

California Commercial Properties

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MEDICAL OFFICE SUITE

MUIR MEDICAL PARK, BUILDING 1, WALNUT CREEK, CALIFORNIA
"BEST MEDICAL LOCATION IN TOWN"



**NEXT TO
JOHN MUIR
MEDICAL CENTER**

LOCATION: 130 La Casa Via, Building 1, in Walnut Creek, CA is strategically located directly across the street from John Muir Medical Center, the heart of the area's premier medical community. The site is surrounded by premium demographics with egress/ingress to Ygnacio Valley Road and access to nearby Ygnacio Valley Shopping Center and Downtown Walnut Creek.

PROJECT: Muir Medical Park is a quaint and comfortable, yet professional, multiple building, 2-story boutique medical office project.

AVAILABLE: Suite 204; is a +/- 1,259 SF (low 6% load) corner space; \$2.95 PSF PM Modified Gross; accessible from upper ground level and/or ramp.

TERMS: Modified Gross (not Triple Net); Lessee pays PG&E

- **HIGH VISIBILITY LOCATION**
- **HEART OF MEDICAL DISTRICT**
- **QUAINT & PROFESSIONAL**
- **CONVENIENT ACCESS**
- **GREAT DEMOGRAPHICS**
- **ABUNDANT PARKING**
- **CONVENIENT SHOPPING, SERVICES, BART**
- **AVAILABLE 05/01/2022**

FOR ADDITIONAL INFORMATION CONTACT:

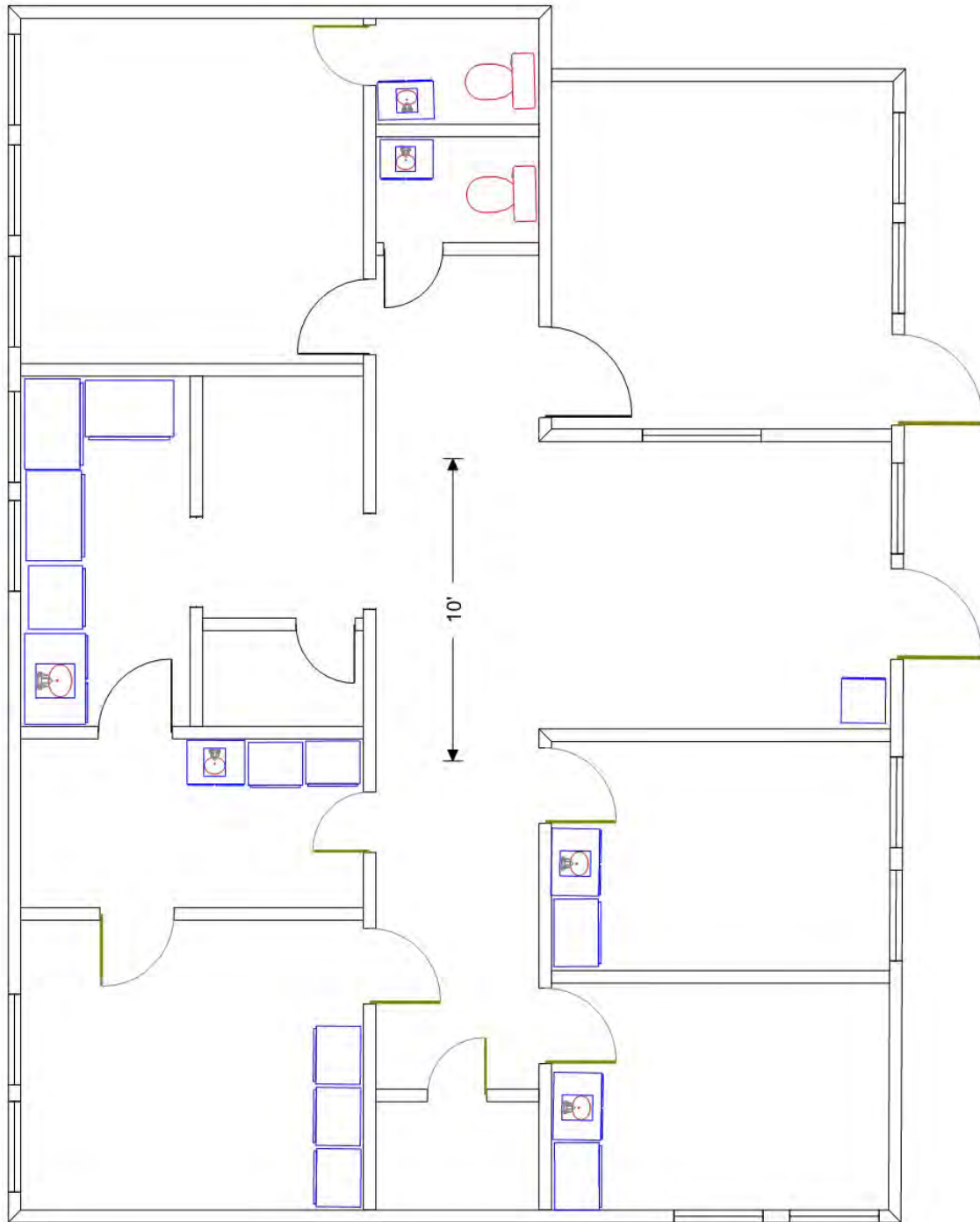
BROKER: ROBERT BURGESS, DRE # 00845322 - 925-820-6700

