



**WCC**

**WALNUT CREEK CENTER**

---

100 / 200 PRINGLE  
@ WALNUT CREEK BART

# PROPERTY HIGHLIGHTS



## DISTINCTIVE ARCHITECTURE

Prestigious Class A 5-story and 7-story office complex totaling 315,934 RSF. Timeless exterior features architecturally prominent terraces and glass façade.



## UNIQUE FUNCTIONAL OFFICE / OUTDOOR SPACE

Office Space opportunities that are unmatched within the market. Abundant glass line offers combination of unobstructed urban Mount Diablo, and surrounding hillside views. Each floor offers multiple double door entries off two distinct elevator lobbies creating unmatched tenant identity. The majority of spaces have access to private usable decks to enjoy the temperate climate.



## ACCESS

The buildings are directly adjacent to the Walnut Creek BART station. Easy freeway access off Interstate 680 and Highway 24 to the site. Easy ingress/egress off N. California Boulevard, Pringle, and Riviera Avenue.



## EVERYTHING YOU NEED IS ON-SITE

Fully staffed property management office, day porter, building engineer, on-site security, full service deli, and conference/training room that seats up to 40 people. Workout facility with showers and locker rooms.



## ABUNDANT PARKING

The project has 5 levels of structured parking directly below the buildings, and boasts one of the highest parking ratios in the market of over 3 parking spaces for every 1,000 RSF of floor area.



## OWNERSHIP

Align Real Estate and PCCP together represent two of the most experienced, and largest owners of Class A office properties in the western United States. Both are known for their outstanding customer service and commitment to managing and improving their properties to "Best in Class" status.

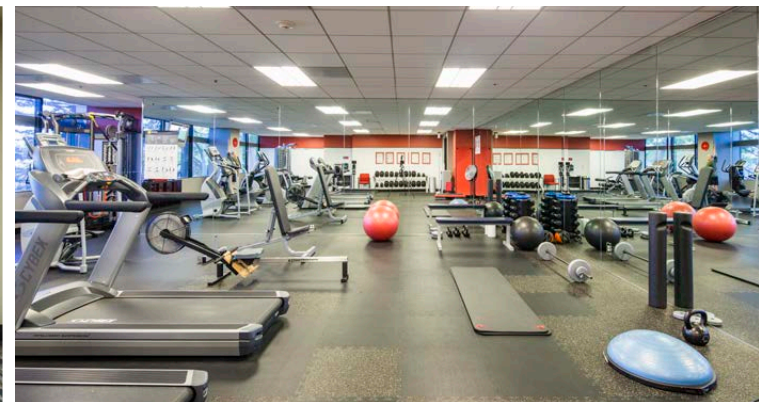


## MAJOR IMPROVEMENTS COMING SOON!

Amenitized 3rd floor Plaza for use by building tenants for meetings, "touch-downs", collaboration, client entertaining, and team-building.

Enhanced and expanded tenant Conference Center

Completely remodeled and iconic Lobby improvements!



# 24/7 DOWNTOWN LOCATION - SURROUNDING WCC

Walnut Creek has experienced a renaissance that has brought high-end restaurants, shopping, and nightlife to the area. As the premier retail destination in the East Bay, Walnut Creek has attracted a long list of prominent retailers including Neiman Marcus, Nordstrom, Tiffany & Co., Coach, Pottery Barn, and Restoration Hardware.

## DIRECT ACCESS TO AMENITIES

|                                 |                                    |                                   |
|---------------------------------|------------------------------------|-----------------------------------|
| <b>A</b> Caffe California       | <b>N</b> Buttercup Bar & Grill     | <b>A1</b> Residual Sugar Wine Bar |
| <b>B</b> Murphy's Deli          | <b>O</b> Sargam Indian Cuisine     |                                   |
| <b>C</b> Plaza Deli             | <b>P</b> Mr. Pickle's Sandwich     |                                   |
| <b>D</b> WPLJ's Bar & Nightclub | <b>Q</b> Fuddruckers               |                                   |
| <b>E</b> Kevin's Noodle House   | <b>R</b> Blue42 Sports Bar         |                                   |
| <b>F</b> 24 Hour Fitness        | <b>S</b> Round Table Pizza         |                                   |
| <b>G</b> 1990 Café              | <b>T</b> Burger King               |                                   |
| <b>H</b> A Sweet Affair         | <b>U</b> Starbucks                 |                                   |
| <b>I</b> Farm Creek Brewing     | <b>V</b> The Counter               |                                   |
| <b>J</b> Mi Casa                | <b>W</b> Dan's Irish Sports Bar    |                                   |
| <b>K</b> Miraku                 | <b>X</b> OL Beercafe & Bottle Shop |                                   |
| <b>L</b> Pinky's Pizza Parlor   | <b>Y</b> 54 Mint II Forno          |                                   |
| <b>M</b> Tullio's Italian       | <b>Z</b> Montecantini Ristorante   |                                   |

