



PROPERTY HIGHLIGHTS



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**



New improvements coming soon



Flexible floorplates with dramatic lobbies



Above standard window line



In-place commercial kitchen



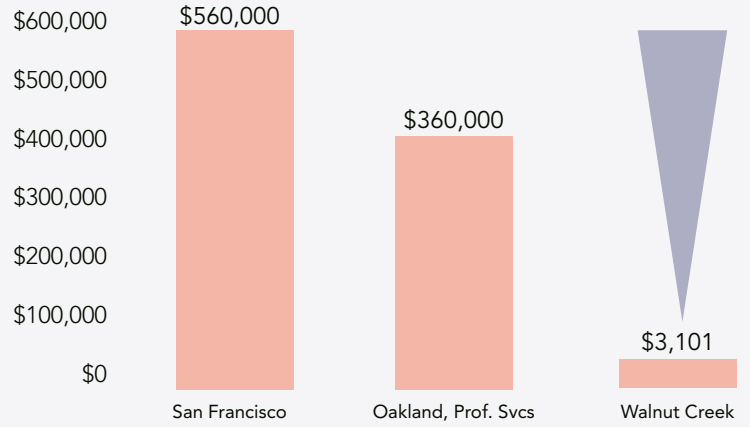
±12,065 SF basement area in 1250 Montego
to be used as lab or potentially covered parking
with secure access

*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
±24,923 RSF

Building
Signage

1350
Building A
±66,640 RSF



**MONTEGO
RIDGE**

1200, 1250, 1350
MONTEGO WAY
WALNUT CREEK, CA

CONTACT FOR LEASING INFORMATION

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