



Massive Price
Reduction!

323 Lennon Lane
Walnut Creek, CA

For Sale

Ideal for Owner User/Investor

Asking Price:

~~\$2,400,000~~ \$1,595,000



Jones Lang LaSalle Brokerage, Inc.,
CA Real Estate License #01856260

Building Highlights

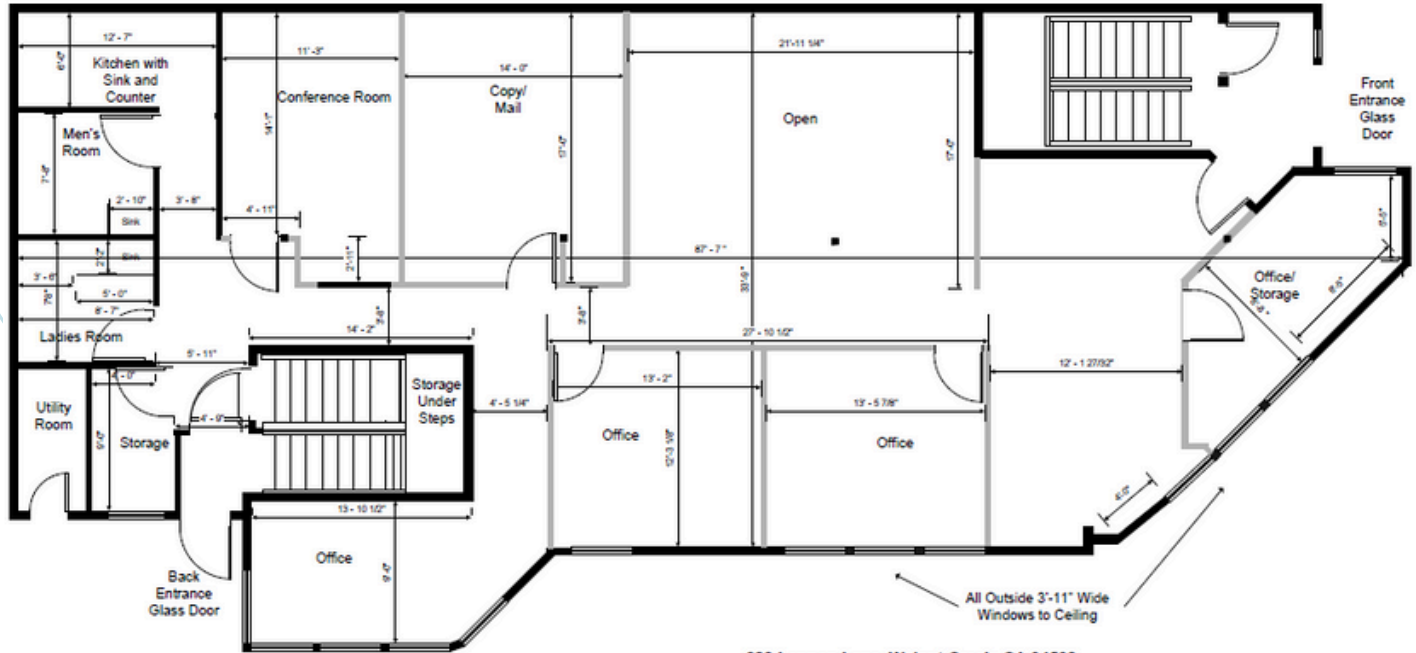
- Approximately 5,930 Square Foot Two-Story Office Condominium For Sale
- Zone Business Park (BP-200)
- Great opportunity for an owner user
- SBA financing likely possible
- Second floor will be available and vacant close of escrow, first floor tenant occupies on an annual basis and has annual options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

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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](#))

