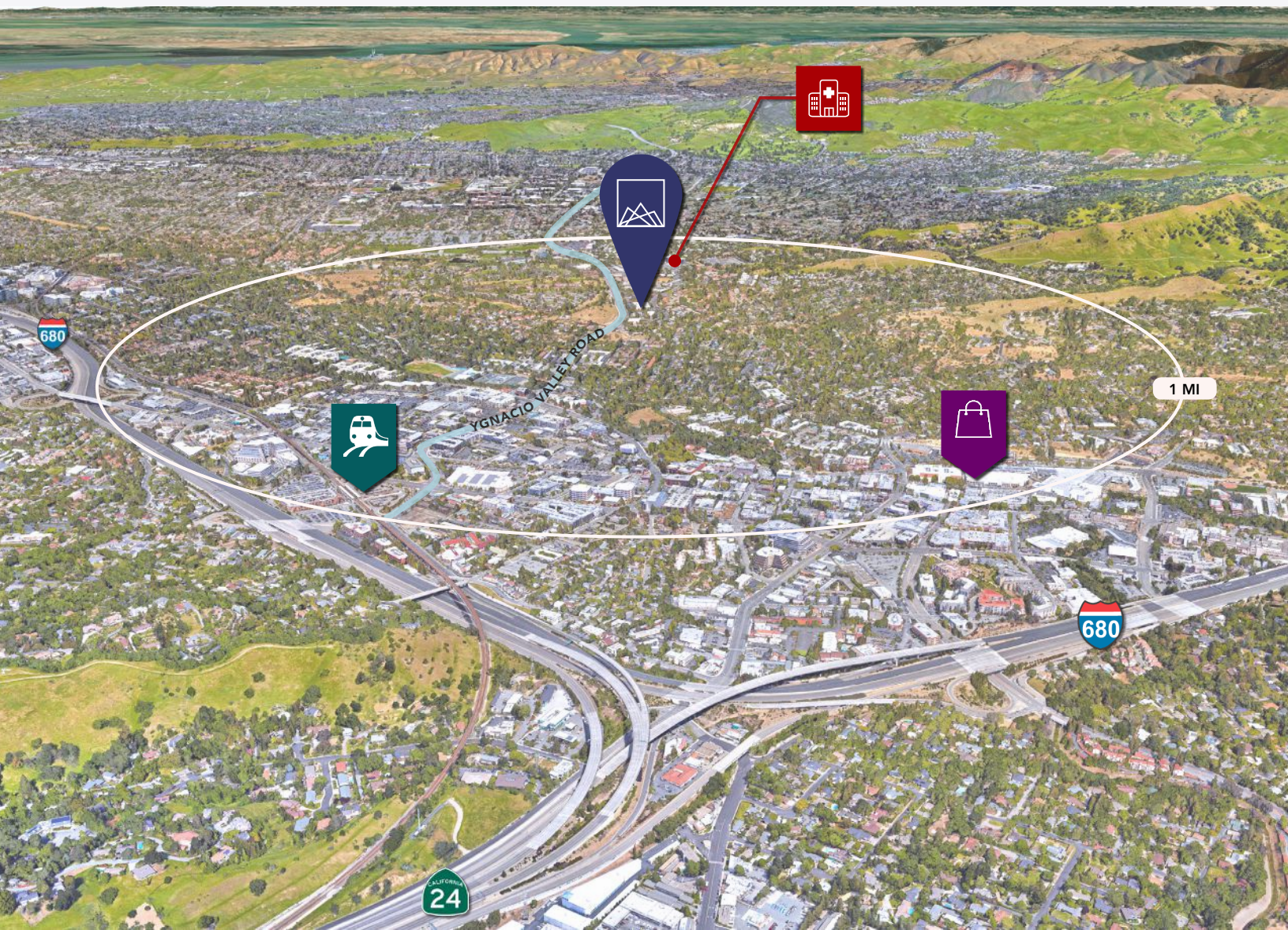
BART

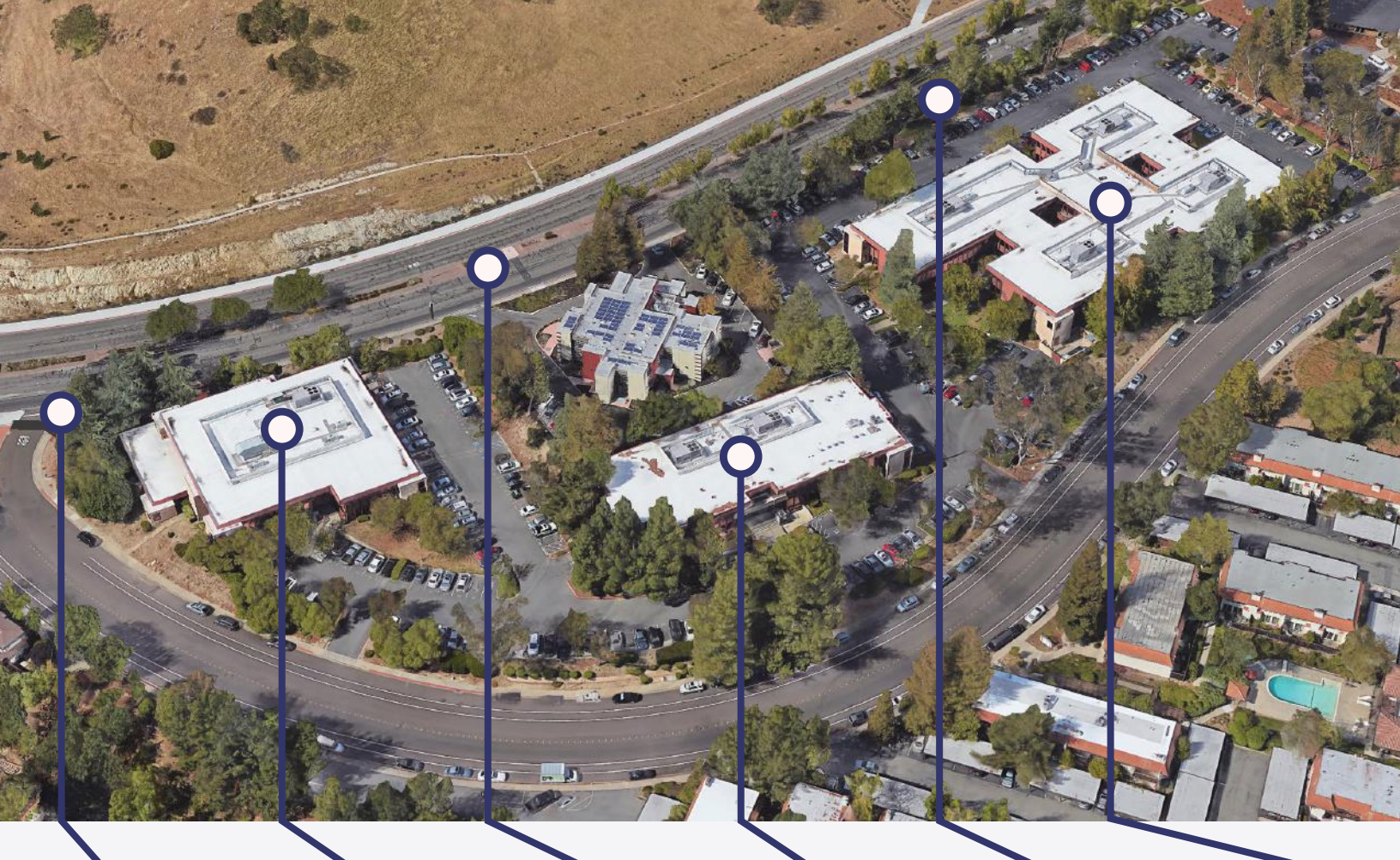


JOHN MUIR HEALTH



BROADWAY PLAZA





Monument Signage	1200 Building C ±31,258 RSF	Ygnacio Valley Road ±75,200 ADT	1250 Building B ±36,987 RSF	Building Signage	1350 Building A ±66,640 RSF
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**MONTEGO
RIDGE**

1200, 1250, 1350
MONTEGO WAY
WALNUT CREEK, CA

CONTACT FOR LEASING INFORMATION

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