



atrium

1981 North Broadway
Walnut Creek, CA

NEWMARK



Exclusive listing agents

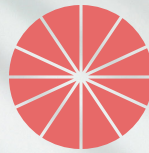
Rick Steffens
925.974.0110
rick.steffens@nmrk.com
License #: CA - 00808892

Knute Bucklew
925.586.7880
knute.bucklew@jll.com
License #: CA - 01332731

Tom Whitelock
925.948.1302
tom.whitelock@jll.com
License #: CA - 01959260

What's different about the Atrium?

Fresh Air & Abundant Light



Property Highlights



- 
Rental Rate:
 Full Service Rates available upon request
- 
Parking:
 3.6/1,000 ratio
 \$80.00 per month per stall
 Reserved parking available at \$130.00 per month per stall
- 
Free visitor parking on grade as well as numerous metered street parking spaces
- 
HVAC system uses top of the line Merv 13 filters along with UV light which eliminates contaminants, biofilm growth and other organic materials to dramatically improve airflow and provide clean fresh air.
- 
Conference Room
- 
On-site Management
- 
On-site Cafe



Available Space

First Floor

Suite 120	±1,611 RSF
Suite 150	±2,533 RSF
Suite 120 & 150	±4,144 RSF

Second Floor

Suite 220	±2,288 RSF
Suite 245	±2,976 RSF
Suite 280	±2,578 RSF

Third Floor

Suite 300	±3,116 RSF
Suite 310 & 315	±4,226 RSF
Suite 325	±3,556 RSF
Suite 385	±4,010 RSF

Fourth Floor

Suite 400	±2,660 RSF
Suite 420	±1,977 RSF
Suite 425	±3,015 RSF
Suite 420 & 425	±4,992 RSF

Rooftop Plaza



Location



Two blocks to:

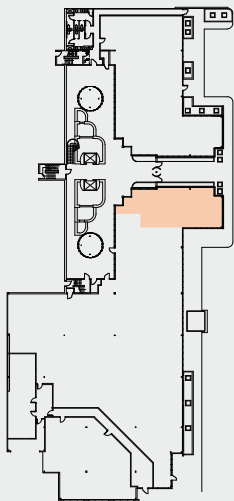
- the heart of
Downtown Walnut Creek
- Walnut Creek BART
- Interstate 680