**FUTURE MARRIOTT RESIDENCE INN**  
This 6-story Hotel will have 160 rooms and will be completed in 2018.

**+97,000 SQUARE FEET OF ADDITIONAL GROUND FLOOR RETAIL IS EXPECTED IN THE SURROUNDING MULTI-FAMILY DEVELOPMENTS**



| RETAIL AREA                  | RETAIL TYPE   | NOTABLE TENANTS   |
|------------------------------|---------------|---|
| 1 <b>BROADWAY PLAZA</b>      | Regional Mall | Macy's, Nordstrom, Banana Republic, H&M, GAP, Neiman Marcus, Lululemon, Kate Spade, Sephora, Sur La Table, Nespresso, J Crew, Zara, Crate & Barrel, True Foods, PF Chang, Corner Tavern |
| 2 <b>HISTORICAL DOWNTOWN</b> | Neighborhood  | Nearly 600,000 square feet of high-end restaurant and retail shop space   |
| 3 <b>WEST OF CALIFORNIA</b>  | Outlet        | Pier 1 Imports, Big 5 Sporting Goods, Precor Home Fitness, Patio World, Cost Plus World Market  |
| 4 <b>MAIN STREET SOUTH</b>   | High Street   | Apple, Tiffany & Co., Tommy Bahama, Urban Outfitters, Century Theatres, Tilly's, Cheesecake Factory, Men's Warehouse, Urban Outfitters, Uniqlo  |
| 5 <b>TARGET</b>              | Regional      | Target, Starbucks, CVS  |



# ROBUST RESIDENTIAL DEVELOPMENT PIPELINE - SURROUNDING WCC

Walnut Creek is seeing unprecedented demand for housing as millennials and families are drawn to the City's vibrant live-work-play environment and award-winning public schools. There are more than 1,800 residential units currently proposed, under construction, or recently completed within a mile of Walnut Creek Center.

## RECENTLY COMPLETED MULTI-FAMILY DEVELOPMENTS

|    | PROPERTY            | UNITS        |
|----|---------------------|--------------|
| 1  | 15fifty5            | 110          |
| 2  | The Windsor         | 125          |
| 3  | Mercer              | 181          |
| 4  | Ascent Walnut Creek | 126          |
| 5  | Brio                | 300          |
| 6  | Arroyo              | 100          |
| 7  | Carmel House        | 107          |
| 8  | Castlewood          | 158          |
| 9  | The Heritage Pointe | 147          |
| 10 | Agora at S. Main    | 49           |
|    | <b>Total</b>        | <b>1,403</b> |

## UNDER CONSTRUCTION / PROPOSED MULTI-FAMILY DEVELOPMENTS

|    | PROPERTY              | STATUS             | UNITS        | DEVELOPER               | DELIVERY DATE |
|----|-----------------------|--------------------|--------------|-------------------------|---------------|
| 11 | BART Transit Village  | Proposed           | 596          | Blake Griggs Properties | 2020 / 2021   |
| 12 | Riviera Apartments II | Under Construction | 28           | RCD                     | 2017          |
| 13 | Riviera Avenue Condos | Under Construction | 48           | Dave Baker              | 2017          |
| 14 | TRG BayRock Apts      | Proposed           | 52           | BayRock MultiFamily     | 2019          |
| 15 | Riviera Apartments I  | Under Construction | 30           | RCD                     | 2017          |
| 16 | The Landings          | Under Construction | 178          | Blake Griggs Properties | 2017          |
| 17 | 1716 Lofts            | Proposed           | 42           | LCA Architects          | 2019          |
| 18 | Lyric                 | Under Construction | 141          | Laconia Development     | 2017          |
| 19 | 1380 N California     | Proposed           | 112          | Align Real Estate       | 2018          |
|    | <b>Total</b>          |                    | <b>1,227</b> |                         |               |



