

# 1331

N. CALIFORNIA BLVD

WALNUT CREEK, CA

## Office Sublease Opportunity

Suite 205 - ±4,827 SF



### Francisco Torres

francisco.torres@jll.com

+1 510 213 3580

CA Lic # 02031635

### Scott Greenwood

scott.greenwood@jll.com

+1 925 324 0759

CA Lic # 01330561



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

# PROJECT HIGHLIGHTS



Class A Office Building



Secure Parking



Outdoor Plaza



Ideal Location



Immediate access to I-680 & Highway 24



Top retailers & restaurants nearby

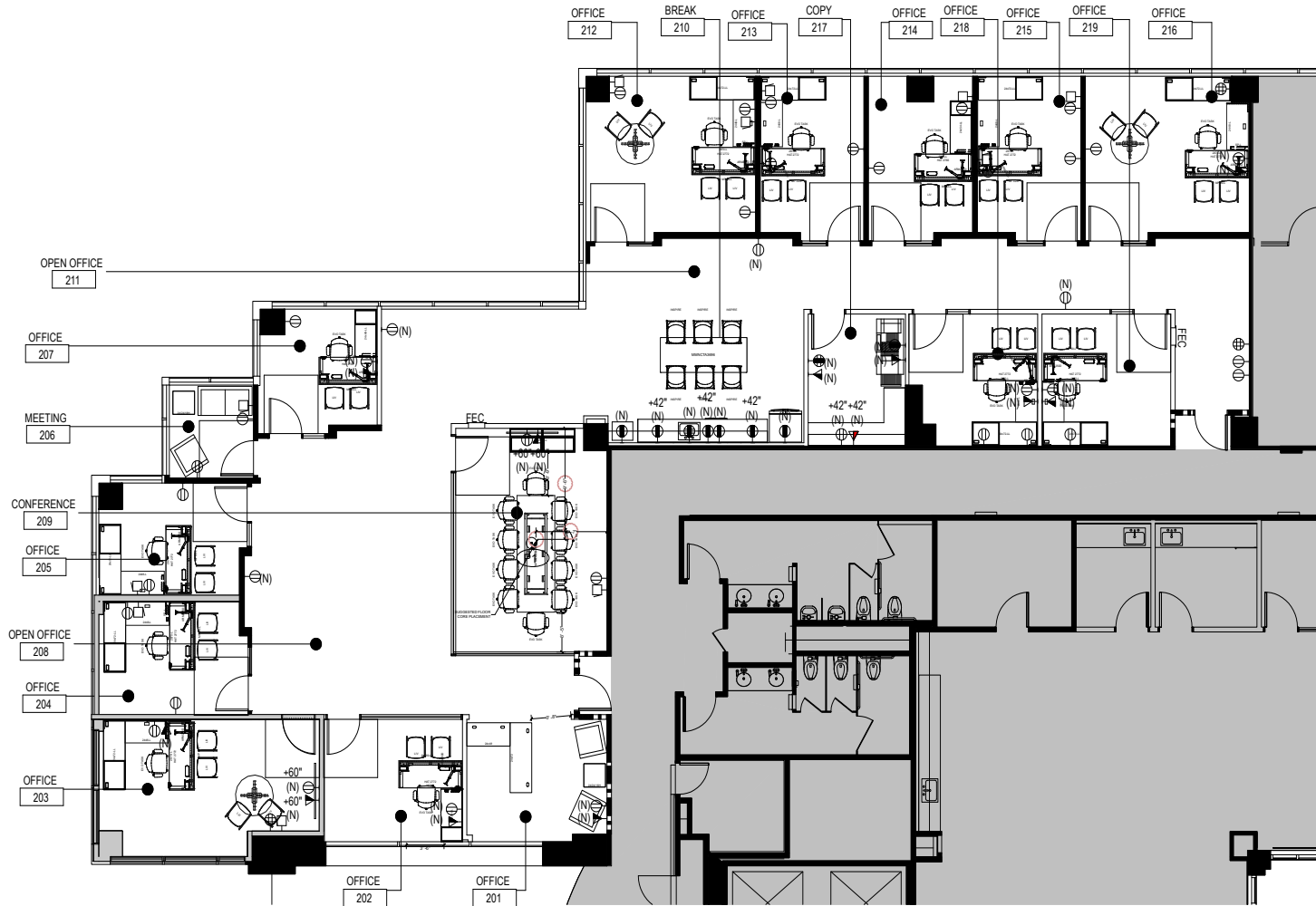


15 minute walk to Walnut Creek BART



## SUITE 205

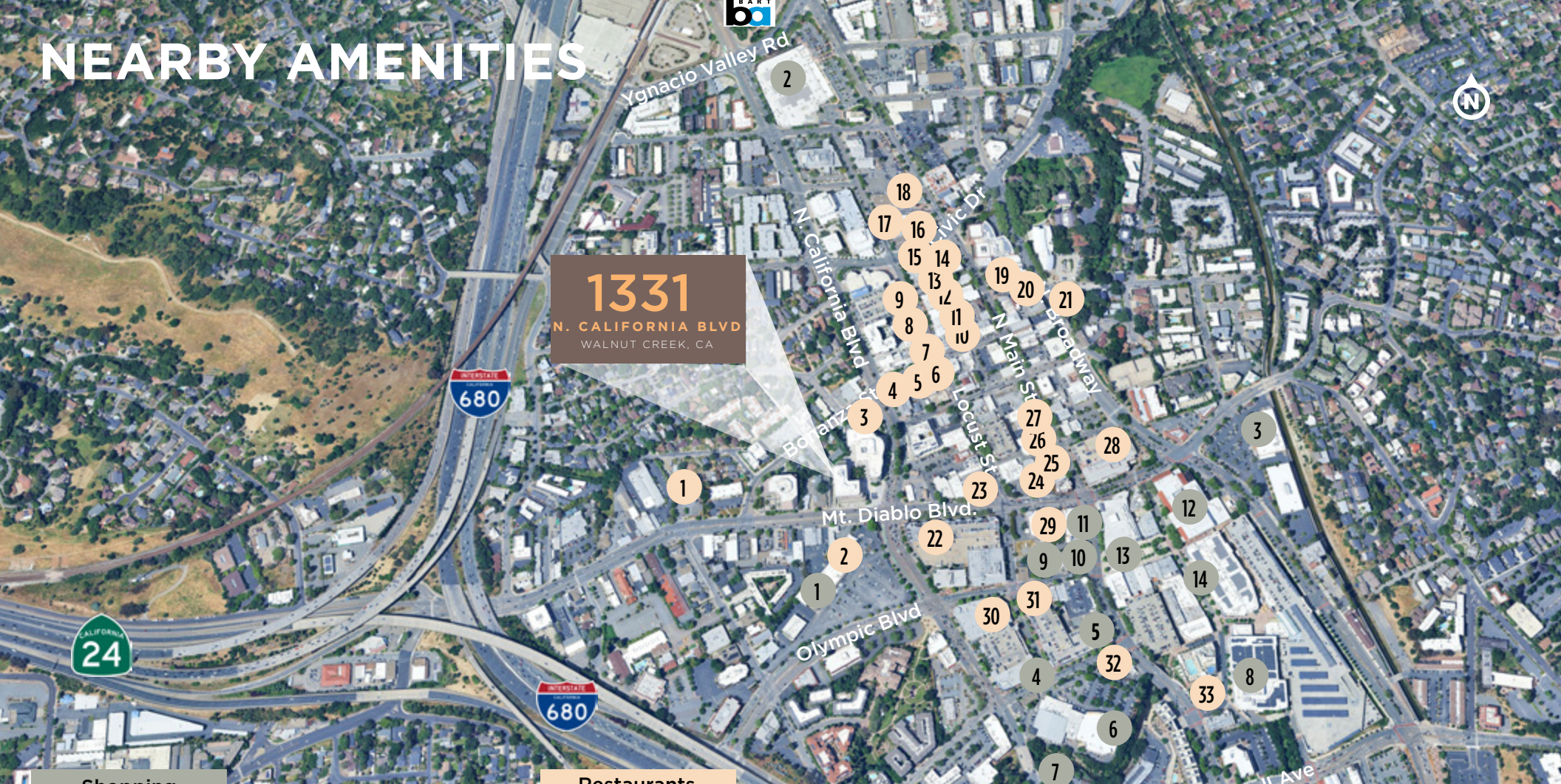
4,827 SF



- ±4,827 RSF
- 7/31/2028 LED
- Professional services plug & play space
- 13 private offices
- Large conference room

- Reception area
- Kitchen/break room
- Glass line private offices
- 15 parking spaces

# NEARBY AMENITIES



**1331**  
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WALNUT CREEK, CA

## Shopping

1. CVS
2. Target
3. Safeway
4. Men's Warehouse
5. Loft
6. Ross Dress for Less
7. Trader Joe's
8. Macy's
9. Urban Outfitters
10. Anthropologie
11. Tiffany & Co.
12. Nordstrom
13. Apply Store