First Floor

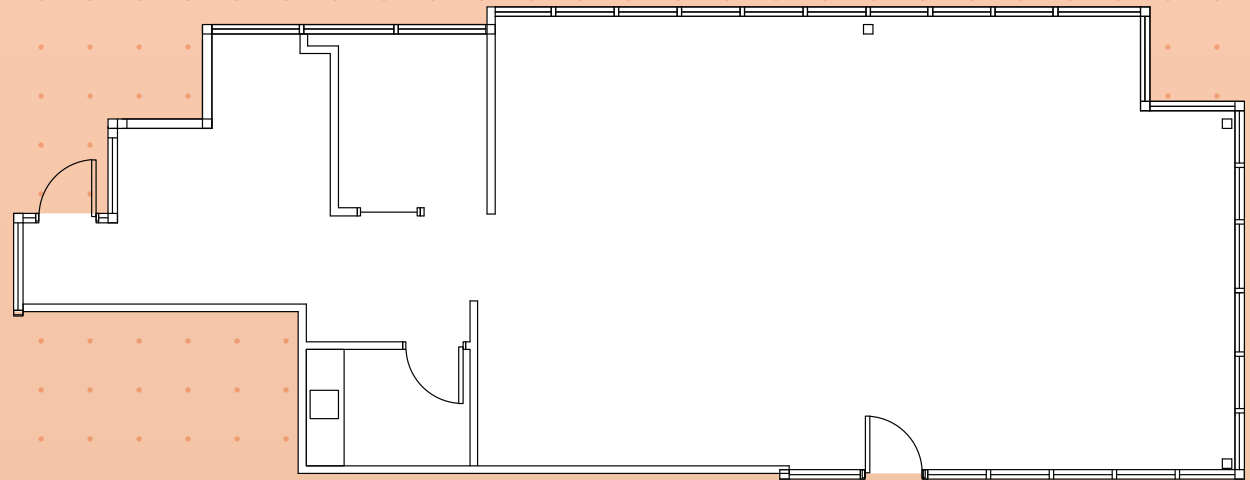
Available Space

Suite 120
±1,611 RSF



Arroyo Way

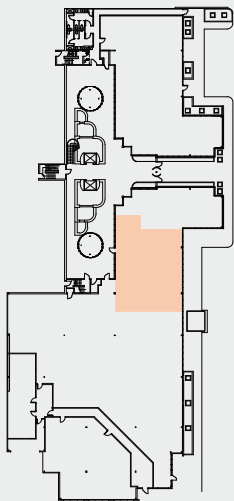
N Broadway



First Floor

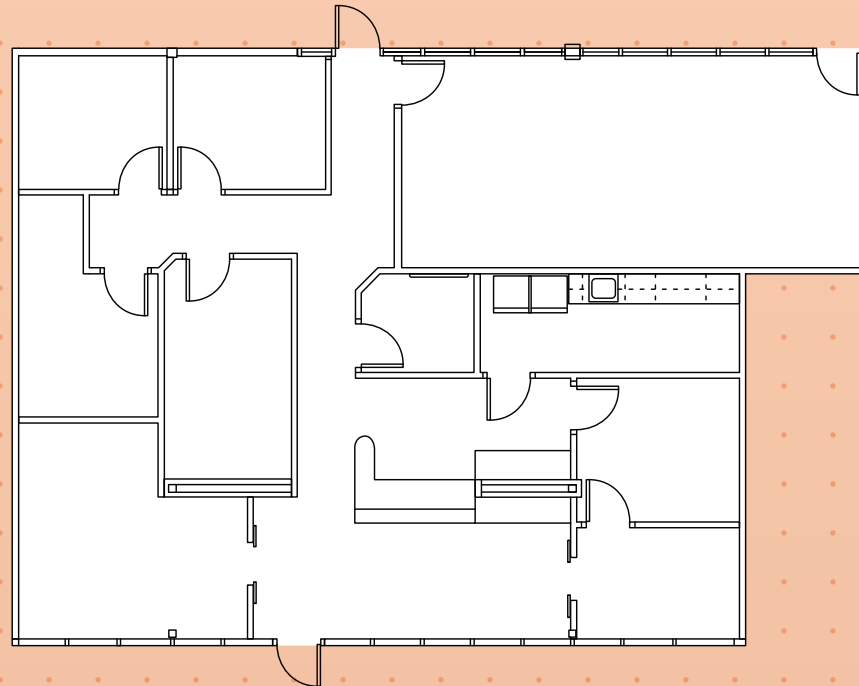
Available Space

Suite 150
±2,533 RSF



Arroyo Way

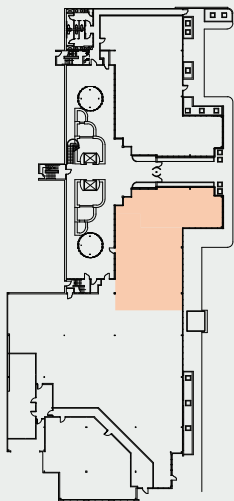
N Broadway



First Floor

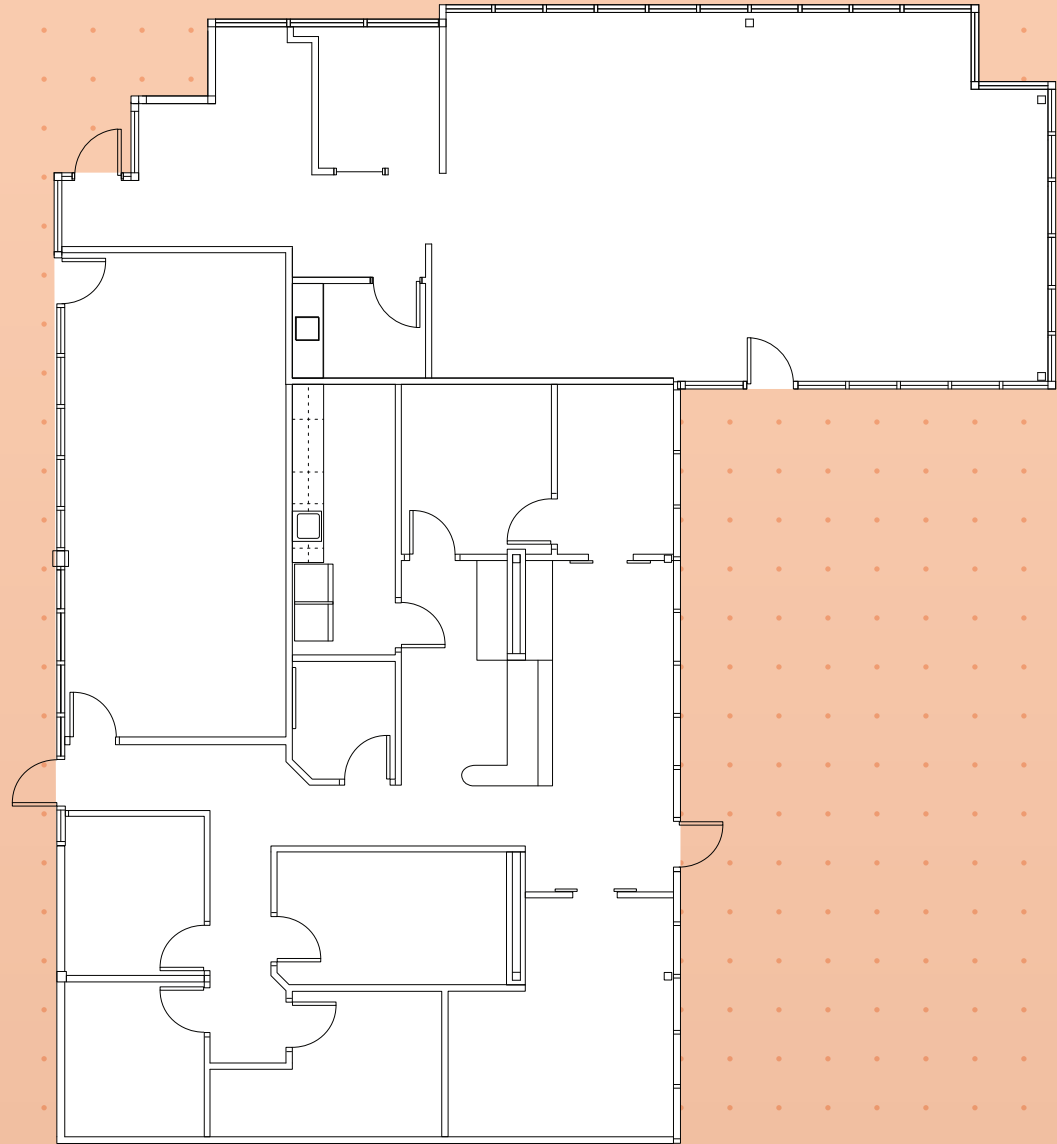