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SCHEMATIC DRAWING

130 La Casa Via, Building 1, Suite 204
Walnut Creek, CA 94598

(Not to Scale / All Measurements Approximate)



IMPORTANT NOTICE: THIS IS A SCHEMATIC DRAWING OF THE PROPERTY/PREMISES; AND IT IS AN APPROXIMATION FOR REFERENCE PURPOSES ONLY. THE DRAWING MAY OR MAY NOT BE TO SCALE AND THERE MAY BE VARIATIONS IN THE LAYOUT AND/OR THE FEATURES, INCLUDING, BUT NOT LIMITED TO THE NUMBER OF AND/OR PLACEMENT OF WALLS, WINDOWS, DOORS, FURNITURE, FIXTURES AND/OR EQUIPMENT. BECAUSE IT IS SUBJECT TO ERRORS AND/OR OMISSIONS, IT IS RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION, BY AN APPROPRIATE/RESPECTIVE EXPERT, OF ANY ITEM CONTAINED HEREIN DEEMED PERTINENT BY SUCH PARTIES.

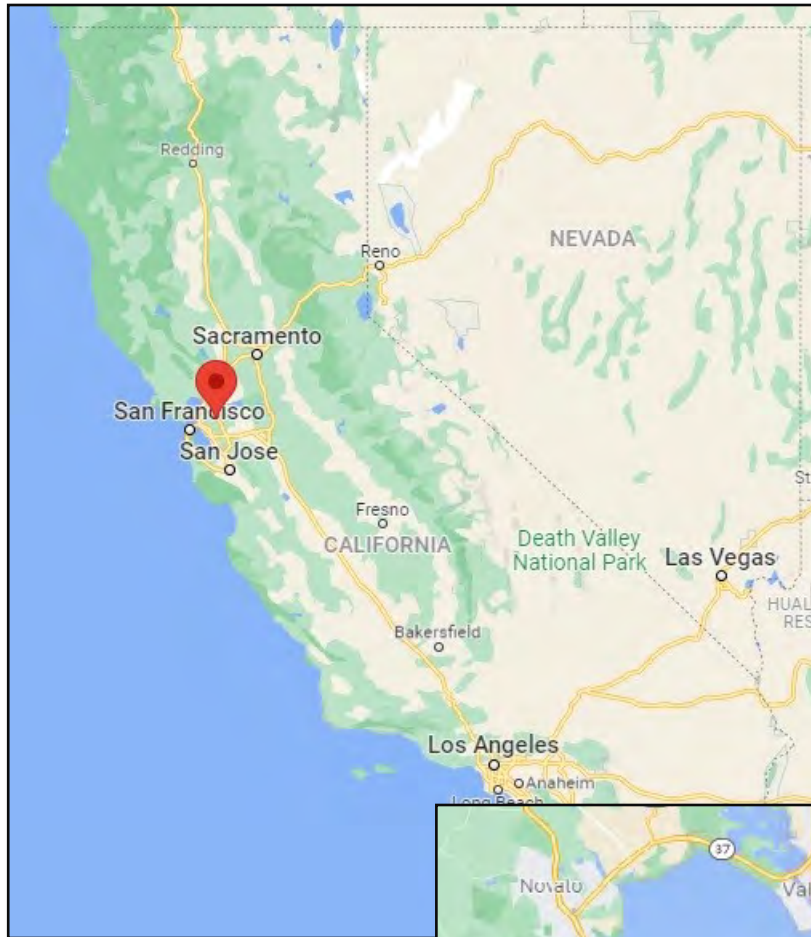
SCHEMATIC SITE PLAN