+97,000 SQUARE FEET OF ADDITIONAL GROUND FLOOR RETAIL IS EXPECTED IN THE SURROUNDING MULTI-FAMILY DEVELOPMENTS

**WCC**

**BART**  
WALNUT CREEK  
BART STATION

680

# CURRENT AVAILABILITIES

**WCC**

WALNUT CREEK CENTER

100 / 200 PRINGLE



## 100 PRINGLE AVE

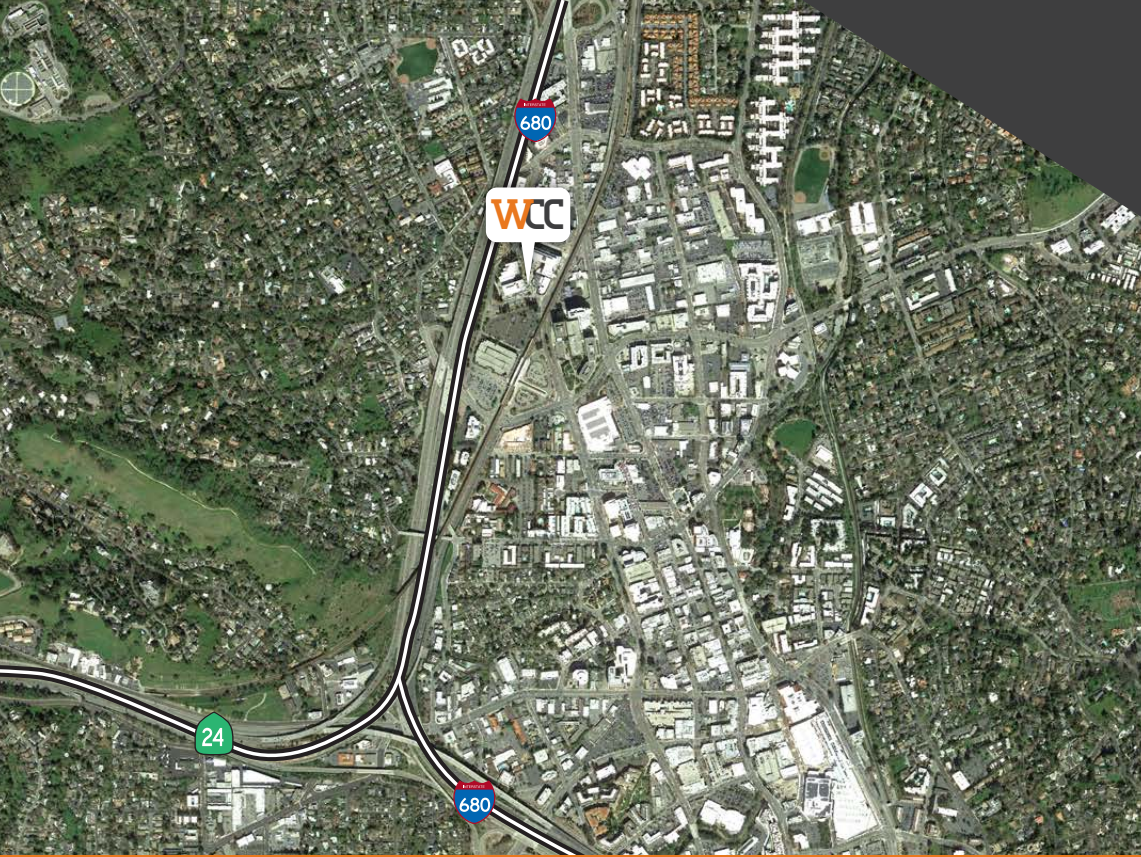
|           |  |            |
|-----------|--|------------|
| SUITE 100 |  | ±5,587 RSF |
| SUITE 150 |  | ±6,059 RSF |
| SUITE 330 |  | ±1,870 RSF |
| SUITE 360 |  | ±3,613 RSF |
| SUITE 410 |  | ±3,613 RSF |
| SUITE 580 |  | ±2,638 RSF |



## 200 PRINGLE AVE

|           |  |            |
|-----------|--|------------|
| SUITE 100 |  | ±4,120 RSF |
| SUITE 410 |  | ±2,899 RSF |
| SUITE 450 |  | ±2,674 RSF |





# WCC

## WALNUT CREEK CENTER

100 / 200 PRINGLE  
@ WALNUT CREEK BART

### EXCLUSIVE AGENT

**BRECK LUTZ**  
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CA RE LICENSE #00936859



LEASED BY



OWNED BY



MANAGED BY