Available Space

Suite 120 & 150
±4,144 RSF



Arroyo Way

N Broadway

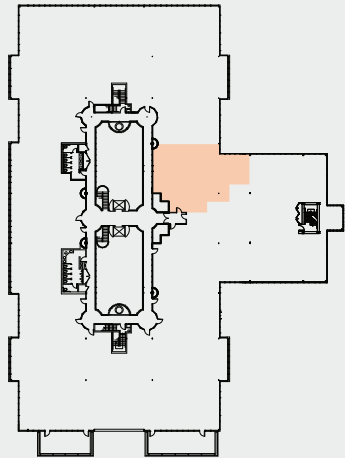


2

Second Floor

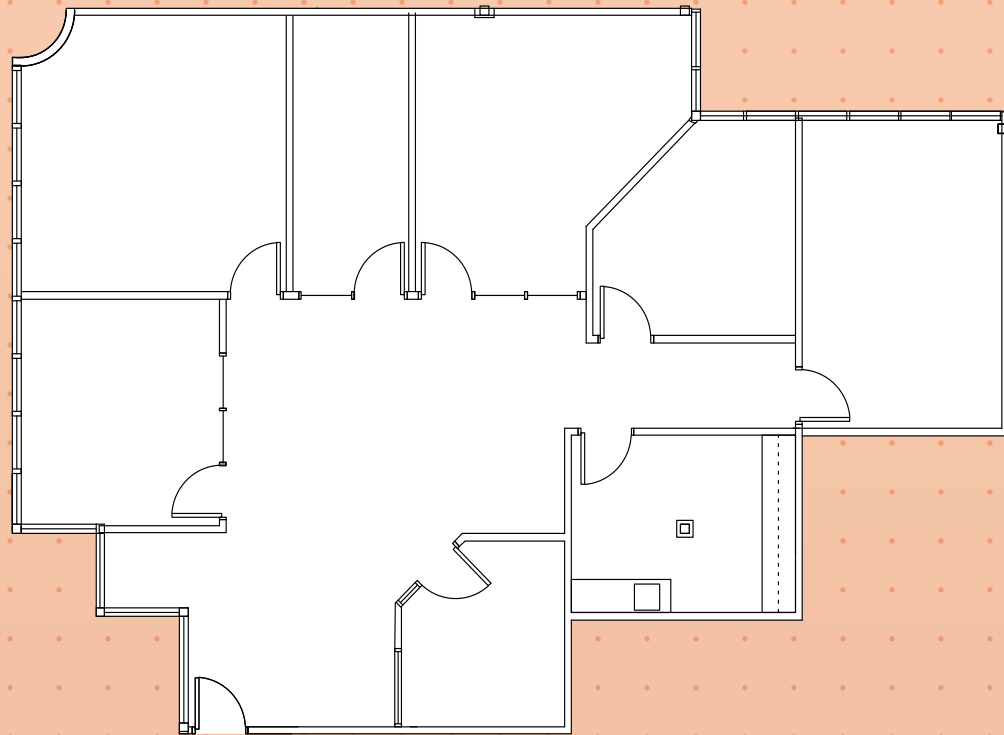
Available Space

Suite 220
±2,288 RSF



N Broadway

Arroyo Way

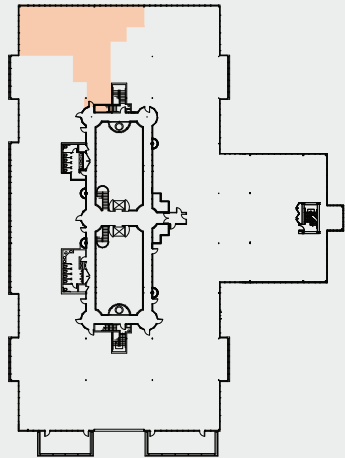


2

Second Floor

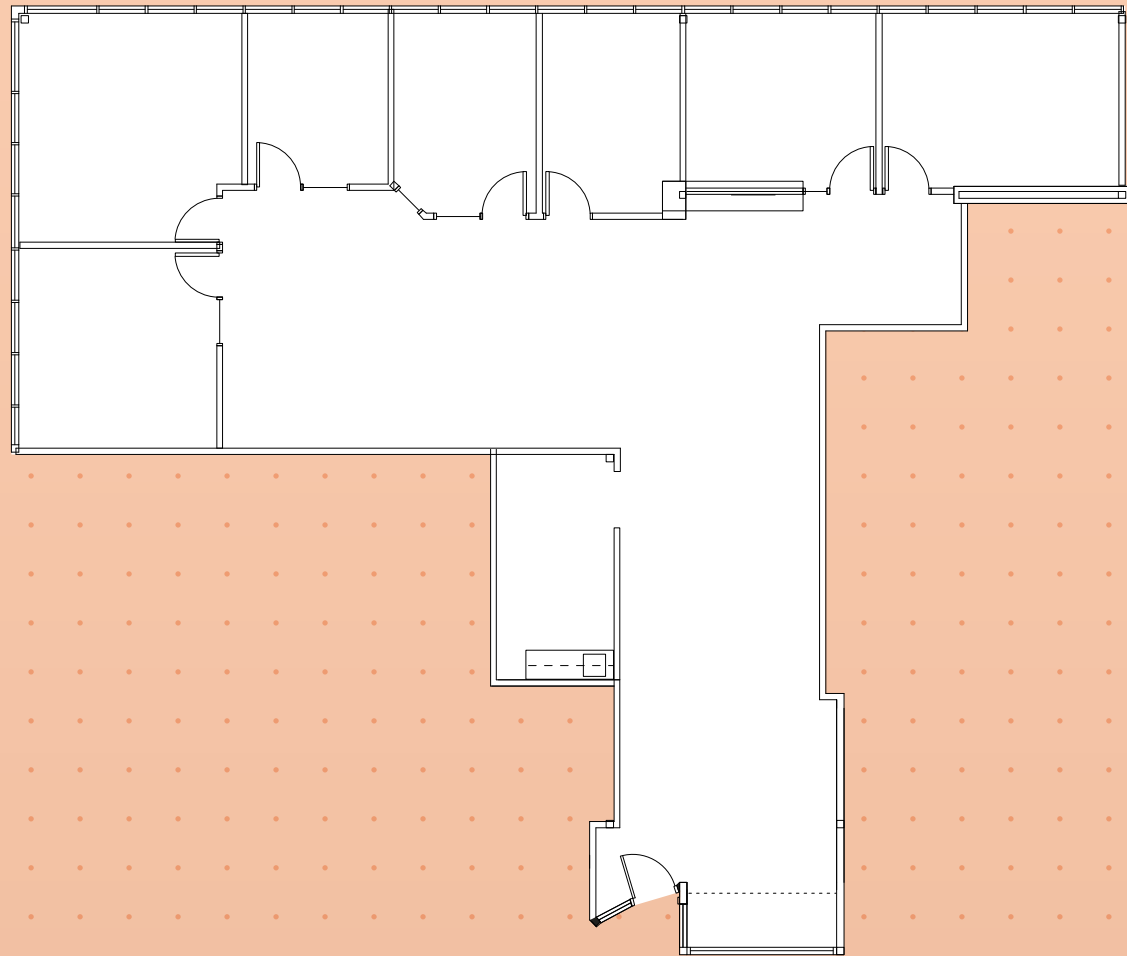
Available Space

Suite 245