130 LA CASA VIA, BUILDING 1, WALNUT CREEK, CA

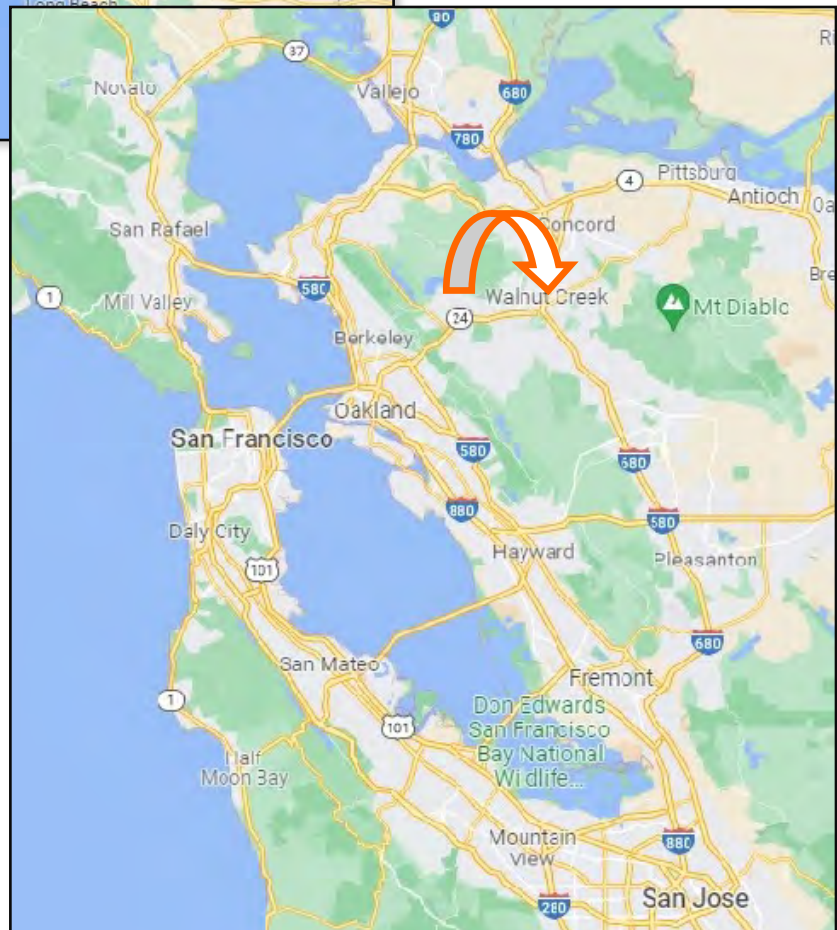


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MAPS

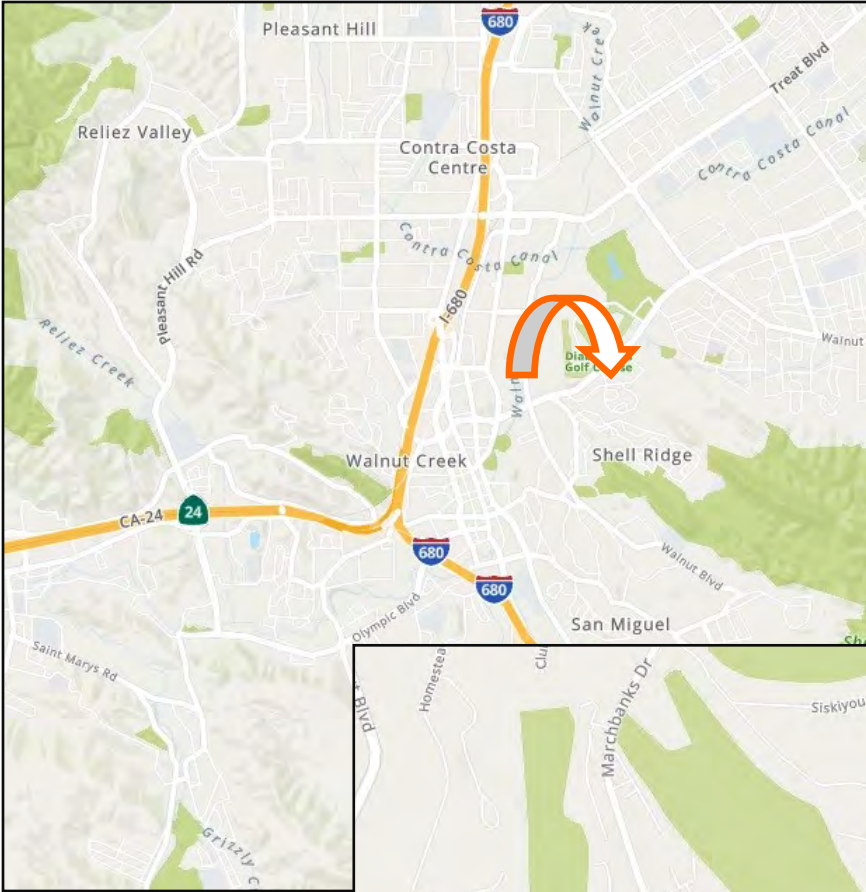


CALIFORNIA

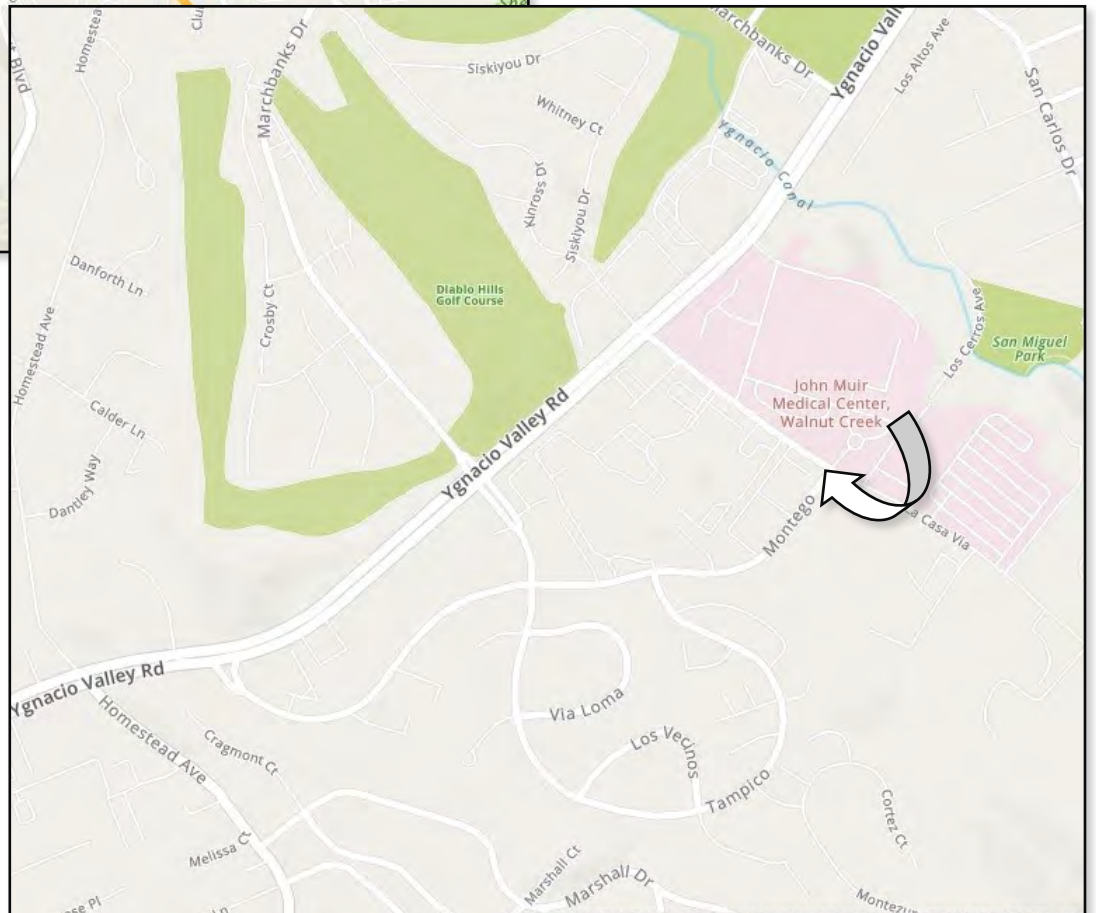


BAY AREA

LOCAL MAPS



WALNUT CREEK CA



STREET

EXTERIOR PICTURES



Suite 204 Access Via Upper Ground Level and/or Ramp



INTERIOR PICTURES