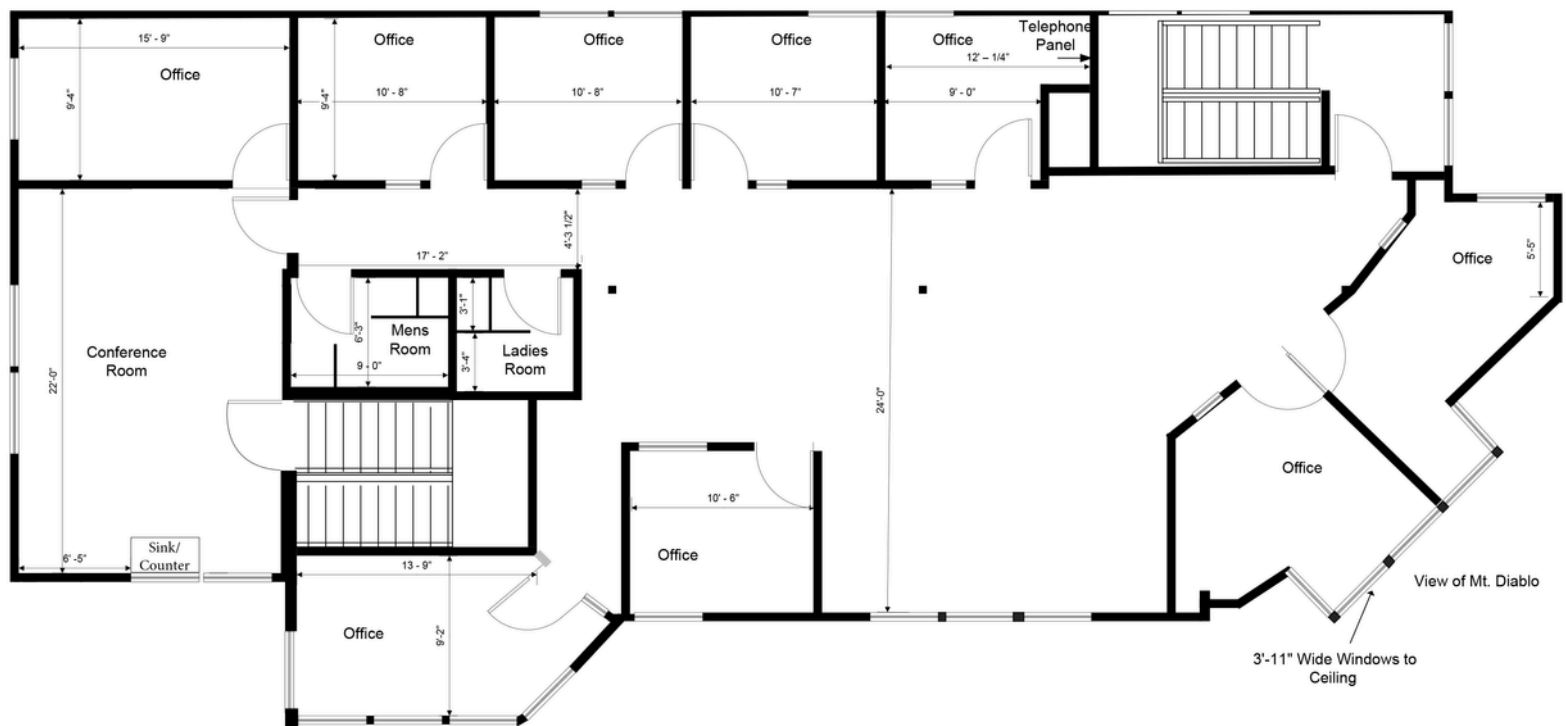
FIRST FLOOR



323 Lennon Lane, Walnut Creek, CA 94598
Ground Floor Plan (Existing - Need to be Verified)

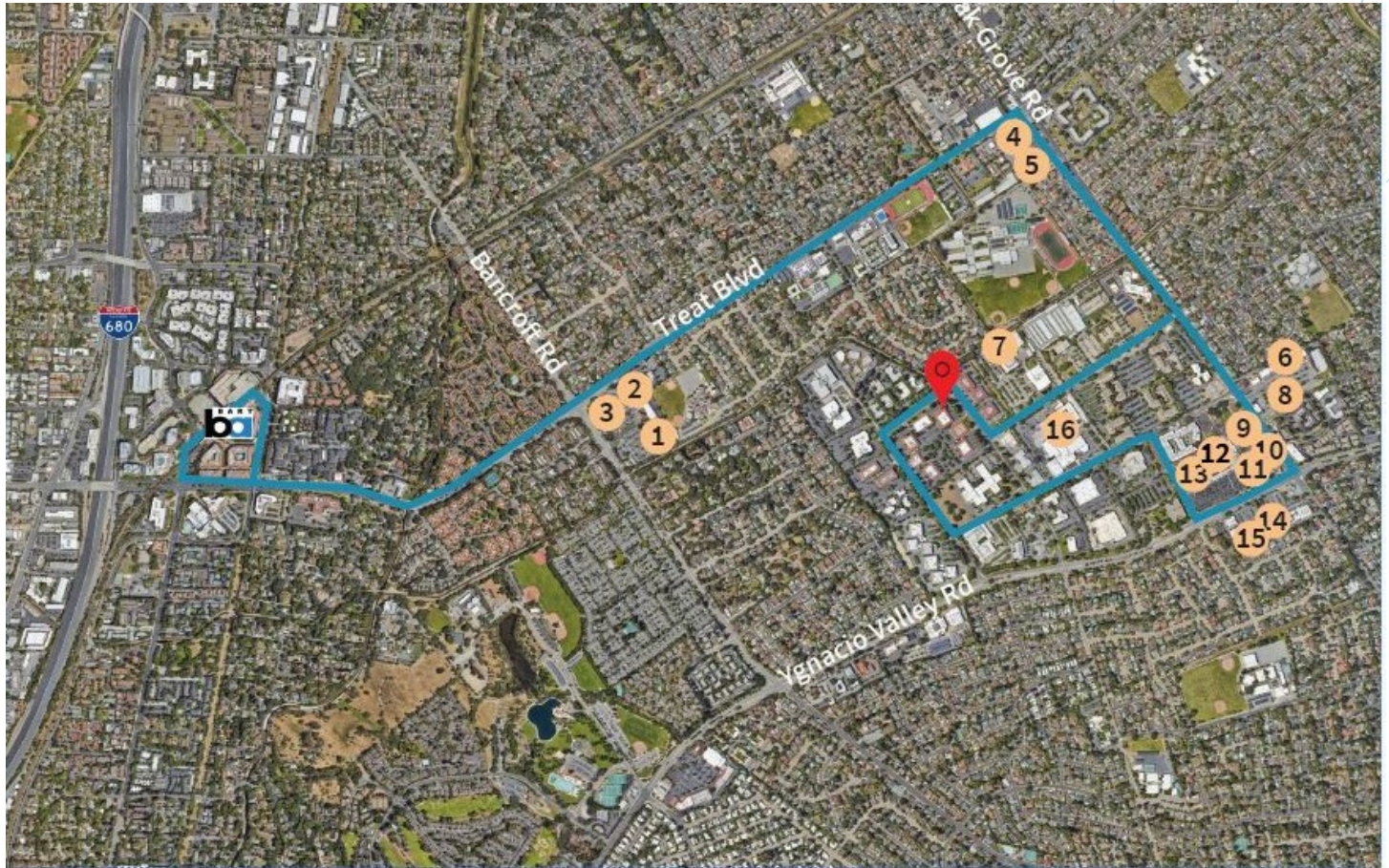
Scale $3/16" = 1'-0"$

SECOND FLOOR



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

Area Amenity Map



Shadelands Shuttle

- | | | | |
|----------------|-------------------------|--------------------------|--------------------------------|
| 1 Safeway | 5 Ozora Sushi | 9 Mike Hess Brewing | 13 Safeway |
| 2 CVS | 6 BevMo! | 10 Mod Pizza | 14 Whole Foods Market |
| 3 Panera Bread | 7 Calicraft Brewing Co. | 11 California Fish Grill | 15 Rocco's Ristorante Pizzeria |
| 4 Trader Joe's | 8 Panda Express | 12 Petco | 16 Shadelands Shopping Mall |

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