±2,976 RSF



N Broadway

Arroyo Way

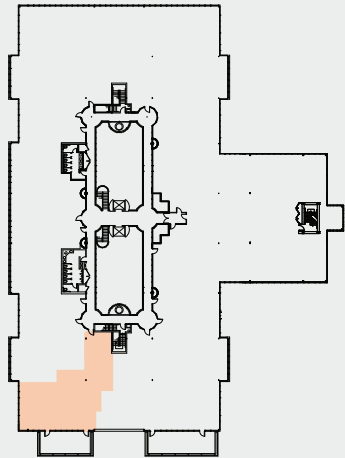


2

Second Floor

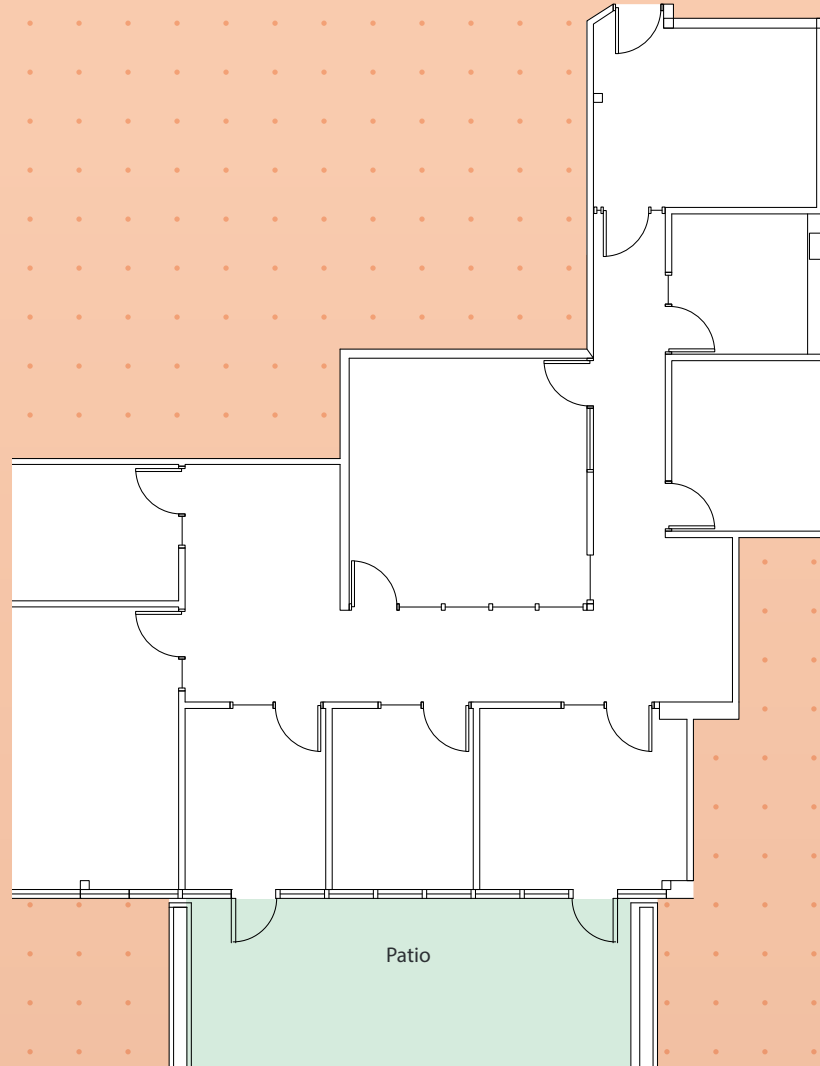
Available Space

Suite 280
±2,578 RSF



N Broadway

Arroyo Way

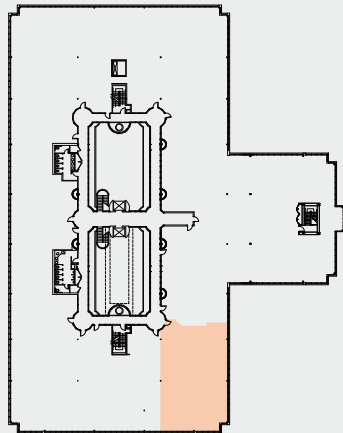


3

Third Floor

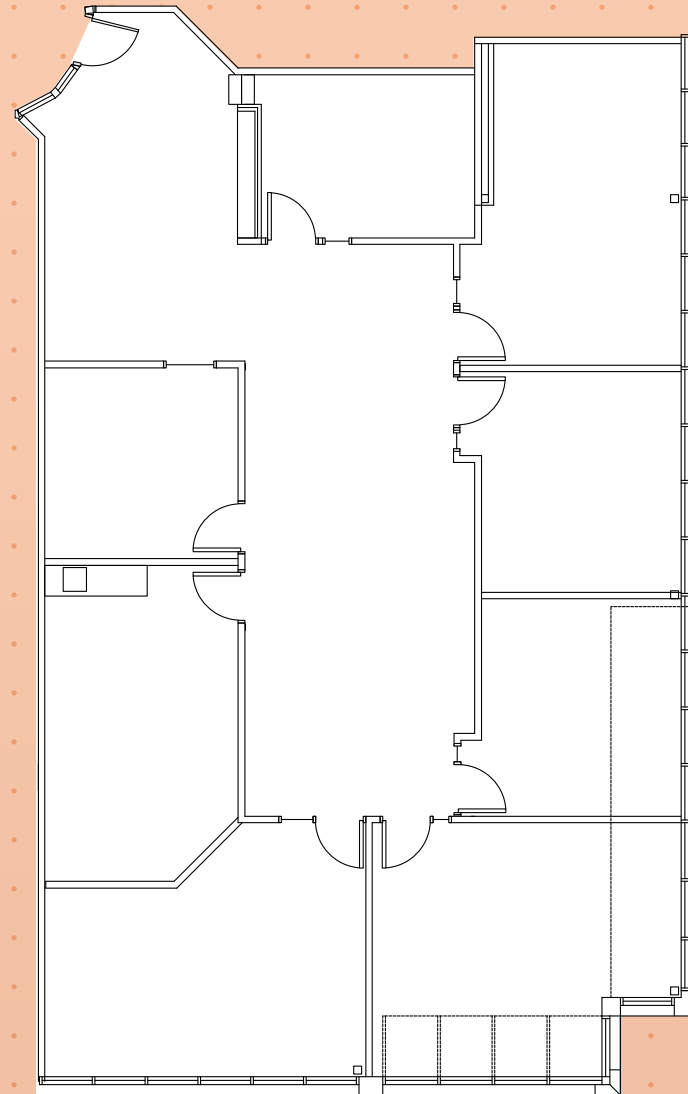
Available Space

Suite 300
±3,116 RSF



N Broadway

Arroyo Way