INTERIOR PICTURES



Doctor's Office



Hallway

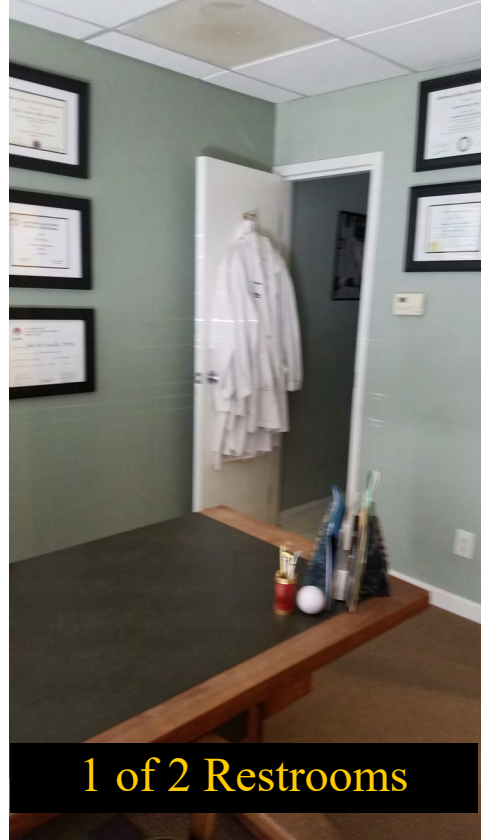


Hallway

INTERIOR PICTURES



Typical Exam Room



1 of 2 Restrooms



Storage Room



Kitchen/Break Room

AERIAL
130 LA CASA VIA & JOHN MUIR MEDICAL CENTER



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3D AERIAL
130 LA CASA VIA & JOHN MUIR MEDICAL CENTER



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