## Restaurants

1. Noah's Bagels
2. Philz Coffee
3. Panama Bay Coffee
4. Galpao Gaucho Brazilian Steakhouse
5. Babalou's Mediterranean
6. Ramen Hiroshi
7. Lita
8. Mr. Lucky's Bar & Grill
9. Oke Poke
10. Broderick Roadhouse
11. Elia
12. Limon
13. Toyosu
14. Broadway Plaza
  - Sunglass Hut
  - David M. Brian
  - Sephora
  - Swarovski
  - Rivian
  - Lululemon
  - Tesla Walnut Creek
  - Abercrombie & Fitch
  - Intimissimi
  - Athleta
  - Victoria Secret & Pink

14. Massimo Ristorante
15. Lettuce Restaurant & Catering
16. Montecatini Ristorante & Bar
17. Katy's Kreek
18. Montesacro-Walnut Creek
19. Burma 2
20. Stadium Pub
21. Bar Camino
22. Fleming's Prime Steakhouse
23. Shake Shack
24. Slice House
25. Rooftop Restaurant & Bar
26. Teleferic Barcelona
27. Tomatina

28. Il Fornaio Walnut Creek
29. Va de Vi Bistro
30. Cheesecake Factory
31. Ruth's Chris Steakhouse
32. Gott's Walnut Creek
33. Original Joe's

## Hotels

1. Walnut Creek Marriott
2. Embassy Suites by Hilton WC
3. Residence Inn by Marriott
4. Renaissance Walnut Creek
5. Hilton Garden Inn Walnut Creek
6. Holiday Inn Express Walnut Creek

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