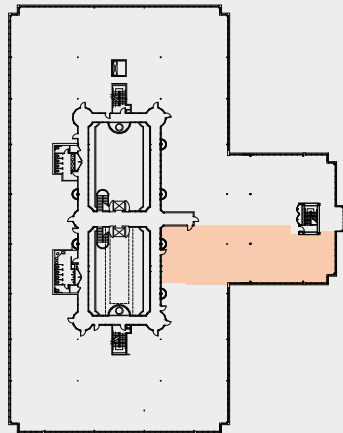


3

Third Floor

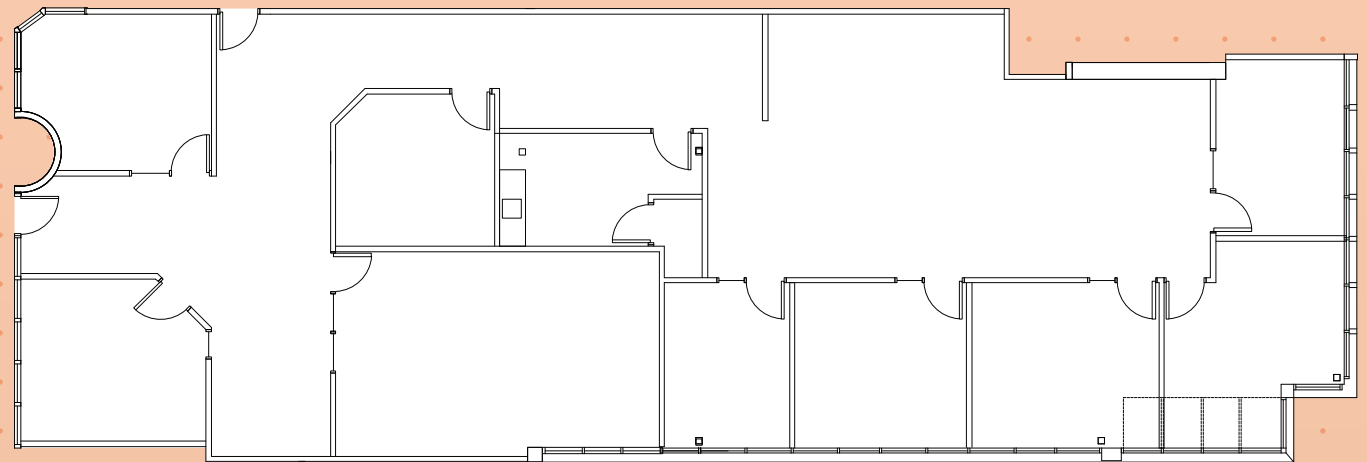
Available Space

Suite 310 & 315
±4,226 RSF



N Broadway

Arroyo Way

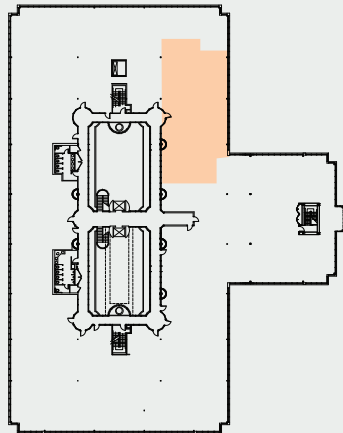


3

Third Floor

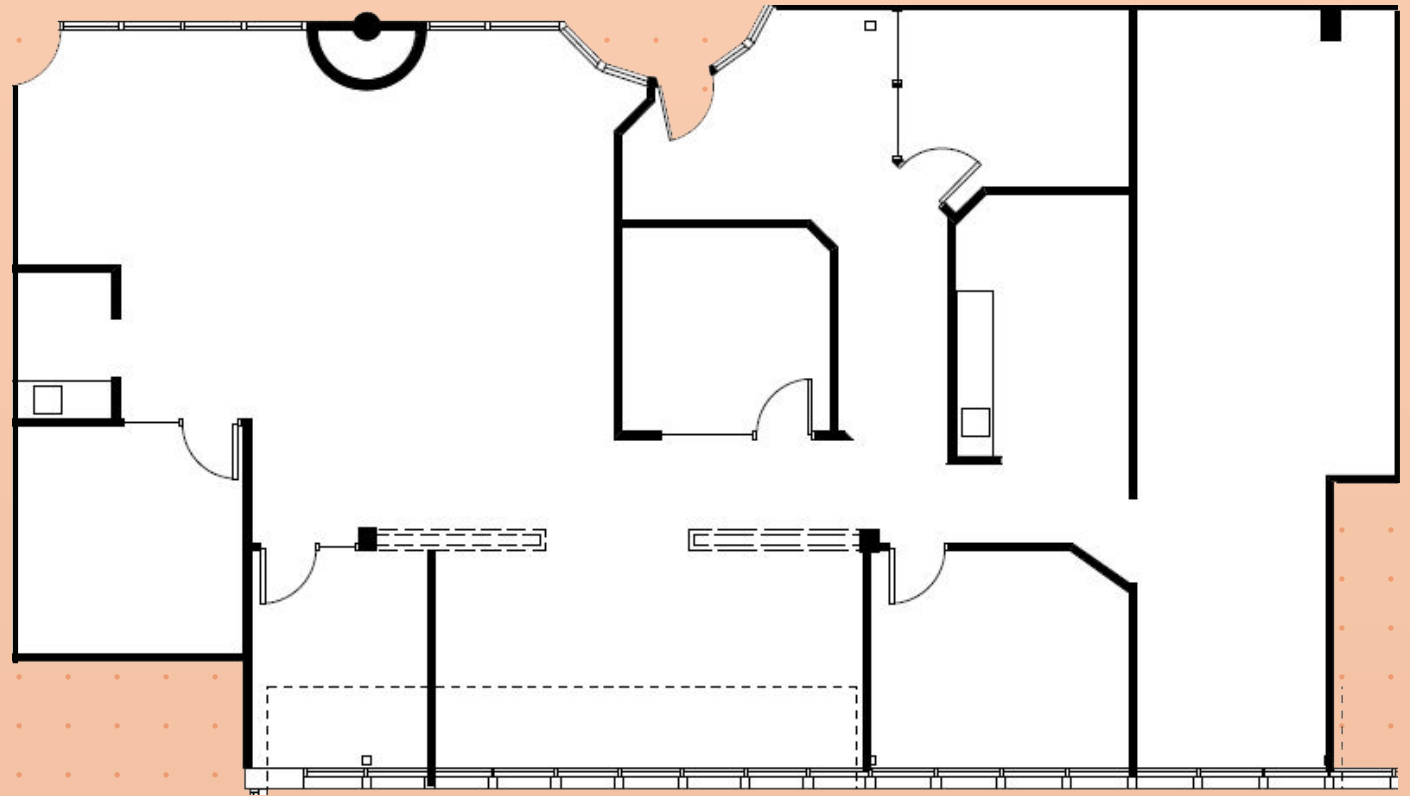
Available Space

Suite 325
±3,556 RSF



N Broadway

Arroyo Way

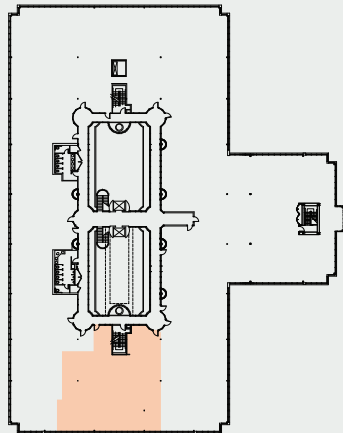


