

### For Sale

Ideal for Owner User/Investor

Asking Price: \$2,400,000 \$1,595,000



#### **Building Highlights**

- Approximately 5,930 Square Foot Two-Story
   Office Condominium For Sale
- Zone Business Park (BP-200)
- Great opportunity for an owner user
- SBA financing likely possible
- Second floor will be available and vacant close of escrow, first floor tenant occupies on an annual basis and has annual options to renew through Jan 2025
- Furniture and fixtures included for 2nd floor space
- Easy access to amenities and city parks and trails

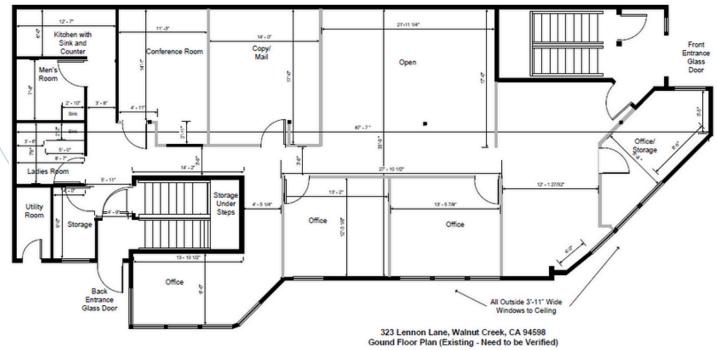
### Market Highlights

- Numerous restaurants and retail amenities
  nearby in the new Orchard's Shopping Center,
  Encina Grande Shopping Center, and Oak Grove
  Plaza Shopping Center
- In a significant medical office cluster and within close driving distance to John Muir Hospital Walnut Creek
- Great public transportation through county connection (Shadelands Shuttle)

### 323 Lennon Lane Walnut Creek, Ca

# Floor Plans

#### FIRST FLOOR



Scale 3/16" = 1'-0"

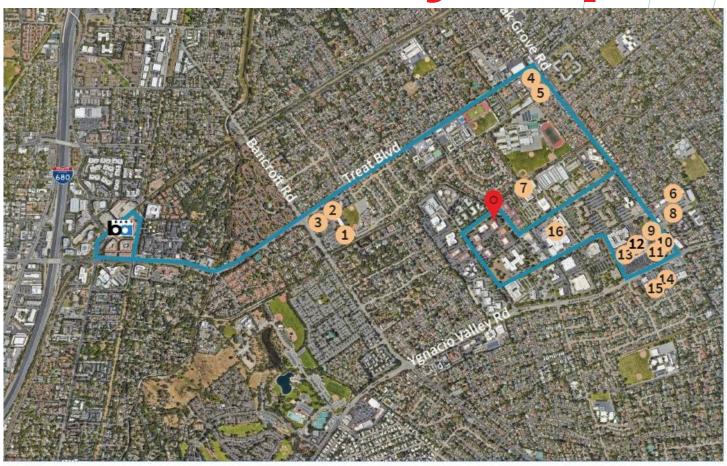
#### SECOND FLOOR



323 Lennon Lane, Walnut Creek, CA 94598 Second Floor Plan (Existing)



## **Area Amenity Map**



#### Shadelands Shuttle

- 1 Safeway
- 2 CVS
- 3 Panera Bread
- 4 Trader Joe's

- 5 Ozora Sushi
- 6 BevMo!
- 7 Calicraft Brewing Co.
- 8 Panda Express
- 9 Mike Hess Brewing
- 10 Mod Pizza
- 11 California Fish Grill
- 12 Petco

- 13 Safeway
- 14 Whole Foods Market
- 15 Rocco's Ristorante Pizzeria
- 16 Shadelands Shopping Mall

#### **Knute Bucklew**

Sr. Managing Director knute.bucklew@jll.com +1 925 586 7880

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