3

Third Floor

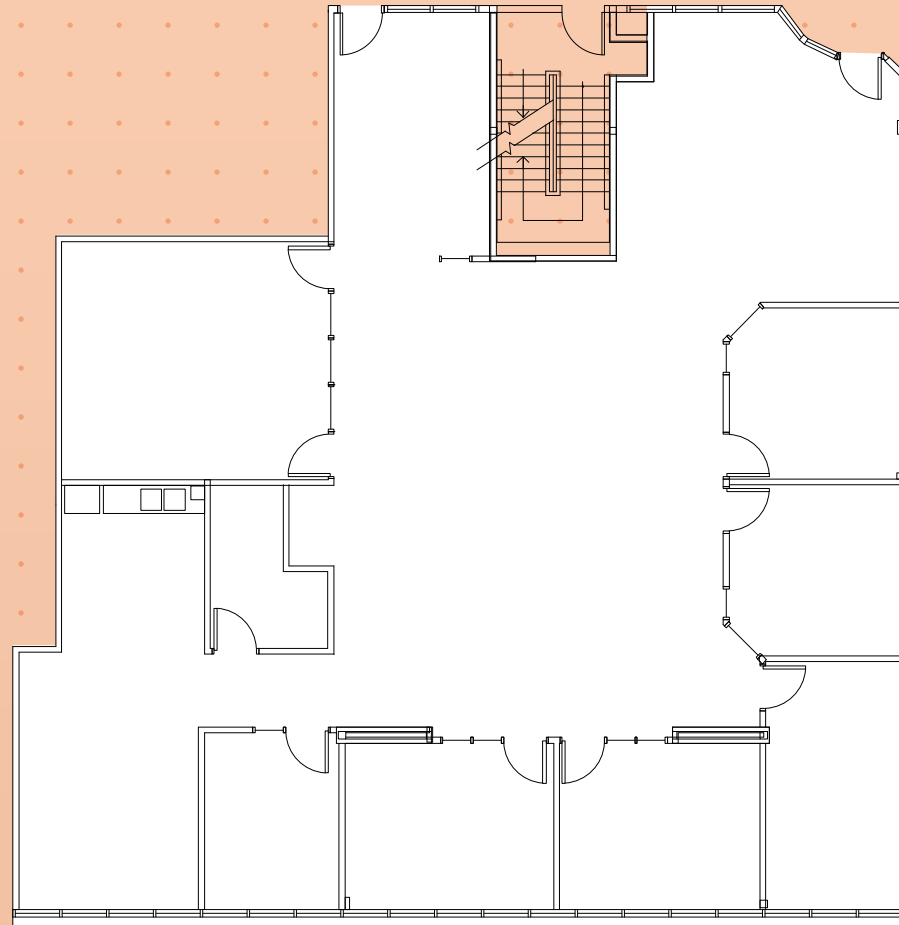
Available Space

Suite 385
±4,010 RSF



N Broadway

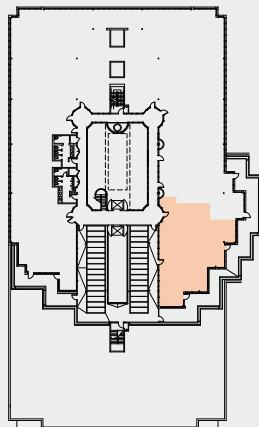
Arroyo Way



4

Fourth Floor

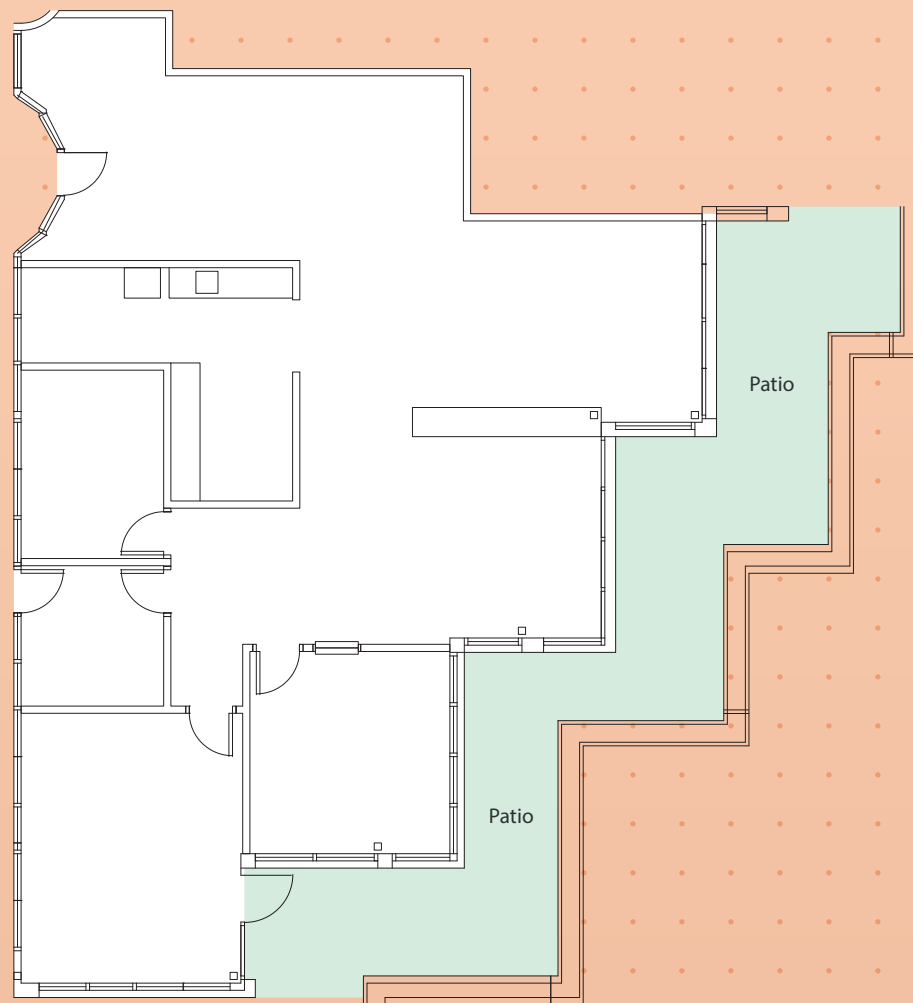
Suite 400
±2,660 RSF



N Broadway

Arroyo Way

Available Space

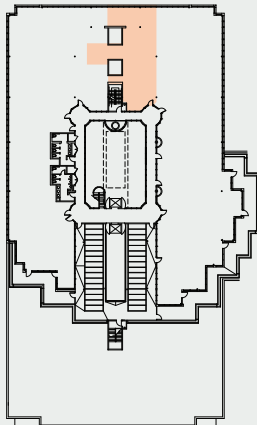


4

Fourth Floor

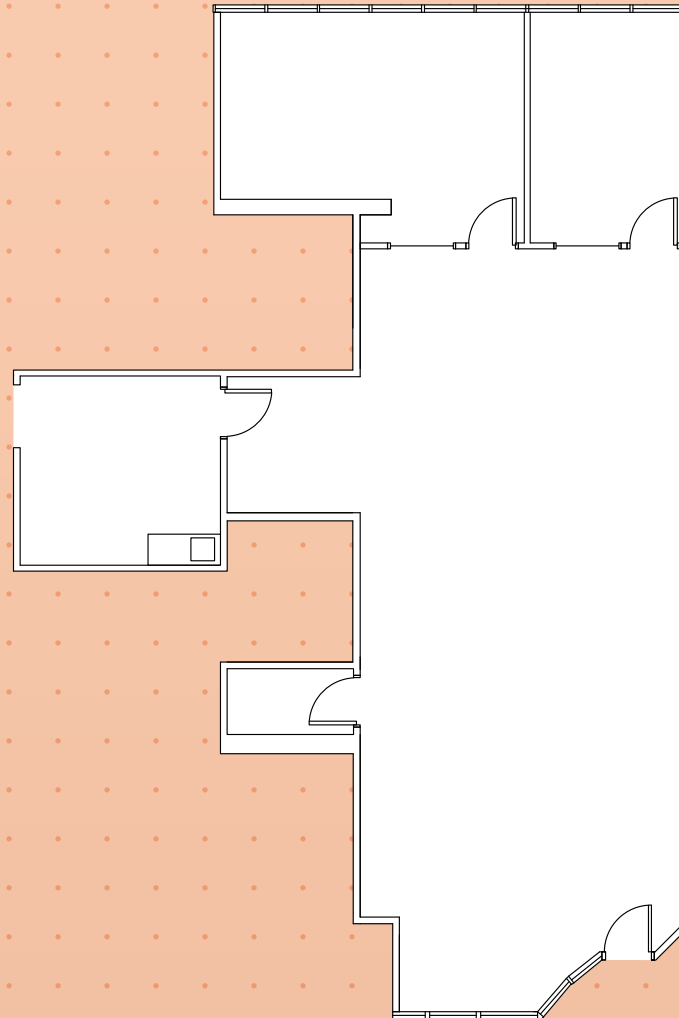
Available Space

Suite 420
±1,977 RSF



N Broadway

Arroyo Way

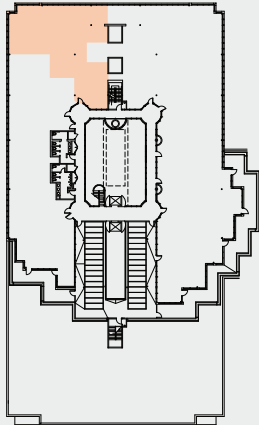


4

Fourth Floor

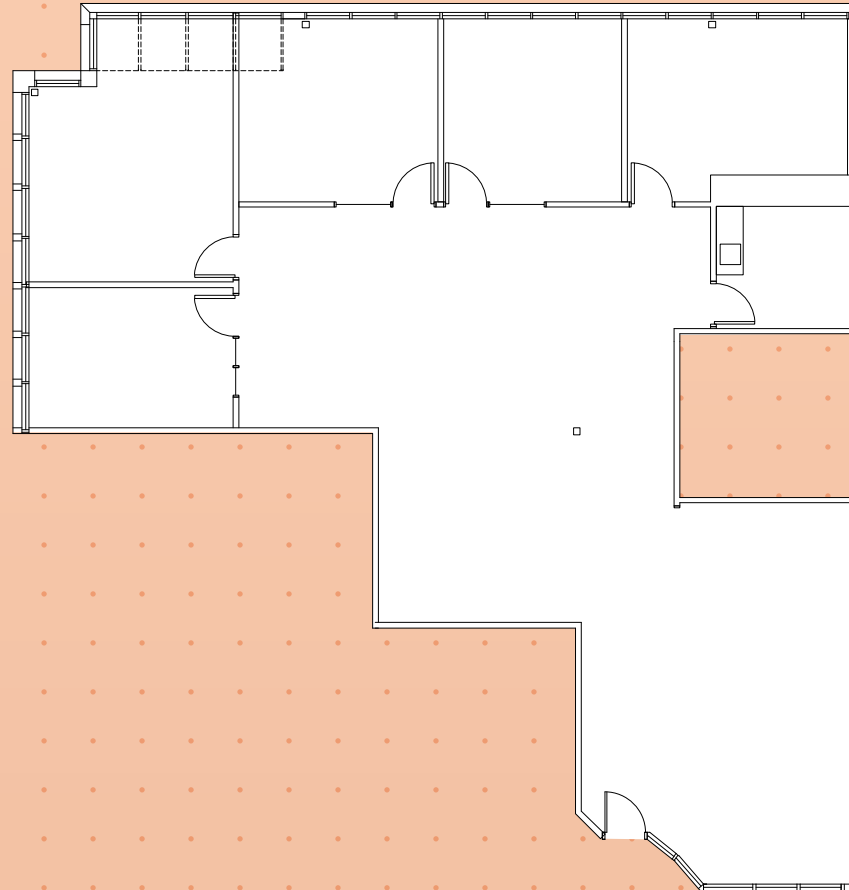
Available Space

Suite 425
±3,015 RSF



N Broadway

Arroyo Way

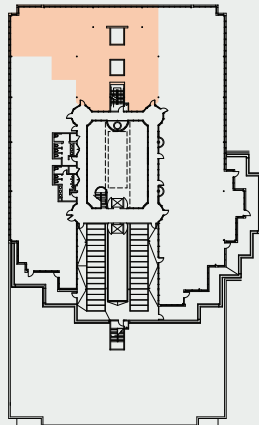


4

Fourth Floor

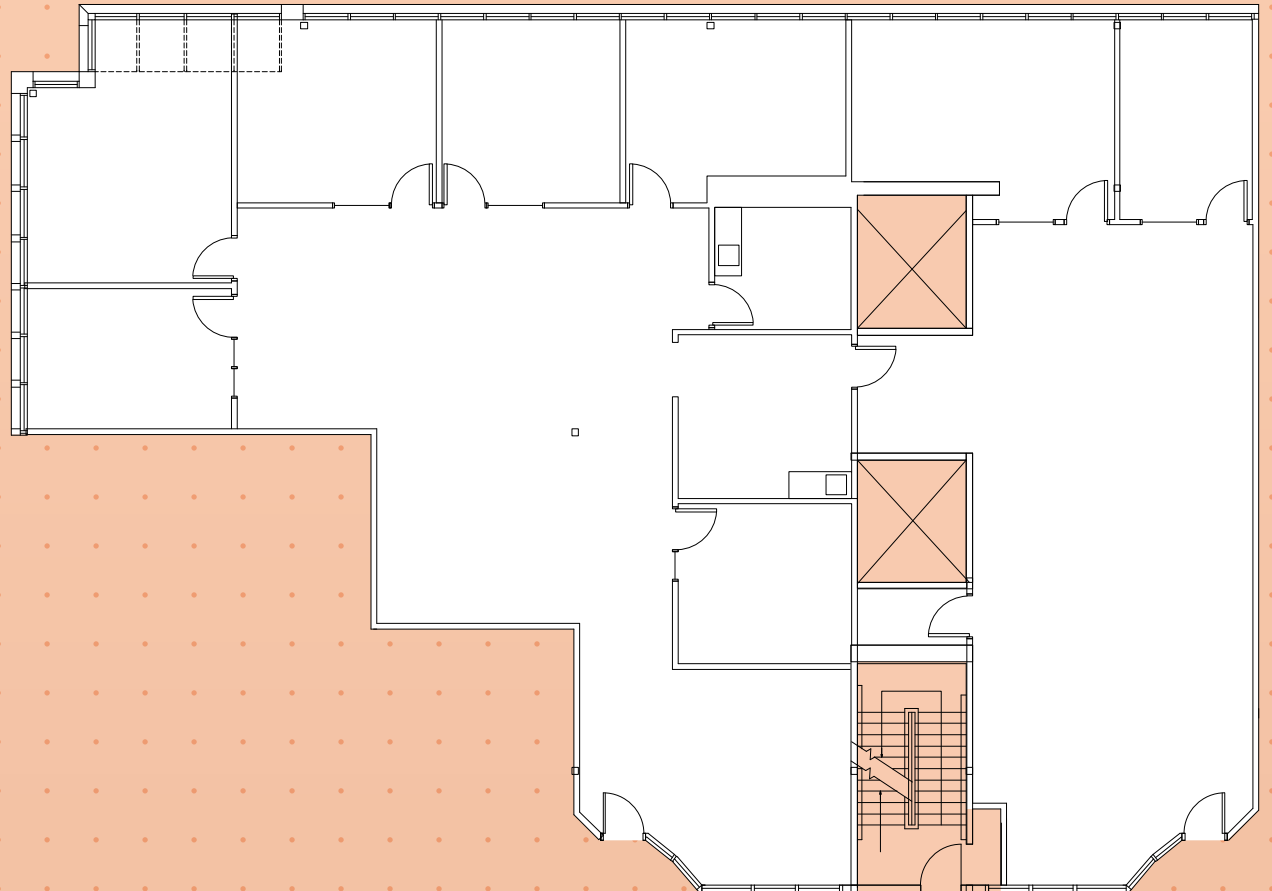
Available Space

Suite 420 & 425
±4,992 RSF



N Broadway

Arroyo Way





Exclusive listing agents

Rick Steffens
925.974.0110
rick.steffens@nrmk.com
License #: CA - 00808892

Knute Bucklew
925.586.7880
knute.bucklew@jll.com
License #: CA - 01332731

Tom Whitelock
925.948.1302
tom.whitelock@jll.com
License #: CA - #01959206

NEWMARK



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.